

**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
THURSDAY, May 24, 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 Steve Edmond; Miguel Diaz; Joseph Metzler; Nakima Redmon; Sam Mirza, Alternate; Freeholder Terry Duffy.

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Michael La Place, Planning Director; Michael Lysicatos, Assistant Planning Director; Jason Miranda, Assistant Planner; Kathleen Caren, Open Space Coordinator.

**MINUTES:** The minutes of May 3<sup>rd</sup>, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Commissioner Redmon, the minutes as noted above are officially adopted.

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

- The Passaic County Green Infrastructure Plan will be presented for public comment on June 11<sup>th</sup> at Pompton Lakes Borough Hall; the presentation will begin at 6:30pm.
- Complete Streets design concepts for the Lakeview Avenue corridor will be presented to the public at an upcoming meeting, tentatively scheduled for June 13<sup>th</sup>.
- Planning Director La Place thanked Commissioner Edmond for his service as County Engineer. Commissioner Edmond introduced Jonathan Pera as the new County Engineer, effective June 1<sup>st</sup>.

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

Seeing no one present, Vice Chairman Simpson made a motion to close the public portion that was seconded by Commissioner Diaz. The motion passed unanimously.

**PRESENTATION:** Kathleen Caren presented a brief overview of the design concepts for the Vista Park (locally known as Monument Heights) above the Great Falls in Paterson. A condominium development was previously proposed at the site, but it has since been purchased by the State in order to be preserved as open space. The National Park Service has organized and paid for the planning and design of the park, including the development of a management plan. The report illustrated several concepts that will be further refined in partnership with the State, City and County. The Board will be updated on the public comment period and any scheduled follow-up meetings.

#### **DEVELOPMENT REVIEW**

##### **SP-18-024 – Pennington Passaic Apartments – 199-231 Pennington Avenue, Passaic**

Staff explained that this is a new site plan application in which the applicant has proposed to convert a vacant, six-story hospital building to include 147 apartment units. The site has frontage along Pennington Avenue in Passaic. The site would have access along Aycrigg Avenue, High Street and

Randolph Street, all municipal streets under City of Passaic jurisdiction. The site would have a total of 147 off-street parking spaces. There would be no access driveways or curb cuts along the Pennington Avenue frontage of the site. The building would have pedestrian access to three (3) entrances along Pennington Avenue. The site would have a subsurface detention basin, with an overflow connection into the municipal drainage system along Aycrigg Avenue. There are existing shade trees and bushes along the Pennington Avenue frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table should include the total square footage of impervious surfaces at the site before and after the development. The applicant should clarify whether the existing lots are being consolidated as part of the application. The applicant must provide a traffic study. The plans must show all existing loading spaces in order to verify that there would be no loading along the Pennington Avenue frontage of the site. The plans must be revised to show all existing and proposed roof leaders. The plans must be in compliance with New Jersey's Residential Site Improvement (RSI) standards. There must be no stormwater discharge into the Pennington Avenue right-of-way. The Randolph Street contours must be labelled on the plans. Bike parking should be provided along the Pennington Avenue frontage of the site, outside of the County right-of-way. The applicant must submit architectural plans, including exterior elevations. The applicant must provide the Corridor Enhancement Fee of \$8,329.00 payable to Passaic County.

A representative of the applicant was in attendance. Daniella Lamake, the attorney for the applicant, introduced herself and the project's landscape architect, Jeffrey Allen.

Mr. Allen, of Maser Consulting, was sworn in and provided testimony. Mr. Allen stated that the drainage report will illustrate a decrease in impervious surfaces. The engineer and applicant will determine what is needed for a traffic plan and coordinate with Passaic County Engineering. Mr. Allen stated that all designated loading spaces are internal and accessed from the parking lot, but that there may be loading along Pennington Avenue for residents moving into and out of the building.

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

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

This is an amended site plan application in which the applicant has proposed to construct two additions 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.

The application was granted unconditional approval on March 15<sup>th</sup>. The site plan has since been amended to account for a reduction in the total size of the additions. The westerly addition would be 16,602 sq. ft., reduced from the previously approved 30,325 sq. ft. The northerly addition would be 47,775 sq. ft., increased from the previously approved 42,510 sq. ft. In total, the additions would be 8,458 sq. ft. less than the previously approved plan, from 72,835 to 64,377 sq. ft. All access to the site would be along Demarest Drive. There would be a total of 79 off-street parking spaces located on the site, less than the 89 spaces that were previously approved. 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 application does not pose any adverse impact to County facilities and recommended that it be granted unconditional approval.

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

**SP-16-065 – Daughters of Miriam Center – 155 Hazel Street, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an additional parking area at an existing nursing and assisted living facility. The application was withheld by the Planning Board on July 28<sup>th</sup>, 2017 with 7 conditions. The Planning Board granted the applicant's request for a Corridor Enhancement Fee reduction on May 3<sup>rd</sup>, 2018. There would be 272 off-street parking spaces on the property, an increase from the existing 253 spaces. The site has existing access at the northerly end of the Hazel Street frontage. Additionally, the applicant has proposed to remove an existing driveway at the southerly end of the frontage. The site also has access along Walman Street, which is under City of Clifton jurisdiction. The site is sloped towards Hazel Street; there is an existing trench drain at the northerly driveway. The southerly driveway would be removed and replaced with curbing and landscaping in order to prevent sheet flow at that location.

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

Commissioner Mirza made a motion to grant **unconditional approval** to the site plan application. Commissioner Redmon 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 January 18<sup>th</sup> 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 requested a waiver from the Board's requirement to construct a sidewalk along the Union Avenue frontage of the site. 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 in 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 applicant must still clarify the intended use of the gated parking area to the north of the garage. A waiver has been requested by the applicant to not install a sidewalk along the Union Avenue frontage of the site, as there is no existing sidewalk along Union Avenue in the vicinity of the site. Staff recommended that the waiver not be granted and explained that the sidewalk would improve safety for those who would otherwise be walking along the shoulder of the roadway and could also be connected into a larger sidewalk network if there are future developments and/or County projects along the section of Union Avenue. The proposed interior curbing and landscaping must include

the entire “NO PARKING” area. The applicant must submit drainage calculations for the entire site. The applicant must verify that all inlets and pipes located on the site are in proper operating condition. This must be completed prior to receiving County approval. The plans must show the sizes of all pipes within the right-of-way of Union Avenue. Sight distance must be shown at the exit driveway. An additional “DO NOT ENTER” sign must be provided at each driveway. The stop bar must extend across the entire exit driveway. There should be a minimum of 4’ between the stop bar and the proposed sidewalk. A graphic scale must be provided on the landscaping plan. The applicant has requested a reduction of the previously assessed Corridor Enhancement Fee of \$4,895.00.

Arthur Neiss, the applicant’s attorney, was in attendance at the meeting. Robert Weismann, the project engineer, was sworn in and provided an overview of the site operations. The rear parking spaces are intended for employees only. Mr. Weismann stated that there would be further investigation into the drainage system with some replacement of the existing system likely. The roof drainage would be directed to seepage pits in order to decrease the overall drainage on the site connecting into Union Avenue. Mr. Weissman stated that the sight distance had been shown on the revised plans. Commissioner Edmond responded that staff would double-check the plans in order to clarify whether the requested sight distance is shown.

Commissioner Metzler stated that a reduced corridor enhancement fee would be considered upon receipt of revised plans addressing the Board’s conditions.

Vice Chairman Simpson made a motion to **deny** the requested waiver from constructing sidewalks along Union Avenue. Commissioner Metzler seconded that motion. The motion passed unanimously. Freeholder Duffy abstained from the vote.

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

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

Staff explained that 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 in West Milford. The application was withheld by the Planning Board on April 5<sup>th</sup> with 4 conditions. All access to the site would be from Burnt Meadow Road. There would be three (3) off-street parking spaces. The applicant has requested a “significant” reduction in the previously requested Corridor Enhancement Fee, due to there being little to no impact on the County right-of-way and no stormwater discharge into the County system. 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.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a formal letter from the Township of West Milford, stating that the application is exempt from the requirements of the Highlands Act. The applicant has requested a reduced Corridor Enhancement Fee. Staff recommended a reduced fee of \$2,975.00, calculated based on the proposed lot coverage (16%) in proposed to the previously assessed fee.

Commissioner Metzler made a motion to **grant** the waiver request and reduce the corridor enhancement fee to \$2,975.00. Commissioner Redmon seconded that motion. The motion was unanimously approved.

Commissioner Edmond stated that the application must be withheld until the required Highlands Exemption is received.

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

#### **SP-18-023 – Proposed Mixed-Use Building (Kabakci) – 1095 Ringwood Avenue, Wanaque**

This is a new site plan application in which the applicant has proposed to construct a three-story mixed-use building on a vacant lot. The building would have ground-floor retail space and two apartments on the upper floors. The site would have access along Brook Street to the rear, with four (4) off-street parking spaces to be provided. There is an existing sidewalk and streetscaping treatment along the Ringwood Avenue frontage of the site. The applicant has not provided any information regarding grading or drainage. There are existing shade trees along the Ringwood Avenue frontage of the site, in accordance with the Borough of Wanaque’s streetscaping standards.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The title block must include the name of the municipality, the county, and the block and lot numbers. The name and address of the applicant and the owner must be noted on the cover sheet. The zoning table should be revised to include both existing and proposed site information. The table should also include the total square footage of impervious surfaces before and after development. The applicant must submit a survey, signed and sealed by a licensed surveyor. The plans must be revised to include elevation contours, with labels. The plans must show all roof leaders and drainage connections. The applicant must submit drainage calculations. The plans must show the sidewalk up to the curblin of Ringwood Avenue. The existing landscaping and streetscaping along the Wanaque Avenue frontage of the site must be shown on the plans. The applicant must submit exterior elevation plans. Bike parking must be provided along the Ringwood Avenue frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$500.00 payable to Passaic County.

Commissioner Edmond requested the 1<sup>st</sup> floor elevations along Ringwood Avenue, as well as sidewalk elevations and the slope of the sidewalk to the proposed entrance. The applicant must show that the door swing can be accommodated without any encroachment into the County right-of-way.

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

#### **SP-18-025 – Suncrest Service Station – 346 High Mountain Road, North Haledon**

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing auto service station to a convenience store. Additionally, a canopy would be constructed over the existing gas pumps. The site has two (2) existing access driveways along High Mountain Road: a driveway at the southerly edge of the site, which is shared with Lot 12.01, and a northerly driveway at the corner of High Mountain and Ballentine Drive. The applicant has proposed to reduce the curb cuts of both driveways, restricting the southerly driveway to Lot 12 and placing the northerly driveway solely

along Ballentine Drive. There would be additional access along Ballentine Drive at the easterly edge of the site. The site would have a total of nine (9) off-street parking spaces. There is an existing sidewalk along the High Mountain Road frontage of the site. The site is sloped towards High Mountain Road; the applicant has not proposed any on-site drainage system which would prevent stormwater from entering the County right-of-way. The applicant has not proposed any landscaping along the High Mountain Road frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name and address of the applicant and the owner must be noted on the cover sheet. The zoning table should be revised to include both existing and proposed site information. The table should also include the total square footage of impervious surfaces before and after development. The applicant must provide a positive drainage plan. There must be no stormwater runoff into the County right-of-way. Curbing and sidewalk must be present along the entire High Mountain Road frontage in accordance with the County's curbing and pavement detail. A raised driveway apron must be provided at the High Mountain Road driveway, per the County's driveway apron detail. The plans must be revised to show all utility connections. The applicant must provide truck turning templates, showing all movements and fueling positions. The plans must show accurate contours throughout the site. Shade trees must be provided along the High Mountain Road frontage of the site, outside of any sight triangles. The applicant should coordinate with County staff to provide appropriate tree species. The applicant must provide the Corridor Enhancement Fee of \$1,917.00 payable to Passaic County.

Commissioner Edmond stated that the plans should be revised to show the curb line on the opposite side of Ballentine Drive at the intersection with High Mountain Road.

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

### **SP-18-026 – Lakeview Capital Investment – 371 Lakeview Avenue, Clifton**

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

This is a new site plan application in which the applicant has proposed to construct a two-story mixed-use building. The building would have ground-floor retail space and eight (8) apartment units on the second floor. The existing house of worship would be demolished. All access to the site would be from East Sixth Street, a municipal street. There would be a total of 27 off-street parking spaces on the site. There is an existing driveway along the Lakeview Avenue frontage of the site which would be replaced with new curbing and sidewalk. The two (2) retail units would have pedestrian access from Lakeview Avenue. The site is sloped away from Lakeview Avenue; roof drains would connect into seepage pits at the rear of the site. The applicant proposed three (3) Flowering Dogwoods along the Lakeview Avenue frontage 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 both existing and proposed site information. The table should also include the total square footage of impervious surfaces before and after development. The survey should be revised to note the existing NJTransit bus stop along the Lakeview Avenue frontage of the site. The applicant must submit sidewalk elevations adjacent to each entrance along Lakeview Avenue. Bike parking should be provided along the Lakeview Avenue frontage

of the site, outside of the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$2,003.00 payable to Passaic County.

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

**OLD BUSINESS - NONE**

**NEW BUSINESS - NONE**

**ADJOURNMENT**

Planning Board Counsel Abdelhadi returned to the meeting.

Commissioner Edmond made a motion to adjourn the meeting at 6:09 PM that was seconded by Commissioner Redmon.

Respectfully submitted,

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

Michael Lysicatos for

MICHAEL LA PLACE