



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, June 24<sup>th</sup>, 2021  
WebEx Meeting**

Chair Redmon opened the meeting at 5:00 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to the roll call.

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

**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 June 10<sup>th</sup>, 2021 meeting was made by Commissioner Metzler and seconded by Commissioner Gervens. The motion passed unanimously with Commissioner Edmond abstaining.

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

- The draft version of the Paterson-Newark Transit Market Study report is available for public review. The document is accessible on the county website and hard copies are available for the board. The formal public hearing for the report will be at the July 8<sup>th</sup> Planning Board meeting, which will be followed by a 30-day comment period. The formal vote for adoption by the Planning Board will be on August 19<sup>th</sup>.
- The Planning Department is working with the Engineering Department to update the site plan and subdivision review standards. The focus will be on the technical aspects of the standards regarding site plan review, traffic impact, and stormwater impact. A draft of the updated resolution should be ready for review by the board by the end of the summer.
- The Bike Passaic County plan will have a public outreach event at the Passaic County Food Truck Festival at Weasel Brook Park. Consultants and staff will be present to direct members of the public to take an online survey, mark problem areas on a printed map, or answer any questions or concerns.

**PUBLIC PORTION:** Commissioner Diaz made a motion to open the meeting to the public which was seconded by Commissioner Metzler. 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-20-034 – Office & Multi-Family Building – 199-2007 West Broadway, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use office and multi-family residential building. The proposed office space will amount to 2,129 sq. ft. and there will have two (2) residential units on the upper floor. The site, at the intersection of Totowa Road and Masklee Court in Totowa, is currently vacant. This application was withheld on October 22<sup>nd</sup>, 2020 with 12 conditions

The applicant has proposed to provide eight (8) parking spaces on the site. The parking lot will be accessed by a full access driveway along Masklee Court, a municipal road. The applicant has removed a previously proposed Totowa Road driveway from the plans. The applicant has proposed to replace the sidewalk and curbing along the Totowa Road frontage. The site slopes away from Totowa Road. Regarding the drainage, the applicant has indicated that all roof leaders and inlets on the site will connect to an on-site detention system. The onsite drainage system will drain away from Totowa Road, in the direction of Union Boulevard (also a County road). The ultimate destination of the drainage system is not clear from the submitted plans. Two (2) Quercus Rubra “Red Oak” shade trees have been proposed along the site frontage.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The Master Plan right-of-way line of Totowa Road shall be shown in relation to the proposed building. The applicant must submit a signed certification from a professional engineer that the existing curb ramps at the intersection with Masklee Court are ADA compliant. If they are not, the ramps shall be replaced, and the signed certification submitted prior to the release of any bonds associated with the permit. A determination on the existing ramps shall be obtained prior to the issuance of an unconditional approval. The applicant must provide information on the ultimate destination of the drainage along Masklee Court, given that both Totowa Road and Union Boulevard are County roadways. This may involve coordination with the Borough of Totowa.

Patrick McClellan, engineer for the applicant, was sworn in. He stated that the building will be moved to not be in the master plan right of way in the next plan revision. He also stated that the drainage would connect to the inlet on Masklee Court which is an existing system and that all water will be stored underground and not flow overland. County Engineer Pera asked if Patrick McClellan knew where the Masklee Court system connected, whether it was at Union Boulevard or another side street. Patrick McClellan stated that he was not sure, and he would have to investigate.

Commissioner Edmond asked how much drainage would be discharged after construction versus existing conditions. Patrick McClellan stated for a 100-year storm, under the existing conditions the flow would be .69 cfs, and that after construction it would be 1.0 cfs but after routing through a detention basin, the flow would be reduced to .55 cfs; a 20% reduction. Commissioner Edmond asked about the stormwater flow for a 10-year storm. Patrick McClellan responded the existing conditions on site is .51 cfs, and that under proposed conditions the flow is increased to .73 cfs but once routed through the detention system, the flow is reduced to .37 cfs; a 37% reduction

from existing conditions. Commissioner Edmond asked if all stormwater on site is being routed through the detention system, which Patrick McClellan confirmed.

A motion to open the meeting to public comment was made by Commissioner Metzler and seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Diaz made a motion to close the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Mark Semeraro stated that he believed that so long as the applicant is reducing stormwater flow from the site, that the application should be a conditional approval rather than a withhold. Planning Director Lysicatos and County Engineer Pera suggested that the site should be granted a conditional approval if an additional comment was added stating that should the stormwater flows be found impacting county roadways, the application comes back before the Planning Board. To that end, the comment regarding stormwater flow from the site (comment number eight (8) in the presentation) should be modified with the following conditions:

- The applicant must show the impact to the county system.
- The applicant must have six (6) inches of ponding on site to indicate that the detention system has failed.
- Should a significant impact (as deemed by the County Engineer) to the county stormwater system be discovered, the application will be returned for review to the Planning Board.

Patrick McClellan stated that he should be able to accommodate the comments.

Commissioner Edmond asked that an additional comment be added that should the developed site conditions have more cfs than the undeveloped site conditions, that the application be returned to the Planning Board.

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

**SP-21-033 – Proposed Convenience Store – 1512 Route 23 North, Wayne**

County Commissioner Best entered the meeting at 5:30 PM.

This is a new site plan application in which the applicant has proposed to construct a Wawa convenience store and gas station. The existing commercial and residential structures on the site will be demolished. The site has frontage along Route 23 northbound, at the intersection with Cedar Place. The site does not have frontage along a County roadway, but does include over an acre of impervious area.

The applicant has proposed to construct a 4,736 sq. ft. convenience store and a fuel sales pad on the site. There will be a total of 50 parking spaces on the site, which will have access via an entrance and an exit driveway along Route 23 and a full access driveway on Cedar Place (a municipal road). A Major Access Permit application to NJDOT will be required for the proposed

Route 23 access. Regarding the drainage, the applicant has proposed to connect all but two inlets and roof leaders into an existing drainage system on Cedar Place. The remaining two inlets will connect to an oil/water separator. The applicant has proposed to construct sidewalk, curbing, and ADA ramps along the entire site frontage. The applicant has proposed to plant shrubs along the site frontage.

As the proposed site plan does not pose any impacts to County facilities, the application is recommended for approval.

Commissioner Edmond stated that he believed that the inlet that the site drains to on Route 23 drains to the Newark-Pompton Turnpike culvert.

Larry Calli, attorney for the applicant, stated that the project engineer was not on the call. Aaron Chan, engineer apprentice for the applicant, was sworn in. He stated that the site will reduce the drainage coming from this lot, and that all downstream runoff should be lessened.

A motion to open the meeting to public comment was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously.

Seeing no one present, Commissioner Metzler made a motion to close the meeting to the public which was seconded by Commissioner Diaz. The motion passed unanimously.

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

### **SP-21-030 – Proposed Apartment Building – 474 10<sup>th</sup> Avenue, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 7-unit apartment building. The previous structure on the site has been demolished. The site has frontage along 10<sup>th</sup> Avenue in Paterson. This application was withheld on May 27<sup>th</sup>, 2021 with 9 conditions.

The applicant has proposed to construct a driveway along East 29<sup>th</sup> Street (municipal jurisdiction), which will connect to a parking lot with six (6) spaces. No driveways have been proposed along 10<sup>th</sup> Avenue, a county roadway. The applicant has proposed to install new sidewalk and curbing along the entire site frontage. Regarding drainage, the applicant has proposed to connect the roof leaders to an on-site seepage pit. The proposed seepage pit has been dimensioned. The other utilities will be connected to E. 29<sup>th</sup> Street. The plans indicate that two (2) Zelkova Serrata shade trees will be planted along the 10<sup>th</sup> Avenue frontage, between the sidewalk and the proposed building.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. Drainage calculations are based on only the net increase in runoff, not the entire site. The calculations include a data sheet for a Cultec System, but the plans show a detail for a traditional seepage pit. The applicant must submit the Corridor Enhancement Fee of \$1,003.00 payable to Passaic County.

No comments were made by the Board.

No members of the public were present.

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

**OLD BUSINESS – None.**

**NEW BUSINESS**

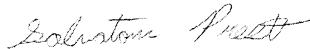
A motion to authorize Chair Redmon to sign a letter of support for the City of Passaic Improvements at Memorial and Pulaski Park Green Acres Program was made by Commissioner Diaz and seconded by Commissioner Metzler. The motion passed unanimously.

**CORRESPONDENCE – None.**

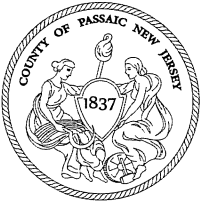
**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 5:43 PM that was seconded by Commissioner Gervens. 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](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
Director

## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

June 28<sup>th</sup>, 2021

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – Prop. Office and Multi-Family Residential Building; 471 Totowa Road, Totowa; Block 95, Lot 5 (Passaic County File Number SP-20-034)

Members of the Board,

The above referenced site plan dated June 3<sup>rd</sup>, 2019, revised as of March 24<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on June 24<sup>th</sup>, 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.

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

1. The name and address of the applicant and the owner shall be noted on the cover sheet. **Complete.**
2. The zoning schedule shall be revised to include existing site information, in addition to required and proposed site information, where applicable. **Complete.**
3. The existing right-of-way width and Master Plan right-of-way width (60 feet) of Totowa Road must be labelled in the plans. **The Master Plan right-of-way line shall be indicated in relation to the building. The proposed building may not be located within the Master Plan right-of-way.**
4. The applicant shall replace the sidewalk and curbing (see attached detail) along the Totowa Road frontage of the site. The sidewalk shall be a minimum of five (5) feet in width. **Complete.**
5. The applicant shall install a continental-style crosswalk across Masklee Court. **The applicant must submit a signed certification from a professional engineer that the curb ramps at the intersection are ADA compliant. If they are not, the ramps shall be replaced and the signed certification submitted prior to the release of any bonds associated with the**

Passaic County Planning Board  
Prop. Office and Multi-Family Residential Building (SP-20-034)  
471 Totowa Road, Totowa  
Block 95, Lot 5

**permit. A determination on the existing ramps shall be obtained prior to the issuance of an unconditional approval.**

6. The applicant shall remove the Totowa Road driveway from the plans, as there is sufficient space to provide a full-access driveway along Masklee Court. **Complete.**
7. Notes 1 and 2 on Sheet 2 must be removed. The roof leader system may not encroach into the right-of-way of Totowa Road. **Complete.**
8. The applicant shall provide additional information regarding stormwater flow from the site. For example, the plans show a pipe from the site running along Masklee Court and connecting into an inlet. It should be clarified if the inlet connects into a separate drainage system. Masklee Court flows towards Union Boulevard, which is a County road. **The applicant must provide more information on the ultimate destination of the drainage along Masklee Court. This may involve coordination with the Borough of Totowa. The applicant shall provide for up to six (6) inches of on-site ponding prior to any overflow from the site. The plans and calculations, using a 25-year storm, must be revised to indicate the proposed impact to County drainage systems. In the event that the proposed flow to County drainage systems is higher than the undeveloped condition, this application will revert to a withhold and require an additional Planning Board hearing.**
9. The plans shall include a footing detail. The footings of the building must not encroach into the Totowa Road right-of-way. **Complete.**
10. The architectural plan indicates that a window will open into the County right-of-way. The plans must be modified to remove the encroachment. **Complete.**
11. The applicant shall incorporate shade trees into the landscaping along the frontage of the building, outside of the County right-of-way. **Complete.**
12. The applicant shall provide the Corridor Enhancement Fee of \$1,000.00 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  
Damon Vespi  
File

Mark Semeraro, Esq.  
Patrick McClellan, P.E.



# 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) 569-4041

June 25<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Prop. Wawa Convenience Store and Gas Station; 1512 Route 23 North, Wayne; Block 1409, Lot 2 (Passaic County File Number SP-21-033)

Members of the Board,

The above referenced site plan dated August 12<sup>th</sup>, 2019, revised as of May 28<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on June 24<sup>th</sup>, 2021 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  
REN J Realty Corporation  
Jeff Martell, P.E.

MCBS-RENJ Wayne, LLC  
Lawrence A. Calli, Esq.  
File





# County of Passaic

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

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Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 569-4041

June 25<sup>th</sup>, 2021

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartment Building (Alimi); 474 10<sup>th</sup> Avenue, Paterson; Block 8302, Lot 9 (Passaic County File Number SP-21-030)

Members of the Board,

The above referenced site plan dated November 15<sup>th</sup>, 2019, revised as of June 2<sup>nd</sup>, 2021, was reviewed by the Passaic County Planning Board on June 24<sup>th</sup>, 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:

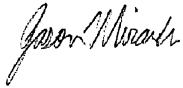
1. The title block must include the block and lot numbers of the site. **Complete.**
2. The north arrows on the plans and survey are incorrect, as the property is located on the south side of 10<sup>th</sup> Avenue. **Complete.**
3. The right-of-way line must be clearly indicated on the proposed site and drainage plans. **Complete.**
4. The sidewalk along 10<sup>th</sup> Avenue must be dimensioned, and be a minimum of five (5) feet in width. **Complete.**
5. The drainage calculations are based on handling only the increase in impervious area – but all flow from the site must be handled. **Incomplete; the submitted drainage calculations are still based on only the net increase in runoff, not the entire site. The calculations include a data sheet for a Cultec System, while the plans show a detail for a traditional seepage pit; this discrepancy must be addressed.**

Passaic County Planning Board  
Prop. Apartment Building (SP-21-030)  
474 10<sup>th</sup> Avenue, Paterson  
Block 8302, Lot 9

6. The plans must indicate all roof leaders connecting into the underground system. **Complete.**
7. The seepage pit detail must be fully dimensioned. **Complete.**
8. The proposed shade trees shall be located between the sidewalk and the proposed structure, due to insufficient width of the planting strip between the sidewalk and curb line. The plans must include a landscaping table indicating the species of the proposed plantings. The applicant shall note that the proposed landscaping within the right-of-way shall be the responsibility of the property owner. **Complete.**
9. The applicant must submit the Corridor Enhancement Fee of \$1,003.00 payable to Passaic County. **Incomplete.**

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

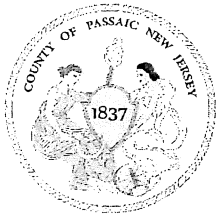
Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Alan J. Mariconda, Esq.  
File

Sinan Alimi  
Matthew Evans



## County of Passaic

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

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Michael Lysicatos AICP, PP  
*Director*

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 569-4041

June 24, 2021

State of New Jersey  
Department of Environmental Protection  
Green Acres Program  
Attention: Kelly Christopher  
P.O. Box 420  
Trenton, New Jersey 08625-0420

**RE: City of Passaic 2021 NJDEP Green Acres Park Development Application**

Dear Ms. Christopher,

The Passaic County Planning Board would like to express support for the City of Passaic's application to the NJDEP Green Acres Program for a park development project involving improvements to Memorial Park and Pulaski Park.

This application is consistent with the *Passaic County Parks, Recreation and Open Space Master Plan (2014)*, which prioritizes improving the quality of life for County residents by facilitating easy access to parks and providing a diversity of active and passive recreation opportunities and programs that focus to improve the health and wellbeing of County residents (pg. 20).

We respectfully request your assistance in expediting this application in a favorable direction.

In advance, thank you for your prompt attention to this matter. We trust the above is in order and satisfactory for your review.

Regards,

Nakima Redmon, Chair  
Passaic County Planning Board