



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, May 21st, 2020
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Senior Planner Jason Miranda opened the meeting at 5:05 PM and read the notice that the requirements of the Open Public Meeting Act had been met. Planning Director Michael Lysicatos then proceeded to the roll call.

MEMBERS PRESENT: Miguel Diaz, Chairman; Nakima Redmon, Vice Chair; William Gervens, Commissioner; Stephen Martinique, Commissioner; Kenneth Simpson, Commissioner; Steve Edmond, Commissioner Alternate (voting for Joseph Metzler); County Engineer Jonathan Pera; Terry Duffy, Freeholder; Pat Lepore, Freeholder Alternate (voting for Freeholder Director Cassandra Lazzara);

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 May 7th, 2020 meeting was made by Commissioner Martinique and seconded by Vice Chair Redmon. The motion passed unanimously, with Freeholders Duffy and Lepore abstaining.

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

- The Planning Department continues to process applications and prepare them for the Board. A notice has been posted informing the public that the Board will continue to hold meetings online using WebEx for the remainder of the year. If it becomes safe to resume in-person meetings before the end of the year, a new notice will be posted at that time.
- A presentation on the Paterson-Newark Transit Market study is live on the Department of Planning & Economic Development website. The presentation includes an overview of the study and some preliminary results. The presentation also includes a video of the project's consultant running through the project. The presentation is located under "Studies" on the Department website.
- The Division of Economic Development is currently developing tools to aid the business community. Included in this is setting up a webpage that contains local, state, and federal resources in one location for ease of access. The Department is also working on mapping applications to assist the business community in mapping businesses that are currently open in order to spur economic recovery.

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-19-053 – Palazzone Addition– 490 Main Street, Little Falls

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a parking lot and additional floor on an existing commercial structure. The new floor will add 3,743 sq. ft. of commercial space to the site. The applicant has also proposed to pave a gravel area to the rear of the building into a parking lot. This parking lot does not have frontage along a County road. The application was withheld by the Board on January 2nd, 2020 with eight (8) conditions. There is an existing driveway along Main Street that will be replaced with a brick patio. There will be no driveway access along Main Street per the proposed plans. The applicant has proposed to replace the existing sidewalk along Main Street. The plans indicate that the existing front door will be replaced by swinging doors that will not encroach into the County right-of-way. The applicant has proposed to install three (3) dry wells on-site that will connect to roof leaders and a trench drain at the Muller Place driveway entrance. An additional trench drain has been proposed in the location of the existing Main Street driveway, in order to collect any runoff from the proposed patio. The trench drain will connect into the dry well system. A shade tree, a Scarlet oak, has been proposed along the Main Street frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plans must indicate which portions of the roof drain to the front and rear. The applicant must submit updated drainage calculations. The proposed species (Scarlet Oak) is not suitable for a shade tree in this location. The applicant should coordinate with County staff to select a more suitable shade tree species.

Commissioner Edmond asked for clarification on the replacement of the garage door. Staff clarified that the garage doors were being replaced with standard doors and the driveway was being replaced with a patio, sidewalk, and full-height curbing. After some discussion, the Board agreed to require the installation of bollard or by other means restrict the width on the patio to prevent vehicles from using the patio as a loading zone.

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

SP-19-054 – Pompton Lakes Quarry – Susquehanna Avenue, Wanage

Freeholder Duffy and Commissioner Gervens recused themselves from the hearing of this application. This is a previously withheld site plan application in which the applicant has proposed to construct an access road from Susquehanna Avenue on what is currently vacant land. The road will provide access from the existing Tilcon Quarry to Susquehanna Avenue, from where vehicles can access Union Avenue and I-278. The access road will largely replace the existing quarry access along Broad Street in Pompton Lakes. The applicant has proposed to

widen Union Avenue from two to four lanes between Susquehanna Avenue and the I-287 southbound ramps. A left-turning lane would be constructed for vehicles turning onto Susquehanna Avenue. The application was withheld by the Board on January 2nd, 2020 with four (4) conditions. The applicant has stated that they will provide a draft developer's agreement, as required by the Board, regarding improvements to Union Avenue and future access along Broad Street. The applicant has not agreed to eliminate all non-emergency access at the Broad Street driveway. At the existing traffic signal at Union and Ringwood Avenues, additional time will be allocated to vehicles turning left onto Union Avenue. Regarding drainage, the applicant has proposed several inlets along the access road and an emergency spillway near the road. The applicant has provided acknowledgement that the County is not responsible for any existing or proposed culverts along Susquehanna Avenue. There are no proposed sidewalk or landscaping improvements.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The following comments pertain to the submitted improvement plans: 1. The westbound Union Avenue lane usage must be shown on sheet 4. The left turn lane for westbound Union Avenue at Susquehanna Avenue does not appear to be long enough. The applicant must provide a queuing analysis, using a conservative trip generation for new quarry traffic. Queuing in the lane could result in the blocking of Union Avenue through-traffic. Besides an estimate of the 95% queue, the applicant must determine the trip generation which would create an unacceptable queue. 2. The approved plans for Celtic Knot (Haskell/Union) and the Taco Bell (Greenwood/Union) must be incorporated into the improvement plans. The applicant should coordinate with staff to obtain copies of the plans. 3. The plans must indicate the extent of the Union Avenue right-of-way. 4. The plan must note the elevations of the top and bottom of the curb along Union Avenue. 5. The plans must indicate the exact dimensions from the front of the curb to the front of each utility pole. 6. It must be noted what the black rectangles indicate at the intersection of Susquehanna and Union Avenues, as they may conflict with existing drainage pipes. 7. The existing drainage pipes along Union Avenue must be shown on the plans. 8. The plans must include raised pavement markers. 9. All striping must be noted as thermoplastic.

The following comments pertain to the traffic study: 1. As the signal at the intersection of Union Avenue, the Stop & Shop driveway, and I-287 southbound ramps is being significantly impacted (AM eastbound delay increase from 20 to 32 seconds; AM westbound left turn delay increase from 12 to 30 seconds), it shall be re-timed and be included in any future re-timings as per the developer's agreement specified below. 2. The applicant must obtain documented approval from NJDOT for the proposed signal retiming for the northbound Ringwood Avenue left turn onto Union Avenue. The re-timing must be completed by the applicant, and must be included in the developer's agreement specified below.

The applicant shall provide, for County review, a developer's agreement which must include: 1. A requirement that the applicant shall conduct a future traffic study to re-assess conditions and implement a new re-timing, if necessary. 2. The provided examples of non-emergency access that may require use of the Broad Street driveway in Pompton Lakes have been reviewed and are acceptable to staff. The language must all be included in the developer's agreement.

Chuck Olivo, engineer for the applicant, was sworn in and addressed concerns about the projected increase in traffic on Union Boulevard that would result from the site plan.

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

SU-20-004 – Wayne Memorial First Aid Squad Subdivision – 8 Rohrbach Way, Wayne

Freeholder Duffy and Commissioner Gervens returned to the meeting. Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust the lot line between two lots (36 & 36.01) to accommodate an addition to the Wayne Memorial First Aid Squad building on Lot 36. The applicant has proposed to construct 1,765 sq. ft. addition to the building, including a 586 sq. ft. mezzanine. The existing garage on Lot 36 is to be removed. There is an existing garage on Lot 36.01, which is to remain. The site has driveway access along Rohrbach Way, a municipal street. Lot 36 abuts a County property on Lot 36.02, indicated as Pal Drive. Pal Drive connects to and abuts the County right-of-way of Parish Drive. The properties slope away from Pal Drive and Parish Drive. The applicant has proposed to connect the roof drainage from the addition into the existing drainage system. The applicant has not submitted a site plan application for the proposed addition.

Staff have reviewed the submitted subdivision plat and have no comments specific to the subdivision. As Lot 36 abuts a County-owned property (Lot 36.02), a site plan application must be submitted for County review.

Commissioner Gervens made a motion to grant **conditional approval** to the minor subdivision application. Commissioner Martinique seconded that motion. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Freeholder Duffy made a motion to adjourn the meeting at 5:59 PM that was seconded by Vice Chair Redmon. The motion passed unanimously.

Respectfully submitted,

Salvatore Presti 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
Director

PLANNING BOARD

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

May 28th, 2020

Little Falls Planning Board
225 Main Street
Little Falls, NJ 07424

Re: Site Plan Review – Palazzone Addition; 490 Main Street, Little Falls; Block 57, Lots 3-5 & 20-21 (Passaic County File Number SP-19-053)

Members of the Board,

The above referenced site plan dated November 8th, 2019, revised as of April 22nd, 2020, was reviewed by the Passaic County Planning Board on May 21st, 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 the plans on a standard compact disc media. **At this time, all submission materials must be e-mailed to County staff for guaranteed inclusion on an upcoming development review agenda. The physical copies should still be mailed, using the U.S. Postal Service, to the Department offices at 930 Riverview Drive, Suite 250 in Totowa. Staff are working remotely with limited access to the office. All materials should be emailed to Senior Planner Jason Miranda at jasonmi@passaiccountynj.org.**

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

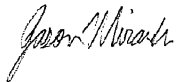
1. The plans must include a note stating that the existing curb cut along Main Street will be replaced with full-height curbing (see attached detail) and sidewalk. **Complete.**
2. The applicant must verify whether truck traffic is permitted along Muller Place. **Complete.**
3. There shall be no stormwater runoff from the proposed patio into the County right-of-way. **Complete.**
4. There are currently downspouts on the building that discharge stormwater into the County right-of-way. These must be removed or redirected away from Main Street. The applicant must provide a positive drainage plan for all roof drainage. **The plans must indicate which portions of the roof drain to the front and rear of the building. The applicant must submit updated drainage calculations.**

Passaic County Planning Board
Palazzone Addition (SP-19-053)
490 Main Street, Little Falls
Block 57, Lots 3-5 & 20-21

5. There shall be no door swings encroaching into the County right-of-way. The existing front door must either be recessed or designed to swing inwards. **Complete,**
6. The applicant must submit any available architectural plans. **Complete.**
7. The applicant shall provide shade trees along the Main Street frontage of the site. **The proposed species (Scarlet Oak) is not suitable for a shade tree in this location. The applicant should coordinate with County staff to select a more suitable shade tree species.**
8. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County. **Complete.**
9. **The applicant must install a bollard to physically restrict vehicular access to the proposed patio area.**

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
Estate of Marie S. Buikema

Ripe Rosse Holding, LLC
Michael E. Dipple

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
Director

PLANNING BOARD

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

May 28th, 2020

Wanaque Planning Board
579 Ringwood Avenue
Wanaque, NJ 07465

Re: Site Plan Review – Pompton Lakes Quarry; Susquehanna Avenue, Wanaque; Block 468, Lot 2.01; Block 470, Lots 1, 3-6 & 8; Block 471, Lots 3-7; Block 472, Lots 1-4; Block 473, Lots 1-3 (Passaic County File Number SP-19-054)

Members of the Board,

The above referenced site plan dated January 15th, 2018, revised as of August 23rd, 2019, and the “Union Avenue Improvements” plan dated February 27th, 2020 were both reviewed by the Passaic County Planning Board on May 21st, 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 the plans on a standard compact disc media. **At this time, all submission materials must be e-mailed to County staff for guaranteed inclusion on an upcoming development review agenda. The physical copies should still be mailed, using the U.S. Postal Service, to the Department offices at 930 Riverview Drive, Suite 250 in Totowa. Staff are working remotely with limited access to the office. All materials should be emailed to Senior Planner Jason Miranda at jasonmi@passaiccountynj.org.**

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

1. As per discussions with County staff and the requirements of the Redevelopment Agreement, the applicant must submit traffic mitigation and improvement plans for the portion of Union Avenue that is being impacted by the proposed access driveway. The applicant has previously stated that Union Avenue will be increased to four lanes. **The following comments pertain to the submitted improvement plans:**
 - a) **The westbound Union Avenue lane usage must be shown on sheet 4. The left turn lane for westbound Union Avenue at Susquehanna Avenue does not appear to be long enough. The applicant must provide a queuing analysis, using a conservative trip generation for new quarry traffic. Queuing in the lane could result in the blocking of Union Avenue through-traffic. Besides an estimate of the 95% queue, the applicant must determine the trip generation which would create an unacceptable queue.**

Passaic County Planning Board
Pompton Lakes Quarry (SP-19-054)
Susquehanna Avenue, Wanaque
Block 468, Lot 2.01; Block 470, Lots 1, 3-6 & 8; Block 471, Lots 3-7; Block 472, Lots 1-4;
Block 473, Lots 1-3

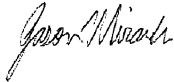
- b) **The approved plans for Celtic Knot (Haskell/Union) and the Taco Bell (Greenwood/Union) must be incorporated into the improvement plans. The applicant should coordinate with staff to obtain copies of the plans.**
 - c) **The plans must indicate the extent of the Union Avenue right-of-way.**
 - d) **The plan must note the elevations of the top and bottom of the curb along Union Avenue.**
 - e) **The plan must note the dimensions from the front of the curb to the front of each utility pole.**
 - f) **It must be noted what the black rectangles indicate at the intersection of Susquehanna and Union Avenues, as they may conflict with existing drainage pipes.**
 - g) **The existing drainage pipes along Union Avenue must be shown on the plans.**
 - h) **The plans must include raised pavement markers.**
 - i) **All striping must be noted as thermoplastic.**
2. The applicant must address the following issues with the traffic study. The traffic study states “the proposed expansion would not have a significant impact on the traffic operations of the adjacent roadway network”... but the following impacts are contained in the study:
- a) **At the intersection of Union Avenue, the I-287 southbound ramps, and the Stop & Shop driveway, delays will increase by 29% in the AM peak hour. As the signal is being significantly impacted (AM eastbound delay increase from 20 to 32 seconds; AM westbound left turn delay increase from 12 to 30 seconds), it should be re-timed and be included in any future re-timings as per the developer’s agreement specified in comment 3.**
 - b) **Delays for the northbound Ringwood Avenue left turn onto Union Avenue, during the PM peak hour, will increase from 30 seconds to 75 seconds (150%). The applicant must obtain documented approval from NJDOT for the proposed signal re-timing. The re-timing must be completed by the applicant, and must be included in the developer’s agreement specified below.**
3. The applicant shall provide, for County review, a developer’s agreement which must include:
- a) **The requested Union Avenue improvements in the vicinity of Susquehanna Avenue and I-287. The agreement shall include a requirement that the applicant conduct a future traffic study to re-assess conditions and implement a new signal re-timing, if necessary.**

Passaic County Planning Board
Pompton Lakes Quarry (SP-19-054)
Susquehanna Avenue, Wanaque
Block 468, Lot 2.01; Block 470, Lots 1, 3-6 & 8; Block 471, Lots 3-7; Block 472, Lots 1-4;
Block 473, Lots 1-3

- b) A prohibition on future quarry access at Broad Street (in Pompton Lakes), expect in the case of emergency. **The provided examples of non-emergency access that may require use of Broad Street been reviewed and are acceptable to staff. The language must all be included in the developer's agreement.**
 - c) **A draft developer's agreement must still be submitted for County review.**
4. Please note that the County is not responsible for any existing or proposed culverts along Susquehanna Avenue. **Complete.**

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
Wayne J. Ingram, P.E.
File

Tilcon New York, Inc.
Stonefield Engineering & Design



County of Passaic

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

May 28th, 2020

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Minor Subdivision Review – Wayne Memorial First Aid Squad Subdivision; 8 Rohrbach Way, Wayne; Block 703, Lots 36 & 36.01 (Passaic County File Number SU-20-004)

Members of the Board,

The above referenced subdivision plat dated February 3rd, 2020 was reviewed by the Passaic County Planning Board on May 21st, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

1. The applicant must submit a site plan application for County review, as Lot 36 abuts a County-owned property (Lot 36.02).

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
A. Michael Rubin, Esq.
File

Wayne Memorial First Aid Squad
Darmstatter, Inc.