

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, October 25, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512

Chairman Gervens opened the meeting at 5:03 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; Nakima Redmon; 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 11th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Martinique and seconded by County Engineer Pera, the minutes as noted above are officially adopted. Freeholder Duffy and Commissioners Diaz and Metzler abstained from voting.

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

- The Board of Chosen Freeholders has approved the hiring of a new Assistant Planner, Michael Donnelly. Mr. Donnelly is a Passaic County native and is expected to join the Department in November.
- The draft Green Stormwater Infrastructure Element of the Master Plan is currently being printed and has been scheduled for a public hearing at the November 29th Planning Board meeting.
- The Department continues to coordinate with the Borough of Pompton Lakes on re-use of the former Dept. of Public Works garage for affordable and senior housing, with accessory uses. The redevelopment should strengthen the surrounding downtown area.

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 Martinique made a motion to close the public portion that was seconded by Commissioner Metzler. The motion passed unanimously.

DEVELOPMENT REVIEW

17-002 – Riverside Terrace Subdivision – 416-462 5th Avenue, Paterson

Staff explained that this is an amended major subdivision application in which the applicant has proposed to subdivide an existing lot (Lot 13) in order to create 3 new lots (Lots 1-3). The subdivision has been proposed in conjunction with a site plan (SP-17-014) for the redevelopment of the Riverside Terrace public housing complex. The lots are to be developed in multiple phases, with proposed lot 3 set aside for future development "by others". The application was granted conditional approval by the Planning Board on March 16th, 2017 with 4 conditions. However, as the previously reviewed subdivision plat proposed a total of 5 lots, this submission is considered to be amended and must receive an amended approval from the Board.

There are conditions that must be satisfied before the application can be granted unconditional approval. The County must be in receipt of the required final plat fee prior to the final plat being signed by the Planning Director. A note must be provided on the plat prohibiting future access along 5th Avenue for proposed lot 3 (formerly proposed lot 5). The applicant must explain the ownership status of the private driveway labelled Grimes Place. The referenced note is not on the submitted plans.

Representatives for the applicant were in attendance at the meeting. Joseph Behot was in attendance as the attorney for the applicant. Mr. Behot stated that the requested note in regards to proposed lot 3 would be added to the plans.

Jeffrey Allen, the applicant's landscape architect from Maser Consulting, was sworn in and provided testimony. Mr. Allen stated that Grimes Place was previously a private easement and would be vacated as part of the subdivision.

Staff requested that the easement be formally vacated with documentation as a condition of approval.

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

SP-17-014 – Riverside Terrace Re-development – 416-462 5th Avenue, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct 245 dwelling units in two phases. The existing Riverside Terrace housing complex will be demolished. Phase I will include the construction of a 4-story, 80-unit senior housing complex. Phase II will include the construction of 165 townhouse units. This site plan application has been proposed in conjunction with a major subdivision (17-002) of the same property. Phases I and II will be constructed on proposed lots 1 and 2, respectively. Proposed lot 3 will be developed in the future "by others" and will require a separate site plan application. The application was withheld by the Planning Board on March 16th, 2017 with 6 conditions.

There will be 241 off-street parking spaces on the site, with access via two combined driveways along 5th Avenue. The westerly driveway will line up with and connect to East 27th Street. At the easterly driveway, left-in turns will be prohibited between the hours of 4-6 PM, Monday-Friday. Additional access will be provided along 7th Avenue to the south. As requested by the Board, the applicant has proposed to install crosswalks from the site to the northern side of 5th Avenue at the driveway intersection with E. 27th Street. The site is sloped steeply towards the Passaic River. The applicant has proposed to construct an on-site detention basin on the southerly part of the property.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. Curb ramps, per ADA standards, must be installed on the southerly side of 5th Avenue. The crosswalks should be continental-style (ladder bars, but no transverse lines). Raised driveway aprons, per County detail, must be provided for the two driveway crossings along 5th Avenue. It is also recommended that raised aprons be provided for all such crossings throughout the site. The proposed "NO LEFT TURN" prohibition must be granted by City ordinance and a concurring Board of Chosen Freeholders resolution. The applicant must provide a copy of correspondence requesting the ordinance from the City Council. The intersection plan must be revised to incorporate the comments regarding curb ramps, crosswalks, and raised driveway aprons. The plan must note the color of all striping and all dimensions. All striping must be noted as thermoplastic. The applicant must provide a written request to the City of Paterson to prohibit parking along the 5th Avenue frontage, as designated

by the signs shown on the plan, and provide a copy of any correspondence to the County. The applicant must provide the Corridor Enhancement Fee of \$17,655.00 payable to Passaic County.

Commissioners Diaz and Metzler both inquired how the left turn restriction would be realistically enforced. Staff explained that the requested City ordinance would enable police to enforce the restriction.

Representatives for the applicant were in attendance at the meeting. Jeffrey Fiore, the applicant's traffic engineer from Maser Consulting, testified on behalf of the applicant and was sworn in. Mr. Fiore informed the Board that he had discussed the proposed "NO LEFT TURN" prohibition during afternoon peak hours with the County's traffic engineer, Charles Silverstein.

Noam Roizman, the owner, was sworn in and provided additional information. Mr. Roizman informed the Board that there would be private security and police presence for approximately 18 hours a day, including during the evening, but that they would not be able to enforce traffic. He provided that someone would be on-site from 4-6 PM every day, but not specifically at the driveway.

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

SP-18-035 – Wanaque Corner – 1054 Ringwood Avenue, Wanaque

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a two-story commercial building. The building will have ground-floor retail space, while the second floor will be used as office space. The existing bank building on the site will be demolished. The site has frontage along Ringwood Avenue in the Haskell section of Wanaque. The application was withheld by the Planning Board on September 13th with 4 conditions.

The site will have all ingress and egress along Fourth Avenue and William Place, both municipal streets. There will be 61 parking spaces provided on-site. There is an existing sidewalk and streetscaping treatment, in accordance with Wanaque's streetscaping standards, along the Ringwood Avenue frontage of the site. A walkway will be constructed connecting the sidewalk to the entrance of the proposed building. The site slopes slightly towards Ringwood Avenue. The applicant has proposed to install inlets and an underground infiltration system on-site, which will have an overflow connection to an existing County inlet. The system will be designed to allow for 6" of water on the site prior to any overflow. The existing shade trees along Ringwood Avenue will remain. The applicant has proposed additional landscaping throughout the site.

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

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

SP-18-039 – Proposed Car Wash Facility – 105 Paterson-Hamburg Turnpike, Pompton Lakes

This is a previously withheld site plan application in which the applicant has proposed to construct a 3,274 sq. ft. car wash facility on a portion of a vacant lot. The site has frontage along both Paterson-

Hamburg Turnpike and Ringwood Avenue in Pompton Lakes. The application was withheld by the Planning Board on July 26th with 11 conditions.

The site will have one-way circulation: vehicles will enter at a two-lane driveway along the southerly portion of the Ringwood Avenue frontage and exit onto Ringwood Avenue via a shared driveway at the northerly end of the property. The applicant has provided copies of the cross-easement allowing for shared use of the driveway with the owner of lot 11.05. The site will have a total of 19 off-street parking spaces. Per the Board's request, the applicant has proposed to replace the curbing and sidewalk along Paterson-Hamburg Turnpike and install curbing and sidewalk along the Ringwood Avenue frontage. The applicant has proposed to install inlets and trench drains on-site to collect stormwater. The on-site system will have an overflow connection into the Paterson-Hamburg Turnpike drainage system. The applicant has proposed to plant shade trees and shrubs along both frontages of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The sidewalks along Ringwood Avenue and Paterson-Hamburg Turnpike must be noted as 5' in width on the plans. The existing curb ramps at the intersection should be maintained. The raised sidewalk across the site driveways must be shown on the plans. Sheets C-2 and C-6 must be revised to note the size and type of pipe. The applicant must apply for a Storm Drain Connection Permit, which will require Board of Chosen Freeholders approval. The applicant must submit an analysis of the pipe's capacity to handle stormwater from the site. The plans must include a detail of the doghouse manhole, showing a concrete footing below the existing pipe. The proposed "ONE WAY" sign is oriented incorrectly; it must be perpendicular to the roadway. The plans must include a detail or MUTCD number for the sign. The centerline must be noted as double yellow and thermoplastic. Any existing or proposed trees that are located within the sight triangle of the northerly driveway must be removed from the plans. The applicant must plant additional shade trees at the corner of Ringwood Avenue and Paterson-Hamburg Turnpike, between the proposed dogwood and honey locust trees. All existing and proposed trees must be noted in the planting table.

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

OLD BUSINESS – NONE.

NEW BUSINESS – NONE.

CORRESPONDENCE – NONE.

ADJOURNMENT

Commissioner Martinique made a motion to adjourn the meeting at 5:41 PM that was seconded by Commissioner Metzler.

Respectfully submitted,



Michael Lysicatos for
MICHAEL LA PLACE