



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, August 13<sup>th</sup>, 2020  
WebEx Meeting**

Chairman Miguel Diaz 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:** Miguel Diaz, Chairman; William Gervens, Commissioner; Stephen Martinique, Commissioner; Joseph Metzler, Commissioner; County Engineer Jonathan Pera, Commissioner; Kenneth Simpson, Commissioner; Steve Edmond, Alternate Commissioner (voting for Nakima Redmon)

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

**MINUTES:** A motion to adopt the minutes of the July 30<sup>th</sup>, 2020 meeting was made by Commissioner Metzler and seconded by Commissioner Simpson. The motion passed unanimously. Commissioner Gervens abstained.

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

- The Department is in the process of interviewing candidates for open positions in the department, with the intention of being fully staffed by the end of the year.
- The Department is coordinating with the NJTPA to determine the scope of work for the upcoming Passaic County Bike Plan. A kickoff meeting will occur on August 14<sup>th</sup> for a separate bike plan for the City of Paterson, funded by the NJDOT through a direct technical assistance grant. The Department will be working with the City to determine priority bike areas.
- Large portions of the sidewalk and curbing have been completed for the Morris Canal Greenway and Browertown Road projects. The Department is pushing to bring additional projects into the construction phase by early next year.

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

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

## **DEVELOPMENT REVIEW**

### **SP-20-007 – Prop. Dollar General – 558-564 Van Houten Avenue, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to partially demolish an existing, one-story commercial structure. The applicant has also proposed to demolish a 2.5-story residential dwelling and masonry garage. The remainder of the one-story building will be converted to a Dollar General store. The area of the demolished buildings will be converted to a parking lot. The site has frontage along Van Houten Avenue in Clifton. This application was withheld by the Planning Board on July 16<sup>th</sup>, 2020 with 4 comments.

The applicant has proposed to install two one-way driveways along Van Houten Avenue, which will include raised driveway aprons. There will be a total of 25 on-site parking spaces. No sidewalk or curb improvements are proposed along the frontage. There are existing canopies, a sign, and a sidewalk hatch within the County right-of-way, of which the canopy and sign will be eliminated. There is an existing crosswalk at the three-leg intersection with Dick Street. The site is sloped towards Van Houten Avenue. Regarding drainage, the applicant has proposed to install a detention basin beneath the parking lot. The parking lot will be graded to allow for up to six (6) inches of on-site ponding. The applicant has proposed to plant two red maple trees between the site driveways.

Staff explained that the applicant had addressed all conditions and recommended that the application be granted unconditional approval.

No additional comments were made by the Board or staff.

Commissioner Metzler made a motion to grant **unconditional approval** to the site plan application. The motion was seconded by Commissioner Martinique. The motion passed unanimously.

### **SP-20-029 – T-Mobile Generator & Addition – 360 Newark-Pompton Turnpike, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct an 800 sq. ft. power room addition to an existing data switch building. The applicant has also proposed to install two (2) back-up generators on the site, which has frontage along Newark-Pompton Turnpike in Wayne. A previous application (SP-16-051) was approved by the Board in 2017.

The applicant has not proposed any changes to the existing parking on the site, nor to the gated entrance and exit driveways. Regarding the drainage, the applicant has proposed to install an additional inlet on the site to connect to existing drainage systems. The applicant has not proposed any changes to the sidewalk, curbing, or landscaping.

Staff explained there are conditions that must be met before the application is granted conditional approval. The applicant shall provide crosswalks, continental-style, across both site

driveways. The applicant shall provide an explanation of where the 35 sq. ft. reduction in impervious surface comes from. The underground electrical connection must be changed to overhead within the County right-of-way. The applicant shall clarify if any NJDEP approval is required for this development. If so, copy of said approval must be submitted to the County. The applicant shall provide an additional shade tree, outside of the County right-of-way, to the south of the entrance driveway. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Commissioner Edmond requested that the underground electric connection be changed to overhead before entering the Master Plan right-of-way.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application. The motion was seconded by Commissioner Edmond. The motion passed unanimously.

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

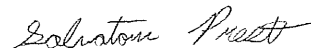
**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Martinique made a motion to adjourn the meeting at 5:25 PM that was seconded by Commissioner Metzler. The motion passed unanimously.

Respectfully submitted,

Salvatore Presti for



MICHAEL LYSICATOS



## County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
Director

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

August 14<sup>th</sup>, 2020

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Prop. Dollar General; 558-564 Van Houten Avenue, Clifton; Block 37.05, Lots 30 & 33 (Passaic County File Number SP-20-007)

Members of the Board,

The above referenced site plan dated January 6<sup>th</sup>, 2020, revised as of August 1<sup>st</sup>, 2020, was reviewed by the Passaic County Planning Board on August 13<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. The submitted encroachment application has been approved by the Board of Chosen Freeholders. This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Road Department at 307 Pennsylvania Avenue, Paterson, NJ 07503, (973) 881-4500. Road Department staff will determine the required amount of bonds that must be posted in order to do work within the County right-of-way. A Highway Opening & Use Permit will be necessary for all proposed work to be completed in the right-of-way of Van Houten Avenue. The applicant may be required to submit a traffic control plan to the Road Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Michael E. Dipple, P.E.

564 Van Houten, LLC  
File



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Department of Planning & Economic Development  
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Totowa, New Jersey 07512

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**Michael Lysicatos AICP, PP**  
*Director*

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

August 14<sup>th</sup>, 2020

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – T-Mobile Generator & Power Room Addition; 360 Newark-Pompton Turnpike, Wayne; Block 1616, Lot 1.01 (Passaic County File Number SP-20-029)

Members of the Board,

The above referenced site plan dated June 5<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on August 13<sup>th</sup>, 2020 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 technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

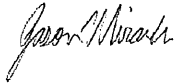
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant shall provide crosswalks, continental-style, across both site driveways.
2. The applicant shall provide an explanation of where the 35 sq. ft. reduction in impervious surface comes from.
3. The underground electrical connection must be changed to overhead within the County Master Plan right-of-way. The Master Plan right-of-way, which extends 33 feet from the roadway centerline, must be indicated on the plans.
4. The applicant shall clarify if any NJDEP approval is required for this development. If so, copy of said approval must be submitted to the County.
5. The applicant shall provide an additional shade tree, outside of the County right-of-way, to the south of the entrance driveway.
6. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Passaic County Planning Board  
T-Mobile Generator & Power Room Addition (SP-20-029)  
360 Newark-Pompton Turnpike, Wayne  
Block 1616, Lot 1.01

**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
T-Mobile Northeast, LLC

Frank Ferraro, Esq.  
Grant B. Lewis, P.E.

File