



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, March 7, 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; William Gervens; Stephen Martinique; Joseph Metzler; Nakima Redmon; Steven Edmond, Alternate (non-voting); County Engineer Jonathan Pera.

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Acting Planning Director; Jason Miranda, Senior Planner; Mike Donnelly, Assistant Planner.

MINUTES: The minutes of the February 21, 2019 meeting were read. Staff noted that copies of the three exhibits (A, B, & C) from the applicant presentation for SP-19-004 should be added to the minutes. County Engineer Pera requested that the minutes for SP-19-004 be corrected to reflect that only one signal is currently being proposed in the vicinity of the redevelopment site. Commissioner Martinique made a motion to accept the minutes with the requested corrections. The motion was seconded by Vice Chairman Diaz. The minutes as noted above are officially adopted. Commissioner Gervens abstained.

PLANNING DIRECTOR'S REPORT: Acting Planning Director Michael Lysicatos reported on the following initiatives:

- The Paterson-Newark Transit Market Study will be going out to bid early next week. The study will consider potential transit service along the Newark Industrial Track between Paterson and Newark, and is being coordinated with NJTransit.
- The engineering of the Highlands Rail Trail is progressing. Staff will be meeting with water company officials to discuss final details in advance of submitting for permits.
- Staff are preparing to enter the design phase for the section of the Morris Canal Greenway between the Pompton Feeder Canal and the existing facilities in Little Falls.
- Staff have begun working on an implementation plan for the recently approved Green Stormwater Infrastructure Element of the Passaic County Master Plan. Staff are working to identify specific sites as implementation areas for green infrastructure and preparing guidelines regarding what will be required through Planning Board review.

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

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

DEVELOPMENT REVIEW

SP-19-006 – Alumni Minyan Synagogue – 280 Main Avenue, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to operate a synagogue at the site of an existing two-story building. A parking lot to the side and rear of the building,

which is currently composed of compacted gravel, will be paved and striped. The site has frontage along Main Avenue in Passaic. There will be a total of 24 parking spaces on the site. Access to the parking lot will be via the existing driveway along Main Avenue. The driveway and curb cut along Main Avenue are proposed to be widened. No curbing or sidewalk upgrades have been proposed. The site slopes towards Main Avenue. The plans show two inlets leading to two on-site dry wells. There are no proposed landscaping improvements.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of the referenced survey dated August 22nd, 2014, signed and sealed by a licensed surveyor. The name and address of the applicant and the owner must be noted on the plans. The plans must include a zoning table. The sidewalk and curbing should be replaced along the frontage. It must be clearly indicated on the plans what is existing and proposed at the driveway. The applicant must provide a raised driveway apron and sidewalk at the driveway, per County detail. The plan diagram must show the driveway and sidewalk in accordance with the detail. There must be a stop bar, centerline, and "STOP" sign at the driveway. All striping must be noted as thermoplastic. All parking spaces within 20 feet of the driveway must be removed. The proposed drainage must handle the entire site, not just the additional impervious coverage. A trench drain must be installed in the driveway at the right-of-way line, Campbell Foundry pattern 4526A or equivalent. The parking lot must be re-graded to allow for up to 6" of on-site ponding. The existing shade tree must be shown on the plans. The applicant must provide the reduced Corridor Enhancement Fee of \$250.00, made payable to Passaic County.

Commissioner Edmond commented that the plans do not show a width of 5' for the sidewalk, which is a standard requirement.

A representative of the applicant, Bezalel Wager, was in attendance at the meeting and provided testimony. Mr. Wagner stated that the synagogue has been operating at the current site for one year and has received approval from the City for minor, mostly interior, renovations. Mr. Wagner requested clarification on the request for parking removal.

Staff explained that parking is prohibited within 20 feet of the County right-of-way line when it is adjacent to a driveway, per the County Site Plan Resolution. Commissioner Edmond provided that the spaces could be maintained as employee-only. County Engineer Pera added that any employee-only spaces will need to be signed accordingly, and that the space closest to the driveway should still be removed.

Mr. Wagner asked for clarification on whether there will be any on-street parking prohibition. Staff explained that no restrictions are being requested by the County, but that the applicant may request a prohibition from the City.

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

SP-18-003 – Pennington Passaic Townhomes – 176 Pennington Avenue, Passaic

This is a previously withheld site plan application in which the applicant has proposed to construct 20 three-story townhomes on an existing parking lot. The property is located on Pennington Avenue in Passaic. The application was withheld by the Planning Board on February 1st, 2018 with 8 conditions. There will be 44 off-street parking spaces located on the property, including 20 garage spaces. The site will have public access along Aycrigg Avenue, a municipal street. A new curb cut and driveway along Pennington Avenue will be restricted to emergency access only. The site is sloped towards Pennington

Avenue at the location of the proposed driveway. The applicant has proposed to construct an artificial low point adjacent to the driveway. The low point will allow for on-site ponding before draining to a drywell. Pervious asphalt has been proposed at the driveway, which should reduce the amount of driveway runoff. The plans indicate that the proposed roof leaders will connect to two on-site dry wells. The applicant has proposed to plant 14 Sawleaf Zerkova trees along the Pennington Avenue and Aycrigg Avenue frontages.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. Regarding the proposed driveway drainage, the elevations must be noted at each of the proposed ridgelines; and as there is no assumed infiltration, the two drywells should be connected by a pipe at 0% slope. Although a ponding area is proposed, there is no way for stormwater to flow there due to the proposed solid cover on the seepage pit. The plans must be revised to show how the roof leaders will distribute storm water in agreement with the proposed watershed #2 area noted in the drainage calculations (area of 9,333 sq. ft.). Regarding the proposed Pennington Avenue driveway, the emergency access only driveway along Pennington Avenue should have a raised driveway apron with sidewalk, per County detail; and the applicant must install two "DO NOT ENTER" (R5-1) signs at the Pennington Avenue driveway, facing towards the roadway. The Pennington Avenue curbing and sidewalk replacement must be extended to the northerly property line.

County Engineer Pera commented that the applicant should provide correspondence from the Passaic Fire Department in regards to the proposed emergency access driveway along Pennington Avenue.

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

SP-18-064 – Proposed Apartments – 920 Belmont Avenue, North Haledon

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct four residential buildings and a club house. There will be a total of 213,356 sq. ft. of residential space in 180 units. The site has frontage along Belmont Avenue and is located within North Haledon's Belmont Avenue Redevelopment Area. A 181-unit, townhouse development (SP-15-021) was approved for the site in 2016, but was never constructed. The application was withheld by the Planning Board on December 13th, 2018 with 8 conditions.

The site will contain 389 parking spaces. The applicant will maintain an existing curb cut along Belmont Avenue, which will provide access to the buildings and parking. The driveway will have a center median in place of a centerline. The client has proposed to connect the sidewalk along Belmont Avenue and provide sidewalks and curbing leading up the driveway from Belmont Avenue to the buildings. The site is sloped steeply away from Belmont Avenue. Inlets throughout the site will connect to a rear stormwater management basin. There are no proposed connections to the County's drainage system. The applicant has proposed to plant a row of American elm trees adjacent to the entrance driveway along Belmont Avenue, along with median landscaping.

There are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table should include the existing, in addition to the proposed, building and impervious coverage. All variations in right-of-way width must be indicated, in the correct location, on both the survey and site plan. The traffic study underestimates the number of trips to be generated. For example, there are 180 proposed apartment units, but only 45 cars are predicted to exit the site during the AM peak hour. The calculations must be re-done using ITE Code 220 instead, with "vehicles" (not

“dwelling units”) as the control parameter. Staff will provide a copy of excerpts from the ITE Manual with calculations based on “vehicles” as the independent variable. The plans must be revised to show R4-7 signs in the median, not R4-7a signs on the side of the road. Regarding the proposed stop bar, the stop bar must be noted on the plans as 12” wide, white, and thermoplastic; and the stop bar is shown in the shoulder, and not extending to the curbed median, which is incorrect and must be addressed. Copies of the required permits must be submitted to the County upon approval by the NJDEP. The applicant must provide a raised driveway apron with sidewalk at the site driveway, per County detail.

Commissioner Metzler questioned whether the required NJDEP permits affect the status of the application. Staff clarified that the permits must be submitted to the County before an unconditional approval is granted, but that the Board is not required to withhold the application until their submission.

Commissioner Edmond questioned whether there is any concern with the number of parking spaces that is triggering the traffic study condition. Staff responded that there is not a concern with the number of spaces provided, but that the applicant appears to be underestimating the number of trips that will be generated by the site.

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

OLD BUSINESS – None.

NEW BUSINESS

Letter of Support Requested for Green Acres Application: Athenia Park, Clifton

Staff explained that the City of Clifton has requested a letter of support for their Green Acres application proposing improvements to Athenia Park. The improvements include the installation of a passive recreational area, picnic area, scoreboards, a multi-sport open play area, and a nature trail and nature education area. A letter has been drafted for signature by the Planning Board Chairman.

Commissioner Martinique asked about the location of Athenia Park. Staff clarified that the park is located along Weasel Brook, with access from Clifton Avenue to the south.

The letter will be signed by Chairman Simpson.

CORRESPONDENCE – None.

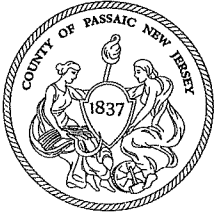
ADJOURNMENT: Commissioner Redmon made a motion to adjourn the meeting at 5:37 PM that was seconded by Vice Chairman Diaz.

Respectfully submitted,



Jason Miranda for

MICHAEL LYSCATOS



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Acting Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

March 8th, 2019

Passaic Board of Adjustment
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Alumni Minyan Synagogue; 280 Main Avenue, Passaic; Block 1263, Lot 50 (Passaic County File Number SP-19-006)

Members of the Board,

The above referenced site plan dated February 11th, 2019 was reviewed by the Passaic County Planning Board on March 7th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

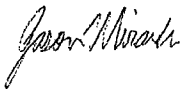
1. The applicant must provide copies of the referenced survey dated August 22nd, 2014, signed and sealed by a licensed surveyor.
2. The name and address of the applicant and the owner must be noted on the plans.
3. The plans must include a zoning table including both the requirements of the zoning district and the corresponding details of the proposed development, including setbacks, area, density, lot coverage, height, bulk, FAR, parking, and all other relevant local zoning requirements. The table should include required, existing, and proposed columns, with information provided as applicable for each row.
4. The sidewalk and curbing must be replaced along the entire Main Avenue frontage of the site, per County detail (attached). The sidewalk must be a minimum of 5' in width. The depressed curb adjacent to the building entrance must be replaced with full-height curbing.
5. It must be clearly indicated on the plans what is existing and proposed at the site driveway.

Passaic County Planning Board
Alumni Minyan Synagogue (SP-19-006)
280 Main Avenue, Passaic
Block 1263, Lot 50

6. The applicant must provide a raised driveway apron and sidewalk at the driveway, per County detail (attached). The plan diagram must be revised to match the detail.
7. There must be a stop bar, centerline (double yellow striping), and "STOP" sign at the driveway. All striping must be thermoplastic.
8. The parking space adjacent to the driveway should be removed from the plans and replaced with curbing and landscaping. Any other spaces within 20 feet of the right-of-way line must either be removed or be signed for use by employees only.
9. The drainage must handle the entire site, not just the additional impervious coverage.
10. A trench drain must be installed in the driveway at the right-of-way line, Campbell Foundry pattern 4526A or equal.
11. The parking lot must be re-graded to allow for up to 6" of on-site ponding.
12. The existing shade tree must be shown on the plans.
13. The applicant must provide the reduced Corridor Enhancement Fee of \$250.00, made payable to Passaic County.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Chisvette Engineering, LLC

Alumni Bais Medrash, Bezalel Wagner
File



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Acting Director

PLANNING BOARD

TEL (973) 569-4040
FAX (973) 812-3450

March 8th, 2019

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Pennington Passaic Townhomes; 176 Pennington Avenue, Passaic; Block 3237, Lot 47 (Passaic County File Number SP-18-003)

Members of the Board,

The above referenced site plan dated December 18th, 2017, revised as of February 7th, 2019, was reviewed by the Passaic County Planning Board on March 7th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

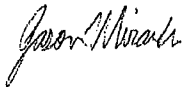
1. The following comments pertain to the proposed drainage:
 - a) The elevations must be noted at each of the proposed ridgelines.
 - b) As there is no assumed infiltration, the two drywells should be connected by a pipe at 0% slope.
 - c) Although a ponding area is proposed, there is no way for stormwater to flow there due to the proposed solid cover on the seepage pit. This must be addressed.
 - d) The plans must be revised to show how the roof leaders will distribute storm water in agreement with the proposed watershed #2 area in the drainage calculations (area of 9,333 SF).
2. The emergency access driveway along Pennington Avenue should have a raised driveway apron with sidewalk, per County detail (attached).
3. The applicant must install two “DO NOT ENTER” (R5-1) signs at the Pennington Avenue driveway, facing towards the roadway.

Passaic County Planning Board
Pennington Passaic Townhomes (SP-18-003)
176 Pennington Avenue, Passaic
Block 3237, Lot 47

4. The Pennington Avenue curbing and sidewalk replacement must be extended to the northerly property line.
5. The applicant should provide any correspondence provided by the Passaic Fire Department in regards to the proposed emergency access driveway along Pennington Avenue.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer Passaic Pennington, LLC Noam From
Maser Consulting, P.A. File



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
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Michael Lysicatos AICP, PP
Acting Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 812-3450

March 8th, 2019

North Haledon Planning Board
103 Overlook Avenue
North Haledon, NJ 07508

Re: Site Plan Review – Proposed Apartments (920 Belmont Acquisition, LLC); 920 Belmont Avenue, North Haledon; Block 30, Lots 12 & 12.01 (Passaic County File Number SP-18-064)

Members of the Board,

The above referenced site plan dated October 19th, 2018, revised as of February 15th, 2019, was reviewed by the Passaic County Planning Board on March 7th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

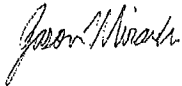
1. The zoning table should include the existing, in addition to the proposed, building and impervious coverage.
2. All variations in right-of-way width must be indicated, in the correct location, on both the survey and site plan.
3. The applicant must provide a raised driveway apron with sidewalk at the site driveway, per County detail (attached).
4. The traffic study underestimates the number of trips to be generated. For example, there are 180 proposed apartment units, but only 45 cars are predicted to exit the site during the AM peak hour. The calculations must be re-done using ITE Code 220 instead, with “vehicles” (not “dwelling units”) as the control parameter. Please see the attached excerpts from ITE Code 220 that use “vehicles” as the control parameter.
5. The plans must be revised to show R4-7 signs in the driveway median, not R4-7a signs on the side of the driveway.
6. The stop bar must be noted as 12” wide, white, and thermoplastic. The stop bar is shown in the shoulder, and not extending to the curbed median, which is incorrect.

Passaic County Planning Board
Proposed Apartments (SP-18-064)
920 Belmont Avenue, North Haledon
Block 30, Lots 12 & 12.01

7. Copies of the required permits must be submitted to the County upon approval by the NJDEP.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer 920 Belmont Acquisition, LLC
Jerome A. Vogel, Esq. Eric L. Keller, P.E. File