



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, November 19<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; Nakima Redmon, Vice Chair; William Gervens, Commissioner; Steve Martinique, Commissioner; Joseph Metzler, Commissioner; Steve Edmond, Alternate Commissioner (voting for Commissioner Simpson); County Engineer Jonathan Pera, Commissioner.

**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 November 5<sup>th</sup>, 2020 meeting was made by Commissioner Metzler and seconded by Commissioner Martinique. The motion passed unanimously, with Vice Chair Redmon abstaining.

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

- Andras Holzmann has been hired by the Department as a Supervising Planner.
- The Department has been granted a technical assistance grant from Together North Jersey through the North Jersey Transportation Planning Authority to develop a linear arts plan for the Morris Canal Greenway. The intention is to introduce public art into the Morris Canal Greenway.
- The Department has received two grants from the NJDOT for the Lakeview Avenue Complete Streets project, which consists of \$8.5 million for design, construction, and construction review, and for the Highlands Rail Trail Phase II. The Department has applied for a TAP grant to close the gap in funding. Design will move forward before the end of the year.

**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-20-041 – Proposed 7-Eleven – 11-13 Central Avenue, Passaic**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 1,231 sq. ft. building expansion to an existing 2,120 sq. ft. building for use as a 7-Eleven convenience store. The applicant has also proposed re-construct part of the parking area. The site has frontage along Main Avenue and Central Avenue, both County roads. The site also has frontage along South Kol Square, a City street.

There will be a total of eight (8) parking spaces, with access to South Kol Square via a depressed curb. South Kol Square intersects with both Main Avenue and Central Avenue, and includes five (5) public parking spaces that are diagonally oriented for use by vehicles traveling from Main to Central. The applicant has proposed to install curb ramps and a crosswalk at the intersection of Main Avenue and South Kol Square. The applicant has proposed to install stop bars and centerlines at both intersections. The applicant has proposed to replace the sidewalk to the north of the Central Avenue intersection. However, there is no crosswalk proposed at the intersection and no clear sidewalk connection to the south of the intersection. Regarding the drainage, the applicant has proposed to connect existing and proposed roof leaders and inlets to the combined sewer system located under Central Avenue. The applicant has proposed to plant an Armstrong red maple tree along the Main Avenue frontage, outside of the County right-of-way. Several shrubs, but no shade trees, are proposed along Central Avenue.

There are conditions that must be addressed before the application can be granted unconditional approval. The applicant must clarify the ownership of Lot 14. If it is not owned by the applicant or the owner of Lot 12, an access easement must be provided permitting use and access through Lot 14. The plans must note the right-of-way width of Main Avenue. If the width varies, all variations in width must be noted in the correct location. The applicant must submit a deed of dedication, dedicating all land up to the interior edge of the sidewalk along Main Avenue to the County right-of-way. A metes and bounds description must accompany the deed. The plans must include signing and striping at the exit onto Central Avenue in order to enforce the one-way flow of Central Avenue. Both driveways must include double-yellow centerlines. The plans must show a 4-foot dimension from the stop bar to the crosswalk. All striping must be noted as thermoplastic.

The plans must show a raised sidewalk and apron for both the Main Avenue and Central Avenue driveways, based on County detail. Detectable warning surfaces shall still be provided. The Central Avenue sidewalk must be extended across South Kol Square, incorporating a raised sidewalk apron, and ending at the existing sidewalk along Lexington Avenue (which will require relocation of the park fence) OR the existing walkway at the entrance to the park. The sidewalk extension must maintain a minimum of five (5) feet in width. For staff to properly review the crosswalk across Main Avenue and other aspects of pedestrian safety, the plans must show Main Avenue (including curb lines) for 100 feet to the north and south of the site. The area shown as "Authorized Personal Parking Only" shall be prohibited for all parking, as it is too close to the crosswalk and cars backing out could endanger pedestrians. For the proposed trash enclosure, the applicant must verify that the footings will be entirely on the applicant's property and outside of the County right-of-way. The plans indicate an existing "NO PARKING" sign along Central Avenue. Any existing parking prohibitions and/or loading zone designations must be submitted. The plans must include a trench drain to intercept runoff headed towards Central Avenue. The plans must show the eventual routing of all stormwater pipes in order to demonstrate that the receiving system is a City of Passaic stormwater system, as stated in the drainage report. The drainage report states "Remaining runoff is collected by an existing catch basin on Main Avenue". This must be shown on the drainage plan. The applicant shall provide the Corridor Enhancement Fee of \$3,536.00 payable to Passaic County.

Commissioner Edmond inquired about the ownership of the parking spaces across the street. Jason Tuvel, attorney for the applicant, testified that the parking spaces across the street were owned by the City, open to the general public, and not counted towards the site parking. Mr. Tuvel also clarified that the eight (8) proposed parking spaces in front of the 7-Eleven had a property line running through them. As such, the applicant is in the process of obtaining a parking easement from the City of Passaic.

Commissioner Edmond inquired how many parking spaces the applicant is required to provide. Mr. Tuvel responded that for food service in this zone, the applicant did not have to provide parking. The applicant preferred to have the eight (8) proposed parking spaces.

Matt Seckler, engineer for the applicant, was sworn in and testified that the eight (8) parking spaces in front of the proposed 7-Eleven will have no special signage, other than the designated ADA parking space, whereas the public parking spaces across South Kol Square are metered parking spaces. Those spaces will be enforced by City parking ordinance, as they are spaces for the public.

Planning Director Lysicatos asked Mr. Seckler if the City had any concerns about South Kol Square being converted into a two-way street from a one-way street. Mr. Seckler responded that the City had not expressed any concern, and also stated that the applicant has a preference to have the road be two-way.

A comment was added requiring the installation of a "NO LEFT TURN" sign facing eastbound South Kol Square, at the intersection with Central Avenue.

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

**SP-20-039 – Canete Landscape & Garden Center – 825 Black Oak Ridge Road, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to remove and construct a new asphalt parking area in front of an existing retail building. The applicant has also proposed to demolish an existing three-story barn structure, and to construct a new one-story metal garage at the rear of the property. The site has frontage along Black Oak Ridge Road in Wayne.

The new parking lot will have a total of 33 parking spaces and retain the previously existing driveway entrance along Black Oak Ridge Road. The applicant has proposed to shorten the driveway width to 35 feet. The driveway will include a crosswalk, connected to proposed curb ramps with detectable warning surfaces. The applicant has proposed to install curbing and sidewalk along the entire frontage of the site. Regarding drainage, the site flows away from Black Oak Ridge Road. An existing culvert runs through the site in the direction of the Pompton River. The applicant has obtained a permit from the NJDEP to conduct site work in a Flood Hazard Area. The applicant has proposed to plant four (4) October Glory maple trees along the frontage of the site, outside of the County right-of-way.

There are conditions that must be met before the application can be granted unconditional approval. The name and address of the applicant and the owner must be noted on the plans. The applicant must submit two signed and sealed copies of the referenced survey. The sidewalk must be a minimum of five (5) feet in width and dimensioned on the plans. The applicant has requested a design to waiver to construct a sidewalk that is four (4) feet in width. The site driveway must include a raised driveway apron with sidewalk. Detectable warning surfaces shall still be provided. The design vehicle for the proposed driveway is a WB-67 truck, which is very large for this site. The applicant must justify this design by providing additional information. The turning templates must show turning movement paths through the entire site, including the access to the proposed garage in the rear of the site. The turning movement for the right-out turn shows a truck starting from a position parallel to Black Oak Ridge Road in the front parking lot. The turning templates must show how the truck arrives at that position. The applicant must provide documentation showing that deliveries need to be made using a WB-67 truck.

Regardless of size, the applicant must provide a statement on the expected number of daily truck movements. The applicant must submit a driveway profile, which must show a grade of 2% or less for the first 50 feet back from the right-of-way line. The applicant shall provide the Corridor Enhancement Fee of \$5,254.00 payable to Passaic County.

Commissioner Metzler inquired about the width of the driveway opening, specifically why the driveway had to be 35 feet wide. County Engineer Pera responded that the staff comments on truck movements will determine the appropriate width of the driveway.

Commissioner Edmond requested elevations along Black Oak Ridge Road to determine if the applicant would need to provide curbside drainage. Commissioner Edmond also inquired how far the sidewalk was from the proposed curb line, and requested that the sidewalk be at least four (4) feet from the interior edge of the curb in order to allow to accommodate snowplows. After further discussion, it was agreed that the applicant would need to provide a dedication to accommodate a five (5) foot sidewalk in the County right-of-way and the requested 4-foot offset from the curb. The applicant must submit a deed of dedication and metes and bounds survey for review by County staff. The Master Plan right-of-way of 66 feet must be shown on the plans.

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

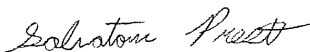
**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 5:43 PM that was seconded by Chairman Diaz. The motion passed unanimously.

Respectfully submitted,

Salvatore Presti for



MICHAEL LYSCATOS



# County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Director*

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

November 25<sup>th</sup>, 2020

Passaic Planning Board  
330 Passaic Street  
Passaic, NJ 07055

Re: Site Plan Review – Prop. 7-Eleven Convenience Store; 11-13 Central Avenue, Passaic; Block 4126, Lots 12 & 14 (Passaic County File Number SP-20-041)

Members of the Board,

The above referenced site plan dated October 16<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on November 19<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 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:

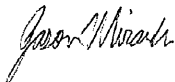
1. The applicant must clarify the ownership of Lot 14. If not owned by the applicant or owner of Lot 12, an access easement must be provided permitting customers to park and access the site through Lot 14.
2. The plans must note the right-of-way width of Main Avenue. If the width varies, all variations in width must be noted in the correct location.
3. The applicant must provide a dedication up to the interior edge of the sidewalk along Main Avenue. A draft deed of dedication and metes and bounds description must be submitted for review by County staff.
4. The plans must show raised sidewalk aprons (see attached detail) across both the Main Avenue and Central Avenue driveways. Detectable warning surfaces shall still be provided.
5. The plans must include signing and striping at the exit onto Central Avenue in order to enforce the one-way flow of Central Avenue. Both driveways must include double-yellow centerlines. The plans must show a 4-foot dimension from the stop bar to the raised sidewalk. All striping must be noted as thermoplastic.

Passaic County Planning Board  
Prop. 7-Eleven (SP-20-041)  
11-13 Central Avenue, Passaic  
Block 4126, Lots 12 & 14

6. The Central Avenue sidewalk must be extended across South Kol Square, incorporating the raised sidewalk apron, and ending at the existing sidewalk along Lexington Avenue (which will require relocation of the park fence) OR the existing walkway at the entrance to the park. The sidewalk extension must maintain a minimum of five (5) feet in width.
7. For staff to properly review the Main Avenue crossing and other aspects of pedestrian safety, the plans must show Main Avenue (including curb lines) for 100 feet to the north and south of the site.
8. The area shown as "Authorized Personal Parking Only" shall be prohibited for all parking, as it is too close to the crosswalk and cars backing out could endanger pedestrians.
9. For the proposed trash enclosure, the applicant must verify that the footings will be entirely on the applicant's property and outside of the County right-of-way.
10. The applicant must install a "NO LEFT TURN" sign facing traffic on eastbound South Kol Square, at the intersection with Central Avenue.
11. The plans show a "NO PARKING" sign along Central Avenue. Any existing parking prohibitions and/or loading zone designations must be submitted.
12. The plans must include a trench drain to intercept runoff headed towards Central Avenue.
13. The plans must show the eventual routing of all stormwater pipes in order to demonstrate that the receiving system is a City of Passaic stormwater system, as stated in the drainage report.
14. The drainage report states "Remaining runoff is collected by an existing catch basin on Main Avenue", but this is not shown on the drainage plan.
15. The applicant shall provide the Corridor Enhancement Fee of \$3,536.00 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 considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Stonefield Engineering & Design, LLC  
File

7-Eleven, Inc.  
Jason Tuvel, Esq.



# County of Passaic

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

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

Michael Lysicatos AICP, PP  
Director

## PLANNING BOARD

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

November 20<sup>th</sup>, 2020

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Canete Landscape & Garden Center; 825 Black Oak Ridge Road, Wayne; Block 2521, Lot 55 (Passaic County File Number SP-20-039)

Members of the Board,

The above referenced site plan dated June 6<sup>th</sup>, 2019, revised as of October 29<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on November 19<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 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:

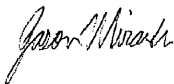
1. The name and address of the applicant and the owner must be noted on the plans.
2. The applicant must submit two signed and sealed copies of the referenced survey by Dresdner Robin.
3. The sidewalk must be a minimum of five (5) feet in width.
4. The applicant must dedicate to the County right-of-way sufficient width to accommodate the above-requested 5-foot sidewalk and a 4-foot offset between the interior edge of curb and the sidewalk. The applicant must submit a deed of dedication and metes and bounds description for review by County staff.
5. The site driveway must include a raised driveway apron, per attached detail, with sidewalk carried across the apron. Detectable warning surfaces shall still be provided.
6. The design vehicle for the proposed driveway is a WB-67 truck, which is very large for this site. The applicant must justify this design by providing additional information:

Passaic County Planning Board  
Canete Landscape & Garden Center (SP-20-039)  
825 Black Oak Ridge Road, Wayne  
Block 2521, Lot 55

- a. The turning templates must show turning movement paths through the entire site, including the access to the proposed garage in the rear of the site.
  - b. The turning movement for the right-out turn shows a truck starting from a position parallel to Black Oak Ridge Road in the front parking lot. The turning templates must show how the truck arrives at that position.
  - c. The applicant must provide documentation showing that deliveries need to be made using a WB-67 truck.
  - d. Regardless of size, the applicant must provide a statement on the expected number of daily truck movements.
7. The applicant must submit a driveway profile, which must show a grade of 2% or less for the first 50 feet back from the right-of-way line.
  8. The plans must indicate elevations along the proposed curb line.
  9. The applicant shall provide the Corridor Enhancement Fee of \$5,254.00 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 considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Daniel Reeves, P.E.

Black Oak Associates, LLC  
File