

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, June 21, 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; Kenneth Simpson, Vice Chairman; County Engineer Jonathan Pera; Miguel Diaz; Stephen Martinique; Joseph Metzler; Nakima Redmon; Sam Mirza, Alternate; Freeholder Director Cassandra Lazzara

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

MINUTES: The minutes of the June 7, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Commissioner Diaz, the minutes as noted above are officially adopted. Vice Chairman Simpson abstained from voting.

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

- A public meeting has been scheduled for County staff to present a concept for a proposed roundabout in North Haledon, at the intersection of North Haledon Avenue and Manchester Avenue. The meeting is scheduled for Monday, June 25 at 7:00 PM.
- The County's Green Infrastructure Plan is nearing completion as the consultant must submit their completed document to County staff and the NJTPA by June 30.
- County staff will present four alternative concepts for the Lakeview Avenue corridor at the Sixth Ward Neighborhood Association Meeting, scheduled for 7:00pm on June 21st at Paterson Public School 25.

PUBLIC PORTION: Commissioner Metzler 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 Metzler made a motion to close the public portion that was seconded by Commissioner Diaz. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-18-028 – 354 Allwood Realty – 354 Allwood Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to operate a motor vehicle storage and service facility, which will operate in conjunction with a vehicle service facility at a nearby location. The site would have ingress and egress along Book Court, a municipal street, with a total of 173 on-site parking spaces. The westerly driveway along Allwood Road would be converted to entrance-only. The two easterly, building driveways along Allwood Road would remain as is. There is no existing sidewalk along the Allwood Road frontage; the applicant has not proposed to construct any sidewalk along that frontage. The site is sloped away from Allwood Road; the applicant has not provided any information in regards to drainage connections. No shade trees or other landscaping have been proposed along the Allwood Road frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a survey, signed and sealed by a licensed surveyor. The zoning table must include existing site information, in addition to the proposed site information. A north arrow must be included on all plan diagrams. The roadways adjacent to the site must be labeled on the plans, including the existing right-of-way width along Allwood Road. All driveways along Allwood Road should be eliminated, as access through Book Court should be sufficient for usage of the site. The driveways should be replaced with full-height curbing, per County detail. The applicant should install curb ramps at the corner of Allwood Road and Book Court, per ADA standards. The existing crosswalks across Book Court and Allwood Road should be re-painted. The plans must show all roof leaders and connections into public drainage systems. Shade trees should be planted along the Allwood Road frontage. The applicant must provide the Corridor Enhancement Fee, which will be calculated upon receipt of a survey, payable to Passaic County.

A representative of the applicant was in attendance at the meeting. Frank Carlet, the applicant's attorney, provided information on the proposed operations. The business would be open from 7am to 7pm and would operate in conjunction with the nearby Garden State Honda on Route 3. The Garden State Honda stores vehicles on-site, both new cars for sale and vehicles to be serviced. The proposed facility would serve the overflow from that site, providing for storage of new vehicles and for the servicing of vehicles. The applicant has a preference that vehicles should utilize separate entrances for each operation: new vehicles would access the site from Book Court and vehicles to be serviced would utilize the garage driveways along Allwood Road. It was stated that the westerly Allwood Road driveway, adjacent to the intersection with Book Court, would be removed from the plans. However, the applicant would strongly prefer that the two garage driveways remain. Mr. Carlet clarified that there are no drainage pipes currently installed at the site, with all sheet flow draining to the rear of the site and away from Allwood Road.

County Engineer Pera specified that the County's concerns with the garage driveways along Allwood Road are in regards to vehicles backing into or out of the driveways and stalled vehicles hanging into the right-of-way while the garage door is opening.

Commissioner Metzler made a motion to **withhold approval** of the site plan application, and requested that the applicant meet with staff to resolve the access concerns. Commissioner Redmon seconded that motion. The motion passed unanimously.

SP-18-001 – ADB Associates – 415 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to install 5 loading docks and replace an exit door at an existing industrial facility. The application was withheld by the Planning Board on February 15th with 9 conditions.

There would be a total of 352 off-street parking spaces located on the property, as 16 of the existing spaces would be removed. The site does not have any access driveways or curb cuts within or adjacent to the County right-of-way. There is an existing sidewalk along the Paterson-Hamburg Turnpike frontage of the site. The site is sloped away from the County right-of-way. There are existing shade trees along Paterson-Hamburg Turnpike.

There are conditions that must be satisfied before the application can be granted unconditional approval. The note on the plans, which states that the right-of-way width of Paterson-Hamburg Turnpike is variable, must be eliminated. The applicant must provide the necessary right-of-way dedications to

allow for the proposed Paterson-Hamburg Turnpike County intersection improvements. The plans must be revised to show the previously approved signing OR provide note stating that the signs were never installed on the site.

Representatives of the applicant were in attendance at the meeting. Michael Rubin, the applicant's attorney, questioned the required dedication for the intersection improvements. Mr. Rubin expressed concern with the County taking property beyond the limits of the Master Plan right-of-way without providing any compensation, as the owner would be deprived of any future opportunities to expand their facilities to that section of the property. Planning Director La Place clarified that setback limitations along Paterson-Hamburg Turnpike restrict building near the right-of-way line, and that any future expansion on that section of the property would require a variance from the Township.

Michael Lachs, the owner and manager of the facility, stated that the sign issue would be reviewed and addressed.

Chairman Gervens requested that the applicant meet with County staff to resolve the issues with the required dedication.

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

SP-18-027 – Valley Ridge Shopping Center (Addition) – 560-600 Valley Road, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 2,682 sq. ft. addition to the existing Valley Ridge Shopping Center. The addition will increase the size of an existing building from 55,843 sq. ft. to 58,525 sq. ft., with 40,235 sq. ft. of the building to be occupied by a supermarket. The property has frontage along both Valley Road and Preakness Avenue. An application (SP-17-061) for driveway and on-site pedestrian improvements at the site was reviewed by the Board on November 30th, 2017 and granted conditional approval. The applicant has not re-submitted or provided the corridor enhancement fee for that application; however, the same improvements have been proposed for this application.

There are four existing full-access driveways serving the site, two along Valley Road and two along Preakness Avenue. The westerly of the Preakness Avenue driveways would be re-configured with separate right-out and left-out turning lanes, in addition to a single entrance lane. There would be 535 off-street parking spaces, a decrease from the existing 541 spaces. The applicant has not provided any information regarding grading. There are existing on-site inlets which connect into the drainage systems along Valley Road and Preakness Avenue. There is existing landscaping along both frontages of the property, which is not indicated on the plans.

There are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must be revised to include existing site information, in addition to the proposed site information. The plans must note the existing right-of-way widths for both Valley Road and Preakness Avenue. If the widths vary, all variations in width must be noted in the correct location. Left turns onto Preakness Avenue will not be allowed from the westerly driveway. The proposed left-turning lane should be eliminated from the plans. The following improvements must be provided at the designated driveways: a) Preakness Avenue East – A new centerline; b) Preakness Avenue West – A new centerline and stop sign (reflective); c) Valley Road South – A new centerline and new stop sign (reflective); and d) Valley Road North – A new centerline. Contours must be shown on the plans. The

plans must be revised to include a positive drainage plan. There must be no stormwater runoff into the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$25,344.00 payable to Passaic County.

Commissioner Metzler recommended that an angled concrete island be provided at the westerly Preakness Avenue driveway in order to prevent vehicles from turning left out of the site.

A representative of the applicant was in attendance at the meeting. Mark Semeraro, the applicant's attorney, stated that the tenant had specifically requested the proposed left-turning lane at the westerly Preakness Avenue driveway.

County Engineer Pera stated that the left-turning lane would be considered by the Board upon receipt of a traffic report analyzing the intersection and the associated queuing of vehicles on Preakness Avenue. The report should consider the previous supermarket that operated at the site, the current conditions, as well as the proposed supermarket. The Board's concern is that left-turning vehicles would have their sight distance blocked by vehicles queuing at the intersection.

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

SP-18-031 – Dingman's Dairy – 191 Pennsylvania Avenue, Paterson

This is a new site plan application in which the applicant has proposed to construct a 23,865 sq. ft. addition to an existing industrial building. The addition would consist of warehouse space and associated loading docks. The site is located along Pennsylvania Avenue in South Paterson and does not have any frontage along a County roadway. The site would have access along Pennsylvania, Florida & Maryland Avenues. There would be a total of 30 on-site parking spaces, an increase from the existing 18 spaces. Drainage from the site connects into the municipal drainage system along Pennsylvania Avenue. The site would not have any drainage impact to County facilities.

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

A representative of the applicant was in attendance at the meeting. Joseph Belasco, the owner, provided information on the operations of the facility. The facility is used to distribute dairy products and is not involved with their processing.

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

SP-17-045 – Congregation Emek Yehoshua – 35-39 Brook Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to operate a synagogue and community center in two existing buildings. The applicant has also proposed to construct building additions totaling 969 sq. ft. The application was withheld by the Planning Board on February 1st with 9 conditions.

There would be 30 off-street parking spaces located on the site, with access via two combined driveways along Brook Avenue. The applicant has proposed a valet parking operation for special events, which

would include off-site parking at commercial establishments along Main Avenue and on-street parking in industrial areas near Entin Road in Clifton. The applicant has not provided specific information on any of the locations, number of parking spaces, or agreements with the property owners or the City of Clifton. The property is sloped away from Brook Avenue; the applicant has proposed to construct two inlets along the frontage of the site in order to prevent stormwater runoff from entering the right-of-way. The inlets would connect to Wood Bridge Brook to the rear. The applicant has proposed four Green Hawthorn trees along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant should clarify whether there are any NJDEP designations or requirements for the existing stream running through the rear of the property. The applicant must provide a copy of correspondence to the City of Clifton, requesting a parking prohibition along Brook Avenue. The sidewalk note on the plans should not refer to the sidewalk as "County Sidewalk". The sidewalk should be a minimum of 5' in width for the entire frontage. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County along with verification of the applicant's non-profit status. Regarding the proposed valet parking, the plans should show the locations of the proposed off-street parking in relation to the site and note the number of spaces that will be available at each off-site location for event parking. The applicant must provide an explanation of how the event parking restriction would be enforced for the parking spaces closest to Brook Avenue. There would only be 16' in between parked cars at the eastern driveway, which is too narrow for a two-way driveway – the driveway should have a minimum width of 20'. The westerly driveway opening and drive aisle must line up with each other.

Commissioner Metzler requested that the applicant provide an agreement for the off-site parking locations.

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, Bloomingdale

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 would 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 May 24th with 8 conditions.

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 agreed to provide a sidewalk along the Union Avenue frontage of the site, but has requested a waiver of the Corridor Enhancement Fee due to the public improvements which are to be provided by the applicant. 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 would flow into two proposed seepage pits. The applicant has proposed three (3) Green Vase Zelkova trees along the Union Avenue frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The raised driveway aprons, with sidewalks, must be shown on the plans. The driveway aprons should not have any curvature. The applicant must provide drainage calculations for the entire site. The sight distance plan must show the required sight distance, based on the speed limit

of Union Avenue. There should be no objects over 2' in height located within the sight triangle. The stop bar must be noted as "white" and "thermoplastic". A graphic scale must be included on the landscaping plan. The applicant must provide the Corridor Enhancement Fee of \$4,895.00 payable to Passaic County. The applicant has submitted a request for a reduced or waiver corridor enhancement fee, but has requested that it be considered at a later date due to being unavailable to attend this meeting.

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

SP-18-004 – Lakeside Commons – 30-32 Colfax Avenue, Pompton Lakes

Staff described this previously withheld site plan application in which the applicant has proposed to construct a 4-story, 52-unit apartment building. The existing commercial buildings on the site would be demolished. The site has frontage along Colfax Avenue in downtown Pompton Lakes. The application was withheld by the Planning Board on February 15th with 14 conditions.

There would be a total of 51 on-site parking spaces; the applicant has also proposed 14 off-site parking spaces to be located at the Pond Hole site. The applicant has proposed a one-way driveway along Colfax Avenue. Vehicles would enter the site from Lakeside Avenue, a municipal street, and exit onto Colfax Avenue. The building would be located at the corner of Colfax and Lakeside, with the parking lot and driveways to the rear. The site is sloped slightly towards Colfax Avenue; the applicant has proposed to install inlets at the Colfax Avenue driveway, connecting to the municipal drainage system along Lakeside Avenue. The applicant has proposed to plant four Pyramidal European Hornbeam trees, in addition to numerous shrubs and groundcovers, along the Colfax Avenue frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. A trench drain must be provided at the Colfax Avenue driveway along with the proposed inlets. The monument sign and decorative light must be relocated outside of the sight triangle. The proposed right-of-way easement to the Borough of Pompton Lakes must be submitted to the County for review. A maintenance agreement must be submitted in order for the proposed lighting to be allowed within the Colfax Avenue right-of-way. The applicant must provide the Corridor Enhancement Fee of \$4,703.00 payable to Passaic County. The applicant must provide more information on the relocation of the Lakeside Avenue utilities and any impact that it will have on County facilities. Two curb ramps must be installed at the intersection of Colfax and Lakeside Avenues.

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

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

This is a previously withheld 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. The application was withheld by the Planning Board on May 24th with 2 conditions.

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. The Township of West Milford has granted the application exemption from the Highlands Act and Regional Master Plan.

Staff explained that the applicant has satisfied all of the outstanding conditions and recommended that the application be granted unconditional approval.

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

SP-18-029 – Passaic Valley Hose Company, #2 – 1070 McBride Avenue, Woodland Park

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 2-bay garage addition to an existing 3-bay garage at a fire station. The site has an existing combined driveway along McBride Avenue, which is used to access the 3-bay garage. An additional driveway will be constructed along McBride to provide access to the proposed 2-bay addition. There is a separate parking lot along Pompton Avenue. The site is sloped slightly towards McBride Avenue; the applicant has not proposed any on-site drainage system which would prevent stormwater from entering the County right-of-way. No landscaping has been proposed along the McBride Avenue frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of the survey referenced in Note #2 on Sheet #2. It must be explained how vehicles would maneuver around the existing utility pole and bollards adjacent to the proposed driveway. The applicant should provide turning templates showing all movements entering and exiting the garage at that location. The applicant should clarify whether the site is served by adequate off-site parking. The plans must be revised to include a positive drainage plan, showing that no stormwater runoff would flow into the County right-of-way. A flat and level 5'-wide concrete path should be installed through the driveway, connecting to the sidewalk on either end.

The Board discussed the maneuverability of fire trucks in regards to the utility pole and bollards.

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

SP-18-030 – Second Wayne – 491 Route 46, Wayne

This is a new site plan application in which the applicant has proposed to construct additions amounting to 12,145 sq. ft. at an existing commercial retail and storage facility. The expanded facility will consist of three (3) retail units and warehouse storage. The site is located along Route 46 in Wayne and does not have any frontage along County roadways. All access to the site would be from Galesi Drive, a municipal street. There would be a total of 74 on-site parking spaces, a decrease from the existing 114 spaces. Drainage from the site connects into a brook along the easterly edge of the property.

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

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

OLD BUSINESS

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

Planning Board Counsel Abdelhadi recused himself from the meeting.

Staff provided an overview of the application and explained that the applicant has requested a waiver from the Board’s requirement to provide a bus shelter, with a maintenance agreement, at the existing bus stop along the frontage of the site. The applicant does not want to bear the responsibility of maintaining the shelter. Staff clarified that the City of Paterson does not currently provide maintenance to bus shelters and would be unlikely to enter into any agreement to maintain a bus shelter. Staff provided that the applicant has satisfied all of the other conditions and recommended that the waiver be granted.

Commissioner Diaz made a motion to **waive** the condition requiring the bus shelter. Commissioner Redmon seconded that motion. The motion passed unanimously.

NEW BUSINESS

ADJOURNMENT

Commissioner Metzler made a motion to adjourn the meeting at 6:42 PM that was seconded by Commissioner Diaz.

Respectfully submitted,

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

Michael Lysicatos for

MICHAEL LA PLACE