

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
WEDNESDAY, January 3rd, 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; Freeholder Terry Duffy (joined the meeting at 5:05 PM); County Engineer Steve Edmond; Stephen Martinique; Miguel Diaz; Sam Mirza

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 December 14th, 2017 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 reorganization of the Planning Board will take place at the January 18th meeting, following the appointment of Planning Board members by the Freeholder Board.
- The Department is in transition, as Principal Planner Jason Simmons has accepted a position with another organization. New applicants for the vacated position will be interviewed shortly.
- The Department will be managing the design and construction of the Highlands Rail Trail project.

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

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

DEVELOPMENT REVIEW

SP-17-050 – Dobco – 125 Pompton Plains Cross Road, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish two existing structures in order to construct an office and warehouse facility. A construction yard would be constructed on the easterly portion of the site. The application was withheld by the Planning Board on September 7th, 2017 with 14 conditions.

There would be two full-access driveways along the Pompton Plains Cross Road frontage of the property. The applicant has requested a waiver from the Site Plan Resolution in order to allow access along Pompton Plains Cross Road. A third driveway, restricted to use by trucks and only accessible for right-out turns, would be located along Farmingdale Road. The applicant has proposed 113 off-street parking spaces. The applicant has proposed to construct a 4' wide sidewalk along the entire Pompton Plains frontage of the property. The site is sloped towards the Farmingdale Road frontage. Inlets on-site

would connect into a proposed infiltration basin. The basin would have an overflow connection to the drainage system along Farmingdale Road. The applicant has proposed shade trees along the Pompton Plains frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The sidewalk should be 5' in width. The applicant must provide cross-sections of the roadway at 50' intervals and show a typical section of the improvements. The plans must be revised to show raised driveway aprons, including sidewalks, on the site. The submitted truck turning templates must show right turns both entering and exiting the site. The applicant must provide a detail of the proposed "NO PUBLIC ACCESS" sign. The sign should have 4" letters, with a black legend on a white background. A "STOP" sign, stop bar, and centerline must be installed at both driveways. All variations in right-of-way width must be noted on the plans in the correct location.

Commissioner Edmond clarified that the plans must show templates for right-out and right-in turns at the easterly driveway, in addition to the submitted templates showing left-in and left-out turns.

Vice Chairman Metzler inquired as to whether there would be mud and debris entering the roadway from the gravel parking lot. Commissioner Edmond stated that the driveways would be paved, which should prevent anything from entering the right-of-way.

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

SP-17-066 – Demarest Properties – 70 Demarest Drive, Wayne

This is a new site plan application in which the applicant has proposed to construct a 63,890 sq. ft. addition to an existing warehouse and office building. An existing building at the westerly end of the property would be removed in order to allow for part of the addition. The property does not have any frontage along a County roadway. All access to the site would be along Demarest Drive. There would be a total of 89 off-street parking spaces located on the site. All drainage collected on-site would enter the municipal drainage system along Demarest Drive. There are NJDEP-designated wetlands located along the westerly edge of the property.

Staff explained that the applicant must submit a traffic report, including trip generation and distribution for trucks, before unconditional approval can be granted.

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

SP-17-067 – Proposed Wireless Telecommunications Facility – 1946 Union Valley Road, West Milford

Staff explained that this is a new site plan application in which the applicant has proposed to install a wireless telecommunications facility on an existing building. The facility would consist of one canister antenna, which would be enclosed by a cupola that is designed to match the existing rooftop cupolas. Supporting equipment would be located on the exterior wall of the building. The site is currently served by two one-way driveways, although the plans do not indicate any access restrictions. Both driveways slope away from the County right-of-way. The applicant has not proposed any additional parking to accommodate the facility.

There are conditions that must be satisfied before the application can be granted unconditional approval. The existing "DO NOT ENTER" signs must be re-set in order to stand straight and be oriented towards Union Valley Road. A stop bar must be installed at the exit driveway. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Commissioner Edmond stated that the existing one-way traffic pattern must be indicated on the revised plans.

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

OLD BUSINESS

NEW BUSINESS

Staff explained that a draft Planning Board meeting schedule for 2018 has been distributed to all members for Board approval. The draft schedule is attached to these minutes as Exhibit A.

Commissioner Martinique made a motion to **approve** the proposed Planning Board meeting schedule. Commissioner Diaz seconded the motion. The motion passed unanimously.

ADJOURNMENT

Commissioner Martinique made a motion to adjourn the meeting at 5:20 PM that was seconded by Vice Chairman Metzler.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michael Lysicatos".

Michael Lysicatos for

MICHAEL LA PLACE

PASSAIC COUNTY PLANNING BOARD SCHEDULED MEETINGS – 2018

DRAFT

January 3
January 18

February 1
February 15

March 1
March 15

April 5
April 19

May 3
May 24

June 7
June 21

July 12
July 26

August 9
August 23

September 13
September 27

October 11
October 25

November 8
November 29

December 13

January 2, 2019
January 17, 2019