

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
THURSDAY, March 1, 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; County Engineer Steve Edmond; Miguel Diaz; Joseph Metzler; Nakima Redmon; Sam Mirza, Alternate (sitting for Stephen Martinique)

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

MINUTES: The minutes of February 15th, 2018 meeting were read. It was noted that Commissioner Metzler must be added to the roll call. There being no other additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Commissioner Diaz the minutes as noted above, with the requested addition, are officially adopted. Commissioner Mirza abstained from voting.

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

- The survey work for the Highlands Rail Trail is largely completed. The Department is currently working to develop the proposed alignment of the trail.
- The Department is processing grant requests for the 2018 Open Space Trust Fund.
- The Department is in the process of hiring a new Principal Planner, with more news expected in the coming weeks.

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-17-048 – ExxonMobil – 19 E. 33rd Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to operate a convenience store in an existing building at an ExxonMobil gas station. The convenience store would replace an existing auto repair business. The application was withheld by the Planning Board on August 24th, 2017 with 7 conditions.

There would be 14 off-street parking spaces located on the property, with access via two driveways along East 33rd Street and a driveway along McLean Boulevard (NJ-20). The westernmost of the two driveways along East 33rd Street, adjacent to the intersection with McLean Boulevard, would be entrance-only. There are existing trench drains at both driveways, although the plans do not show

any drainage connections. The applicant has not provided a property survey. There is an existing landscaping strip along the East 33rd Street frontage. Additionally, the applicant has proposed to plant two Trident Maple trees.

Staff explained that 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. It must be noted on the site plan if the driveway arrows represent proposed markings. The proposed tree species, acer buergerianum, has the potential to interfere with the existing utility poles that are located along the 33rd Street frontage of the site. The applicant must coordinate with the County to provide shade trees with a maximum spread of less than 12 feet (the distance between the proposed trees and the utility poles). The applicant must provide the Corridor Enhancement Fee of \$2,023.00 payable to Passaic County.

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

SP-17-052 – The Art Factory – 70 Spruce Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing complex of historic mill buildings in order to operate a 269,483 sq. ft., mixed use facility known as the Art Factory. The property is located in the Great Falls Historic District. The application was withheld by the Planning Board on August 28th with 15 conditions. There would be 20 off-street parking spaces located on the site, with a full-access driveway along Spruce Street. The applicant plans to provide off-site parking at various locations around downtown Paterson, and has proposed to operate a trolley system connecting the off-site parking locations to the Art Factory. The applicant has proposed to maintain two of the three existing loading docks, one of which is located adjacent to the intersection with Oliver Street and one of which is located to the north of building 21. Both loading docks would require vehicles to back in from Spruce Street. The applicant has proposed to maintain the existing fire escape on building 21, with certification and structural calculations to be submitted at a later date. The applicant has provided an existing drainage plan, which shows sheet flow onto Spruce Street from the parking lot, driveway, and the loading docks. The plans do not indicate how stormwater runoff will be prevented from entering the County right-of-way. The applicant has proposed to plant 5 Gingko trees along the Spruce Street frontage of the site.

There are conditions that must be satisfied before the applicant can be granted unconditional approval. The applicant must provide a traffic study, which should include the following items:

- a) Trip generation data for new trips to the site, which should be divided into trips by vehicles, mass transit, and the proposed trolley system;
- b) Provide a description of how the valet parking system will operate, including hours, the location and number of off-site valet parking spaces, and anticipated usage; and
- c) The following intersections must be analyzed for impacts from the proposed development: McBride/Ellison; Spruce/Market; Spruce/Oliver; Spruce/Grand; and Grand/Route 19 ramps.

The applicant must provide calculations, for a 10-year design storm, showing that all inlets along Spruce Street can handle the runoff from the site in addition to the existing road drainage. All roof

leader connections into other systems must be shown on the plans. It must be noted on the plans that all curbing and sidewalk will be replaced along the frontage. The applicant should provide a granite curb and pattern sidewalk in accordance with the City of Paterson Historic Preservation Commission standards. The applicant must provide an engineering plan for Spruce Street. The plan should not include any modifications to the easterly side of Spruce Street, including any additional crosswalks across Spruce Street, until any such improvements have been discussed with neighboring property owners and County staff. All new curb ramps must be placed parallel with their crosswalks. The applicant must provide "ONE WAY" and "DO NOT ENTER" signs in accordance with the proposed on-site circulation pattern, as well as signing directing motorists to any off-site parking facilities. The applicant has indicated that two loading zones would be necessary. Given the demand for loading at the site, the applicant should eliminate all loading docks and provide a recessed loading zone along the frontage (parallel to Spruce Street). Replace existing loading zone curb cuts with full-height curbing, per Paterson Historic Preservation Commission standards. The applicant must clarify the proposed trolley system, as sheet A-001 is not consistent with the separately submitted trolley map. The off-site parking spaces must be identified by address, with the total number of parking spaces at each location indicated on the plans. The proposed trees must be placed in tree pits with a minimum dimension of 3 feet by 8 feet. The applicant has indicated that the fire escape on building 21 is to remain. The applicant must provide certification and verify structural suitability, which must be determined by a professional engineer. The applicant must provide the Corridor Enhancement Fee of \$6,908.00 payable to Passaic County. The width of the Spruce Street driveway must be increased to 24'. The applicant must receive an encroachment permit for the outward swinging door on building 21.

Assistant Planner Miranda stated that staff would contact the applicant and present the opportunity for a meeting with Planning and Engineering staff.

Commissioner Metzler requested that the proposed gingko trees not be of the seed-bearing variety.

Commissioner Edmond clarified that the fire escape would also, if the stated conditions are satisfied, require an encroachment permit.

Commissioner Edmond stated that the proposed valet parking plan will not work with the current parking layout, as right-hand turns exiting the site would be made impossible, and that either the valet parking plan or the parking layout must be revised to address the issue.

Commissioner Metzler made a motion to **withhold approval** of the site plan application.

Commissioner Diaz seconded that motion. The motion passed unanimously.

Planning Board Counsel Abdelhadi recused himself from the meeting for the duration of the following application hearing.

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

This is a new site plan application in which the applicant has proposed to construct a four-story building with ground-floor retail space and 18 upper-floor apartment units. The two existing mixed-use buildings on the site would be demolished. The site is located along Main Street in the South Paterson neighborhood. There would be 13 off-street parking spaces located on the property, with all access to be along Thomas Street (under municipal jurisdiction). There is an existing curb cut along the Main Street frontage of the property. The applicant has proposed to install roof drains, which will connect into on-site seepage pits. Along the Main street frontage of the site, the applicant has proposed to plant two Columnar Hornbeam trees.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide the referenced survey, dated May 30th, 2017. The title block should read “City of Paterson” instead of “Borough of Paterson”. The name and address of the applicant and the owner must be noted on the plans. A graphic scale and north arrow must be included on all plan diagrams. The zoning table should include the total square footage of existing and proposed impervious surfaces on the site. The applicant must clarify whether there would be any off-site parking, as there is a significant discrepancy between the required parking and the proposed parking. If so, a plan must be provided for the off-site parking and the pedestrian route to the building. The applicant must provide a cross-section for each proposed doorway along Main Street, from the curblines to the building. The applicant must determine the exact location of all utility connections and indicate them on the plans. The bus stop located along the Main Street frontage must be indicated on the plans. The proposed seepage pits, and all related connections, must be shown on the site plan diagram. The applicant must provide the Corridor Enhancement Fee of \$1,500.00 payable to Passaic County.

Commissioner Edmond stated that, if the applicant does not propose any off-site parking, they must provide information showing that the parking discrepancy would not impact the functioning of the County right-of-way.

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

SP-18-008 – Hartz Mountain Industries – 20 Continental Drive, Wayne

Planning Board Counsel Abdelhadi returned to the meeting.

Staff explained that this is a new site plan application in which the applicant has proposed to provide additional loading and trailer parking spaces at an existing industrial warehouse facility. The site has frontage along Continental Drive and West Belt Parkway in Wayne, but does not have any frontage along a County roadway. There would be 172 vehicle parking spaces located on the property, a significant reduction from the existing 366 spaces. The spaces are being eliminated to allow for an increase in the number of trailer parking spaces (to 91) and loading spaces (to 95). The site will be accessible from both Continental Drive and West Belt Parkway. The site has an existing drainage system, which connects into the municipal systems along Continental Drive and West Belt Parkway. The applicant has proposed to install on-site landscaping.

Staff explained that the applicant must submit copies of all required NJDEP permits before the application can be granted unconditional approval.

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

OLD BUSINESS - NONE

NEW BUSINESS

Goffle Brook Park – Athletic Field Improvements

Staff explained that the County is planning to replace three existing baseball fields at Goffle Brook Park with two baseball fields and two soccer fields. The fields are located on the south side of Diamond Bridge Avenue, to the east of Goffle Brook. The plans will be reviewed by the Hawthorne Planning Board this month as well.

Commissioner Metzler stated a concern with the demand for parking associated with sporting events.

ADJOURNMENT

Commissioner Diaz made a motion to adjourn the meeting at 5:40 PM that was seconded by Commissioner Mirza.

Respectfully submitted,

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

Michael Lysicatos for

MICHAEL LA PLACE