

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 7, 2018
930 Riverview Drive, Suite 200, 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; County Engineer Jonathan Pera; Miguel Diaz; Stephen Martinique; Joseph Metzler (sitting for Kenneth Simpson as Vice Chairman); Sam Mirza, Alternate (sitting for Nakima Redmon)

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 May 24th, 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. Commissioner Martinique abstained from voting.

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

- The County will hold a public meeting on June 11th at 6:30pm, at the Pompton Lakes Borough Hall, in order to provide an update on the status of the Green Infrastructure Plan.
- County Planning staff will present design concepts for the Lakeview Avenue corridor at the June 21st Sixth Ward Neighborhood Association Meeting (7:00pm at Paterson Public School 25).
- Staff will continue to process applications for the Open Space Trust Fund for the duration of the summer.

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

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

DEVELOPMENT REVIEW

SP-18-015 – Quest Diagnostics – 1153 Bloomfield Avenue, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an 180,080 sq. ft. (total building coverage) office and laboratory facility on a vacant lot. A 5-story, 1,004-stall parking garage, with the potential to be a 7-story, 1,442-stall garage, is also proposed at the site. The site is located along Bloomfield Avenue in Clifton, and is part of the former Hoffmann-La Roche property. The application was withheld by the Planning Board on May 3rd with 10 conditions.

The site contains an existing access driveway along Bloomfield Avenue, which is also used to access several adjacent sites. There would be additional access to the site along Isabella Street, a municipal street. The applicant has proposed to install traffic signals at the intersections of Bloomfield Avenue with Isabella Street and the private driveway. The site would have 28 surface parking spaces in addition

to the aforementioned garage spaces. The applicant has also proposed to install five loading docks on the site. There is existing pedestrian access to the site along both Isabella Street and the Bloomfield Avenue driveway.

The applicant has proposed to widen the roadway of Bloomfield Avenue in the vicinity of the site, allowing for the installation of turning lanes at both Route 3 entrance ramps and a left-turning lane onto Isabella Street. A two-lane exit will be constructed on Isabella Street in order to facilitate traffic exiting the site to Bloomfield Avenue. The site slopes away from Bloomfield Avenue. All drainage is collected on-site and conveyed into a 54" reinforced concrete pipe (RCP), which extends from the site into the Township of Nutley to the south. The applicant has proposed on-site landscaping, including screening from adjacent properties.

There are conditions that must be satisfied before the application can be granted unconditional approval. Staff presented the following comments in regards to the Conceptual Improvement Plan: (1) The proposed utility pole along the east side of Bloomfield Avenue, between Isabella Street and the Route 3 access ramp, must be relocated outside of the sidewalk. (2) The proposed sidewalk on the east side of Bloomfield Avenue must be at least 5' in width or have adequate turnarounds in accordance with ADA standards. (3) The existing inlet at the intersection of Isabella Street and Bloomfield Avenue must be relocated to a curbline. (4) The applicant must provide complete construction plans, for the proposed signals and roadway widening, for review and approval by the County. (5) Detection must be provided on Knollwood Terrace. (6) The geometry of the Knollwood intersection may not require a split phase (EB/WB) operation. Due to the existing delays on Bloomfield Avenue, it would be preferable to avoid a split phase.

Staff also requested that the following pedestrian improvements be incorporated into the construction plans for Bloomfield Avenue: (1) All proposed crosswalks must be continental-style (white bars, no transverse lines). (2) A raised driveway apron must be constructed across the private driveway, per County detail. (3) All proposed pedestrian crossings must be in compliance with ADA standards. (4) Pedestrian countdown timers must be provided at all signalized pedestrian crossings. (5) Pedestrian push-buttons must be provided for the proposed crosswalks across Bloomfield Avenue. (6) The proposed pedestrian signal timing must be included in the construction plans.

Representatives of the applicant were in attendance at the meeting. Meryl Gonchar, the applicant's attorney, clarified that the proposed building would be 250,000 sq. ft. in total floor area; the building footprint would be 180,080 sq. ft. Ms. Gonchar referenced the discussion between the staff and the applicant and requested that the County assist the applicant with the acquisition of property in order to install the public improvements along Bloomfield Avenue if efforts by the applicant are unsuccessful. Assistant Planning Director Lysicatos clarified that the County would provide assistance in the case that the applicant is unable to obtain all of the properties on their own.

Lisa Zinis, a resident of Knollwood Terrace, was sworn in and testified that the concerns of the Knollwood neighborhood would be addressed by the addition of the traffic signal at Bloomfield Avenue and Knollwood Terrace.

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

SP-18-020 – Alimi Residential Development – 249-251 5th Avenue, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, five-unit residential building on a 5,000 sq. ft. vacant lot. The site has frontage along 5th Avenue and is located on the east side of Paterson. The application was withheld by the Planning Board on May 3rd with 10 conditions. The building is proposed to be constructed 5' from the property line of 5th Avenue. There are no proposed doorways adjacent to the right-of-way, as the building would be accessed from the side. There are no proposed driveways or curb cuts at the site. The site is sloped towards the rear of the property, away from 5th Avenue. Roof leaders would connect to proposed storage tanks at the rear of the site. The applicant has proposed three (3) Okame cherry trees along the frontage of the site, with additional trees and shrubs to be planted throughout the site.

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

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

SP-18-021 – Bekdas Realty (Mixed-Use) – 241-251 Crooks Avenue, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct a new four-story mixed-use building of approximately 60,000 sq. ft. with retail space on the 1st floor and a total of 48 residential units on the second, third, and fourth floors (16 per floor). The existing building on the site would be demolished. The site has frontage along Crooks Avenue in south Paterson. The application was withheld by the Planning Board on May 3rd with 13 conditions.

The applicant proposes 11,000 sq. ft. of retail, divided into 6 spaces, with hours of operation from 8:00am to 9:00pm. The site would have access along Knickerbocker Avenue (a municipal street) to the rear, with a total of 49 on-site parking spaces. In addition, the applicant has a lease for 35 off-site parking spaces for overnight parking between the hours of 6:00pm and 7:30am at 17-25 Lake Avenue and 254-256 Knickerbocker Avenue. The applicant has proposed to install roof drains, which would connect into a detention basin at the rear of the site. The applicant has proposed to plant shrubs along the Crooks Avenue frontage of the site. The shrubs should be replaced or supplemented with shade trees, as previously requested by the Board.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The plans must include a note stating that the sidewalk will be replaced along the entire Crooks Avenue frontage of the site. The detail for the proposed shade trees is for a shrub. A shade tree detail and the name of the proposed species must be included in the plans. The applicant should coordinate with County staff to provide an appropriate tree species for the site. The trees should be planted in 5'x10' tree pits. The applicant must provide an explanation for the discrepancy between the proposed off-street parking and the required parking and how adverse impact to the Crooks Avenue roadway will be avoided. The doorway cross-sections must be taken perpendicular, not diagonally, to the sidewalk. The applicant must provide the Corridor Enhancement Fee of \$3,000.00 payable to Passaic County.

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

OLD BUSINESS

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

Staff explained that this application was last withheld by the Planning Board on April 5th with 8 conditions. Staff recommended, following a meeting with the applicant and internal discussion, that comment #3 from the last review letter be revised in order to provide an increased level of safety for pedestrians crossing Lakeside Road. Staff provided the following revised comment in regards to the proposed pedestrian crossing along Lakeside Road: (1) A crosswalk must be installed, connecting the parking lot on the east side of Lakeside Road with the building. The crosswalk shall be of the continental design (white longitudinal bars, no transverse lines). (2) Rapid Rectangular Flashing Beacons (RRFB) must be installed for the crosswalk, one in each direction. (3) The Township of West Milford must pass an Ordinance designating the midblock crosswalk, which must also be sent to the County for a concurring Board of Chosen Freeholders Resolution. (4) A developer’s agreement must be signed, obligating the homeowner’s association to maintain the RRFB and crosswalk and advance pedestrian warning signs. (5) Stop bars must be installed 10’ in advance of the crosswalk. (6) A “ONE WAY” sign (R6-1b, 36” x 36”) must be installed at each stop bar.

Commissioner Diaz made a motion to **grant** the requested revision to comment #3, provided that approval of the application would continue to be withheld. Commissioner Mirza seconded that motion. The motion passed unanimously.

NEW BUSINESS

ADJOURNMENT

Commissioner Metzler made a motion to adjourn the meeting at 5:39 PM that was seconded by Commissioner Martinique.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE