

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, July 26, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512

Chairman Gervens opened the meeting at 5:02 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 Jonathan Pera; Miguel Diaz; Stephen Martinique; Joseph Metzler; Nakima Redmon; 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 July 12th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Martinique and seconded by Commissioner Redmon, the minutes as noted above are officially adopted. Commissioners Metzler and Diaz abstained from voting.

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

- The County held a public open house this week to present concepts for the proposed improvements to Rifle Camp Park.
- The Department is preparing for the 2020 Census and is working with the Census Bureau to coordinate data.
- New County wayfinding signs are anticipated to be installed this summer around the County Administrative Complex and Garret Mountain Reservation. There was a recommendation from the Board to have the municipal populations listed as an item in future sign designs.

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

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

DEVELOPMENT REVIEW

SP-16-070 – Clifton Cheder, Inc. – 1333 Broad Street, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to reuse an existing office building as a religious school. The application was withheld by the Planning Board on February 2nd, 2017 with 12 conditions. There will be 76 parking spaces on the site, which will have ingress and egress along Broad Street. The site will have one-way circulation: vehicles are to enter at the southerly driveway and exit onto the northerly driveway. A sidewalk, including raised driveway aprons, will be installed along the frontage of the site. The applicant has proposed to install trench drains at both driveways in order to collect stormwater runoff from the site. The southerly trench drain will connect to an on-site drywell. The northerly trench drain will connect into the County drainage system along Broad Street.

There are conditions that must be satisfied before the application can be granted unconditional approval. In addition to the provided detail, the raised sidewalk apron must be shown on the site plan. The plans must include a detail for the proposed "NO STOPPING OR STANDING" signs. The proposed school bus right-in turn is not workable, as buses would need to cross over the roadway centerline to maneuver into the driveway. The entrance driveway should be widened in order to safely accommodate school buses. The proposed trench drains must be labelled on the plans. The applicant must provide the Corridor Enhancement Fee of \$2,660.00 payable to Passaic County.

Joseph Staigar, the applicant's traffic engineer, was sworn in and testified that the applicant would comply with all the comments and modify the driveway to accommodate the right-hand turns into the sight for buses.

Commissioner Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Redmon seconded that motion. The motion passed unanimously. Freeholder Duffy was absent for this vote.

Beverly Carey, a neighborhood resident, was sworn in and testified as a member of the public. Ms. Carey inquired about the need for a traffic study. Staff provided that a traffic report had been submitted as part of the initial submission and was reviewed by the County's Traffic Engineer. Ms. Carey stated information from the applicant's testimony at the Clifton Board of Adjustment hearing that there would be 300 or more cars entering and exiting the site during peak hours. Ms. Carey claimed that most vehicles would use Allwood Road and turn left into the site and expressed concern with the amount of traffic expected to be generated by the site and whether the traffic analysis that was done was sufficient.

SP-18-037 – Mt. Zion Baptist Church – 857 Main Avenue, Passaic

This is a new site plan application in which the applicant has proposed to construct a 4,118 sq. ft. fellowship hall adjacent to an existing church building. No other changes are proposed to the site, which has frontage along Main Avenue in Passaic. The site will maintain its existing access along Chestnut Street, with 40 on-site parking spaces to be provided. No access driveways are proposed along the Main Avenue frontage. The applicant has not provided any information regarding grading or drainage. No shade trees or other landscaping have been proposed for the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. A graphic scale, in addition to a written scale, must be included on all plan diagrams. The zoning table should be revised to include the existing and proposed square footage of the area of disturbance. The applicant must provide a survey, signed and sealed by a licensed surveyor. The plans must show existing grading and drainage. No stormwater runoff may be allowed to enter the County right-of-way. The plans must show any existing and proposed utility connections. The applicant must provide drainage calculations. Shade trees are to be planted along the Main Avenue frontage of the site, and the applicant shall provide the Corridor Enhancement Fee of \$5,965.00 payable to Passaic County.

Gary Cohen, the applicant's attorney, testified that all documents were submitted and approved by the Passaic Planning Board. The applicant will use an existing utility connection to the site. Mr. Cohen stated that the applicant intends to request a waiver from the Corridor Enhancement Fee and would like to schedule a meeting with staff to discuss the Board's comments.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a restaurant on an existing parking lot. The restaurant will consist of a primary building, housing a garage and kitchen, a partially enclosed booth for walk-up customer service, and a patio seating area. The application was withheld by the Planning Board on June 21st with 6 conditions.

The site will have ingress and egress along Union Avenue, with 26 off-street parking spaces. There will be one-way circulation: vehicles will enter the site at the easterly driveway and exit onto Union Avenue at the westerly driveway. 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 into the County drainage system. Roof and patio drainage will flow into two proposed seepage pits. The applicant has proposed three (3) Green Vase Zelkova 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 trench grate capacity calculations, in order to verify that the proposed trench drains will be able to handle all runoff from the remainder of the site. If not, additional drainage must be provided throughout the site. The sight distance must be shown to the center of the travel lanes on both sides of the exit driveway, in order to provide verification of the required 250' clearance. The stop bar must be noted as "white" and "thermoplastic" on the plans. The applicant must provide the Corridor Enhancement Fee of \$4,895.00 payable to Passaic County.

Staff recommended that the applicant's previous waiver request to not install sidewalks along the frontage of the site be granted by the Board. However, the applicant's request for a waived or reduced Corridor Enhancement Fee will not be recommended if the sidewalk is removed from the plans.

Martin Kafafian, the applicant's attorney, inquired whether the comments took into consideration the July 16th submission from the applicant's engineer. Staff confirmed that the comments are in response to the July 16th plans.

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

SP-16-029 – Crossroads Pavement & Maintenance – 826 Black Oak Ridge Road, Wayne

This is a previously withheld site plan application in which the applicant has proposed to operate an equipment repair facility and an office/retail facility in two existing buildings. The application was withheld by the Planning Board on February 1st with 5 conditions. There will be a total of 53 off-street parking spaces located on the property, with all access via a combined driveway along Black Oak Ridge Road. There is an existing sidewalk along the entire Black Oak Ridge Road frontage; the sidewalk is on the subject property, which will require an easement to Wayne Township or dedication to the County Master Plan right-of-way of 66'. The site slopes towards the County right-of-way; inlets and a trench drain at the driveway will connect into an on-site detention system. There is a reserved 25' right-of-way

to the immediate south of the property. The applicant has proposed to place three Black Gum trees along the frontage, but outside of the right-of-way, of Black Oak Ridge Road.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The sidewalk must be 5' in width to comply with ADA standards. The sidewalk easement must be revised accordingly and submitted to the County. The applicant must submit a copy of the referenced municipal permit, once granted, allowing the oil separator to be installed along the proposed drainage line. The applicant must provide the Corridor Enhancement Fee of \$4,461.20 payable to Passaic County.

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

SP-18-009 – Dayton Avenue Educational Campus – 70 Parker Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a four-story, 190,000 sq. ft. elementary and middle school on a vacant lot. The application was withheld by the Planning Board on March 15th with 18 conditions.

There will be 195 off-street parking spaces located on the property, with access along both Parker Avenue and Dayton Avenue. There will be two driveways along Parker Avenue, one of which will be used to access the primary parking and drop-off area. The other driveway will access an auxiliary parking area. All driveways accessing the site will be gated. There is an existing concrete sidewalk along the Parker Avenue frontage of the site. The property is crossed by Weasel Brook immediately adjacent to the Parker Avenue frontage. The applicant has proposed to construct a driveway bridge and a pedestrian bridge over Weasel Brook. The proposed driveway bridge will slope towards the County right-of-way. Inlets at the driveway will drain into Weasel Brook. The remainder of the site will drain into an underground detention basin, with an overflow connection into Weasel Brook. The applicant has proposed numerous shade trees and shrubs along the Parker Avenue frontage, with additional landscaping throughout the site.

There are conditions that must be satisfied before the application can be granted unconditional approval; however, it must be re-iterated that the proposed school is a New Jersey Schools Development Authority project and that the applicant is not required to adhere to the Board's conditions. The two-lane exit should be reduced to a one-lane exit, for safety reasons, as cars exiting side-by-side will block each other's sight distance. The submitted traffic study claims that 85% of the students at this K-8 school complex will walk to school, based on information provided by the School District. This is highly unlikely. In Plainfield, NJ, which is in the top 8% of New Jersey municipalities based on population density, only 22% of the students walk to school. Although Passaic is the densest municipality in NJ, the 85% estimate is too optimistic. The traffic study must be redone to account for the extra vehicular traffic that will result from the 85% estimate not being realistic. The intersection of Parker/Highland must be studied, as it will be significantly affected by this development. The County recommends that a raised driveway apron still be provided at the southerly Parker Avenue driveway, which is outside of the riparian zone. The plans must show sight distance accounting for through traffic at both driveways. The sight distance for turning movements is incorrect. Sight distance profiles for both Parker Avenue driveways must be updated to account for the revised sight distance per the previous comment. The plans should note the dimensions of the proposed sidewalk. The sidewalk, per ADA

standards, must be 5' in width or have adequate turnarounds. A stop sign, centerline, and stop bar should be provided at the southerly Parker Avenue driveway. The plans should show the curblin and all striping on the opposite (west) side of Parker Avenue.

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

SP-18-022 – First World Properties (Mixed-Use) – 477-479 Main Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct a four-story, 14-unit building on a vacant lot. The building will have ground-floor retail space, with the apartment units to be located on the upper floors. The site is located within the Dale Avenue/Jackson Street Redevelopment Area. The applicant previously received site plan approval from the Paterson Planning Board on April 4th, 2018, subject to 6 conditions. The application was withheld by the Passaic County Planning Board on May 3rd with 9 conditions.

There will be no off-street parking or driveway access at the site; the applicant has provided correspondence stating that there will be no off-site parking. Roof leaders will be installed, connecting to storage tanks located at the rear of the site. The applicant has proposed to plant two (2) *zelkova serrata* trees along the frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must verify that the doors would be permitted to swing inwards, as shown on the plans, by local code officials. An explanation must be provided for the lack of on-site parking and the applicant must demonstrate that there would be no adverse impact to the Main Street right-of-way. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

Staff recommended that, if the applicant is unable to verify that inward swinging doors will be permitted, both alcoves must be set back in order to accommodate a door swinging out but not encroaching into the right-of-way.

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

SP-18-034 – Subcarrier Communications (Wireless Telecommunications Facility) – 1 Skyline Drive, Wanaque

Staff explained that this is a new site plan application in which the applicant has proposed to replace an existing cellular communications tower (110' in height) with a new tower that is 300' in height. The site will maintain its existing, gravel driveway along Skyline Drive. The driveway connects to Skyline Drive through Lot 2, for which the owner has an access easement. Vehicles will access the site on Lot 1 through a swing gate. There is no existing sidewalk in the surrounding area. The site is sloped away from Skyline Drive.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a copy of the existing access easement used to access the site from Skyline Drive. Details should be provided on the proposed demolition methods and the applicant

must verify that the demolition would have no impact to Skyline Drive. Sight distance exiting the site is severely restricted. Although this site will only be accessed occasionally, there will be substantial construction traffic to demolish the existing tower and to construct the replacement. Proper sight distance must be provided.

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

SP-18-035 – Wanaque Corner – 1054 Ringwood Avenue, Wanaque

This is a new site plan application in which the applicant has proposed to construct a two-story commercial building. The building will have ground-floor retail space, while the second floor will be used as office space. The existing bank building on the site will be demolished. The site will have all ingress and egress along Fourth Avenue and William Place, both municipal streets. There will be 64 parking spaces provided on-site. There is an existing sidewalk and streetscaping treatment, in accordance with Wanaque’s streetscaping standards, along the Ringwood Avenue frontage of the site. The site slopes slightly towards Ringwood Avenue. The applicant has proposed to install inlets and an underground infiltration system on-site, which will have an overflow connection into the Ringwood Avenue drainage system. The existing shade trees along Ringwood Avenue will remain. The applicant has proposed additional landscaping throughout the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit a survey, signed and sealed by a licensed surveyor. The County recommends that the building be located adjacent to the Ringwood Avenue sidewalk in order to provide for improved pedestrian access. Alternatively, it is recommended that the applicant provide a pedestrian path from the existing sidewalk to the entrances of the building. In the event that the proposed infiltration basin fails, there must be up to 6” of on-site ponding before the overflow connection to Ringwood Avenue is allowed to activate. On the detail for Section B-B, the dimensions appear to be inaccurate. On the detail for the Parking Lot Basin Outlet Structure, it states that the “orifice plate varies”. This must be specified. Two additional shade trees must be planted along the Ringwood Avenue frontage of the site. The County recommends that bike parking be provided along the Ringwood Avenue frontage of the site, outside of the right-of-way. The applicant must provide the Corridor Enhancement Fee of \$2,280.00 payable to Passaic County.

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

SP-18-038 – Bright Beginners Academy IV – 151 Paterson Avenue, Little Falls

Staff explained that this is a new site plan application in which the applicant has proposed to continue operating a day care facility. The facility is an existing non-conforming use. The applicant has also proposed on-site ADA improvements. The site is adjacent to the Passaic River. The site will maintain its existing access via a combined driveway along Paterson Avenue, with 19 on-site parking spaces to be provided. There is no existing sidewalk along the frontage of the site. The applicant has not provided any information regarding grading or drainage. No landscaping has been proposed along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. A graphic scale, in addition to a written scale, must be included for all plan diagrams. The name and address of the applicant and the owner must be noted on the plans. The zoning table should be updated to include the existing and proposed square footage of impervious surfaces and the area of disturbance. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. Curbing and sidewalk must be constructed along the entire frontage of the site, in accordance with County detail. The sidewalk should be 5' in width. Any existing drainage must be shown on the plans. No stormwater runoff may be allowed to enter the County right-of-way. A "STOP" sign, stop bar, and centerline must be constructed at the driveway. Striping shall be noted as thermoplastic. Parking must be prohibited along the entire property frontage, as sight distance is severely restricted. The applicant must provide a copy of correspondence to the Township of Little Falls requesting the prohibition. Two "NO PARKING ANY TIME" signs must be installed along the frontage of the site. The existing bus stop along the frontage of the site must be noted on the plans. The applicant must provide the Corridor Enhancement Fee of \$2,400.00 payable to Passaic County.

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

SP-18-039 – Proposed Car Wash Facility – 105 Paterson-Hamburg Turnpike, Pompton Lakes

This is a new site plan application in which the applicant has proposed to construct a 3,274 sq. ft. car wash facility on a portion of a vacant lot. The site has frontage along both Paterson-Hamburg Turnpike and Ringwood Avenue. The site will have one-way circulation: vehicles will enter at a two-lane driveway along the southerly portion of the Ringwood Avenue frontage and exit onto Ringwood Avenue via a shared driveway at the northerly end of the property. An access easement has been proposed to allow for the sharing of the driveway with the owner of lot 11.05. The site will have a total of 16 off-street parking spaces. There is no existing sidewalk along the Ringwood Avenue frontage. The site is sloped away from both Ringwood Avenue and Paterson-Hamburg Turnpike. The applicant has proposed to install inlets and trench drains on-site to collect stormwater. The on-site system will have an overflow connection into the Paterson-Hamburg Turnpike drainage system. The applicant has proposed to plant shade trees and shrubs along both frontages of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table should be revised to include the existing and proposed square footage for impervious surfaces and area of disturbance. The applicant must submit a survey, signed and sealed by a licensed surveyor. Curbing and sidewalk must be constructed along the entire Ringwood Avenue frontage. Along the entire Paterson-Hamburg Turnpike frontage, the applicant must provide curbing and replacement sidewalk. All curbing and sidewalk must be in accordance with the attached County detail. The sidewalks should be 5' in width, per ADA standards. Raised driveway aprons must be constructed at both driveways, per County detail. The plans show that stormwater runoff would flow onto Ringwood Avenue at the northerly driveway. This is not permitted; all runoff must be collected on-site. The existing drainage pipe along Paterson-Hamburg Turnpike, which would connect with the proposed on-site drainage, must be shown on the plans. The applicant must provide calculations on the capacity of the pipe to handle stormwater from the site. A copy of the cross-easement with the owner of lot 11.05 must be submitted to the County. A two-faced "ONE WAY" sign must be installed at the entrance driveway. A centerline must be installed at the northerly driveway. Additional shade trees must be planted along Ringwood Avenue, south of the southerly driveway, and Paterson-Hamburg

Turnpike. Any existing or proposed trees that are located within the sight triangle of the northerly driveway must be removed. The applicant must provide the Corridor Enhancement Fee of \$8,542.00 payable to Passaic County.

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

18-005 – Graniere Subdivision – 5 Baldwin Terrace, Wayne

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (32) in order to create a total of two lots (32.01 & 32.02). The existing dwelling on lot 32 will be demolished; the applicant will construct a new dwelling on each of the new lots. The proposed dwelling on lot 32.02 will have access along Kenwood Road. The proposed dwelling on lot 32.01 will maintain the existing curb cut along Baldwin Terrace. The site does not have frontage along a County roadway.

Staff explained that the proposed subdivision would not have any impact on County facilities and recommended that the application be granted unconditional approval.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

ADJOURNMENT

Commissioner Metzler made a motion to adjourn the meeting at 6:24 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE