

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, November 8, 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; Freeholder Director Cassandra Lazzara; Freeholder Terry Duffy.

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

MINUTES: The minutes of the October 25th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Martinique and seconded by Freeholder Duffy, the minutes as noted above are officially adopted. Commissioner Diaz abstained from voting.

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

- The Department has provided signal location mapping assistance for Phase II of the County's Wayfinding initiative. Phase I of the initiative is currently being implemented.
- The Green Stormwater Infrastructure Element will be presented to the Board for a public hearing at the regularly scheduled November 29th meeting. Copies of the plan have been provided to each member of the Board, with a copy of the full document on display. The Element will require approval by 2/3 affirmative vote and formal approval by Planning Board resolution.

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

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

DEVELOPMENT REVIEW

18-008 – 100-200 Metro Boulevard Subdivision – 100-200 Metro Boulevard, Clifton (On3 Campus)

Staff explained that this is a new major subdivision application in which the applicant has proposed to subdivide an existing lot (1.01) in order to create four new lots (B, C, D, and remainder). The property is part of the larger On3 campus, which is being redeveloped in accordance with the Hoffmann-La Roche Redevelopment Plan, and is the Clifton portion of a site that extends into Essex County to the south. The subdivision is proposed in conjunction with a site plan application (SP-18-056) to construct a parking garage for two existing office buildings which are expected to be re-occupied. Proposed Lot B will include the portion of the proposed parking garage within Clifton.

Proposed Lot C will include the existing cooling towers. Proposed Lot D will include the portion of an office building (200 Metro Boulevard) that is within Clifton. The remainder of Lot 1.01 consists of an asphalt lot and several structures for which no development is currently proposed.

Staff explained that there are no conditions being requested for the subdivision application.

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

SP-18-056 – Proposed Parking Garage – 100-200 Metro Boulevard, Clifton (On3 Campus)

This is a new site plan application in which the applicant has proposed to construct a 7-story, 2,566-space parking garage adjacent to two existing, but currently vacant, office buildings. Both buildings are expected to be re-occupied in the near future. The site is part of the larger On3 campus, which is being redeveloped in accordance with the Hoffmann-La Roche Redevelopment Plan, and extends into Essex County to the south.

The site does not have any frontage along a County road, but may impact nearby County roadways due to the scale of the development. The site will have access along Prism Way and Metro Boulevard, both internal streets of the On3 campus. It is not clear how the site will connect with the rest of the campus and surrounding roadways, although the plans do show a street connection to the west (across the railroad tracks) towards Bloomfield Avenue. Stormwater runoff from the site and roof will connect to the larger On3 campus' drainage system, which connects to Essex County's drainage system to the south. The applicant has proposed numerous trees and other landscaping throughout the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The plans must include a site overview showing how the proposed development is connected with the remainder of the On3 Campus, as well as adjacent roadways. The overview plan should show in detail all proposed street connections throughout the property, as the traffic study states that 100-200 Metro Boulevard and 111 Ideation Way will not have access to Isabella Street. The applicant must provide a copy of the State Highway Access Permit, as required by the New Jersey Department of Transportation to allow for the proposed Route 3 access. In the traffic study, a 20% credit is used to reduce the trip generation figures, due to the expected carpooling/transit usage of Clifton and Nutley residents. However, the site's employees will be commuting from other communities. The credit must be revised to accurately reflect the probable conditions. The following intersections must be studied: a) Bloomfield Avenue / Isabella Street; b) Bloomfield Avenue / Knollwood Terrace; c) Route 3 EB ramp / Bloomfield Avenue; d) Route 3 WB ramp / Bloomfield Avenue; e) Route 3 EB ramp / Passaic Avenue; and f) Route 3 WB ramp / Passaic Avenue.

Representatives for the applicant were in attendance at the meeting. The applicant's attorney, Meryl Gonchar, provided a brief overview of the proposed parking garage and re-occupancy of the adjacent office buildings. Ms. Gonchar clarified that the 20% transit share is expected by the applicant, as NJTransit buses will access the site to accommodate commuters. Ms. Gonchar also clarified that the proposed parking garage is a consolidation of the existing parking that exists

throughout the campus, in order to accommodate the development of other portions of the campus.

The applicant's traffic engineer, Matthew Seckler, was accepted as an expert in traffic engineering and provided testimony. Mr. Seckler clarified that the traffic generated from the re-occupancy of the two office buildings was already included in the traffic report for the Quest Diagnostics application (SP-18-015), proposed on another portion of the On3 Campus. Mr. Seckler also clarified that vehicles will not have access to and from Isabella Street for this section of the campus.

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

OLD BUSINESS

The Board temporarily suspended Development Review and moved to Old Business.

SP-15-011 – St. Michael's Orthodox Church – 171 Colfax Road, Wayne

This is a previously approved site plan application in which the applicant proposed to construct an addition to an existing church. The Board had requested the installation of sidewalk and curbing along the Colfax Road frontage of the site; the approved plans included the requested sidewalk and curbing.

Staff explained that the applicant has now requested a waiver from the installation of sidewalk and curbing for several reasons. The reasons provided include: the removal of trees, the impact to the wetland ecosystem, the barrier of an existing headwall to the north, and the lack of an existing sidewalk network to connect to.

Deborah Jones, of Q5 Architects, was accepted as an expert in architecture and provided testimony on the applicant's request.

Staff explained that any waiver granted by the Board will still require the applicant to submit an amended site plan for hearing by the Board.

Freeholder Duffy made a motion to **waive** the requirement to install a sidewalk. The applicant must submit for amended site plan approval. Commissioner Martinique seconded that motion. The motion passed unanimously.

DEVELOPMENT REVIEW (cont.)

The Board returned to Development Review.

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 4,118 sq. ft. fellowship hall adjacent to an existing church building. The application was withheld by the Planning Board on July 26th with 9 conditions.

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. A small portion of the site slopes towards Main Avenue, but should have minimal impact as it is mostly grass. The applicant has proposed to connect roof drainage to two seepage pits at the rear of the proposed addition. The applicant has proposed to plant four (4) Ivory Silk tree lilacs along the Main Avenue frontage of the site.

Staff explained that there is one condition that must be satisfied before the application can be granted an unconditional approval. The grass strip between the sidewalk and the roadway is not sufficient for tree plantings. The proposed trees should be placed on the site, adjacent to the right-of-way.

The applicant's builder, Wayne Alston, thanked the Board for their consideration and staff for their assistance, and stated that the remaining condition would be addressed.

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

SP-18-057 – Proposed Telecommunications Facility– 92 Washington Street, Paterson

This is a new site plan application in which the applicant has proposed to install an unmanned wireless telecommunications facility on the rooftop of an existing building. The building is located on Lot 10, which has frontage along Washington Street. The facility will be access from a building on Lot 20, which has frontage along Main Street and is under common ownership. The roof of the building on Lot 10 will be accessed from the building on Lot 20 via a ladder. The applicant has proposed a total of 12 antennas, which will be screened from the Washington Street frontage with an RF transparent screening enclosure.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must apply for and receive an Encroachment Permit for the cellar door access point in the sidewalk. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

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

SP-18-058 – Proposed Retail Center & Child Care Facility– 220-228 Berdan Avenue, Wayne

This is a new site plan application in which the applicant has proposed to construct an 8,620 sq. ft. retail building and a two-story, 14,837 sq. ft. child care facility. The site is currently occupied by four (4) single family dwellings, which will be demolished. The site has frontage along Berdan Avenue in Wayne, adjacent to Wayne Hills High School.

The site will have access along Berdan Avenue via a right-in, right-out only driveway, which will replace an existing curb cut. The existing southerly driveway will be eliminated. The site will have a total of 77 parking spaces. There is existing sidewalk and curbing along the entire frontage of the site. The site will be sloped slightly towards Berdan Avenue at the location of the driveway. The

applicant has not proposed any stormwater mitigation at the driveway. Inlets will collect runoff from the remainder of the site, which will connect to an underground infiltration system. The system will have an outlet control structure, which will funnel stormwater to a riverstone drainage swale at the northeasterly corner of the site. The applicant has proposed to plant 15 shade trees and 5 evergreen trees throughout the site, including near the Berdan Avenue frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. The existing, southerly curb cut must be replaced with full-height curbing and sidewalk, per County detail. The site walkway should be connected to the Berdan Avenue sidewalk. A raised driveway apron, with a zero throat width, must be installed at the site driveway in accordance with County detail. The plans must include a driveway profile. The following comments pertain to signing: a) the "STOP" and "DO NOT ENTER" signs must be placed on separate posts; and b) two R3-2 (NO LEFT TURN) signs must be installed, one for each prohibited left-turn movement. Additionally, the Township of Wayne must pass an ordinance enacting the proposed left-turn prohibitions. There must be no stormwater runoff from the site to Berdan Avenue. All runoff must be intercepted at the right-of-way line. Additional shade trees must be provided adjacent to, but outside of, the Berdan Avenue right-of-way. The applicant must provide the Corridor Enhancement Fee of \$4,549.00 payable to Passaic County.

The Board requested clarification from the applicant that the site plan adequately satisfied all local tree replacement requirements.

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

NEW BUSINESS – NONE.

CORRESPONDENCE – NONE.

ADJOURNMENT

Vice Chairman Simpson made a motion to adjourn the meeting at 5:45 PM that was seconded by Commissioner Martinique.

Respectfully submitted,

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

Michael Lysicatos for
MICHAEL LA PLACE