



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, December 17th, 2020
WebEx Meeting**

Chairman Miguel Diaz opened the meeting at 5:05 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; Nakima Redmon, Vice Chair; Steve Martinique, Commissioner; Joseph Metzler, Commissioner; William Gervens, Commissioner; Steve Edmond, Alternate Commissioner (voting for Commissioner Simpson); County Engineer Jonathan Pera, Freeholder Pat Lepore.

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

MINUTES: A motion to adopt the minutes of the December 3rd, 2020 meeting was made by Commissioner Metzler and seconded by Commissioner Martinique. The motion passed unanimously.

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

- The Planning Department has hired Jesse Summers to fulfill the roles of Landscape Architect and Open Space Coordinator.
- The Bike Paterson project continues to progress in cooperation with the City of Paterson.
- The Planning Department met with a consultant to discuss the NJTPA Local Safety Initiative along Market Street between Spruce Street and Madison Avenue. The project is focused on reducing crashes and making the street generally safer for all modes of transit.
- The Main Avenue Concept Development Project in the City of Passaic is bringing concepts to the public in January to choose a preferred alternative for the reconstruction of the central business district along this County roadway. Once a preferred alternative is chosen, the preliminary and final engineering process can begin with federal funding.
- The Morris Canal Greenway Phase IV along the North District Water Supply pipeline is progressing with design in cooperation with the NJDOT.

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

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

DEVELOPMENT REVIEW

SP-20-040 – Skybridge Extension – 340 Kingsland Street, Clifton

Commissioner Martinique recused himself from the meeting for this site plan application.

Staff explained that this is a new site plan application in which the applicant has proposed to construct a skybridge connection between a previously approved parking garage to an existing skybridge that connects the previously approved Hackensack Meridian School of Medicine and Modern Meadow

buildings on the ON3 campus. This development is part of the larger re-development of the former Hoffman-La Roche campus that is divided between Passaic and Essex Counties. The skybridge will have a length of 179.6 feet, a width of 9.7 feet, and sit 21.34 feet above the existing roadway. The applicant has submitted a diagram that indicates that passenger cars and tractor trailers will be able to fit under the skybridge. No other changes to the ON3 campus are proposed as part of this project. The site does not have any frontage along a County road, although it is adjacent to a section of Kingsland Street in Essex County.

The submitted plans have been reviewed by staff, and there is no impact to any County facilities. The application is recommended for unconditional approval.

No comments were made by the public.

Commissioner Gervens made a motion to grant **unconditional approval** of this site plan application. The motion was seconded by Vice Chair Redmon. The motion passed unanimously.

SP-20-038 - 225 Grand Street LLC(Phase II) – 225 Grand Street, Paterson

Commissioner Martinique rejoined the meeting.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an elevated gym and to reconfigure and expand an existing parking lot at a school. The reconfiguration will add additional parking spaces to the site. Interior renovations are also proposed. The site was previously granted approval (SP-15-036) by the Board for use as a school in 2016. The site has frontage along both Grand Street (a County road) and Morris Street. The site plan application was withheld by the Board on November 5th, 2020 with 12 conditions.

The applicant has proposed to demolish two buildings on the site to expand the parking lot. The parking lot from 141 to 158 spaces. The parking lot will have access along Morris Street. The applicant has also proposed restriping and signing the existing parking lot. In addition, the applicant has proposed to construct an open-air gym above a portion of the parking lot. Access to the gym will be via a stairwell connected to the parking lot. The previous approval permitted the applicant to install a slip lane for student pick-up and drop-offs along the Grand Street frontage. The applicant has proposed to install a continental style crosswalk at the intersection of Grand Street and Morris Street.

Regarding drainage, there is an existing stormwater pipe extending from the parking lot across Morris Street and down Barbour Street to Spruce Street. Inlets in the parking lot will connect into the pipe. A pipe from the site also connects into a stormwater pipe running along Morris Street towards Grand Street. The applicant has proposed to install trench drains at both Morris Street driveways to collect stormwater. The applicant has proposed additional landscaping adjacent to the parking lot and gym, and to replace the landscaping along Grand Street that was required as part of the Phase I approval.

There are conditions that must be addressed before the application can be granted unconditional approval. A continental-style crosswalk must be striped across Morris Street at the intersection with Grand Street. The plans must include a note indicating that the crosswalk will be replaced. The crosswalk “ladder bars” must be placed parallel with the flow of traffic on Morris Street. The side transverse lines should be removed. The striping must be noted as thermoplastic. The existing curb ramps and detectable warning surfaces must be indicated. At the exit of the one-way driveway, a “NO LEFT TURN” (R3-2) sign must be installed on the left side and be mounted on the back of the “DO NOT ENTER (R5-1) sign. The “NO LEFT TURN” sign on the back of the “DO NOT ENTER” sign is to be in addition to the existing “NO LEFT TURN” sign, which shall remain. At the westernmost two-way driveway, a “STOP” sign, stop bar,

and centerline must be installed. The requested double-yellow centerline must be labelled on the plans. All striping must be noted as thermoplastic. The stop bar must be labelled as 12 inches wide and white. The applicant shall enter into an agreement with the County regarding the operational use and restrictions of the Grand Street pick-up and drop-off driveway. The applicant's attorney must prepare a draft agreement for editing/review by County staff.

The applicant shall provide a drainage plan showing the connection between the site and Spruce Street, which is a County roadway.

- (a) Regarding the combined sewer under the Morris Street sidewalk:
 - 1. What is the invert at the existing connection point at the south driveway?
 - 2. Why is there no manhole at this connection?
 - 3. At the point where this line connects to the combined sewer line in the north driveway, the inverts on the plan are shown as "A" and "C", but the note has inverts for "B" and "C". This must be corrected.
- (b) Regarding the existing combined sewer in Barbour Street:
 - 1. 70 feet east of the match line, inverts "A" and "B" are missing.
 - 2. Spruce Street must be labelled.
 - 3. The note for the manhole is pointing to an inlet.
 - 4. Show all pipes (size, material, slope, inverts) that connect to the two inlets at the Spruce Street intersection.
- (c) The applicant must submit City approval of the proposed connection into the combined sewer system.
- (d) The note stating "PROP. INV. (12''): 85.47" must be clarified.

The landscaping must be planted per the previously approved site plan dated August 1st, 2016, revised as of September 19th, 2016. This must be shown on the plans.

Commissioner Metzler asked about the lack of landscaping from the previous approval. Commissioner Edmond placed emphasis on the comments requiring the installation of the signs. After discussion, it was determined that withholding the application until the signs were installed correctly would be sufficient.

No comments were made by the public.

Commissioner Martinique made a motion to **withhold approval** of this site plan application. The motion was seconded by Vice Chair Redmon. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS

A proposed meeting schedule for 2021 was presented to the Planning Board. No concerns were raised by the board or public.

Commissioner Metzler made a motion to approve the 2021 Meeting Schedule. The motion was seconded by Vice Chair Redmon. The motion passed unanimously.

CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 5:41 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,

Salvatore Presti for

A handwritten signature in cursive script that reads "Salvatore Presti".

MICHAEL LYSICATOS



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

December 22nd, 2020

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Sky Bride Extension (Hackensack Meridian School of Medicine); 340 Kingsland Street, Clifton; Block 80.02, Lot 4.04 (Passaic County File Number SP-20-040)

Members of the Board,

The above referenced site plan dated August 18th, 2020 was reviewed by the Passaic County Planning Board on December 17th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. 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.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
PB Nutclif Master, LLC
Stephen Power, P.E.

Kingsland Street Urban Renewal, LLC
Sandy Galacio, Esq.
File



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

December 21st, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 225 Grand Street, LLC (Phase II); 225 Grand Street, Paterson; Block 4802, Lots 23, 24 & 25 (Passaic County File Number SP-20-038)

Members of the Board,

The above referenced site plan dated April 15th, 2020, revised as of November 24th, 2020, was reviewed by the Passaic County Planning Board on December 17th, 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 401 Grand Street, Room 417, Paterson, NJ 07505.

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

1. A continental-style crosswalk must be striped across Morris Street at the intersection with Grand Street.
 - a) **The plans must include a note indicating that the crosswalk will be replaced.**
 - b) **The crosswalk “ladder bars” must be placed parallel with the flow of traffic on Morris Street.**
 - c) **The side transverse lines shall be removed.**
 - d) **The striping must be noted as thermoplastic.**
 - e) **The existing curb ramps and detectable warning surfaces must be indicated.**
2. At the entrance to the one-way driveway, the “NO LEFT TURN” sign must be rotated 90° on the south side of Grand Street in order to face eastbound Grand Street traffic. **The sign must be corrected immediately, prior to any approvals being granted.**

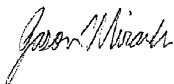
3. At the exit of the one-way driveway, a “NO LEFT TURN” (R3-2) sign must be installed on the left side and be mounted on the back of the “DO NOT ENTER (R5-1) sign. **The “NO LEFT TURN” sign mounted on the back of the “DO NOT ENTER” sign must be installed in addition to the existing “NO LEFT TURN” sign on the opposite side of the driveway, which shall remain. This shall also be addressed immediately, prior to any approvals being granted.**
4. At the westernmost two-way driveway, a “STOP” sign, stop bar, and centerline must be installed.
 - a) **The requested double-yellow centerline must be labelled on the plans.**
 - b) **All striping must be noted as thermoplastic.**
 - c) **The stop bar must be labelled as 12 inches in width and white.**
5. The applicant shall enter into an agreement with the County regarding the operational use and restrictions of the Grand Street pick-up and drop-off driveway. The agreement must be consistent with the terms of the previously approved site plan application (SP-15-036). **The applicant must submit an agreement for review by County staff. The agreement must incorporate the previously approved site plan and the City ordinances restricting stopping/standing and establishing a 20 mph School Zone speed limit (see attached). The agreement must state that the driveway will remain open to all vehicles picking up and dropping off students.**
6. The grading/drainage plan indicates an elevation of 91 in the location of the proposed ADA parking spaces, but shows an inlet adjacent to those spaces with a grate elevation of 87.69. This discrepancy must be clarified. **Complete.**
7. The plans must clarify the language in the drainage report stating that the site is not a major development per NJDEP rules. **Complete.**
8. The applicant shall provide a drainage plan showing the connection between the site and Spruce Street, which is a County roadway.
 - a) **70 feet east of the match line, inverts “A” and “B” are missing.**
 - b) **Spruce Street must be labelled.**
 - c) **The note for the manhole is pointing to an inlet.**
 - d) **The plan must show all pipes (size, material, slope, inverts) that connect to the two inlets at the Spruce Street intersection.**
 - e) **The applicant must submit City approval of the proposed connection into the combined sewer system.**
 - f) **The note stating “PROP. INV. (12”): 85.47” must be clarified.**

Passaic County Planning Board
225 Grand Street, LLC – Phase II (SP-20-038)
225 Grand Street, Paterson
Block 4802, Lots 23, 24 & 25

9. The plans indicate runoff from the site onto Barbour Street, which would enter the County right-of-way of Spruce Street. The applicant shall install a trench drain across the driveway, which shall be connected to the SD inlet. It must be clarified whether that inlet is connected to the combined sewer system. **Complete.**
10. The drainage plan must indicate the destination of the 8-inch PVC pipe.
 - a) **Regarding the combined sewer under the Morris Street sidewalk:**
 1. **The invert at the existing connection point at the south driveway must be noted.**
 2. **It must be explained why there is no manhole at this connection.**
 3. **At the point where this line connects to the combined sewer line in the north driveway, the inverts on the plan are shown as “A” and “C”, but the note has inverts for “B” and “C”. This must be corrected.**
11. The landscaping must be planted per the previously approved site plan dated August 1st, 2016, revised as of September 19th, 2016. **This must be shown on the plans (the previously approved plans are attached).**
12. The applicant shall provide the Corridor Enhancement Fee of \$12,280.00 payable to Passaic County. **Complete.**

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
Dynamic Engineering Consultants, PC

225 Grand Street, LLC
File

RESOLUTION

WHEREAS, pursuant to the provisions of the New Jersey Open Public Meetings Act (N.J.S.A. 10:4-6 et seq) which governs the meetings of certain public bodies, said public bodies must meet at least once each year, within seven (7) days following the annual organization or reorganization meeting of a public body, or, if there be no such organization or reorganization meeting in the year, then by no later than January 10 of such year, shall prominently post, and maintain prominently posted throughout the year, in at least one (1) public place reserved for such or similar announcements; mail, telephone, telegram, post on the county web site, or hand delivery to at least two (2) newspapers designated by the public body to receive such notices—one (1) of which shall be the official newspaper—and filed with the County Clerk, County of Passaic, for the purpose of public inspection, a schedule of the regular meetings of the public body to be held during the succeeding year, according to the specific provisions of Sections 2 (N.J.S.A. 10:4-8) and 13 of said Act (N.J.S.A. 10:4-18) respectively; and

WHEREAS, such schedule shall contain the location of each meeting to the extent it is known, as well as, the time and date of such meeting according to the provisions of Section 13 of said Act (N.J.S.A. 10:4-18); and

WHEREAS, the Passaic County Planning Board is a “public body” conducting “public business” and holding “meetings” upon “adequate notice” pursuant to the definitions provided in Section 2 of said Act (N.J.S.A. 10:4-8 (a), (b), (c) and (d)); and

WHEREAS, the annual schedule of regular meetings was agreed upon by the members of the Passaic County Planning Board at the regularly scheduled meeting, held virtually due to the ongoing public health emergency, on Thursday, December 17, 2020 at 5:00 p.m.;

WHEREAS, the reorganization meeting of the Passaic County Planning Board will held on Thursday, January 7, 2021 at 5:00 p.m. and will be held virtually due to the ongoing public health emergency;

NOW, THEREFORE, BE IT RESOLVED that the attached schedule of the regular meetings of the Passaic County Planning Board be posted throughout the year in at least one (1) public place reserved for such or similar announcements; be emailed to at least one (1) public place reserved for such or similar announcements; be emailed to at least (2) newspapers designated by the Board to receive such notices, one (1) of which shall be the official newspaper, and be filed with the County Clerk for the County of Passaic, for the purpose of public inspection as required by Section 2 of the Open Public Meetings Act (N.J.S.A. 10:4-8 and 9);

BE IT FURTHER RESOLVED that the attached schedule of the regular meetings of the Passaic County Planning Board, which contains the location of each meeting to the extent it is known, and the time, date and place of each meeting as required by Section 13 of the Open Public Meetings Act (N.J.S.A. 10:4-18) be posted, mailed, and submitted within seven (7) days following the regularly scheduled meeting of the Passaic County Planning Board held on Thursday, January 7, 2021, also as required by Section 13 of said Act (N.J.S.A. 10:4-18).

BE IT FURTHER RESOLVED that certified copies of this Resolution be posted, mailed, and submitted to all persons or public entities as required by the aforementioned Open Public Meetings Act.

BE IT FURTHER RESOLVED that this Resolution be spread full in the minutes of this meeting.

Michael Lysicatos
Michael Lysicatos (Dec 21, 2020 10:48 EST)

MICHAEL LYSICATOS, Secretary

Miguel M Diaz
Miguel M Diaz (Dec 21, 2020 10:43 EST)

MIGUEL DIAZ, Chair

PASSAIC COUNTY PLANNING BOARD

DATED: December 17, 2020

PASSAIC COUNTY PLANNING BOARD SCHEDULED MEETINGS – 2021

January 7 (Submission Deadline: December 23, 2020)
January 21 (SD: January 8, 2021)

February 4 (SD: January 22)
February 18 (SD: February 5)

March 4 (SD: February 19)
March 18 (SD: March 5)

April 1 (SD: March 19)
April 15 (SD: April 2)
April 29 (SD: April 16)

May 13 (SD: April 30)
May 27 (SD: May 14)

June 10 (SD: May 28)
June 24 (SD: June 11)

July 8 (SD: June 25)
July 22 (SD: July 9)

August 5 (SD: July 23)
August 19 (SD: August 6)

September 2 (SD: August 20)
September 16 (SD: September 3)
September 30 (SD: September 17)

October 14 (SD: October 1)
October 28 (SD: October 15)

November 18 (SD: November 5)

December 2 (SD: November 19)
December 16 (SD: December 3)

January 6, 2022 (SD: December 24)
January 20, 2022 (SD: January 7, 2022)

All Passaic County Planning Board meetings are held on Thursdays (unless noted otherwise) at 5:00 p.m. Until further notice, all meetings will be held remotely via the WebEx application due to the ongoing public health emergency. In the event that in-person meetings are permitted to resume, all meetings will be held in Room 220, in the Board Room of the Passaic County Board of County Commissioners, located in the Passaic County Administration Building, 401 Grand Street, Paterson, New Jersey 07505.

John A. Abdelhadi

JOHN A. ABDELHADI, ESQ.
ATTORNEY FOR THE PASSAIC COUNTY PLANNING BOARD