

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
THURSDAY, April 5th, 2018
930 RIVERVIEW DRIVE, SUITE 250, TOTOWA, NJ 07512**

Chairman Gervens opened the meeting at 5:05 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; Joseph Metzler; Freeholder Director Cassandra Lazzara; Freeholder Terry Duffy

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

MINUTES: The minutes of the March 15th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Vice Chairman Simpson and seconded by Freeholder Director Lazzara the minutes as noted above are officially adopted. Commissioner Metzler and Freeholder Duffy abstained from voting.

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

- Passaic County and NJTPA have been recognized by New Jersey Future with a 2018 Smart Growth Award. The award ceremony will be held on June 6th at Rutgers' Newark campus.
- The concepts for the Lakeview Avenue Complete Streets project will be presented at the Sixth Ward Neighborhood Association meeting on April 26th at School 25 in Paterson.
- Elizabeth Ward will be joining the County Planning staff on April 23rd, replacing Jason Simmons as Principal Planner.

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

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

DEVELOPMENT REVIEW

SP-17-007 – N.J. Energy Corporation – 1267 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 2,500 sq. ft. convenience store at an existing gas station. The property has frontage along both Alps Road and Paterson-Hamburg Turnpike in Wayne. The application was withheld by the Planning Board on March 2nd, 2017 with 18 conditions. There would be a combined access driveway along Paterson-Hamburg Turnpike. Along Alps Road, there would a combined access driveway and a separate egress-only driveway. The applicant would construct a parking lot, with 10 spaces, adjacent to the proposed convenience store. Trench drains at the northeasterly driveway and the Alps Road driveway will connect into an on-site drainage basin, with an overflow connection to the Alps Road drainage system. The applicant has proposed shrubs and grass landscaping, but has not proposed any shade trees along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide at least a 25' centerline from each stop bar at each driveway. The truck type and the radius must be specified on the turning templates. The trucks must not block any entrance drive lanes and must access the exit drive lanes directly. Turning trucks must not encroach on the neighboring property. The applicant must submit the property descriptions and a detailed deed for the proposed right-of-way dedications. The seepage pits must be sized to handle all runoff from the site, not just the net increase in runoff. The proposed trench drains must be relocated outside of the future County right-of-way. The applicant must provide a separate sight distance exhibit, showing both required and provided sight distances and how the required sight distance was calculated, on a plan large enough to show the sight distance measured to the center of the lane. Shade trees must be provided along the frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$6,300.00 payable to Passaic County. The northerly, exit-only Alps Road driveway must be eliminated. The driveway did not appear on the previously-reviewed plans. All sidewalk must be constructed 5' off the curb face and be 5' in width. This is of particular concern along the Alps Road frontage, north of the two-way driveway. The curb ramps at the intersection must be placed in line with the crosswalks. The applicant must provide "NO LEFT TURN" signs for the Alps Road driveway, located on both sides of Alps Road.

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

SP-17-062 – Proposed Condominiums – 165 Lakeside Road, West Milford

This is a previously withheld site plan application in which the applicant has proposed to use an existing building for 9 condominium units. The site includes lots on opposite sides of Lakeside Road. The application was withheld by the Planning Board on February 1st, 2018 with 8 conditions. There would be 10 diagonal parking spaces located adjacent to the building, with ingress and egress via two one-way driveways. On the opposite side of Lakeside Road, an 11-space parking lot would have access via a combined driveway. The applicant has requested a waiver from the County's driveway grading requirements on Lot 21 due to the existing building being at a higher elevation than the right-of-way and within 50' of the right-of-way line. The applicant has proposed to construct sidewalk along portions of the frontages of both lots; curb ramps have been proposed on both sides of the roadway, including at both NJTransit bus stops. Additionally, the applicant has proposed to construct bus shelters at both bus stops. Both lots are sloped towards Lakeside Road; trench drains are proposed at both driveways. All stormwater collected on-site would connect into the County drainage system along Lakeside Road. The applicant has proposed Northern Red Oak and Zelkova trees along the property frontages.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The gutter flow calculations for Lakeside Road are acceptable; however, calculations must still be provided for the driveways and trench drains. The receiving stormwater system must be analyzed to determine if it can accommodate drainage from the site. Construction details must be submitted for the proposed inlet, which would connect to a junction box on the easterly side of Lakeside Road. The applicant must provide a more detailed roof leader plan, including leader capacities and showing connections into the piping system. Regarding the requested NJPDES permit, the plan would modify structures in the septic system. The previously granted permit was in regards to a different use of the site and may have assumed different flow limits. The County must receive a letter from NJDEP stating that there will be no change in flow limits OR a letter from the West Milford Health Department authorizing the changes to the system. The applicant must submit a traffic study for

proposed pedestrian movements. The County recommends the installation of a Rapid Rectangular Flashing Beacon (RRFB) system. The word “crosswalk” must be replaced with “crossing” on the pedestrian warning sign that is located 200’ from the proposed pedestrian crossing and is shown on the left hand side of the plan. The plans show the proposed pedestrian lighting at an illumination level of 0.5 foot-candles. The lighting must be revised to reflect the Board’s previous request for an illumination level of 2.0 foot-candles at a height of 5’ above the pavement. The following comments pertain to the proposed bus shelters: 1) The applicant must provide an easement to West Milford for public access to the bus shelters; 2) A copy of a maintenance agreement must be submitted to the County; and the width of the curb ramps must be reduced to a standard width. The applicant has submitted a request for a waiver from the Site Plan Resolution, as the existing building is located within 50’ of the right-of-way line and at a higher elevation than the roadway. The request must include a description of what is being proposed, individually, for each of the two driveways. The striped travel lanes along Lakeside Road must be noted as 11’ in width on the plans. The applicant must provide the Corridor Enhancement Fee of \$9,776.00 payable to Passaic County.

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

SP-17-065 – Pie Holdings – 735 Paterson-Hamburg Turnpike, Pompton Lakes

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 968 sq. ft. addition to an existing two-story building, with ground-floor retail and 2nd floor office uses. The application was withheld by the Planning Board on December 14th, 2017 with 7 conditions. The site would maintain its existing ingress and egress along Paterson-Hamburg Turnpike: two one-way driveways. There would be 55 off-street parking spaces located on the site, most of which would be diagonal in accordance with the one-way circulation pattern. The applicant has proposed to construct a sidewalk along the frontage of the property. Trench drains would be installed at both driveways, connecting to on-site seepage pits. The applicant has proposed three (3) Red Maple trees along the frontage, between the sidewalk and the building.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit drainage calculations in order to justify the trench drain and seepage pits. The plans must show roof leaders and all connections. Raised driveway aprons must be provided at both driveways in accordance with the County driveway apron detail. The applicant must provide the Corridor Enhancement Fee of \$3,304.00 payable to Passaic County. All existing signing must be shown on the plan. There must be a two-faced “ONE WAY” sign at each driveway and a “DO NOT ENTER” sign on each side of each driveway. There must be a “STOP” sign and stop bar at the exit driveway.

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

SP-18-005 – Safeguard Self Storage Facility – 54-66 Goffle Road, Hawthorne

This is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 100,136 sq. ft. self-storage facility. The existing commercial building on the site would be demolished. The application was withheld by the Planning Board on February 15th, 2018 with 13 conditions. County staff has since met with the applicant to discuss the Board’s concerns with the

previously submitted plans. There would be a total of 15 off-street parking spaces, including a porte cochere (a covered parking lot) adjacent to the right-of-way. There would be an entrance-only driveway (easterly) and an exit-only driveway (westerly) along the Goffle Road frontage. The applicant has requested a waiver from the Site Plan Resolution to allow grades in excess of 2% within 50 feet of the right-of-way line. The site is sloped towards Goffle Road; the applicant has proposed to install an inlet at the westerly driveway and roof leaders on the building, both of which would connect into an on-site infiltration basin. It is not clear how stormwater runoff to the easterly driveway would be handled. Due to the addition of the porte cochere, the applicant has only proposed to plant a single shade tree along the Goffle Road frontage of the property. This is due to the limited space that would remain between the proposed sidewalk and the nearest wall of the porte cochere. There would be additional landscaping along the perimeter of the site in order to screen the property from neighboring residences. The applicant has provided on-site lighting, which would have minimal visibility from adjacent residences.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. An open grate that will overflow from the underground detention system must be installed; the grate should allow for at least 6 inches of water depth in the applicant's parking lot before any overflow connects to the County drainage system. The applicant must submit a copy of any existing right-of-way easements and clarify the width of the easement shown on the plan. A formal waiver request must be submitted in order for the Board to consider allowing driveway grades in excess of 2% within 50 feet of the right-of-way. Additionally, the applicant must provide a profile for each driveway for the first 50 feet from the right-of-way line. Turning templates must be provided showing the right-out turn for the SU-30 and garbage truck. An evergreen hedge must be provided between the sidewalk and "porte cochere" along Goffle Road. The applicant should coordinate with the County to provide adequate tree species for the location. The Corridor Enhancement Fee of \$3,561.00 must be provided payable to Passaic County. The proposed porte cochere must be shown on all plan diagrams. The applicant must provide a "STOP" sign on the southerly side of the exit driveway, located on a separate post from the "DO NOT ENTER" sign. A two-faced "ONE WAY" sign must be placed at each driveway. The "DO NOT ENTER" signs at the exit driveway are too far from the roadway and must be placed closer to the curb.

Commissioner Edmond stated that the roof leaders must be physically connected to the proposed drainage system.

Commissioner Edmond expressed a concern that the footings of the proposed porte cochere would impact the drainage system, as the porte cochere would be located directly above the underground infiltration basin. The applicant must show the underground system in relation to the footings of the porte cochere.

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

SP-18-010 – McDonald's (Madison/Broadway) – 485 Broadway, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to switch the existing drive-through facility to a tandem drive-through operation. The drive-through will maintain a single-lane, but will allow for two vehicles to order simultaneously. The site has frontage along Madison Avenue in Paterson. There would be 26 off-street parking spaces located on the property, a decrease from the existing 28 spaces. The site would maintain its existing driveways. The drive-through entrance is on Broadway (NJ-4), with vehicles exiting onto Madison Avenue. There are additional ingress-only and

egress-only driveways along Broadway. The site slopes slightly towards the Madison Avenue right-of-way; there is an existing trench drain at the drive-through exit, which connects to an on-site drywell system. There are existing bushes, but no shade trees along the Madison Avenue frontage. The applicant has not proposed any additional landscaping. The site is located within the study area of the Madison Avenue Commuter Rail Corridor Study.

There are conditions that must be satisfied before the application can be granted unconditional approval. The following comments pertain to the drive-thru exit driveway along Madison Avenue: 1) two "DO NOT ENTER" signs must be installed at the exit of the driveway, one on each side of the driveway; 2) a "STOP" sign and stop bar must be provided at the exit of the driveway; and 3) the applicant must install striping in order to prevent two vehicles from exiting simultaneously, side-by-side, at the drive-thru exit onto Madison Avenue. A minimum of four shade trees must be provided along the Madison Avenue frontage of the site. The trees should be in planter boxes with a minimum dimension of 3' x 5' each. The plant species must be indicated for all existing and proposed landscaping on the site. The applicant must provide bike parking adjacent to Madison Avenue. The submitted survey must be signed and sealed by a licensed surveyor. The applicant must provide the Corridor Enhancement Fee of \$3,537.00 payable to Passaic County.

Vice Chairman Simpson requested that a bus shelter be provided at the existing bus stop along the Madison Avenue frontage. The applicant must provide a maintenance agreement for the shelter.

Commissioner Metzler inquired as to whether the proposed striping at the drive-thru exit would encourage vehicles to use it as a two-lane exit. Commissioner Edmond requested to see the previously approved plan for the site in order to determine the intent of the current layout. Vice Chairman Simpson made a motion to table the application in order to review the previously approved site plan in relation to the drive-thru exit configuration. The motion was seconded by Freeholder Duffy. The motion was approved unanimously.

SP-18-011 – Green Meadow Organics – 960 Burnt Meadow Road, West Milford

This is a new site plan application in which the applicant has proposed to expand an existing composting and recycling facility from 6 acres to 28 acres. The site was formerly used by Tilcon, Inc. as a quarry. The site has frontage along Greenwood Lake Turnpike in West Milford. All access to the site would be from Burnt Meadow Road. There would be three (3) off-street parking spaces. The site slopes away from the Greenwood Lake Turnpike right-of-way. Hewitt Brook runs through a portion of the property. The applicant has not proposed any improvements that would impact the wetlands, floodplains, or their buffer zones.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must be revised to include the existing and proposed site information, in addition to the local zoning requirements. The applicant must provide copies of any required NJDEP permits. A copy of the referenced Highlands Exemption must be submitted to the County. The applicant must provide the Corridor Enhancement Fee of \$18,592.00 payable to Passaic County.

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

SP-18-012 – Clifton Safe Storage – 1024 Broad Street, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct a five-story self-storage facility. The existing garden center would be demolished. The site would have a combined access driveway along Broad Street, at the northerly end of the site's frontage. There would be 11 off-street parking spaces (88 are required by the municipality) on the site. The applicant has proposed to construct a sidewalk along the entire frontage of the site. The site slopes towards the County right-of-way; the applicant has proposed to construct an inlet and a trench drain at the driveway, which would connect into the Broad Street drainage system. The applicant has proposed to plant shrubs, but no shade trees, along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. Existing site information must be included in the zoning table. The right-of-way width of Broad Street must be noted on the plans. If the width varies, all variations in width must be noted in the correct location. The driveway must be restricted to right turns in and out only, with a zero throat width. Alternatively, a full-access driveway could be provided at the existing intersection of Broad Street and Allwood Road. The applicant must provide a raised driveway apron with sidewalk, per County detail. The driveway must not have grades in excess of 2% for the first 50 feet from the right-of-way line. The plans must show exact water and sanitary connections along Broad Street. The County recommends enhanced landscaping and green infrastructure where the "fragrant sumac" is proposed to be planted at the northerly end of the site. The proposed number of parking spaces, which is significantly below local requirements, must be justified based on the proposed number of units and studies of similar sites. The following comments pertain to drainage: 1) the applicant must provide information on the physical characteristics of the receiving system (i.e. pipe size and slopes) and assess the capacity of the receiving system to handle the runoff from the site; and 2) a drainage connection permit must be obtained, which requires approval from the Board of Chosen Freeholders. The applicant must provide shade trees along the Broad Street frontage of the site. A survey, signed and sealed by a licensed surveyor, must be submitted to the County. The applicant must provide the Corridor Enhancement Fee of \$4,688.00.

Commissioner Edmond stated the driveway will only be permitted at the existing intersection if the proper signal accommodations are provided.

Vice Chairman Simpson stated that the proposed asphalt repair within the Broad Street right-of-way must be completed in accordance with the County's Road Opening Resolution.

Commissioner Metzler inquired about the inclusion of directional signing, which would direct vehicles to the Route 3 ramps. Staff stated that more information would be requested from the applicant.

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

SP-18-010 – McDonald's – 485 Broadway, Paterson (cont.)

At 6:02, Vice Chairman Simpson made a motion to re-open the application. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

Commissioner Edmond stated that the applicant must install striping on both sides of the drive-thru exit in order to create a single lane of 12 feet in width.

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

SP-18-013 – Pompton Five Associates Urban Renewal – 223 Wanaque Avenue, Pompton Lakes

This is a new site plan application in which the applicant has proposed to construct a two-floor addition, with 20 dwelling units, to an existing three-floor mixed-use building. The first three floors would maintain their existing retail and office uses. The site is located in downtown Pompton Lakes. As the site has 98% building coverage, there would be no on-site parking or accessways. The applicant has not provided any information regarding roof drainage to the County right-of-way.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit a parking agreement for use of off-site parking spaces. Streetscaping must be provided in compliance with the Borough's streetscaping standards. All roof leaders and connections must be shown on the plans. No runoff may discharge onto the Wanaque Avenue roadway. The plans must show any proposed utility connections. The applicant must provide a pedestrian route to access parking areas. Architectural plans for the exterior (elevation) and interior of the building must be submitted to the County. A survey, signed and sealed by a licensed surveyor, must be submitted. The applicant must provide the Corridor Enhancement Fee of \$1,288.00 payable to Passaic County.

Commissioner Edmond requested that the applicant provide a copy of an easement allowing the building to overhang into the municipal parking area to the rear.

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

SP-18-014 – Proposed Bolla Market – 60 Riverview Drive, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 2,953 sq. ft. convenience store at the site of an existing convenience store and gas station. The existing convenience store would be demolished, while the existing gas pumps would remain. The site would maintain its existing combined access driveway, with egress restricted to right-turns only, along Riverview Drive. Additional access would be along Edison Drive. There would be 17 off-street parking spaces located on the site. The applicant has not proposed to construct a sidewalk along the Riverview Drive frontage of the site. The site slopes slightly towards the Riverview Drive right-of-way; the applicant has proposed trench drains at the driveway which, along with roof leaders from the gas station canopies, will connect to the County drainage system. Drainage from the convenience store building will connect into the Edison Drive drainage system. The applicant has not proposed any shade trees along the Riverview Drive frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The right-of-way width of Riverview Drive must be noted on the plans. If the width varies, all variations in width must be noted in the correct location. The applicant must provide a zero throat width at the Riverview Drive driveway. The County recommends that the Edison Drive driveway be limited to a 2 – 5% grade. All truck turning movements must be shown on the plans. The applicant must provide shade trees along the Riverview Drive frontage of the site. Two additional "NO LEFT TURN" signs must be installed at the Riverview Drive driveway, prohibiting both left-in and left-out turns for both driveway lanes. The existing "STOP", "NO LEFT TURN", and R4-7 signs must be replaced, as the current signs are in a deteriorated condition. The applicant must provide a 25-foot centerline from the apex of the turn island. The plans must show existing tributary areas accessing the drainage systems of Edison Drive and

Riverview Drive. The applicant must provide a sidewalk along the Riverview Drive frontage of the site, located within the County right-of-way. A survey, signed and sealed by a licensed surveyor, must be submitted to the County. The applicant must provide the Corridor Enhancement Fee, which will be determined upon receipt of a survey, payable to Passaic County.

Commissioner Edmond requested that the applicant provide curb ramps at the existing Riverview Drive driveway and turn island. The stop bar at the driveway must also be replaced, as it is largely faded.

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

18-001 – DeBrock Subdivision – 79 Braen Avenue, Hawthorne

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (6) in order to create a total of three lots (6.01, 6.02 & 6.03). The existing single-family dwelling on proposed lot 6.01 would remain, while one two-family dwelling each would be constructed on proposed lots 6.02 and 6.03. The site is located at the intersection of Braen Avenue and Sotnick Street in Hawthorne and does not have any frontage along a County roadway.

Staff explained that the applicant must verify that the site's drainage is in compliance with Residential Site Improvement (RSI) standards before the application can be granted unconditional approval.

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

OLD BUSINESS

NEW BUSINESS

Staff reported that the final public meeting for the Green Infrastructure Plan will be held on Monday, May 21st at Pompton Lakes Borough Hall. More details will be provided in advance of the meeting.

ADJOURNMENT

Freeholder Duffy made a motion to adjourn the meeting at 6:24 PM that was seconded by Freeholder Director Lazzara.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE