



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, October 3rd, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson 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: Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; Steve Edmond, Alternate(voting for Joseph Metzler); William Gervens, Commissioner; Nakima Redmon, Commissioner; Steve Martinique, Commissioner; Traffic Engineer Charles Silverstein (sitting for County Engineer Jonathan Pera but not voting), Terry Duffy, Freeholder.

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

MINUTES: A motion to adopt the minutes of the September 19th, 2019 meeting was made by Commissioner Steve Edmond and seconded by Vice Chairman Miguel Diaz. The vote was passed unanimously, with Commissioner William Gervens, Commissioner Steve Martinique, and Commissioner Nakima Redmon abstaining.

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

- The Highlands Rail Trail projected has received NJDEP permits and the department is working with the State Department of Transportation towards authorization of the project. Once this is complete, the project will go out to bid for construction.
- A consultant has been hired to design phase four of the Morris Canal Greenway; this phase will connect Pompton Plains Crossing in Wayne to Totowa and Little Falls. The first meeting for the redesign of this seven mile stretch of greenway will begin next week to implement the 3 million dollar construction grant awarded through the NJTPA.
- Planning Intern Salvatore Presti has been hired as an Assistant Planner for the Department of Planning and Economic Development.

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

Seeing no one present, Freeholder Terry Duffy made a motion to close the public portion that was seconded by Commissioner Steve Martinique. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-19-011 – Ward Street Parking Garage – 143-173 Ward Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an eight-story parking garage with 2,768 square feet of first floor retail space. The existing seven-story parking garage is to be demolished. The site has frontage along Market Street. The site is located in the Ward Street Redevelopment Zone and along a Bicycle and Pedestrian Priority Corridor. The application was withheld by the Board on June 13, 2019 with 10 conditions. There will be 865 parking spaces in the garage, plus an additional 90 surface lot parking spaces. Access will be via an existing driveway along Ward Street and a reconstructed existing driveway along Market Street. The Market Street driveway will be constructed to restrict vehicles to right-in and right-out circulation. An existing driveway on Railroad Avenue will be closed. The applicant has proposed to construct ADA-compliant curb ramps at all intersections along the site's frontage. Per the Board's request, the curbing and sidewalk along the Market Street frontage is to be replaced. The applicant has proposed to construct a portion of the building overhanging the sidewalk; supporting documentation and an encroachment permit application have been submitted.

The applicant has proposed to install trench drains at the Market Street driveways. Roof drainage will connect to a subsurface infiltration system beneath the garage. Both the trench drains and the infiltration system will have an overflow connection to the Market Street drainage system. There are no proposed landscape improvements.

Staff explained there are conditions that must be met before the application can be granted unconditional approval. The plans must show ADA-compliant curb ramps at the corner of Market Street and Railroad Avenue. The crosswalks shall be continental-style (ladder bars, but no transverse lines). The ladder bars must be parallel with the flow of traffic. The striping must be noted as "white". Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT "ADA Standards for Transportation Facilities". The plans must include the County detail for the raised driveway apron. The raised sidewalk must be clearly delineated on the plans. The apron grades must be indicated (the detail shows a typical sidewalk width of 4 feet, but the actual sidewalk width is 18 feet). The "STOP" bar must be 12" inches in width. The previous comment referred to the stop bar at the Market Street site driveway, not the stop bar at the intersection of Market Street and Railroad Avenue. The applicant has submitted an encroachment permit application for the proposed overhang of the County right-of-way, which will require approval by the Board of Chosen Freeholders. The applicant must provide structural details showing how the decorative feature will be attached to the structure in a safe manner. If this feature should detach, it will impact the sidewalk at 51 mph (in the County right-of-way). The applicant must provide a detail showing how the precast spandrel/shear wall cornice and brackets will be attached to the structure. It is recommended that the intersection of Railroad Avenue and Ward Street be re-configured, through the removal of the slip lane and provision of a standard curb radius, in order to improve both traffic flow and pedestrian safety.

Chairman Kenneth Simpson inquired about the creation of off-site parking on Straight and Essex Street. Planning Director Michael Lysicatos stated that information about the off-site parking lot can be included as a condition for approval by the board; and that this would include all plans and permits. Chairman Kenneth Simpson requested that a requirement for unconditional approval be added stating that the applicant must submit site plans and permits for any temporary off-site parking. Commissioner Steve Edmond stated that the plans must be signed and sealed on the architectural and site plans. Chairman Kenneth Simpson asked about pedestrian movements on the road. Planning Director Michael Lysicatos responded that the Planning Board only has authority to require changes on county roads, and cannot require changes on the municipal roads but only request.

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

SP-19-021 – 260-262 Main Street Apartments – 260-262 Main Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate the 2nd through 6th floors of an existing building into 21 residential units. The first floor of the building is currently occupied by, and will remain, retail. There will be no on-site parking or curb cuts. The site has frontage along both Main and Market Street and is located in the Downtown Commercial Historic District. The building, known as the Mainmark Building, is a contributing building to the DCHD. The application was withheld by the Board on June 13th, 2019 with 10 conditions. There are no changes proposed to the existing sidewalk and curbing along the frontage of the site. The applicant has proposed to maintain numerous, existing building encroachments, which are indicated on the site plan and will require the submission of an encroachment permit application, including any vaults. The existing cellar door is to remain, and the applicant has submitted a structural report detailing the condition of the doors and vault.

The plans show all utility connections to Market Street. The plans do not show any drainage connections or discharge. No landscaping has been proposed along the frontage of the site.

Staff explained that there are conditions that must be met before the application can be granted unconditional approval. The applicant must submit an encroachment permit application for all encroachments shown on the site plan. The site plan still includes a doorway along the Main Street frontage that swings into the right-of-way. The applicant must provide the Corridor Enhancement Fee of \$3,189.00 payable to Passaic County.

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

SP-19-025 – 202-206 Main Street Apartments – 202-206 Main Street, Paterson

Staff explain that this is a previously withheld site plan application in which the applicant has proposed to renovate the 2nd through 5th floors of an existing building into 20 residential units.

The first floor of the building is currently occupied by retail, which will remain. No on-site parking or curb cuts are proposed. The site has frontage along Main Street. Both structures are contributing buildings to the Downtown Commercial Historic District. The application was withheld by the Board on June 13th, 2019 with 12 conditions. There are no changes proposed to the existing sidewalk and curbing along the frontage of the site. The applicant has proposed to maintain numerous, existing building encroachments, which are indicated on the site plan and will require the submission of an encroachment permit application. The applicant has submitted a structural report detailing the condition of the existing vault beneath the Main Street sidewalk.

The plans do not show any utility connections. No existing drainage infrastructure is indicated on the plans. No landscaping has been proposed along the Main Street frontage of the site.

Staff explained that there are conditions that must be met before unconditional approval can be granted. The applicant must construct two curb ramps at the corner of Main Street and Ellison Street. Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”. The applicant must still submit a survey, signed and sealed by a licensed surveyor, showing all site details. The plans do not show any utility connections. The applicant must submit an encroachment permit application for all encroachments along the Main Street frontage of the site, as shown on the site plan, including any vaults. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

Commissioner Steve Edmond inquired about the location of the fire escape. Staff explained that the fire escape was located out of the county right of way on a municipal street.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

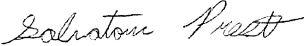
CORRESPONDENCE

Unconditionally Approved Planning Board Applications

1. SP-14-001 – Alps Road Ball Fields – 1530 Alps Road, Wayne
2. SP-17-014 – Riverside Terrace Redevelopment – 416 – 462 5th Avenue, North Haledon
3. SP-18-064 – Prop. Apartment Complex – 920 Belmont Avenue, North Haledon
4. SP-19-024 – Electric Vehicle Charging Stations – 30 Kingsland Street, Clifton
5. SP-19-036 – Flagship Automotive 1970 – 190 Union Avenue, Paterson

ADJOURNMENT: Vice Chairman Miguel Diaz made a motion to adjourn the meeting at 5:34 PM that was seconded by Commissioner Steve Martinique. The motion passed unanimously.

Respectfully submitted,



Salvatore Presti for MICHAEL LYSICATOS



County of Passaic
Department of Planning & Economic Development
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Totowa, New Jersey 07512

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

October 4th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Ward Street Parking Garage; 143-173 Ward Street, Paterson; Block 6204, Lot 2 (Passaic County File Number SP-19-011)

Members of the Board,

The above referenced site plan dated July 5th, 2018, revised as of July 22nd, 2019, the architectural plans dated April 5th, 2019, revised as of July 22nd, 2019, and the encroachment plans dated April 22nd, 2019, revised as of September 13th, 2019, were all reviewed by the Passaic County Planning Board on October 3rd, 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 all plans and reports.

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

Note: All improvements must be included on the engineering plans.

1. The applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor. **Complete.**
2. The plans must show ADA-compliant curb ramps at the corner of Market Street and Railroad Avenue. The crosswalks shall be continental-style (ladder bars, but no transverse lines). **The ladder bars must be parallel with the flow of traffic. The striping must be noted as “white”. Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”.**
3. The applicant must provide new curbing and sidewalk along the Market Street frontage of the site, per County detail (attached). **Complete.**
4. The plans must include the County detail (attached) for the raised driveway apron. **The raised sidewalk must be clearly delineated on the plans. The apron grades must be indicated (the detail shows a typical sidewalk width of 4 feet, but the actual sidewalk width is 18 feet).**

Passaic County Planning Board
Ward Street Parking Garage (SP-19-011)
143-173 Ward Street, Paterson
Block 6204, Lot 2

5. The “STOP” bar must be 12” inches in width. **Incomplete; the previous comment referred to the stop bar at the Market Street site driveway, not the stop bar at the intersection of Market Street and Railroad Avenue.**
6. The yellow curb paint must be refreshed along the Market Street frontage. An additional “NO PARKING ANY TIME” sign must be provided adjacent to the “STOP” bar, with an arrow pointing towards the driveway. **Complete.**
7. The applicant must install two “DO NOT ENTER” (R5-1) signs after the exit gate, to force traffic left towards the exit driveway. **Incomplete; the “DO NOT ENTER” (R5-1) signs must be shown on the engineering plans.**
8. The drainage report states that the overflow will connect into the Ward Street system, but the plans show a connection into the Market Street system. The applicant must provide an analysis for what will occur if the infiltration system fails. This condition cannot result in overland flow into Market Street. **Complete.**
9. The applicant has submitted an encroachment permit application for the proposed overhang of the County right-of-way, which will require approval by the Board of Chosen Freeholders. The applicant must provide structural details showing how the decorative feature will be attached to the structure in a safe manner. If this feature should detach, it will impact the sidewalk at 51 mph (in the County right-of-way). **Sheets A1 and A2 must be signed and sealed. The applicant must provide a detail showing how the precast spandrel/shear wall cornice and brackets will be attached to the structure.**
10. It is recommended that the intersection of Railroad Avenue and Ward Street be re-configured, through the removal of the slip lane and provision of a standard curb radius, in order to improve both traffic flow and pedestrian safety. **The applicant should coordinate with the City of Paterson to address the previously noted concerns with the intersection.**
11. **The applicant must submit copies of any plans for temporary, off-site parking, and any associated permits, to be used while the garage is under construction.**

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 City of Paterson Parking Authority
Richard R. Turano, Esq. Timothy Tracy File



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Michael Lysicatos AICP, PP
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PLANNING BOARD
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October 4th, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 260-262 Main Street Apartments; 260-262 Main Street, Paterson; Block 4704, Lot 11 (Passaic County File Number SP-19-021)

Members of the Board,

The above referenced site plan dated February 25th, 2019, revised as of July 26th, 2019, was reviewed by the Passaic County Planning Board on October 3rd, 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 for all plans and reports.

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

1. The name of the County must be included in the title block. **Complete.**
2. The name and address of the owner and the applicant must be noted on the plans. **Complete.**
3. The zoning table must include the total square footage of impervious coverage, existing and proposed. **Complete.**
4. The applicant must submit an updated survey, signed and sealed by a licensed surveyor, showing both sides of Main Street and Market Street, right-of-way width, and all street improvements including utilities, lighting, signals, crosswalks, etc. Additional comments may be provided. **Incomplete; the applicant must still submit the requested survey, signed and sealed by a licensed surveyor, showing all site details. The survey and plans must include drainage.**
5. The applicant must verify whether the cellar door along Market Street will be removed. If not, the cellar door must be shown on the site plan and the applicant must apply for an encroachment permit. For the permit to be considered by the Planning Board and the Board of Chosen Freeholders, the applicant must provide certification from a professional engineer that the vault can handle an HS-20 load. **Incomplete.**

Passaic County Planning Board
260-262 Main Street Apartments (SP-19-021)
260-262 Main Street, Paterson
Block 4704, Lot 11

6. The applicant must verify the location of any vaults located below the sidewalk along Main and Market Streets. If there are any present, the sidewalk must be examined by a structural engineer and a structural report issued. **The structural report must be signed and sealed by a professional engineer. The report references sketches SK-1, SK-2, SK-3, SK-4, and SK-5, but the sketches were not included. The revised report must include all referenced sketches. The cellar door and vault on Market Street must be included in the revised report.**
7. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders. **Incomplete; the applicant must still submit an encroachment permit application for all encroachments shown on the site plan, including the sidewalk vaults and cellar door.**
8. The doors must be revised to either swing inwards or be recessed. They cannot swing into the County right-of-way. **Incomplete; the site plan still shows a doorway along the Main Street frontage that swings into the right-of-way.**
9. The applicant must provide a plan showing pedestrian routes to/from Paterson Parking Authority off-site parking lots. **Complete.**
10. The applicant must provide the Corridor Enhancement Fee of \$3,189.00 payable to Passaic County. **Incomplete.**

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
Alan J. Mariconda, Esq.

262 Main Realty Corporation
WJG Architects, LLC

File



County of Passaic
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Michael Lysicatos AICP, PP
Director

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October 4th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 202-206 Main Street Apartments; 202-206 Main Street, Paterson; Block 4501, Lots 20 & 21 (Passaic County File Number SP-19-025)

Members of the Board,

The above referenced site plan dated March 12th, 2019, revised as of July 26th, 2019, was reviewed by the Passaic County Planning Board on October 3rd, 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 for all plans and reports.

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

1. The name of the County must be included in the title block. **Complete.**
2. The name and address of the owner and the applicant must be noted on the plans. **Complete.**
3. The zoning table must include the total square footage of impervious coverage, existing and proposed. **Complete.**
4. The applicant must install two ADA-compliant curb ramps at the intersection of Main Street and Ellison Street. **Incomplete; the applicant must construct two curb ramps at the corner of Main Street and Ellison Street. Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”.**
5. Main Street is listed as Market Street on the plans. This must be corrected. **Complete.**
6. Ellison Street is listed as Ellis Street on the elevation. This must be corrected. **Complete.**

Passaic County Planning Board
202-206 Main Street Apartments (SP-19-025)
202-206 Main Street, Paterson
Block 4501, Lots 20 & 21

7. The applicant must provide an elevation plan for the Main Street frontage. **Complete.**
8. The applicant must submit a survey, signed and sealed by a licensed surveyor, showing both sides of Main Street and Ellison Street, right-of-way width, and physical conditions including utilities, lighting, signals, crosswalks, etc. Additional comments may be provided. **Incomplete; the applicant must still submit a survey, signed and sealed by a licensed surveyor, showing all site details. The survey and plans must include all utility connections.**
9. The applicant must verify the location of any vaults located below the sidewalk along Main Street. If there are any, the sidewalk must be examined by a structural engineer and a structural report issued. **The structural report must be signed and sealed by a professional engineer. The report references sketches SK-1, SK-2, SK-3, SK-4, and SK-5, but the sketches were not included. The revised report must include all referenced sketches. The report includes recommendations for repairs to the vault area along Main Street that would provide adequate support for HS-20 loading. The necessary repairs must be included in the plans.**
10. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders. **Incomplete; the applicant must still submit an encroachment permit application for all encroachments shown on the site plan along the Main Street frontage of the site, including the sidewalk vault.**
11. The applicant must provide a plan showing pedestrian routes to/from Paterson Parking Authority off-site parking lots. **Complete.**
12. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County. **Incomplete.**

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 202-206 Main Street Associates
Alan J. Mariconda, Esq. WJG Architects, LLC File