

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, April 19, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512**

Chairman Gervens opened the meeting at 5:03 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: William Gervens, Chairman; Kenneth Simpson, Vice Chairman; County Engineer Steve Edmond; Miguel Diaz; Joseph Metzler; Stephen Martinique; Freeholder Director Cassandra Lazzara; Freeholder Terry Duffy

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael La Place, Planning Director; Jason Miranda, Assistant Planner

PUBLIC PORTION: Commissioner Martinique made a motion to open the meeting to the public which was seconded by Commissioner Metzler. The motion passed unanimously.

Seeing no one present, Commissioner Metzler made a motion to close the public portion that was seconded by Commissioner Martinique. The motion passed unanimously.

MINUTES: The minutes of April 5th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Vice Chairman Simpson, the minutes as noted above are officially adopted. Commissioners Diaz and Martinique abstained from voting.

PLANNING DIRECTOR'S REPORT: Planning Director Michael La Place reported on the following initiatives:

- The Passaic County Affordable Housing Corporation is in discussion with representatives of the Borough of Pompton Lakes regarding the potential development of affordable housing in downtown Pompton Lakes, which would require an amendment to the Borough's Redevelopment Plan.
- The Department is continuing to review applications for the 2018 Open Space Trust Fund grant.
- The County will present design concepts for the Lakeview Avenue corridor at the 6th Ward Neighborhood Association meeting, which will be held at School 25 in Paterson on April 26th at 7:00 PM.

DEVELOPMENT REVIEW

SP-18-017 – Cosmopolitan Banquet Hall – 1377 Route 23, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to install an LED-lit monument sign at an existing banquet facility. The site does not have any frontage along a County roadway. The site has both ingress and egress along Route 23. There are 174 off-street parking spaces on the site. Drainage is collected on-site and connects into the Route 23 drainage system. There is existing landscaping throughout the site.

As the site plan application does not propose any adverse impacts to County facilities, staff recommended that the application be granted unconditional approval.

A representative of the applicant was in attendance, but did not offer any testimony.

Commissioner Metzler made a motion to grant **unconditional approval** to the site plan application. Commissioner Diaz seconded that motion. The motion passed unanimously.

SP-17-056 – Proposed School Bus Parking Lot – 478 Straight Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to operate a school bus parking lot on a site with an existing parking lot and several small structures. The property is located at the northwestern corner of the intersection of Straight Street and 21st Avenue. The application was withheld by the Board on October 26th, 2017 with 14 conditions. There would be 26 parking spaces on the site, 24 of which would be designated for school buses. The site would have ingress and egress via two one-way, gated driveways along the Straight Street frontage. The applicant has proposed to install three seepage pits on-site. Shade trees (two Glenleven Lindens) and shrubs are proposed along the Straight Street frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The northerly, entrance driveway should be relocated 5' further to the south to avoid any conflicts with the inlet. The proposed gate at the northerly driveway must be located at a minimum of 26' from the curb line of Straight Street. The applicant must verify that the 22' vehicle (DL-23) would be the largest using the site. Regarding curbing and sidewalk, the note should state: "Concrete sidewalk and curb to be replaced along entire Straight Street frontage". The depressed driveway detail shows that the maximum grade is 8% and 1:8, but these are not equivalent. The applicant must clarify which grade is being proposed. The County driveway apron detail must be provided on the details sheet. The plans must be revised to show spot elevations every 50 feet along the perimeter of the site and grade elevations for the inlets, in order to verify that the no stormwater runoff would enter the County right-of-way. The stop bar must be noted on the plans as white, thermoplastic, and 12" in width. The applicant must provide additional shade trees between the Straight Street sidewalk and the roadway. The remaining sidewalk area should have clearance of at least 5' in width. The applicant must provide the Corridor Enhancement Fee of \$4,406.00 payable to Passaic County.

A representative of the applicant, Ahmed Elsharkawy, was in attendance and provided testimony.

Commissioner Edmond questioned whether the two proposed standard parking spaces would be sufficient for the amount of bus drivers travelling to the site by their own transport in order to use the buses which would be stored at the site. Mr. Elsharkawy stated that the two standard spaces would be used by employees, who would be working at the site. The bus drivers would not be permitted to park their own vehicles at the site or along the frontage.

Vice Chairman Simpson stated that the new curbing must have a face height of 8".

Mr. Elsharkawy specified that the entrance gate would be remote-controlled. Commissioner Edmond stated that the gate could be permitted in the proposed location under that condition, as vehicles would not be stalled for long periods at the driveway. The applicant should provide a note on the plans stating that the gate will have remote control access.

Commissioner Metzler inquired as to whether the existing structures would be maintained or demolished. Mr. Elsharkawy clarified that the structures would remain and be used by staff.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-18-006 – Proposed Mixed-Use Building – 941-945 Main Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a four-story building with ground-floor retail space and 18 upper-floor apartment units. The two existing mixed-use buildings on the site would be demolished. The site is located along Main Street in the South Paterson neighborhood. The application was withheld by the Board on March 1st, 2018 with 11 conditions. There would be 13 off-street parking spaces located on the property, with all access via Thomas Street (a municipal street). There is currently no proposed off-site parking arrangement. The applicant has proposed to install roof drains, which will connect into on-site seepage pits. Along the Main street frontage of the site, the applicant has proposed to plant two Columnar Hornbeam trees.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit a copy of the survey that has been sealed by the licensed surveyor. A bus shelter, with a maintenance agreement, should be provided at the existing bus stop.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application. Commissioner Diaz seconded that motion. The motion passed with Freeholder Director Lazzara voting in the negative.

SP-15-034 – Saint Gobain Performance Plastics – 150 Dey Road, Wayne

This is an amended site plan application in which the applicant has proposed to construct a 6,240 sq. ft. building addition to an existing office building. The application was previously granted an unconditional approval on November 13th, 2015 to construct a 24,506 sq. ft. building addition. The improvements were never constructed and the applicant has submitted a revised plan. The site does not have any frontage along a County roadway. The site would have 185 off-street parking spaces, an increase from the existing 145, with all access along Dey Road (a municipal street). Drainage will be collected on-site, with a connection into the Dey Road drainage system.

Staff explained that the applicant must provide copies of any required NJDEP permits before the application can be granted unconditional approval.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application. Freeholder Duffy seconded that motion. The motion passed unanimously.

SP-18-016 – JCM Investors – 144-150 Fair Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 4-story building with a ground floor parking garage and 24 apartment units on the upper floors. The site has frontage along Straight Street. The 29-space parking garage would have access along the Fair Street (a municipal street) frontage of the site. The Straight Street frontage would not have any access driveways or curb cuts. Roof drains have been proposed with connections to on-site recharge pits. The

applicant has proposed to plant seven (7) Japanese zelkova trees along the Straight and Fair Street frontages of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The title block must include the name of the County and the block and lot numbers. The name and address of the applicant and the owner must be noted on the cover sheet. The zoning table must include existing and proposed site information, in addition to the local zoning requirements. The applicant must verify that the existing stone wall along the perimeter of the site would be preserved and incorporated into the design. The 1st floor parking should not be visible from the street. All curbing and sidewalk along the Straight Street frontage of the site must be replaced in accordance with the County pavement detail. The applicant must provide drainage calculations and details. It must be noted on the plans: "All roof leaders must connect into the internal drainage system". The plans must include a cross-section for the proposed pedestrian entrance along Straight Street, based on the new curb and sidewalk elevations. The water main connection must be in Fair Street. The applicant must provide the Corridor Enhancement Fee of \$1,701.00 payable to Passaic County.

Commissioner Edmond stated that the proposed 1st floor parking garage would not be highly visible from the street, as the wall and window match those on the upper floors. Staff recommended that the comment be revised to state: "Verify that vehicles would not be visible from the street".

Vice Chairman Simpson stated that the new curbing must have a face height of 8".

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

SP-18-018 – McDonald’s (Market Street/21st Avenue) – 835 Market Street, Paterson

This is a new site plan application in which the applicant has proposed to construct a 490 sq. ft. addition to an existing McDonald’s drive-thru restaurant. The applicant has also proposed ADA improvements and renovation of the drive-thru facility. The applicant has proposed to maintain the existing drive-thru ingress and egress along Market Street. Additional access is provided along 21st Avenue (a municipal street). There would be 24 off-street parking spaces on the site. There are inlets on the site, which connect into the Market Street drainage system. There are existing shrubs and bushes along the Market Street frontage; however, the applicant has not proposed any shade trees.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must include the total amount of existing and proposed impervious surfaces. The survey must be signed and sealed by a licensed surveyor. The applicant must provide shade trees along the Market Street frontage of the site. All existing and proposed landscaping must be shown on the plans. All signing must be replaced with new signs, mounted at the proper mounting height, in accordance with the MUTCD (7' to bottom of sign): 1) a two-faced "ONE WAY" sign at each driveway; 2) two "DO NOT ENTER" signs at each driveway; 3) two "NO LEFT TURN" signs at the exit driveway; 4) a "STOP" sign; and 5) a 12" thermoplastic, white stop bar. The applicant must provide the Corridor Enhancement Fee of \$4,926.00 payable to Passaic County.

Freeholder Duffy made a motion to grant **conditional approval** to the site plan application. Vice Chairman Simpson seconded that motion. The motion passed unanimously.

18-003 – Brady Subdivision – 139-155 Wilmore Road, Little Falls

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust the lot line between Lot 25 and Lots 5-9. The lot line adjustment would increase the size of Lot 25 by 3,196 sq. ft. The plan does not show the specific lot boundaries of Lots 5-9, but only the collective boundary of the five lots. Lot 25 has an access driveway along Wilmore Road. Lots 5-9 have access along 4th Avenue (a municipal street) to the rear. There is an existing sidewalk along the frontage of the properties, except to the south of the Lot 25 driveway. Both lots are sloped towards Wilmore Road.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must clarify the purpose of the lot line adjustment. The plans must show the individual lot boundaries of Lots 5-9. The applicant must provide clarification as to whether the lots are being consolidated.

Commissioner Edmond requested that the applicant provide a deed restriction for Lots 5-9, which would prohibit any future driveway access along the Wilmore Road frontage of those lots or any lot resulting from a consolidation of those lots.

Commissioner Diaz made a motion to grant **conditional approval** to the minor subdivision application. Commissioner Martinique seconded that motion. The motion passed unanimously.

OLD BUSINESS

Commissioner Metzler inquired as to whether the applicant for the 300 Lincoln Avenue (Hawthorne) application (SP-17-035) has provided information regarding the occupants of the shopping center. Staff stated that the application file would be reviewed to determine whether that information was required by the Board and/or provided by the applicant.

NEW BUSINESS

ADJOURNMENT

Commissioner Martinique made a motion to adjourn the meeting at 5:48 PM that was seconded by Commissioner Diaz.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE