



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, February 24<sup>th</sup>, 2022  
WebEx Meeting**

Chair Metzler opened the meeting at 5:13 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to call the roll.

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

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director/Board Secretary; Charles Silverstein, Traffic Engineer (sitting as a non-voting member for County Engineer Jonathan Pera); Andras Holzmann, Supervising Planner; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner

**MINUTES:** A motion to adopt the minutes of the February 10<sup>th</sup>, 2022, Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Gervens. The motioned passed unanimously.

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

- The Planning Department is continuing to work on updating the Site Plan and Subdivision Resolutions. Some engineering pieces will be parsed out into a separate Public Works manual document to accompany changes to the resolutions.
- Applications for Open Space Grants will be continuing until the deadline on Friday, March 18<sup>th</sup>, 2022.

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

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

**DEVELOPMENT REVIEW**

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

Staff explained that this is a previously withheld 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 has frontage along Notch Road (CR 633) in Woodland Park. The application was withheld by the Board on December 29<sup>th</sup>, 2021 with eight (8) comments.

The applicant has proposed to increase the existing number of parking spaces on the site from 37 to 62. This is being achieved by providing 8' x 16' 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 agreed to widen the driveway to 24 feet in advance of the curb cut. The sidewalk, curbing, and driveway apron were all recently re-constructed as part of a road construction project.

Regarding drainage, the applicant has proposed to install a new trench drain at the driveway entrance. The proposed trench drain will connect to an existing inlet on Notch Road. The applicant has submitted the NJDOT plans for this section of Notch Road, showing the existing drainage system. The applicant has proposed to plant five (5) red maple trees along the frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant has only submitted drainage calculations for the trench drain. All drainage structures shall be analyzed to determine if there will be any bypass into Notch Road. The applicant has requested a waiver from the requirement to show the NJDOT constructed drainage on their site plan. Based on the justification provided by the applicant, the waiver is recommended by staff. The applicant has requested a design waiver to allow the proposed 2.77% and 8.33% driveway grades within 50 feet of the right-of-way line. Based on the justification provided by the applicant, the waiver is recommended by staff. The applicant must provide the Corridor Enhancement Fee of \$3,690.00 payable to Passaic County.

Commissioner Edmond asked if the drainage going towards the trench drain was sheet flow. Patrick McClellan, engineer for the applicant, was sworn in. He stated that drainage would be sheet flow. Richard Briigliodoro, attorney for the applicant, stated that the applicant was willing to comply with the comments.

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

Keith Kazmark, Mayor of Woodland Park, spoke in favor of the site plan.

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

A motion to accept the waiver request exempting the applicant from showing NJDOT constructed drainage and the waiver request allowing the applicant to have 8.33% driveway grade within 50 feet of the right-of-way line was made by Commissioner Gervens and seconded by Commissioner Diaz. The motion passed unanimously.

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

**SP-21-074 – Proposed Warehouse Building – 297 Getty Avenue, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 365,800 sq. ft. warehouse building and to demolish the existing 733,000

sq. ft. warehouse building on the site. The site has frontage along Getty Avenue (CR 647) in Paterson. This site was withheld by the Board on January 13<sup>th</sup> with 12 conditions.

The applicant has proposed to install a full-access driveway along Getty Avenue. An additional two (2) driveways are proposed along Thomas Street, which is under municipal jurisdiction. The non-trailer parking lot will have a total of 355 parking spaces. The applicant has indicated that there will be a total of 53 trailer parking spaces and a total of 53 loading docks. The applicant has submitted a truck circulation plan. The report indicates that most truck traffic will utilize Thomas Street to enter and exit the site. The applicant has submitted a waiver request to allow for the proposed driveway access along Getty Avenue. For trucks, the driveway would be restricted to egress only. Regarding drainage, the applicant has proposed to connect the inlets and roof leaders on site to two rip-raps that will expel water into a bioretention basin. The applicant has also proposed to install porous pavement in the non-trailer parking lot. The applicant has proposed to plant 35 shade trees and various shrubs along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit a certification, signed by a professional engineer, that the existing curb ramp at the corner of Getty Avenue and Thomas Street is ADA-compliant. The Getty Avenue driveway dimension to the side property line was measured from the driveway centerline. Instead, the distance must be measured from the edge of the driveway at the right-of-way line. The applicant has requested a design waiver to permit a driveway along Getty Avenue, despite the additional frontage along Thomas Street (under municipal jurisdiction). Based on the justification provided by the applicant, the waiver is recommended by staff.

The applicant has requested a design waiver to allow for trucks to exit at the proposed Getty Avenue driveway. Trucks would not be permitted to enter at the driveway. Based on the justification provided by the applicant, the waiver is recommended by staff. A second “NO TRUCKS” sign shall be installed on the left side of the driveway. The applicant shall confirm any proposed connections into the combined sewer system, which would require the approval of the City of Paterson. The applicant shall submit copy of any required NJDEP permits. The applicant shall provide a written memorandum of understanding accepting maintenance responsibility for all proposed landscaping within the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$21,070.00 payable to Passaic County.

Commissioner Edmond asked if the trucks leaving the driveway on Getty Avenue would cross the centerline. Passaic County Traffic Engineer Silverstein stated that the turning radius would be enough to prevent the trucks crossing the centerline. Chair Gervens asked if the operations of nearby businesses would clog Getty Avenue. Traffic Engineer Silverstein explained that after reviewing the plan set, it was decided to be better to allow the trucks to make the movement on site and then leave on Getty Avenue.

Adam Faiella, attorney for the applicant, asked that the engineer be sworn in. John Cote, engineer for the applicant, was sworn in. He described the traffic circulation on site. He also stated that the trailers would be moved on site as needed.

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

A motion to accept the waiver to allow a driveway on Getty Avenue was made by Commissioner Diaz and seconded by Commissioner Edmond. The motion passed unanimously.

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

**SP-21-060 – Tesla Pompton Lakes – 1-55 Wanaque Avenue, Pompton Lakes**

Staff explained that this is a new site plan application in which the applicant has proposed to install electric vehicle charging ports in an existing shopping center parking lot. The applicant has not proposed any changes to the existing buildings or driveways on the site. A planned grocery store and self-storage facility were previously reviewed and approved as a site plan (SP-20-022). The approved site plan is still under construction. The site has frontage along Wanaque Avenue (CR 684) and Ringwood Avenue (CR 511), both county roads.

The applicant has proposed to install 12 charging ports in parking spaces adjacent to Wanaque Avenue. The number of parking spaces in the parking lot will remain the same at 450. The applicant has also proposed to install a sidewalk connection to the existing Starbucks Cafe in the shopping center. Following the original submission of the application, staff identified various signing and striping requirements of the previous site plan approval (SP-20-022) that had not been completed. The applicant has notified staff that these items have been addressed. The site will be inspected by staff in advance of the Board meeting to verify that all previous signing and striping requirements have been satisfied.

The submitted plans have been reviewed by staff, and the application is recommended for approval subject to a satisfactory inspection of the site improvements and payment of the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Commissioner Edmond asked where the underground secondary service comes from. Matthew Bersch, engineer for the applicant, was sworn in. He stated that the power comes will be extended from the existing Electrify America charging ports.

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

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

**SP-22-004 – Proposed Self-Storage Facility – 550 Lexington Avenue, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing commercial building into a self-storage facility. The applicant has also proposed to construct an addition to the building to accommodate the self-storage facility. The site has frontage along Lexington Avenue (CR 625) in Clifton. The site also has frontage along E. Clifton Avenue and Seger Avenue, both municipal streets.

The site will have a total of 17 parking spaces, with access proposed along both Lexington Avenue and E. Clifton Avenue. Both driveways are proposed to be full-access. E. Clifton Avenue is one-way westbound, and cannot be directly accessed from Lexington Avenue. The applicant has proposed to install full-height curbing to replace an existing drop curb along Lexington Avenue. The applicant has not proposed any changes to the existing sidewalk. Regarding drainage, the applicant has proposed to continue utilizing the existing inlets in the parking lot. The inlets connect to two (2) inlets along Lexington Avenue. No detention is proposed on site. The applicant has proposed to plant three (3) shade trees along the Lexington Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The sidewalk width, which shall be a minimum of five (5), must be dimensioned on the plans. A grass strip shall be provided between the sidewalk and curbing along Lexington Avenue. The applicant must submit a waiver request for the Board to consider allowing the driveway along Lexington Avenue. This is due to the site also having frontage along two municipal streets. An entrance-only driveway may be more appropriate along Lexington Avenue, given the one-way traffic flow on E. Clifton Avenue towards Lexington Avenue. The E. Clifton Avenue driveway shall be shifted to the east in order to allow for vehicles to be perpendicular to Lexington Avenue at the stop bar.

Portions of the sidewalk and curbing appear to be in disrepair. The applicant shall replace these sections accordingly. The plans shall include a driveway profile for the proposed Lexington Avenue driveway. The driveway slope may not be in excess of 2% within 50 feet of the right-of-way line. A trench drain shall be installed at the Lexington Avenue driveway. The plans must indicate all roof leaders, including all discharge points. The applicant must submit drainage calculations. The following shall be addressed: No additional stormwater may be directed towards the drainage system under Lexington Avenue. The existing storm drain pipe in Lexington Avenue must be analyzed. If the pipe is at or near capacity, a detention system may be required. Both side streets drain away from Lexington Avenue. This site cannot divert stormwater from one drainage area to another (towards Lexington Avenue). The applicant must provide the Corridor Enhancement Fee of \$4,176.00 payable to Passaic County.

Commissioner Metzler asked if any drainage calculations had been provided by the applicant. Commissioner Edmond asked if the applicant indicated where the main building drained. County Traffic Engineer Silverstein stated that drainage was not provided with the application. William Vogt, engineer for the applicant, was sworn in. He described the work proposed for the site and addressed the comments outlined by the staff. Commissioner Edmond suggested that if there were issues with getting cars perpendicular at the driveway on East Clifton Avenue, that the East Clifton Avenue driveway be restricted to exit-only.

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

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

**SU-22-002 – 515 Union Center Subdivision – 515 Union Boulevard, Totowa**

This is a new minor subdivision application in which the applicant has proposed to consolidate and re-subdivide three (3) existing lots. The property has frontage along Union Boulevard (CR 646). As part of a separate site plan application (SP-21-040), the applicant has proposed to construct a mixed-use building and to re-use two (2) other buildings on the property. The consolidated lot will be re-subdivided by the applicant to create a total of two (2) lots. The lot line will be drawn to separate the existing Wells Fargo bank site from the remainder of the property.

The submitted plans have been reviewed by staff. There are no comments on this minor subdivision application, which is recommended for approval.

Commissioner Edmond asked if there were any cross easements for the site. Patrick McClellan, engineer for the applicant, he explained that there was no cross easement.

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

No comments were made by the public.

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

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

**SP-21-056 – Proposed Apartments – 231 Market Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate the interior of an existing building and add upper floor residential apartments. The site has frontage along Market Street (CR 648). This application was withheld by the Board on December 16<sup>th</sup>, 2021 with three (3) conditions.

The site currently has a furniture store on the ground floor, and the second, third, and fourth floors are vacant. The applicant has proposed to add nine (9) dwelling units across the upper floors. No changes are proposed to the exterior or to the footprint of the building. No changes are proposed to the retail space on the ground floor. The site has frontage along Market Street (a county road) and Memorial Drive (a municipal road) in downtown Paterson. The existing curbing and sidewalk along the site frontage are in good condition. The applicant has indicated that all existing roof leaders will continue to connect to a combined storm and sanitary sewer under Memorial Drive. The applicant has proposed to plant an Allegheny Serviceberry tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must include the note: “All roof runoff to use the existing connection into the Memorial Drive combined sewer”. The applicant must submit an encroachment application for the existing encroachments into the Market Street right-of-way indicated on the side elevation plan. The applicant must provide the Corridor Enhancement Fee of \$900.00 payable to Passaic County.

Chair Metzler asked about the encroachments into the county right of way. Planning Director Lysicatos responded that the waiver request would be brought to the County Commissioners as a condition of approval. John Bleeker, architect for the applicant, was sworn in. Commissioner Metzler asked what the encroachments into the county right of way were. John Bleeker responded that the encroachments were an overhead door and a fire escape.

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

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

**SP-21-059 – Proposed Apartments – 165-167 Market Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to add upper floor apartments to an existing building at the intersection of Market

Street (CR 648) and Colt Street (a municipal street) in downtown Paterson. This application was withheld by the Board on December 16<sup>th</sup>, 2021 with four (4) conditions.

The applicant has proposed to convert an existing 7,919 sq. ft. commercial building into a mixed-use building. The applicant has proposed to convert the 2<sup>nd</sup> through 5<sup>th</sup> floors of the building into residential units while maintaining the existing commercial operation on the ground floor. The site will have a total of 12 residential units. The applicant is also the owner of the adjacent building, which will continue to be used as a furniture store. The proposed building renovation has been recommended for approval by the Paterson Historic Preservation Commissioner.

The existing curbing and sidewalk along the site frontage are in good condition. The applicant has indicated that an existing cellar door is to remain along the site frontage and has submitted a report on the cellar door. The applicant has indicated that all existing and proposed roof leaders will continue to be connected to the combined storm and sanitary sewer under Market Street. Drainage calculations have been submitted. The applicant has proposed to plant an Allegheny Serviceberry tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The drainage calculations state that the plan shows the “point of connection to the municipal drainage system”. However, the plans do not show this. The plans shall include the note: “All roof runoff to use the existing connection into the Colt Street combined sewer”. The applicant must submit an encroachment application for the existing cornice encroachment into the Market Street right-of-way indicated on the side elevation plan. The applicant must provide the Corridor Enhancement Fee of \$1,514.00 payable to Passaic County.

No comments were made by the board.

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

No comments were made by the public.

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

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

**SP-21-039 – Long Pond Dental Solar Carports – 1150 Greenwood Lake Turnpike, Ringwood**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to install solar carports in an existing parking lot for a dental office. No construction or modification to the existing building has been proposed. This application was withheld by the



Board on August 19<sup>th</sup>, 2021 with six (6) conditions. The site has frontage along Greenwood Lake Turnpike (CR 511) in Ringwood.

The applicant has agreed to install signing and striping in the existing parking lot and driveway. Besides the main Greenwood Lake Turnpike driveway, an on-site drive aisle connects to the driveway on adjacent Lot 1.03. No sidewalk has been proposed, which is consistent with other sites along this section of Greenwood Lake Turnpike. The site is sloped away from the County roadway, and no drainage connections to Greenwood Lake Turnpike are existing or proposed. The plans do indicate a pipe running away from the roadway that discharges stormwater through the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall either enter into a cross-easement with the neighboring property owner and provide a driveway plan for the driveway immediately across the property line of Lot 1.03 OR provide a physical barrier at the driveway access to the neighboring property. Due to the slope of the driveway, the applicant shall enter into a hold harmless agreement for all stormwater, silt, and debris that flows into the site from the County right-of-way. The applicant shall enter into a discharge agreement for the County stormwater that is currently draining through the site (via a pipe). The Corridor Enhancement Fee of \$3,482.00 must be provided payable to Passaic County.

Chair Metzler asked about the discharge and hold harmless agreements and their effect on approval for the site. County Counsel Abdelhadi stated that it is standard to ask for these agreements and it would not affect conditional approval if they agree. Commissioner Edmond asked that the drainage lines be shifted to not conflict with the proposed solar panels.

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

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**


**RESOLUTIONS**

1. 2022-07 (SP-20-031) – Clifton Prime Storage – 47 Main Avenue, Clifton
2. 2022-08 (SP-20-032) – G.O.M. Real Estate – 95 Shepherds Lane, Totowa
3. 2022-09 (SP-20-033) – Barclay Street Housing Healthy Homes - 133-155 Barclay Street, Paterson
4. 2022-10 (SP-20-035) – Proposed Wireless Telecommunications Facility – 114 Paterson Street, Paterson

A motion to accept all presented applications was made by Commissioner Gervens and seconded by Commissioner Diaz. The motion passed unanimously.

**ADJOURNMENT:** Commissioner Gervens made a motion to adjourn the meeting at 6:40 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS