



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, March 24th, 2022
WebEx Meeting**

Chair Metzler opened the meeting at 5:00 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; Nakima Redmon, Commissioner; Miguel Diaz, Commissioner; Nordan Murphy, Assistant County Engineer sitting as a non-voting member for County Engineer Pera; Steve Edmond, Commissioner Alternate (voting for Commissioner Simpson)

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

MINUTES: A motion to adopt the minutes of the March 10th, 2022, Planning Board Meeting was made by Commissioner Redmon and seconded by Commissioner Gervens. The motioned passed unanimously with Commissioner Diaz abstaining.

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

- The Planning Department has been making progress on the county bike plan. A public presentation will be held mid-May to show findings and a draft bike network with priority bike ways. Once a draft plan is created, it will be circulated to the board.
- Open Space Grant applications have been received from applicants on March 18th.

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 Redmon. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-19-056 – 81/46 Logistics Center – 1150 McBride Avenue, Woodland Park

Staff explained this is an amended site plan application in which the applicant was previously approved to construct a four-story logistics distribution center with office space. The building will have 205,350 sq. ft. of ground-floor distribution center space, 19,190 sq. ft. of office space, and 2,360 sq. ft. of retail space. The proposed parking lot will contain 229 standard parking spaces and 37 trailer spaces. All existing structures on the site are to be demolished. The site has frontage along both McBride Avenue and Lackawanna Avenue. This application has previously been granted unconditional approval on December 11th, 2020, as a “spec” development. The applicant has submitted an amended site plan and traffic report based on the site being operated

as an Amazon sub same day delivery facility. The traffic report indicates a significant increase in trip generation. Details of the previously approved site plan are provided below.

The applicant will remove the existing curb cuts along McBride Avenue and install two (2) new curb cuts. Both McBride Avenue driveway will be full-access. An existing driveway along the Lackawanna Avenue frontage will be modified to include a turning island, which will permit all movements except for left-out turns. The applicant has submitted a traffic study, which recommends allocating two seconds of “green” signal time from McBride to Lackawanna. The applicant has agreed to replace the existing sidewalk and curbing as need based on a survey of the existing conditions. The applicant has agreed to provide raised driveway aprons at all site driveways.

The site is sloped away from both McBride and Lackawanna Avenues. Roof drains and inlets on the site will drain into the adjacent Peckman and Passaic Rivers at the rear of the site. No connection or flow to any County roadways is proposed. The applicant has proposed to remove the existing trees along McBride Avenue. They are to be replaced with new trees on the applicant’s frontage along the right-of-way line.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The revised study is for an Amazon facility, which is set up for sub same day delivery. Four different types of trips will be generated at this facility: Employees, Trucks, Contracted civilians in their own cars, picking up packages to make deliveries, and Customers picking up their own packages. This is a new type of use, for which there are no existing studies in the ITE Trip Generation Manual. Therefore, the applicant must supply trip generation figures for the actual use (Amazon sub same day delivery), based on actual trip generation studies performed at comparable sites owned or operated by Amazon as sub same day delivery facilities. The applicant shall be subject to a developer’s agreement, requiring the completion of new traffic studies after one (1) and five (5) years that assess the actual trip generation of the completed facility. If deemed necessary, the applicant shall be required to implement the necessary improvements to address the traffic impacts of the facility.

Commissioner Edmond asked if there were any restrictions on the proposed driveways. Senior Planner Miranda responded that staff was waiting for updated traffic reports before making comments on driveway restrictions.

Joe Staigar, traffic engineer for the applicant, was sworn in. He outlined that the site has since received a tenant, and that the adjustments to the sites included reducing heavy truck traffic but increasing light vehicle traffic. He also stated that the applicant had found that updated signal timing at Lackawanna and McBride Avenue would be needed. Jason Tovel, attorney for the applicant, stated that the applicant was willing to comply with the county’s traffic report requirements.

Commissioner Edmond asked what the new AM level of service would be. Joe Staigar responded that in the morning peak hour the traffic would be level C but the delays would remain the same or decrease. He also stated that the level of service would not degrade from the “no build” condition. Assistant County Engineer Murphy asked if the delay would increase. Joe Staigar responded that the delay would decrease in both the AM and PM peak hours. Planning

Director Lysicatos asked if the applicant would need more information for their traffic report. Joe Staigar responded that they would use their best projections based on information of the site.

Commissioner Edmond suggested taking a 1-year, 2-year, and 5-year traffic report since there is a lack of existing facilities to compare information. Assistant County Engineer Murphy asked what would happen if the numbers greater than expected. Joe Staigar stated that he would work into the developer's agreement a twenty-five percent threshold over the acceptable amount of traffic that would trigger the applicant being required to make traffic improvements. Planning Director Lysicatos stated that it would be best to determine a specific percentage number and action after discussion with engineering staff to include in the developer's agreement.

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

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

SP-20-047 – Meridia Regency on Valley – 1091-1175 Valley Road, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 23,551 sq. ft. hotel with basement parking. The existing banquet hall is to remain, although outdoor work will be performed on the site. The applicant has proposed to demolish an existing residential building to the south of the banquet hall. The building will be replaced with a below-ground parking garage, with landscaping and outdoor event space at ground level. The plans includes a lot consolidation from the existing six (6) lots to two (2) lots. This application was withheld by the Board on January 27th, 2022.

The proposed structure will have a 23,551 sq. ft. footprint and include a basement parking garage. The parking garage will contain 177 parking spaces. There will be a total of 430 parking spaces on the site, up from 215 spaces. The site will have three (3) driveway entrances along Valley Road. There are no turning restrictions proposed at any of the driveways. The northernmost and southernmost properties are proposed to be relocated to be 10 feet from the side property lines. The driveways are served by a drive aisle running adjacent to the right-of-way line. The applicant has submitted exhibits for a passenger vehicle making a turn onto Valley Road and an overview of valet operations. The applicant has proposed to replace the sidewalk and curbing along the entire frontage of the site.

Regarding drainage, the applicant has proposed to install two (2) interconnected detention basins on the site. The applicant will also install roof leaders, trench drains, and inlets on the site that will connect to the detention basins. An overflow connection to the Valley Road drainage system has been proposed at the northernmost driveway. The applicant has provided a stormwater

management statement and memorandum. The applicant has proposed to maintain the site's existing landscaping.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit a subdivision plat for the proposed re-subdivision of the property. This will be reviewed as a separate application (major subdivision). A cross-access easement must be submitted accommodating access between the two proposed lots. A "NO LEFT TURN" sign shall be installed at the southernly driveway, in order to prohibit vehicles from turning left into the front drive aisle. Additionally, a forward arrow and the marking "ONLY" shall be striped in the entrance lane. A third "DO NOT ENTER" sign shall be installed to the east of the stop bar for the pick-up/drop-off lane that is located to the north of the southern driveway. The dashed centerline at the south driveway shall be modified to a solid double yellow line. This will serve to further discourage this movement (but crossing it for turning movements in a private driveway is allowed).

The applicant must clarify which driveways and turns will be utilized by trucks. If trucks will only utilize the north driveway, then signs must be provided restricting truck traffic to that driveway. If other driveways are to be utilized by trucks, then those truck movements must be shown on the turning templates. The applicant must show all proposed truck turns at the northerly driveway on a plan diagram. "NO TRUCKS" signs (R5-2) shall be provided at the south and central driveways. Both the right turn and left turn into the north driveway by trucks would conflict with a vehicle waiting at the stop bar. This must be addressed by the applicant.

The traffic study concludes that the maximum queue observed was 7 vehicles, which is acceptable for a valet operation. However, this queue was observed at the existing facility. Valet operations at the proposed facility will be significantly different, as cars will be parked in the underground garage by valet operators. This could be a very time-consuming operation. A new valet queuing analysis must be performed based on the proposed operations. The proposed valet service rate of 30 cars per hour per employee may be optimistic due to the distance of the garage parking spaces to the valet pick up/drop off point. The applicant must either justify this number (30 cars per house) or use a revised number.

The drive aisle closest to Valley Road, as designed, would not allow a vehicle to exit the south driveway perpendicular to Valley Road. The drive aisle must not encroach into the County right-of-way at any point. The sidewalk shall be moved back to the right-of-way line along the entire frontage. Exiting vehicles shall be required to use the circular driveway in order to be fully perpendicular at the stop bar. The front drive aisle at this location shall be blocked with cones outside of events. The applicant must provide the Corridor Enhancement Fee of \$17,904.00 payable to Passaic County.

Commissioner Metzler asked about the discharge for the drainage behind the property. Commissioner Edmond asked about the enforcement of drivers using the circular driveway versus the normal driveway.

Arthur Kuyan, engineer for the applicant, was sworn in. He stated that the rear discharge would only be used during events that were greater than one-hundred-year storms. Assistant County Engineer Murphy asked why the overflow was included if it would be used so rarely. Arthur Kuyan stated that it was standard practice for a system of this type. Assistant County Engineer Murphy expressed concern that if the system fails, the applicant would not notice since the outflow would not allow any visible ponding to occur. Arthur Kuyan stated that he would discuss removing it with the applicant since the system does have an overflow connection into the county system. Arthur Kuyan stated that it will be on the applicant to enforce the coning to force the circulation of the driveway. Commissioner Edmond asked that the applicant work on a more permanent solution than temporary cones to restrict access. Arthur Kuyan explained the reasoning behind the number of vehicles that the valet employees can park. Commissioner Edmond expressed concern that the valet calculations are extremely optimistic and not realistic towards the actual amount that a valet could park in an hour.

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

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

SP-21-072 – Proposed Taco Bell with Drive Thru – 443 Broadway, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 1,697 sq. ft. Taco Bell restaurant with a drive-thru facility. The applicant has proposed to demolish the existing buildings on the site. The site has frontage along Broadway (municipal) and East 18th Street (CR 653) in Paterson. This site plan application was withheld on February 10th, 2022.

The applicant has proposed to have eight (8) parking spaces on the site, with access via a full-access driveway along Broadway. The proposed drive-thru lane will exit adjacent to the Broadway driveway. The applicant has also proposed to construct an exit-only driveway to East 18th Street, a County road. The exit-only driveway to East 18th Street will be restricted to right turns only. The applicant has proposed to replace the existing sidewalk and curbing along E. 18th Street. Regarding drainage, the applicant has proposed to construct two (2) dry wells on-site. The applicant is no longer proposing to construct a trench drain at the East 18th Street driveway. The site is sloped towards the County right-of-way. The applicant has proposed to plant shrubs along the E. 18th Street frontage, where there are overhead wires.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed E. 18th Street driveway shall be removed from the plans, as there is currently full access along Broadway. The driveway is also proposed

adjacent to a property line, with another driveway located immediately across the property line. Furthermore, the driveway does not appear to be necessary for the proposed site circulation. The applicant has requested two (2) design waivers, to allow a driveway on E. 18th Street and to allow a driveway within five (5) feet of a side property line.

The Board has requested that the side property line offset be no less than 10 feet. The driveway shall be restricted to right-out turns only, with the appropriate physical restriction and signing. The driveway configuration must allow for exiting vehicles to be perpendicular to the roadway at the stop bar. The plans must show the existing curb ramps at the corner of Broadway and E. 18th Street. The applicant shall submit a signed certification from a licensed professional that the curbs ramps are ADA-compliant. The applicant must provide the Corridor Enhancement Fee of \$2,492.00 payable to Passaic County. The applicant has requested that the Corridor Enhancement Fee of \$2,492.00 be waived. The applicant may submit a formal waiver request with a justification. Staff would not recommend the waiver based on the justification stated in the response letter.

Chair Metzler asked if the building was moved to accommodate the driveway. Assistant County Engineer Murphy stated that it was achieved by swinging the driveway down. Bahman Izadmehr, engineer for the applicant, was sworn in. Chair Metzler asked about the waiver for the corridor enhancement. Steven Schepis, attorney for the applicant, stated that he believed that the applicant had invested into the site. Steven Schepis stated that he would like to withdraw his request for a waiver.

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

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

SP-22-010 – Moove In Self Storage – 11 White Road, West Milford, West Milford

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 12,579 sq. ft. expansion to an existing self-storage facility. The expansions will include an addition onto an existing building, and the construction of two (2) buildings at the rear of the site. The site does not have frontage along a county road but has over one (1) acre of impervious area. The site is located near Union Valley Road (CR 513) in West Milford.

The applicant has not proposed changes to the existing 12 space parking lot and driveway onto White Road. Regarding drainage, there is an existing connection from inlets on the site to an inlet on White Road. The applicant has not indicated if the roof leaders of the new construction will drain to the inlets on site. The site is sloped towards White Road, which is upstream of Union Valley Road.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit drainage calculations. The site flows to White Road, which then flows to Union Valley Road, approximately 200 feet away. Therefore, any increase in runoff to White Road will adversely impact Union Valley Road and cannot be permitted. The applicant shall install a trench drain at the site driveway.

Commissioner Edmond asked that the discharge for the drainage on White Road be shown to see if it discharges into the woods or connects to the county system. Donald Haas, engineer for the applicant, was sworn in. He stated that the comments can be addressed, and that a drainage calculation would be submitted. Commissioner Edmond commented that the applicant should be aware of NJDEP regulations regarding gravel. Donald Haas stated that the roof leaders and inlet would drain to on site basins.

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

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

SP-22-011 – Proposed Warehouse Expansion – 437-451 East 22nd Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed construct a 21, 600 sq. ft. expansion to an existing industrial and warehouse facility. The site does not have frontage along a county road but has over an acre of impervious area. The site has frontage along E. 22nd and E. 23rd Streets, both municipal roads.

The site will have access along E. 22nd Street. The applicant has proposed to construct two (2) additional truck loading bays in addition to maintaining an existing three (3) truck loading bays along the East 22nd Street frontage. The applicant has proposed to restripe the existing ten (10) parking space parking lot. The plans indicate off-site parking across E. 22nd Street. The off-site parking lot will include 32 spaces and has frontage along E. 22nd Street and Madison Avenue (CR 649). The lot will have driveway access along E. 22nd Street. Regarding drainage, the applicant has indicated there are four (4) drainage basins on the site.

The submitted plans have been reviewed by staff. As the site plan poses no adverse impacts to any County facilities, the application is recommended for approval.

Commissioner Edmond asked about the location of the off-site parking lot. Robert Kilgannon, property manager for the applicant, was sworn in. He stated that an existing driveway from the East 22nd Street driveway leads across the street to the off-site parking lot, also on East 22nd Street. Commissioner Edmond expressed concern about the employees crossing midblock, and that a sign be installed to direct pedestrians to the crosswalk.

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

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

Planning Director Lysicatos exited the call at 6:32 PM.

SU-22-005 – Finbar Equity Investments Subdivision – Union Avenue, Bloomington

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust the lot lines between two (2) existing lots. The property is currently vacant, but has previously been approved for a major affordable housing development. The existing lot configuration was established by a previous minor subdivision application (17-015) that was approved in 2017. No construction or changes to the site are proposed as part of this current application. The applicant has not provided any correspondence stating the purpose of the proposed lot line adjustment.

The submitted plat has been reviewed by staff. As the proposed subdivision does not pose any additional impacts to County facilities, the application is recommended for approval.

No comments were made by the board.

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

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

SU-22-006 – Daughters of Miriam Subdivision – 155 Hazel Street, Clifton

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide one (1) existing lot into two (2) lots. The property has frontage along Hazel Street (CR 702) and Walman Avenue in Clifton. The proposed lots will each contain an existing building on the property, which is occupied by a nursing home and apartment building that are both owned by the Daughters of Miriam. The 210-bed nursing home will be on proposed

Lot 1.02, which includes an existing driveway along Hazel Street. The 150-unit apartment building will be on proposed Lot 1.01. An adjacent lot (10) is also owned by Daughters of Miriam and includes a senior housing center. All three (3) lots will have shared access through internal drive aisles. The plans also indicate an existing shared parking agreement between Lots 1 and 10. No changes are proposed to the existing buildings, parking lots, or driveways on the property.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit all cross-access easements for access between the proposed lots using the existing on-site driveways. The applicant shall submit any parking agreements for shared parking between the separate parcels. The applicant shall install a double yellow centerline, stop bar, and stop sign at both driveways along Hazel Street. The stop bar and centerline must be noted as thermoplastic. The northern driveway has an existing stop sign, but it is too low and must be mounted at a height of seven (7) feet from the bottom of the sign to the ground.

No comments were made by the board.

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

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

SP-22-008 – Plaza 46 Façade and Signage Improvements – 1680-1710 Route 46, Woodland Park & Woodland Park

Staff explained that this is a new site plan application in which the applicant has proposed to install and upgrade several free-standing business signs throughout an existing shopping center. The applicant has not proposed any construction or changes to the footprints of the existing buildings. No changes to the parking lots, driveway, drainage, or curbing are proposed. The applicant has indicated that four (4) free standing signs, two (2) located along Route 46 and two (2) located along Browertown Road, will be modified or replaced. The applicant has also proposed to renovate wall mounted signage and facades on an existing shopping center building. The site has access along Route 46 and Browertown Road (CR 635). The applicant has not proposed any changes to the existing, signalized driveway along Browertown Road.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The pavement marking “ONLY” must be striped in advance of the first right turn arrow at the Browertown Road driveway. The double yellow centerline on the Browertown Road driveway must be re-striped from the stop bar back to the first white

dashed line. All striping must be noted as thermoplastic. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

No comments were made by the board.

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

SP-21-065 – Proposed Mixed-Use Building (196 Union Avenue Associates, LLC) – 194-196 Union Avenue, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use building. The applicant has proposed to construct a 4,500 sq. ft., 4-story mixed-use building. The applicant has indicated that the building will have 1,150 sq. ft. of retail space on the first floor, and the 2nd through 4th floors will have a total of 15 dwelling units. The existing building on the site will be demolished. The site has frontage along Union Avenue and Linwood Avenue (municipal) in Paterson. This site plan application was withheld on December 16th, 2021 with 11 conditions.

The applicant has indicated that there will be seven (7) parking spaces in a ground level garage on the site. The parking garage will have access to Linwood Avenue via a full access driveway. The applicant has not proposed any access along Union Avenue. An additional 20 parking spaces will be available at the adjacent property to the south on Linwood Avenue. The applicant has proposed to construct new sidewalk and curbing along the frontage of the site. Regarding drainage, the applicant has indicated that all roof leaders will connect to three (3) dry wells on the site. The applicant has proposed to plant two (2) Allegheny Serviceberry trees 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 re-stripe the crosswalk across Linwood Avenue per the continental-style (ladder bars, no transverse lines). The crosswalk striping shall be removed from the plans. The County policy on crosswalk striping is currently being revised. The Union Avenue right-of-way line must be indicated on the side elevation drawing. This is to verify any proposed encroachments into the County right-of-way. The applicant shall submit an encroachment permit application for all encroachments into the Union Avenue right-of-way as shown on the side elevation drawing. The applicant shall provide a shade tree along the Union Avenue frontage of the site. The species of the tree must be indicated on the plan. A grate detail shall also be provided. The applicant shall provide in writing that they will be responsible for the maintenance of the proposed shade trees within the Union Avenue right-of-way.

No comments were made by the board.

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

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

SP-22-008 – Driscoll Foods Warehouse – Proposed Accessory Structure – 74-76 Demarest Drive, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a warehouse building at an existing warehouse complex. The site has a portion of frontage on Fairfield Road (CR 679), in addition to the site's frontage along Demarest Drive and West Belt Road. West Belt Road is currently being extended to Fairfield Road through the site via access easements.

The applicant has proposed to construct an 8,700 sq. ft. accessory storage structure on the site of an existing warehouse complex. The applicant has not proposed any changes to the existing warehouse building. To accommodate the warehouse, 46 parking spaces will be removed, bringing the site total to 604 parking spaces. No changes to the existing driveways along Demarest Drive and West Belt Road are proposed. The applicant has not provided any information on drainage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plan set must include graphic and written scales for all plan diagrams. The applicant must submit two signed and sealed copies of the referenced survey. The applicant must provide the Corridor Enhancement Fee, which will be determined based on the linear feet of frontage along Fairfield Road per the requested survey, payable to Passaic County.

Chair Metzler asked about drainage on site. Assistant County Engineer Murphy stated that the drainage was being handled on site.

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

OLD BUSINESS – None.

NEW BUSINESS

Senior Planner Miranda presented the following resolutions for approval by the board:

1. 22-011 – Resumption of In-Person Planning Board Meetings
This has been modified from the version originally sent to Board members. The meetings will be in Room 220, the Board Room of the Board of County Commissioners, in the County Administration Building at 401 Grand Street, Paterson. The meeting start time will be moved from 5:00 to 5:30 to accommodate travel into Paterson.
2. 22-012 – Municipal Stormwater Management Plan – Borough of North Haledon
This has been reviewed by staff and determined to be in compliance with current State stormwater regulations and their recently updated Stormwater Control Ordinance.
3. 22-013 – Municipal Stormwater Management Plan – Borough of Hawthorne
This has been reviewed by staff and determined to be in compliance with current State stormwater regulations and their recently updated Stormwater Control Ordinance.

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

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Diaz made a motion to adjourn the meeting at 7:00 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MICHAEL LYSICATOS