



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING**

**Thursday, February 4th, 2021
WebEx Meeting**

Vice Chair Martinique opened the meeting at 5:04 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: Nakima Redmon, Chair (arriving late); Stephen Martinique, Vice Chair (acting as Chair); Joseph Metzler, Commissioner; William Gervens, Commissioner; Kenneth Simpson, Commissioner; Miguel Diaz, Commissioner; Steve Edmond, Alternate Commissioner (not acting as a voting member); County Engineer Jonathan Pera; County Commissioner Theodore Best

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

MINUTES: Commissioner Edmond asked to amend the minutes to state that the in the application for SP-21-003, the charging station should be moved out of the County Master Plan Right of Way, rather than the stated Right of Way. A motion to adopt the minutes with changes of the January 21st, 2021 meeting was made by Commissioner Metzler and seconded by Commissioner Gervens. The motion passed unanimously.

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

- The Planning Department held a live presentation on the Passaic-Bergen-Hudson Rail Study to gather public feedback on possible bus stops and generators for traffic. A prerecorded/narrated made available through the NJ Transit website was used to brief the public on the project. The presentation was used as part of a Facebook Live event with County Commissioner Bartlett and a Assemblyman Clinton Calabrese. The event helped participants take part in a exercises to put digital push pins on a posted map. The consultant also created provisional ridership numbers; with the project extending through Hawthorne, the consultant estimated approximately 35,000 yearly riders.
- The Planning Department is moving forward on the Morris Canal Greenway Phase IV. The Department has already met with the NJDOT and NJ District Water Supply Company, which were critical in helping the project move towards final design, which includes securing access easements that will allow the public to walk on the path from Little Falls to Wayne. This addition will nearly double the current length of the Morris Canal Greenway.
- The Planning Department is expecting consultant proposals on the Bike Passaic County Master Plan within the next few weeks. The Board will be updated on the Master Plan Element, as well as updates to the site plan and subdivisions.

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

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

DEVELOPMENT REVIEW

SP-21-001 – Prop. Apartments – 67 Market Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a mixed-use commercial-residential building on a vacant lot. The building will have one commercial unit on the first floor, and a total of six (6) residential units on the second and third floors. The site has frontage along Market Street in the Peru Square section of downtown Paterson.

The proposed building will contain one (1) commercial unit located on the first floor of the building. The six (6) residential units will include a total of ten (10) bedrooms: four (4) two-bedroom units, one (1) one-bedroom unit, and one (1) studio unit. No curb cuts or on-site parking is proposed at the site. The applicant has not proposed any changes to the existing sidewalk and curbing. Regarding the drainage, the applicant has proposed a seepage pit at the rear of the site. It appears that roof leaders will connect into the seepage pit, but the entire site drainage system is not clear from the submitted plans.

There are conditions that must be addressed before the application can be granted unconditional approval. The name of the County and block/lot numbers must be included in the title block. The zoning table must include existing site conditions, where appropriate, including impervious area. The survey and plans must include survey datum info. The right-of-way width (60 feet) of Market Street must be noted on the plans. The plans must indicate existing features within the County right-of-way, including utility poles, drainage infrastructure, etc. The existing curbing along the frontage must be replaced. The applicant must coordinate with the Paterson Historic Preservation Commission on the replacement of the bluestone curb. The applicant must verify if there are any vaults under the sidewalk. The plans must indicate all roof leaders and connections. The applicant must submit the referenced drainage calculations.

The plans must incorporate contours for existing grades. The applicant must provide a detail of the proposed footings that indicates the right-of-way line. The footings of the building may not encroach into the County right-of-way. The proposed wall-mounted lighting within the County right-of-way must be recessed to avoid encroachment. This must be detail on the plans. The proposed sign area shall be recessed to avoid encroachment. This must be indicated and detailed on the plans. The applicant must submit an encroachment permit application for the proposed cornice overhanging the right-of-way. The encroachment agreement will be subject to review and approval by the Board of County Commissioners. The applicant must verify that the proposed front windows do not open outwards. This must be indicated and detailed on the plans. The applicant must verify that the proposed front doors are permitted to swing inwards by City code. The applicant must provide the Corridor Enhancement Fee of \$462.00 payable to Passaic County.

Commissioner Edmond asked if there are proposed fire escapes or secondary egresses for the site.

Matthew Evans, architect and planner for the applicant, was sworn in. He testified that there are no planned fire escapes, but the front and rear windows of the site will be egress windows. He also stated that each apartment will have full sprinkler systems.

No comments were made by the public.

Commissioner Diaz made a motion to **withhold approval** of this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

SP-21-004 – Clifton Station Development – 691 Clifton Avenue, Clifton

This is a new site plan application in which the applicant has proposed to construct a large multi-family residential building. The applicant has proposed to demolish an existing building, formerly known as the Black Prince Distillery. The site has frontage along Clifton and Paulison Avenues.

There will be a total of 300 dwelling units on the site, including 360 bedrooms. The proposed buildings will take up a total of 108,075 sq. ft. The applicant has proposed to construct a parking garage in addition to surface parking on the site. The applicant has indicated that the site will have a total of 442 parking stalls. The applicant has proposed to close the existing curb cuts on Paulison and Clifton Avenues, and to install a new driveway on Paulison Avenue. The applicant has also proposed to replace all sidewalk and curbing along both frontages. The applicant has proposed to install a stamped concrete treatment at the corner of Clifton and Paulison, including benches and a bike rack. There is an existing curb ramp and pedestrian crossing at the intersection of Paulison and Madison Avenues, but there is no crosswalk. There is an existing signal at the intersection of Clifton and Paulison Avenues, which is proposed to be modified.

Regarding drainage, the applicant has proposed to connect all inlets and roof leaders to an on-site detention basin. No connections to the Clifton and Paulison Avenue drainage systems are proposed. From the outlet control structure, stormwater pipes enter the property to the south. The stormwater report notes that all drainage eventually enters the Weasel Brook culvert, but this is not clear from the plans. The applicant has proposed to plant 14 Princeton American elm trees along both frontages.

There are conditions that must be addressed before the application can be granted unconditional approval. The right-of-way widths of Clifton and Paulison Avenues must be noted on the plans. If widths vary, all variations in width must be noted in the correct location. Paulison Avenue was recently resurfaced with additional striping, including a bike lane. This must be surveyed by the applicant and added to the plans. The two defunct curb cuts must be replaced with full-height curbing and sidewalk. At the corner of Clifton and Paulison Avenues: the crosswalks must be striped in the continental-style, using thermoplastic material, the detectable warning surfaces shall be replaced based on the existing design. The applicant must provide a note stating that all curbing and sidewalk is being replaced along the entire frontage of the site. The pedestrian

crossing of Paulison Avenue at Madison Avenue shall be striped in the continental-style, using thermoplastic material.

The following comments pertain to the proposed driveway along Paulison Avenue: a raised driveway apron, including sidewalk, must be installed, the stop bar must be placed at least four (4) feet back from the edge of the sidewalk, the applicant must install two (2) R4-7 (KEEP RIGHT) signs, one at each end of the concrete island, a left-turn lane shall be striped on Paulison Avenue for vehicles entering the site, all striping shall be noted as thermoplastic. It has been observed that parking, stopping, and/or standing is restricted along the entire frontage of the site. The applicant shall submit the City ordinance(s) prohibiting parking, stopping, and/or standing. If necessary, an additional ordinance may be requested to prohibit all stopping or standing along the entire frontage of the site.

The applicant shall provide information on the proposed walkway to the Clifton NJ Transit station and how the walkway will eventually connect into the station, which is not clear from the plans. This affects the conclusions of the traffic study, since the application is taking credit for close proximity to the rail station. The applicant has proposed signal timing changes at the intersection of Clifton and Paulison Avenues, which will improve the overall performance of the intersection. These timing changes must be submitted to both City and County staff for review. Once the changes are agreed upon, a note will need to be added to the plans indicating that the changes will be implemented.

The applicant must provide a profile of the site driveway, showing a maximum slope of 2% within 50 feet of the right-of-way line. An additional inlet shall be provided on the west side of the site driveway. The plans must include a detail for the outlet control structure. More information must be included on the plan regarding the existing stormwater infrastructure to be utilized for the flow after it leaves the outlet control structure. The entire stormwater path must be clearly identified.

The area between the proposed building and Clifton Avenue must be graded as a swale, similar to how the area between the building and Paulison Avenue is graded. The performance of the proposed system is 100% dependent on the existence of a satisfactory existing system. An inspection of the existing receiving system must be performed to confirm its adequacy.

There is an existing Weasel Brook culvert and 30-foot easement at the rear of the site. The applicant must verify ownership of the culvert and easement. The applicant is not building within the Flood Hazard Area shown on the plans. They have provided a copy of their FHA Verification from the NJDEP. The applicant must submit correspondence from the NJDEP regarding any required permits. The proposed shade trees shall be moved back towards the buildings to avoid future conflicts with the overhead electric line on Paulison Avenue and the sidewalk on Clifton Avenue. The proposed benches along Paulison Avenue must be moved back to be entirely outside of the County right-of-way. The applicant must submit an as-built showing all improvements within the County right-of-way. This must be submitted following construction of the site, prior to release of any bonds. The applicant must provide the Corridor Enhancement Fee of \$19,637.00 payable to Passaic County.

Commissioner Metzler asked if the sidewalks were slated to be 5 feet wide. Staff responded that it was indicated on the map. Commissioner Edmond asked how many parking spaces would be on site. Staff responded that there would be 432 spaces between the parking garage and surface lot. Commissioner Edmond asked if the culvert located on site was city owned. Staff responded that they would be seeking that answer from the applicant. Staff also responded that the applicant would have to verify the ownership of several other structures on site. Commissioner Edmond asked County Engineer Pera if there was a parapet demarcation that showed where the county Weaselbrook culvert and the Clifton Avenue culvert started and ended. County Engineer Pera responded that he would check.

Daniel Sehnal, engineer for the applicant, was sworn in. He testified that the sidewalk and curbing would be replaced along the entire frontage of the site. He stated that the applicant would send the county a copy of the “no parking” ordinance once it was passed by the city. He also testified that the applicant was pursuing the walk way to the NJTransit station as a hopeful future improvement, and would be working with NJTransit to complete the proposed walkway, as NJTransit would need both approve and construct the station, and approve the construction of the walking path. County Engineer Pera asked the applicant specify in their traffic report that the applicant was taking into account a “worst case scenario” of commuters having to walk down Clifton Avenue to get to the train station. Commissioner Edmond asked if the applicant could push back the buffer between the curb and sidewalk. Daniel Sehnal stated that the applicant will attempt to push back the sidewalk. Planning Board Counsel Abdelhadi asked if the application was reviewed by the Clifton Planning Board. Daniel Sehnal responded that they were scheduled to be heard in February.

Alessia Eramo, member of the public, was sworn in. She asked Daniel Sehnal how the applicant will handle stormwater. Commissioner Edmond asked if the existing tanks located under the railway overpass connect or interact with the applicant’s system. Daniel Sehnal responded that the applicant’s system would connect to existing points. Commissioner Edmond asked if the applicant was showing any connections to the county system. Daniel Sehnal responded that Alessia Eramo also asked that the applicant preserve as much of the wooded area as possible. Daniel Sehnal stated that the applicant will preserve as much of the wooded area as possible. Alessia Eramo asked how the applicant is compensating for a reduction in traffic due to COVID in their traffic study to prepare for normal times. Daniel Sehnal responded that the applicant is compensating for reduced traffic due to COVID in their review. Commissioner Edmond asked when the traffic counts were taken. Daniel Sehnal responded that the counts were taken in November 2020.

Salina Singh asked a question via chat as follows: “I don't think my speaker is working, but regarding the flooding, Daniel Sehnal mentioned that the water issue there is not coming from this property site. But what happens to the people that live there that will not be able to use the underpass to get to the train since it sounds like the proposed train walkway will not be happening anytime soon?” Daniel Sehnal responded that the flooding was unrelated to the site.

Ann Schnakenberg, member of the public, was sworn in. She asked if the studies conducted by the applicant has taken into account this year’s flooding and water conditions. Daniel Sehnal

responded that the applicant has used published 2 year, 10 year, and 100 year storm event information as required by NJDEP. He also stated that despite the increase in impervious surfaces, the applicant will cause a lower rate of discharge. Ann Schnakenberg asked the applicant has taken into consideration the attraction of the stormwater system that has been locally dubbed the “Gates of Hell”, that she says attracts social media influencers and teenagers. Daniel Sehnal responded that the site will become inhabited and will have new fencing installed around the culverts, which should deter trespassers. The submitted traffic study was entered into evidence as A1 through A15. Ann Schnakenberg asked to clarify a discrepancy in the traffic study that the traffic level is anticipated to operate at a traffic level C rather than a traffic level D.

Commissioner Metzler left the meeting. Commissioner Edmond will become a voting member in his absence.

Mary Flynn, member of the public, was sworn in. She asked if the traffic engineer will be testifying. Daniel Sehnal responded that he would not be attending the meeting. Mary Flynn then asked if the traffic will be significantly increased through delivery and utility vehicles entering the site.

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

OLD BUSINESS – None.

NEW BUSINESS

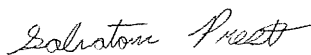
1. 2020 Annual Report – Development Review
2. 2020 Annual report – Corridor Enhancement Program

CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 6:53 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MICHAEL LYSICATOS



County of Passaic

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

www.passaiccountynj.org

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

Michael Lysicatos AICP, PP
Director

February 8th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 67 Market Street, Paterson; Block 4608, Lot 14 (Passaic County File Number SP-21-001)

Members of the Board,

The above referenced site plan dated November 12th, 2020, revised as of December 14th, 2020, was reviewed by the Passaic County Planning Board on February 4th, 2021 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:

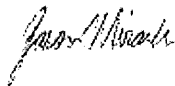
1. The name of the County and block/lot numbers must be included in the title block.
2. The zoning table must include existing site conditions, where appropriate, including impervious area.
3. The survey and plans must include survey datum info.
4. The right-of-way width (60 feet) of Market Street must be noted on the plans.
5. The plans must indicate existing features within the County right-of-way, including utility poles, drainage infrastructure, etc.
6. The existing curbing (see attached detail) and sidewalk along the frontage must be replaced. The applicant must coordinate with the Paterson Historic Preservation Commission on the replacement of the bluestone curb.

Passaic County Planning Board
Prop. Mixed-Use Building (SP-21-001)
67 Market Street, Paterson
Block 4608, Lot 14

7. The applicant must verify if there are any vaults under the sidewalk.
8. The plans must indicate all roof leaders and connections.
9. The applicant must submit the referenced drainage calculations.
10. The plans must incorporate contours for existing grades.
11. The applicant must provide a detail of the proposed footings that indicates the right-of-way line. The footings of the building may not encroach into the County right-of-way.
12. The proposed wall-mounted lighting within the County right-of-way must be recessed to avoid encroachment. This must be detailed on the plans.
13. The proposed sign area shall be recessed to avoid encroachment. This must be indicated and detailed on the plans.
14. The applicant must submit an encroachment application (see attached application form) for the proposed cornice overhanging the right-of-way. The encroachment application will be subject to the review and approval of the Board of County Commissioners.
15. The applicant must verify that the proposed front windows do not open outwards. This must be indicated and detailed on the plans.
16. The applicant must verify that the proposed front doors are permitted to swing inwards by City code.
17. The applicant must provide information on emergency egress from the proposed building.
18. The applicant must provide the Corridor Enhancement Fee of \$462.00 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
Alan J. Mariconda, Esq.
File

JCM Investors 1012, LLC
Matthew Evans



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

February 11th, 2021

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Clifton Station Development; 691 Clifton Avenue, Clifton; Block 30.01, Lots 7 & 8 (Passaic County File Number SP-21-004)

Members of the Board,

The above referenced site plan dated January 13th, 2021 was reviewed by the Passaic County Planning Board on February 4th, 2021 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 right-of-way widths of Clifton and Paulison Avenues must be noted on the plans. If widths vary, all variations in width must be noted in the correct location.
2. Paulison Avenue was recently resurfaced with additional striping, including a bike lane. This must be surveyed by the applicant and added to the plans.
3. The two defunct curb cuts must be replaced with full-height curbing (see attached detail) and sidewalk.
4. At the corner of Clifton and Paulison Avenues:
 - a) The crosswalks must be striped in the continental-style, using thermoplastic material.
 - b) The detectable warning surfaces shall be replaced based on the existing design. The applicant must submit a signed and sealed certification from a professional engineer that the ramp has been constructed in conformance with ADA standards.
5. The applicant must provide a note stating that all curbing and sidewalk is being replaced along the entire frontage of the site. All curbing must conform to attached County detail.

Passaic County Planning Board
Clifton Station Development (SP-21-004)
691 Clifton Avenue, Clifton
Block 30.01, Lots 7 & 8

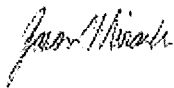
6. A four-foot buffer must be provided between the curbing and the edge of the sidewalk. This will require a dedication or easement up to the inner edge of the sidewalk.
7. The pedestrian crossing of Paulison Avenue at Madison Avenue shall be striped in the continental-style, using thermoplastic material.
8. The following comments pertain to the proposed driveway along Paulison Avenue:
 - a) A raised driveway apron (see attached detail), with sidewalk, must be installed.
 - b) The stop bar must be placed at least four (4) feet back from the edge of the sidewalk.
 - c) The applicant must install two (2) R4-7 (KEEP RIGHT) signs, one at each end of the concrete island.
 - d) A left-turn lane shall be striped on Paulison Avenue for vehicles entering the site.
 - e) All striping shall be noted as thermoplastic.
9. It has been observed that parking, stopping, and/or standing is restricted along the entire frontage of the site. The applicant shall submit the City ordinance(s) prohibiting parking, stopping, and/or standing. If necessary, an additional ordinance may be requested to prohibit all stopping or standing along the entire frontage of the site.
10. The applicant shall provide information on the proposed walkway to the Clifton NJTransit station and the expected timeline for the walkway to eventually connect into the station. It must be specified in the traffic study that the projected traffic generation is based on the assumption that residents will access the station utilizing existing sidewalk connections.
11. The applicant has proposed signal timing changes at the intersection of Clifton and Paulison Avenues, which will improve the overall performance of the intersection. These timing changes must be submitted to both City and County staff for review. Once the changes are agreed upon, a note will need to be added to the plans indicating that the changes will be implemented.
12. The applicant must provide a profile of the site driveway, showing a maximum slope of 2% within 50 feet of the right-of-way line.
13. An additional inlet shall be provided on the west side of the site driveway.
14. The plans must include a detail for the outlet control structure.
15. More information must be included on the plan regarding the existing stormwater infrastructure to be utilized for the flow after it leaves the outlet control structure. The entire stormwater path must be clearly identified. The use and ownership of the fenced-in stormwater structures straddling the property line (with Block 30.03, Lot 2) must be clarified. The fencing around the culverts must be repaired.

Passaic County Planning Board
Clifton Station Development (SP-21-004)
691 Clifton Avenue, Clifton
Block 30.01, Lots 7 & 8

16. The area between the proposed building and Clifton Avenue must be graded as a swale, similar to how the area between the building and Paulison Avenue is graded.
17. The performance of the proposed system is 100% dependent on the existence of a satisfactory existing system. An inspection of the existing receiving system must be performed to confirm its adequacy.
18. There is an existing Weasel Brook culvert and 30-foot easement at the rear of the site. The applicant must verify ownership of the culvert and easement.
19. The applicant is not building within the Flood Hazard Area shown on the plans. They have provided a copy of their FHA Verification from the NJDEP. The applicant must submit copies of any other required NJDEP approvals.
20. The proposed shade trees shall be moved back towards the buildings to avoid future conflicts with the overhead electric line on Paulison Avenue and the sidewalk on Clifton Avenue.
21. The proposed benches along Paulison Avenue must be moved back to be entirely outside of the County right-of-way.
22. The applicant must submit an as-built showing all improvements within the County right-of-way. This must be submitted following construction of the site, prior to release of any bonds.
23. The applicant must provide the Corridor Enhancement Fee of \$19,637.00 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
Joseph M. Wenzel, Esq.
File

Clifton Station Developers, LLC
Dynamic Engineering Consultants, PC