



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, September 30<sup>th</sup>, 2021  
WebEx Meeting**

Senior Planner Miranda opened the meeting at 5:02 PM and read the notice that the requirements of the Open Public Meeting Act had been met. Vice Chair Martinique then proceeded to call the roll.

**MEMBERS PRESENT:** Stephen Martinique, Vice Chair; Joseph Metzler, Commissioner; William Gervens, Commissioner; Steve Edmond, (voting for Commissioner Diaz)

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

**MINUTES:** A motion to adopt the minutes of the September 21<sup>st</sup>, 2021 Planning Board Meeting was made by Commissioner Metzler and seconded by Commissioner Gervens. The motioned passed unanimously, with Vice Chair Martinique and Commissioner Edmond abstaining.

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

- The Planning Department has been conducting public outreach for the County Bike Plan. The department has been attending events to encourage the public to participate in a survey posted on an engagement portal: <https://publicinput.com/bikepassaiccounty>.
- The Planning Department is in the process of updating both the Facilities Plan and the Open Space Master Plan. Recommendations should be ready to be presented for adoption mid-2022.

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

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

**DEVELOPMENT REVIEW**

**SP-21-007 –Meridia Pompton Lakes – 257-269 Wanaque Avenue, Pompton Lakes**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish all existing buildings on site and construct two (2) five-story mixed use buildings. There will be a total of 7,085 sq. ft. of commercial space and 212 dwelling units across both buildings. The site has frontage along Wanaque Avenue in Pompton Lakes. This application was withheld on July 22<sup>nd</sup>, 2021 with 10 conditions.

The buildings will have garage parking on the basement and ground floor. The combined total parking on-site, including the proposed parking garage, will be 276 parking spaces. The first floor of the parking garage will have access via a driveway on Wanaque Avenue, a county road.

The driveway will allow all ingress movements, but egress will be restricted to right turns only. The basement of the parking garage will have access via a driveway ramp from Babcock Place, a municipal road. The surface parking on Lot 7 will have access via a driveway on Lenox Avenue, a municipal road. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding the drainage, the applicant has proposed to connect roof leaders into an existing inlet in the Pond Hole parking lot adjacent to the site. No on-site detention has been proposed. The applicant has proposed to install an inlet in the parking garage and connect it to the Lenox Avenue system. The applicant has proposed to plant red maple and honeylocust trees along the frontages of the site. The trees will be within the right-of-way of Wanaque Avenue.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit a separate Passaic County Planning Board application for the proposed Minor Subdivision. "NO STOPPING OR STANDING" signs must be installed at both ends of the proposed parking prohibition on Wanaque Avenue. The applicant must request an ordinance from the Borough establishing the prohibition. The "RIGHT TURN ONLY" sign shall be replaced with a "NO LEFT TURN" (R3-2) sign. An additional "NO LEFT TURN" sign shall be installed across the street from the garage.

The proposed right turn arrow, along with the word "ONLY" below, must be painted using thermoplastic material. The applicant must request an ordinance from the Borough enacting the requested prohibition on left turns exiting the site at the Wanaque Avenue driveway. The plans must indicate all parking spaces (to remain) along the frontage of the site. The plans must include a sight distance exhibit for pedestrians and exiting traffic. The applicant must provide correspondence stating that they will be responsible for the maintenance of all proposed landscaping within the County right-of-way. The Corridor Enhancement Fee of \$3,941.00 must be provided payable to Passaic County.

Commissioner Metzler inquired where the unloading site would be. Arthur Kuyan, engineer for the applicant, was sworn in. He responded that spaces in the "Pond Hole" parking lot were going to be leased from the town, and two of those spaces would be used for unloading. Commissioner Edmond asked about the correction made to the sight lines for the exit driveways. Arthur Kuyan responded that the applicant had corrected the sight lines for the exit with engineering staff.

Commissioner Edmond asked about the amount of parking spaces being serviced by both the Wanaque Avenue and Babcock Place driveways. Arthur Kuyan explained the parking distribution on site.

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

No comments were made by the public.

A motion was made by Commissioner Gervens to close the floor to the public comment. Commissioner Metzler seconded the motion. The motion passed unanimously.

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

**SP-21-049 – Keystone Recovery Center – 482 Notch Road, Woodland Park**

Staff explained that this is a new site plan application in which the applicant has proposed to expand an existing parking lot at an addiction treatment facility. No changes to the existing building are proposed. The site frontage along Notch Road in Woodland Park.

The applicant has proposed to increase the existing number of parking spaces on the site from 37 to 64. This is being achieved by providing 8'x16' parking spaces to the side of the existing drive aisle. The applicant has also proposed to construct a retaining wall along the westerly side of the site. The applicant has not proposed any changes to the existing full-access driveway along Notch Road.

Regarding drainage, an existing trench drain and inlets connect to an inlet in Notch Road. The plans do not indicate any further connections. The applicant has not proposed to any changes to the existing inlets or trench drain. The sidewalk, curbing, and driveway apron were all recently re-constructed as part of a road construction project. The applicant has not proposed any changes to the existing landscaping on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit two signed and sealed copies of the referenced survey by Behar Surveying Associates. The applicant must remove all parking spaces within 20 feet of the right-of-way line. The driveway shall be widened to 24 feet in advance of the right-of-way line. No runoff shall be permitted to flow into the Notch Road right-of-way. All roof leaders must be shown on the plans.

It is not clear from the plans whether there is a connection into the storm drain on Notch Road – more information must be provided on the existing pipe. The pipe must be shown along the entire frontage, and for 150 feet extended past each side property line. The plans must indicate the size and slope of the pipe and all inverts. The applicant must submit capacity calculations demonstrating that the pipe can handle the runoff from this site for a 25-year storm.

The profile of the driveway may be no steeper than 2% for the first 50 feet back from the right-of-way line. The applicant must plant shade trees along the frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$3,690.00 payable to Passaic County.

Commissioner Edmond asked about the location of the new parking spaces. County Engineer Pera explained the parking layout of the site.

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

No comments were made by the public.

A motion was made by Commissioner Gervens to close the floor to the public comment. Commissioner Metzler seconded the motion. The motion passed unanimously.

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**RESOLUTIONS**

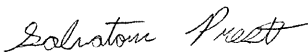
A motion to accept the following updated resolutions was made by Commissioner Metzler and seconded by Commissioner Gervens. The motion passed unanimously.

The updated resolutions were:

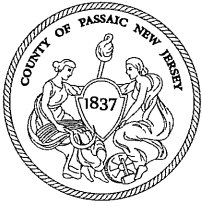
- 2021-21 (SP-19-048)
- 2021-22 (SP-19-051)
- 2021-23 (SP-19-052)
- 2021-24 (SP-19-053)

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 5:42 PM that was seconded by Vice Chair Martinique. 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

October 1<sup>st</sup>, 2021

Pompton Lakes Planning Board  
25 Lenox Avenue  
Pompton Lakes, NJ 07442

Re: Site Plan Review – Meridia Pompton Lakes; 257-269 Wanaque Avenue, Pompton Lakes; Block 6300, Lots 7, 25.01, 25.02, 25.03, 26 & 27 (Passaic County File Number SP-21-007)

Members of the Board,

The above referenced site plan dated September 11<sup>th</sup>, 2020, revised as of September 3<sup>rd</sup>, 2021, was reviewed by the Passaic County Planning Board on September 30<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 applicant must submit a separate Passaic County Planning Board application for the proposed Minor Subdivision. **Incomplete.**
2. Both the Babcock Place/Wanaque Avenue intersection and the Wanaque Avenue driveway have substandard site distance and cannot be used as exit driveways as currently configured. Exiting traffic shall be directed to the rear of the site towards Colfax Avenue. Signalization may be necessary at the Colfax/Wanaque intersection. The Wanaque Avenue driveway must either be eliminated or reconfigured as an exit-only driveway. The Babcock Place driveway referenced in the traffic report must be clearly indicated on the site plan. **The applicant may maintain the proposed Wanaque Avenue (full-ingress, right-out only) and Babcock Place (full-access) site access under the following conditions:**
  - a) **The “RIGHT TURN ONLY” sign shall be replaced with a “NO LEFT TURN” (R3-2) sign. An additional “NO LEFT TURN” sign shall be installed across the street from the garage.**
  - b) **The proposed right turn arrow, with the word “ONLY” below, must be painted using thermoplastic material.**
  - c) **The applicant must request an ordinance from the Borough enacting the requested prohibition on left turns exiting the site at the Wanaque Avenue driveway.**
  - d) **The plans must indicate all parking spaces (to remain) along the frontage of the site.**

Passaic County Planning Board  
Meridia Pompton Lakes (SP-21-007)  
257-269 Wanaque Avenue, Pompton Lakes  
Block 6300, Lots 7, 25.01, 25.02, 25.03, 26 & 27

- e) **The plans must include a sight distance exhibit for pedestrians and exiting traffic.**
  - f) **“NO STOPPING OR STANDING” signs must be installed at both ends of the proposed parking prohibition on Wanaque Avenue. The applicant must request in writing an ordinance from the Borough establishing the prohibition.**
3. At the Wanaque Avenue driveway, the distance between the sidewalk and the proposed garage gate shall be dimensioned on the plans. There must be enough room for a car between the edge of sidewalk and the gate. **Complete.**
  4. Parking spaces may be located within 20 feet of County right-of-way. This must be dimensioned on the plans. **Complete.**
  5. The driveway apron must include a raised sidewalk and flared ends, per County detail (attached). **Complete.**
  6. The plans must show all roof leaders and drainage connections, including the proposed connection into the “Pond Hole” drainage system owned by the Borough of Pompton Lakes. The plans must also indicate the flow of stormwater discharge into the Wanaque River. The applicant must submit copy of Borough correspondence approving the proposed connection into the Borough’s drainage system. **Complete.**
  7. The applicant must provide correspondence stating that they will be responsible for the maintenance of all proposed landscaping within the County right-of-way. **Incomplete.**
  8. The proposed loading area/drop off area on Wanaque Avenue must be eliminated from the plans. This loading area would only worsen the existing sight distance issue for traffic exiting Babcock Place onto Wanaque Avenue. **Complete.**
  9. The crosswalk at the Babcock Place intersection must be of continental design, with the rectangles parallel to traffic flow on Wanaque Avenue, and the two longitudinal lines removed. A crosswalk across Wanaque Avenue, at Babcock Place, shall remain and also be of continental design. **Complete.**
  10. The Corridor Enhancement Fee of \$3,941.00 must be provided 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  
Meridia Pompton Lakes 261, Urban Renewal, LLC

Stonefield Engineering & Design  
File



# 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

October 1<sup>st</sup>, 2021

Woodland Park Planning Board  
5 Brophy Lane  
Woodland Park, NJ 07424

Re: Site Plan Review – Keystone Recovery Center; 482 Notch Road, Woodland Park; Block 113, Lot 10.01 (Passaic County File Number SP-21-049)

Members of the Board,

The above referenced site plan dated April 2<sup>nd</sup>, 2021, revised as of July 6<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on September 30<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 applicant must submit two signed and sealed copies of the referenced survey by Behar Surveying Associates.
2. The applicant must remove all parking spaces within 20 feet of the right-of-way line.
3. The driveway shall be widened to 24 feet in advance of the right-of-way line.
4. No runoff shall be permitted to flow into the Notch Road right-of-way.
5. All roof leaders must be shown on the plans.
6. It is not clear from the plans whether there is a connection into the storm drain on Notch Road – more information must be provided on the existing pipe:
7. The pipe must be shown along the entire frontage, and for 150 feet extended past each side property line.
8. The plans must indicate the size and slope of the pipe and all inverts.

Passaic County Planning Board  
Keystone Recovery Center (SP-21-049)  
482 Notch Road, Pompton Lakes  
Block 113, Lot 10.01

9. The applicant must submit capacity calculations demonstrating that the pipe can handle the runoff from this site for a 25-year storm.
10. The profile of the driveway may be no steeper than 2% for the first 50 feet back from the right-of-way line.
11. The applicant must plant shade trees along the frontage of the site.
12. The applicant must provide the Corridor Enhancement Fee of \$3,690.00 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  
Richard Briigliodoro, Esq.  
File

Keystone Recovery Center  
Patrick D. McClellan, P.E.