

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
THURSDAY, January 18, 2018
930 RIVERVIEW DRIVE, SUITE 250, TOTOWA, NJ 07512**

Chairman Gervens opened the meeting at 5:00 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; Joseph Metzler, Vice Chairman; County Engineer Steve Edmond; Freeholder Terry Duffy; Stephen Martinique; Miguel Diaz; Sam Mirza, Alternate (sitting for Kenneth Simpson)

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 January 3rd, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Martinique and seconded by Vice Chairman Metzler the minutes as noted above are officially adopted.

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

- The Department has received applications for the Principal Planner position and will begin conducting interviews shortly;
- The Department continues to work with Engineering to design Complete Streets concepts for Lakeview Avenue in Paterson; and
- The reorganization of the Planning Board will take place at the next meeting, pending appointment of members by the Board of Chosen Freeholders.

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

Commissioner Martinique made a motion to close the public portion that was seconded by Vice Chairman Metzler. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-16-030 – Sunset Ridge Development – 617 Preakness Avenue, Totowa

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 4-story, 48-unit apartment building. The application was withheld by the Planning Board on November 9th, 2017 with 10 conditions. There would be 102 off-street parking spaces located on the property, 48 of which would be located within a basement level garage. All access to the site would be via a combined access driveway along Preakness Avenue. The driveway has been proposed at a 2% slope to the expanded right-of-way line, before transitioning to a 12% grade on the property; this is due to the significant elevation difference between the roadway and the site. The applicant has proposed to construct a sidewalk along the entire Preakness Avenue frontage. The applicant has requested a waiver from the Residential Site Improvement Standards which require on-site sidewalks for residential developments. The site is sloped towards the County right-of-way; the

applicant has proposed to construct an on-site bio-retention system. All stormwater would be handled on-site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The reorientation of the proposed driveway inlets does not guarantee that all stormwater runoff would be captured. The previously requested bypass calculations must still be submitted. The County is continuing to request the construction of a low point on the driveway. Compliance with this condition would not have a drastic impact on the height of the proposed retaining walls. The proposed right-of-way dedication must be shown on a survey, signed and sealed by a licensed surveyor. The applicant must submit cross-sections of the proposed improvements at every 50 feet along the frontage. The applicant must provide any required approvals from water management agencies. The applicant has requested a “de minimus” exception from Totowa. Per the County’s review of NJAC 5:21-3, the applicant’s request to not install on-site sidewalks does not qualify for a “de minimus” exception and will require a waiver by the Site Improvement Advisory Board. A stormwater discharge agreement has been submitted to the County for review. Any agreement between the property owner and the County is subject to approval by the Board of Chosen Freeholders.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Vice Chairman Metzler seconded that motion. The motion passed unanimously. Freeholder Duffy was not in attendance at the time of vote.

SP-17-068 – Buffalo Wild Wings – 1400 Willowbrook Mall, Wayne

This is a new site plan application in which the applicant has proposed to operate a Buffalo Wild Wings restaurant in an existing tenant space at the Willowbrook Mall. The applicant has proposed to construct a covered patio over a portion of the existing exterior sidewalk. The restaurant would be directly accessible from the exterior sidewalk. The site has no frontage along any County roadways. The restaurant would utilize the existing access driveways, parking facilities, and drainage connections at the Willowbrook Mall.

Staff explained that the site plan would not have any impact to County facilities and recommended that the application be granted unconditional approval.

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

SP-17-069 – Tastefully British – 163 Union Avenue, Bloomingdale

Staff explained that this is a new site plan application in which the applicant has proposed to construct a restaurant on a parking lot. The restaurant would consist of a garage and kitchen building, a partially enclosed booth for walk-up customer service, and a patio seating area. The site would have ingress and egress via two one-way driveways along Union Avenue. There would be a total of 26 off-street parking spaces on the site. The applicant has not proposed any sidewalk along the frontage of the property. The property is sloped towards Union Avenue; the applicant has proposed to install trench drains at both driveways in order to prevent any stormwater runoff from entering the County right-of-way. The site has existing connections in the County drainage system. Drainage from the roofs and patio drainage would flow into two proposed seepage pits. The applicant has proposed shade trees and landscaping along the frontage of the property.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a description of the proposed operations, including whether multiple vendors would be utilizing the food truck garage and kitchen. The interior curbing along the Union Avenue frontage must be extended to the inner edge of the proposed "NO PARKING" areas. Regarding drainage, the applicant must provide drainage calculations for the entire site. It must be verified that all inlets and pipes located on the property are operating properly. There may only be a single connection into the inlet located at the east side of the entrance driveway. The plans must show sight distances and profiles at both driveways. The applicant must provide all required signing and striping at the driveways in order to establish the proposed one-way circulation. The plans must show two DO NOT ENTER signs and a two-faced ONE WAY sign at each driveway, and a STOP sign and stop bar at the exit driveway. The proposed landscaping plan must be shown on an engineering drawing, at the same scale as the site plan, and attached to the plan set. The applicant must provide the Corridor Enhancement Fee of \$4,895.00 payable to Passaic County.

Staff provided additional comments. Landscaping should be provided within the curbed "NO PARKING" areas. The applicant must provide a sidewalk along the entire Union Avenue frontage, including raised driveway aprons.

Vice Chairman Metzler inquired about the purpose of the proposed gated parking area and any impacts to the operation of the site.

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

OLD BUSINESS – NONE.

NEW BUSINESS – NONE.

ADJOURNMENT

Vice Chairman Metzler made a motion to adjourn the meeting at 5:21 PM that was seconded by Commissioner Martinique.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Lysicatos".

Michael Lysicatos for

MICHAEL LA PLACE