



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
THURSDAY, January 24, 2019
930 RIVERVIEW DRIVE, SUITE 250, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:01 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: Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; Miguel Diaz; William Gervens; Joseph Metzler; Nakima Redmon; Steven Edmond, Alternate (voting for Stephen Martinique); County Engineer Jonathan Pera; Freeholder Director John Bartlett; Freeholder Deputy Director Sandy Lazzara, Alternate.

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 January 10th, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Vice Chairman Diaz and seconded by Commissioner Metzler the minutes as noted above are officially adopted. Freeholder Director Bartlett abstained.

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

- Staff are working to address follow-up comments and recommendations from Administration regarding the recently approved Green Stormwater Infrastructure Element.
- Various mapping efforts are underway to support the County wayfinding initiative at Garret Mountain and the administration complex. Commissioner Simpson requested that the new director of downtown Paterson's special improvement district, Orlando Cruz, be contacted to coordinate on this effort.
- A public workshop was held the previous night (January 23rd) for open space, preservation and historic preservation projects.
- As it was his final Planning Board meeting, Director La Place thanked the Board for the opportunity to work in his home state and discover all of the towns and people in Passaic County.

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

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

DEVELOPMENT REVIEW

SP-18-067 – Mount Prospect Park – 62-66 Mount Prospect Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct a two-story building with 36 dwelling units on Lot 11.01. The existing one-story day care center will be demolished. There will be a total of 68 parking spaces on the site. The applicant will remove the existing

curb cut along Mt. Prospect Ave, and provide access to parking at the rear of the proposed building via an existing driveway along Sargeant Avenue. There will be emergency access between Lot 11.01 and Lot 10.01, which is under separate ownership. The applicant has proposed to replace the curbing and sidewalk along the Mt. Prospect Avenue frontage of Lot 11.01. The site will add 9,441 sq. ft. of additional impervious area. The site is sloped slightly away from Mt. Prospect Avenue. Inlets on the site will connect to an underground basin, which is not indicated on the plans. The applicant has proposed to plant six columnar red maple trees along the Mt. Prospect Avenue frontage of Lot 11.01.

There are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table should be revised to include the total square footage of impervious area. The applicant must submit a topographic survey, signed and sealed by a licensed surveyor. The applicant submit a cross-easement to allow for the proposed emergency access through Lot 10.01. The plans must be revised to indicate where the roof leaders are connected into. The plans must be revised to include the underground detention system referenced in the stormwater report. The proposed concrete-filled bollards along Mt. Prospect Avenue must be removed OR the applicant must demonstrate that they are crashworthy. Alternatively, the bollards may be located 7 feet back from the face of the curb. The applicant must provide the Corridor Enhancement Fee of \$8,200.00 payable to Passaic County. It was noted that the submitted plans do not appear to be the most recent revision. The applicant must submit revised plans incorporating and listing all prior revisions to date.

Commissioner Edmond requested that the bollard comment be modified to reflect that the alternative be to place the bollards outside of the sidewalk area in order to maintain a continuous 5 foot sidewalk.

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

18-009 – Paterson Habitat for Humanity Subdivision – 142-144 Hamilton Avenue, Paterson

This is a previously withheld minor subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of two lots (1.01 & 1.02). The applicant has proposed to construct a single-family dwelling on each of the new lots. The property is currently vacant. The site has frontage along Straight Street to the west, but is exempt from site plan review as less than five dwelling units are proposed. The application was withheld by the Board on November 29th, 2018 with 4 conditions.

The applicant has proposed to construct driveways along the Hamilton Avenue frontage of the site. At the Board's request, the applicant has proposed to install new curbing and sidewalk along the Straight Street frontage of the site. The applicant has proposed to install storage chambers to the rear of the dwellings, which will connect to the roof leaders. The grading on the plans indicates that there will be stormwater runoff to Straight Street, which has not been addressed by the applicant.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The limits of the curbing and sidewalk replacement must be clearly indicated on the plans. The replacement must be along the entire property line with the Straight Street right-of-way and the sidewalk must be a minimum of 5' in width. The drainage calculations used for the required storage volumes of 87CF and 90CF must be provided. It is not sufficient to state that the rational method was used. The letter states that the rear of the site is graded towards Hamilton Avenue, but the plans show that some stormwater runoff would be directed towards Straight Street. The applicant must

provide on-site drainage or re-grading that will prevent any runoff entering the Straight Street right-of-way. The "Plot Plan" must be revised to note street names and include a north arrow.

Julie Mostafa was sworn in and represented the applicant as the construction coordinator. Ms. Mostafa explained that the applicant had received a permit to construct the foundation and had not been aware that they were required to obtain a County approval for the subdivision.

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

SP-19-002 – IDIL Passaic – 26 Jefferson Street, Passaic

Staff explained that this is a new site application in which the applicant has proposed to construct an 111,111 sq. ft. warehouse and distribution facility on a vacant site. The proposed development is located within Passaic's Eastside Redevelopment Area. The site, which has frontage along Jefferson Street, Hope Avenue, and Madison Street, does not have any frontage along a County roadway. The site will have a total of 67 parking spaces and 27 truck loading spaces. The site will have access along both Jefferson and Madison Streets. The primary truck access will be to the rear of the building along Madison Street, which is adjacent to a Route 21 exit ramp. Roof leaders and inlets on the site will connect into the local drainage system. The site does not pose any direct impacts to County drainage facilities. The applicant has proposed to plant numerous shade trees and shrubs on-site and around the perimeter of the site. Weasel Brook runs through the site as a boxed culvert, which is protected by an easement.

There are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table should be revised to include a column for existing site information. The zoning table should be revised to include the total square footage of impervious surfaces. The applicant must clarify the ownership of the Weasel Brook culvert running through the site. Approval must be received from the owner of the culvert. The applicant must provide copies of any NJDEP approvals required for the site plan. The applicant should clarify the extent of sidewalk on the plans, including whether it is proposed to be replaced or remain as is. The applicant should refer to the Passaic Eastside Transit-Oriented Development Strategy.

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

19-001 – Wilberton Subdivision – 16-18 Francisco Avenue, Little Falls

This is a new minor subdivision application in which the applicant has proposed to adjust the lot line between two lots in order to construct a dwelling on each of the two lots. The existing light industrial building will be demolished. The property is located along Francisco Avenue in Little Falls. The applicant has proposed to construct driveways and garages on both of the lots. The driveways include on-site turnarounds in order to prevent vehicles from backing into or out of the driveway. The site is graded to prevent runoff from entering the Francisco Avenue right-of-way. The applicant has proposed to construct seepage pits on both of the lots, with overflow connections to the Francisco Avenue system.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The driveways must be a maximum of 16' in width. The driveway profiles must

be revised to show a maximum slope of 2% for 50 feet from the right-of-way line. The plans must be revised to show more detailed grading (i.e. spot grades), in order to determine that there would be no runoff from the site into the Francisco Avenue right-of-way. The seepage pit overflow connection, into the existing inlet and pipe, must be removed from the plans. The drainage calculations must be redone to show that the proposed seepage pit system is sufficient to handle all runoff from the site. The applicant should shade trees adjacent to, but outside of the Francisco Avenue right-of-way.

Commissioner Simpson inquired about the inlet located in the driveway of the northerly property. County Engineer Pera indicated that the driveway will need to be narrowed to prevent the inlet from interfering with the driveway.

County Engineer Pera requested that the drainage comments be further modified to require that the inlet and pipe on the properties, which facilitate an overflow connection into the County inlet, be removed.

Vice Chairman 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 – The Development Review and Corridor Enhancement Annual Reports will be carried to the next meeting and copies will be included in the Planning Board packets in preparation for the presentation.

CORRESPONDENCE – None.

The members of the Board each expressed their appreciation to Michael La Place for his service to the County.

ADJOURNMENT

Commissioner Metzler made a motion to adjourn the meeting at 6:41 PM that was seconded by Commissioner Simpson.

Respectfully submitted,



Michael Lysicatos for

MICHAEL LA PLACE