

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, September 13, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512

Chairman Gervens opened the meeting at 5:04 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; Nakima Redmon; Freeholder Director Cassandra Lazzara

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 August 23rd, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Redmon and seconded by Vice Chairman Simpson, the minutes as noted above are officially adopted. Freeholder Director Lazzara abstained from voting.

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

- The draft Green Infrastructure Plan will be uploaded to the County's website for review and has been tentatively scheduled for a public hearing at the October 25th Planning Board meeting.
- Work has begun on the planning study for the Paterson-Newark Transit Study.
- The Department has received resumes for the open Assistant Planner position and provide the Board with future updates on the hiring process.

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

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

DEVELOPMENT REVIEW

SP-17-032 – Proposed Taco Bell – 164 Greenwood Avenue, Wanaque

This is a previously withheld site plan application in which the applicant has proposed to construct a drive-thru restaurant. The existing single-family dwelling will be demolished. The property has frontage along Union Avenue. The application was withheld by the Planning Board on June 22nd, 2017 with 8 conditions. The applicant has since met with staff to discuss addressing the Board's conditions.

The plans have been revised to include access along Union Avenue, whereas access was previously only proposed along Greenwood Avenue. The change was made in response to the Wanaque Planning Board denying the application, partly due to concerns over site traffic using Greenwood Avenue. There will be two one-way driveways: vehicles will enter at the easterly driveway and exit at the westerly driveway. The driveways will be restricted to right-in and right-out turns only. There will still be additional access provided along Greenwood Avenue. There will be 14 on-site parking spaces. The applicant has proposed to construct a walkway from the entrance to the Union Avenue sidewalk. The applicant has proposed a single white dogwood tree near the Union Avenue frontage; additional landscaping will be provided on

the site. The site is sloped towards the County right-of-way; the applicant has proposed an inlet at the lowest point of the property, which will connect into an on-site detention basin. The basin will have an overflow connection to the Union Avenue drainage system.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a quit claim deed for the portion of the property location between the survey right-of-way line and the tax map right-of-way line. Raised driveway aprons with sidewalk, per County detail, must be provided at both Union Avenue driveways. The aprons should not have any curvature. The shoulder between the roadway and the proposed sidewalk must be striped with a white edge line, to match the existing edge line to the west. The plans must be revised to show the proposed parking lot grading in order to determine the amount of on-site ponding that will take place. Shade tree(s) should be planted in the proposed landscaping area adjacent to the corner of Greenwood and Union Avenues. The applicant must provide the Corridor Enhancement Fee of \$2,960.00 payable to Passaic County. Staff provided additional comments in response to the proposed access along Union Avenue. The proposed easterly driveway should be restricted to right-in turns only. The applicant must install two "NO LEFT TURN" signs, one on each side of Union Avenue. The signs should state "INTO DRIVEWAY" below "NO LEFT TURN" in order to avoid confusion with the Greenwood Avenue intersection. At the proposed westerly driveway, the applicant must install two "DO NOT ENTER" signs, one on each side of the driveway.

Michael Rubin, the applicant's attorney, testified that the application originally proposed ingress and egress solely along Greenwood Avenue and was poorly received by the Wanaque Planning Board. The plan was re-engineered to add the right-only driveways along Union Avenue in order to satisfy both the municipality and the County.

Commissioner Simpson inquired about the County's desire to limit curb cuts on County roadways. Staff explained that the right-in and -out only access is a compromise between the Wanaque Planning Board's interest in limiting exclusive access along a residential street and the County's interest in limiting full-turn movements along County roadways.

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

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

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 application was withheld by the Planning Board on July 26th with 8 conditions.

The site will have all ingress and egress along Fourth Avenue and William Place, both municipal streets. There will be 63 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 1 ½" 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 there are conditions that must be satisfied before the application can be granted unconditional approval. The proposed drainage only allows for 1.5" of on-site ponding before connecting into the Ringwood Avenue drainage system. The drainage must be revised to provide 6" of on-site ponding before connecting to the County system. The applicant must provide the Corridor Enhancement Fee of \$2,280.00 payable to Passaic County. The size, inverts, and slope must be noted on the plans for all pipes. The applicant must clarify the intent of the existing on-site catch basin, including any connections.

Michael Rubin, the applicant's attorney, testified that the applicant would address the comments.

County Engineer Pera expressed concern with the Board's request for 6" of on-site ponding not being adequately addressed and recommended that the Board withhold approval of the application.

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

SP-18-050 – Proposed Child Care Facility – 315-321 Crooks Avenue, Paterson

Planning Board Counsel Abdelhadi recused himself from review of the application and left the room for the duration of the application's review.

This is a new site plan application in which the applicant has proposed to construct a 3-story, 6,600 sq. ft. child care facility. The existing two-story dwelling will be demolished. The site will have two one-way driveways: vehicles will enter at the easterly driveway and exit at the westerly driveway. The easterly driveway will require the construction of an additional curb cut along Crooks Avenue. Both driveways are proposed within 10 feet of property lines. There will be nine (9) on-site parking spaces, while 78 spaces are required. The sidewalk will be replaced and widened. The front doors, which will swing outwards, are to be recessed. The site is relatively flat at the location of the proposed driveways. The applicant has proposed to connect roof drainage from the building to rear seepage pits. The applicant has not provided a landscaping plan.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. North arrows must be provided for all plan diagrams. The name and address of the applicant and the owner must be noted on the plans. The applicant must provide the proposed area of disturbance. The applicant must submit a traffic study with a detailed description of the proposed drop-off and pick-up procedures. The drop-off and pick-up must not be along Crooks Avenue. The site driveways are both within 10 feet of property lines, which will require a waiver from the Planning Board. At the proposed exit driveway, two "DO NOT ENTER" signs must be installed. At the end of the entrance driveway, adjacent to the rear parking lot, two "DO NOT ENTER" signs must be installed. A two-faced "ONE WAY" sign must be installed at each driveway. The applicant must provide a justification for the discrepancy between the required number of parking spaces and the proposed number of spaces. The justification must include evidence that the parking deficiency would not adversely impact Crooks Avenue. The site must allow for on-site ponding up to 6", in the event that the on-site drainage system fails, before connecting into the County drainage system. The plans must show all utility lines and connections along Crooks Avenue. For all driveways proposed along Crooks Avenue, parking should be prohibited for 25 feet looking left and 20 feet looking right, measured from the end of the curb cut. The applicant must send a written request to the City of Paterson to pass an ordinance for this restriction and provide a copy of all correspondence. Approval of the application is not contingent upon any action by the City on this request. Shade trees must be planted along the frontage of the site. The species and

other specifications of the trees should be included in a landscaping table. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

Zack Barkawi, the managing partner on the project, testified that 16 – 18 cars would be able to queue around the building, per the project team’s determination. There will be approximately 20 employees. Mr. Barkawi testified that the City of Paterson was unable to calculate an appropriate parking requirement for a school and deferred to a retail/commercial standard for the site.

Commissioner Redmon inquired whether parking will be assigned for visitors or staff. Mr. Barkawi stated that the spots will be assigned to visitors, as most employees will be using mass transit.

County Engineer Pera requested that the applicant provide justification on how the parking will be adequate and not adversely impact the Crooks Avenue.

Freeholder Director Lazzara asked how many students are expected to attend the facility. Mr. Barkawi indicated that there will be approximately 120 students. Staff stated that there will need to be a detailed pick-up and/or drop-off plan in order to ensure organized traffic flow. Mr. Barkawi informed the Board that the facility is a state mandated public pre-school and will be designed to serve mostly neighborhood residents that live within walking distance. Staff requested information, in regards to mode of transportation, for other schools under the same operator.

Staff explained that the applicant must show any assigned or restricted parking spaces on the plans, including the required handicapped space.

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

Freeholder Lazzara excused herself from the meeting at 5:53PM.

SP-12-014 – CareOne at Wayne – 493 Black Oak Ridge Road, Wayne

Staff explained that this is an amended site plan application in which the applicant was previously approved to construct a 15,547 sq. ft. addition to an existing assisted living and nursing facility. The application was granted an unconditional approval on April 23rd, 2013. The applicant has proposed to increase the size of the addition to 18,047 sq. ft., which will require an amended site plan approval. The proposed addition will increase the facility’s bed count from 126 to 188 beds (189 beds were previously approved). The applicant has not proposed any other changes to the previously approved site plan. The site will have all ingress and egress via a two-way driveway along Black Oak Ridge Road. There will be 170 parking spaces on the site, an increase from the existing 98 (378 spaces are required). There is existing sidewalk along the frontage of the site. The site is sloped slightly towards Black Oak Ridge Road at the location of the driveway, but most of the site drains away from the roadway. The applicant has proposed to install an underground detention basin, which will collect stormwater from inlets placed throughout the site. There are existing shade trees along the frontage of the site. The applicant has also proposed to plant two (2) Princeton American elm trees adjacent to Black Oak Ridge Road.

There are conditions that must be satisfied before the application can be granted unconditional approval. At the driveway, a stop bar and centerline must be installed. The existing “STOP” sign must be replaced with a new, retroreflective “STOP” sign.

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

SP-16-066 – Main Street-SNN – 59 Main Street (2-42 Riverside Square), Bloomington

This is a previously withheld site plan application in which the applicant has proposed to install a wireless telecommunications facility at an existing shopping center. The facility would consist of two equipment cabinets in a fenced-in area at grade level and two panel antennas on the roof. The application was withheld by the Planning Board on May 3rd with 1 condition. The site has an existing full-access driveway along Main Street, with 57 on-site parking spaces. Besides the proposed facility, the applicant has not proposed any other changes to the site. Per staff inspection, the applicant has installed the stop bar, “STOP” sign, and centerline as previously requested by the Board.

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

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

SP-18-048 – DePaul Catholic High School (Football Field Lights) – 1512 Alps Road, Wayne

This is a new site plan application in which the applicant has proposed to replace eight (8) existing light poles and light sets at the DePaul Catholic High School football field. No other changes are proposed to the site. The site has an existing driveway along Alps Road. The driveway is full-access with a median separating the entrance and exit lanes. There are no other driveways serving the site. There are 262 parking spaces on the site. There is no sidewalk to the north of the driveway or a crosswalk across the driveway. The applicant did not provide any information regarding grading; however, the site is visibly sloped away from Alps Road at the location of the driveway. Stormwater on the site is directed towards Joyce Lane Brook, which runs through the property. The Brook is connected to the Alps Road drainage system through the site driveway.

Staff explained that 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 plans. The right-of-way width of Alps Road must be noted on the survey. If the width varies, all variations must be noted in the correct location. The County recommends that the applicant provide screening from any adjacent residential properties, including the proposed senior housing facility to the east of the field. A “STOP” sign must be installed at the driveway. The applicant must provide the Corridor Enhancement Fee of \$2,004.00 payable to Passaic County.

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

SP-18-049 – Taylor Court – 555-563 Main Street, Paterson

This is a new site plan application in which the applicant has proposed to construct a 4-story building with 30 residential units on a site that is currently vacant. The site will consist of a ground-level parking garage, containing 30 parking spaces, and apartments on the 2nd through 4th floors. The garage will be access by two (2) full-access driveways, both along Main Street. The applicant has proposed to replace the existing curbing and sidewalk, which are in poor condition. The site is sloped away from Main Street.

The applicant has proposed to connect roof drains to on-site inlets, which would connect to the Main Street drainage system. The applicant has not provided sufficient information regarding landscaping.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. For all plan diagrams, a graphic scale must be provided in addition to a written scale. The name and address of the applicant and the owner must be noted on the plans. The applicant must provide the proposed area of disturbance. The site should either have a single driveway or two driveways with one-way circulation. If the latter, the one-way driveways must be no wider than 15'. Raised driveway apron(s), per County detail, must be provided for the site driveway(s). The apron(s) should not have any curvature. There must be no parking spaces within 20 feet of the right-of-way that are accessible from the entrance driveway. The applicant must provide a justification for the discrepancy between the required number of parking spaces and the proposed number of spaces. The justification must include evidence that the parking deficiency would not adversely impact Main Street. The applicant must submit drainage calculations. Approval must be received from the City to allow the proposed drainage connection into the Main Street combined sewer system. All storm drain/combined sewer pipes in Main Street must be shown on the plans. The applicant must clarify whether there would be an on-site retention or detention system, as one is referenced in the City's Planning Board resolution. If so, it must be shown on the plans with a detail. The existing inlet along Main Street that is being connected into is shown as an invert of 129.12, but should be noted as 127.12. The color and material (which should be thermoplastic) for all striping must be noted on the plans. A landscaping table is included in the plan set, but the proposed landscaping is not shown on a plan diagram. All proposed landscaping, which should include shade trees along Main Street, must be shown on the plans. For all driveways proposed along Main Street, parking should be prohibited for 25 feet looking left and 20 feet looking right, measured from the end of the curb cut. The applicant must send a written request to the municipality to pass an ordinance for this restriction and provide a copy of all correspondence. Approval of the application is not contingent upon any action by the municipality on this request. The County recommends that the applicant provide bicycle parking outside of the right-of-way of Main Street. The applicant must provide the Corridor Enhancement Fee of \$2,500.00 payable to Passaic County.

Commissioner Diaz 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.

ADJOURNMENT

Vice Chairman Simpson made a motion to adjourn the meeting at 6:06 PM that was seconded by Commissioner Diaz.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE