



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, April 7<sup>th</sup>, 2022  
WebEx Meeting**

Chair Metzler opened the meeting at 5:02 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; Stephen Martinique, Vice Chair (arriving at 5:56); William Gervens, Commissioner; Miguel Diaz, Commissioner; Kenneth Simpson, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Commissioner Alternate (voting for Commissioner Redmon)(arriving at 5:10)

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

**MINUTES:** A motion to adopt the minutes of the March 24<sup>th</sup>, 2022, Planning Board Meeting was made by Commissioner Gervens and seconded by Commissioner Simpson. The motioned passed unanimously with Commissioner Diaz and County Engineer Pera abstaining.

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

- Director Lysicatos deferred his time to allow for the presentation of the Historic Preservation Master Plan Element.

**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 Diaz made a motion to close the public portion that was seconded by Commissioner Gervens. The motion passed unanimously.

**HISTORIC PRESERVATION MASTER PLAN**

Senior Planner Miranda read the announcement notice for the Historic Preservation Element of the Passaic County Master Plan. Dave Sitler, consultant with ETM Associates LLC working with the County, presented the Historic Preservation Element of the Master Plan. Comments from the public can be submitted to the Department of Cultural and Historic Affairs via mail or the email listed on their webpage.

**DEVELOPMENT REVIEW**

**SP-19-001 – The Armory – 461-473 Market Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a seven-story mixed-use building on the site of the former Paterson Armory. The building will have ground-floor retail with a proposed restaurant, office space on

the second floor, and 138 total apartment units. A parking garage located on the ground floor and lower level will contain 151 parking spaces. The former Armory building has been demolished. The site is located within Paterson's Fifth Ward Redevelopment Area and has frontage along Market Street (CR 648). This application was withheld by the Board on May 2<sup>nd</sup>, 2019 with 12 conditions.

The applicant has not proposed any curb cuts or driveway access via Market Street. Access to the parking garage will be via one driveway along 17<sup>th</sup> Avenue and one driveway along Rosa Parks Boulevard. The applicant has proposed to replace all sidewalk and curbing along the frontage. Regarding drainage, the plans indicate that roof drains will connect into an on-site detention system. The applicant has proposed to plant Allegheny serviceberry 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 sidewalk and curbing note must be revised to reflect that the sidewalk will not be per County standards. The side streets must be labelled on each plan sheet. "Rosa Parks Boulevard" shall be used instead of "Graham Avenue". The previously requested bump outs and crosswalk striping are no longer required. The applicant must verify if the curb ramps are ADA-compliant. If not, the ramps must be replaced accordingly.

The applicant must submit a traffic study, addressing what impact this project will have on the following intersections and including potential mitigation measures: Market Street / Straight Street; Market Street / Summer Street; Market Street / Madison Avenue; and Madison Avenue / Park Avenue. The following comments pertain to the requested parking prohibition: Parking does not need to be prohibited at the Rosa Parks Boulevard intersection, as it has one-way circulation away from Market Street. For the prohibition at the Pennington Avenue intersection, a detail must be provided for the "NO STOPPING OR STANDING" signs. Double headed arrows shall be used for signs within the prohibition, and single headed arrows shall be used for signs at the ends of the prohibition. The sight distance calculation must be indicated. It appears that the distance provided (80 feet) is too low. A design speed of 5 mph over the speed limit shall be used. The applicant must submit a copy of their formal request to the City of Paterson.

There is no stop sign at the end of Pennington Avenue, at the intersection with Market Street. It is strongly recommended that the applicant install a stop sign at this location. The runoff from the site for the 25-year storm is 2.71 cfs. The destination of the runoff must be indicated, as the plan states that there will be no connection into the Market Street combined sewer. The applicant shall coordinate with City officials regarding the underground transformers within the Pennington Avenue right-of-way. The utility lines shown on the plan are approximate, and no connections from the site are indicated. This must be addressed. The tree species must be indicated for the Market Street shade trees. The bicycle parking is not indicated on the site plan.

Chair Metzler asked if the applicant had a traffic study. Senior Planner Miranda stated that the letter referenced a traffic report but that none was provided with the submission.

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

**SP-19-046 – MFG Prestige Auto Group – 174 5<sup>th</sup> Avenue, Paterson**

Staff that this is a previously withheld site plan application in which the applicant has proposed to convert an existing, 10,753 sf. ft., one-story structure into an auto body repair shop. No new construction or demolition is proposed. The site has frontage along 5<sup>th</sup> Avenue (CR 652) and River Street (municipal). This application was withheld by the Board on October 8<sup>th</sup>, 2020 with two (2) conditions. See the attached letter for details.

The site will maintain access along River Street with three (3) proposed customer parking spaces. Along 5<sup>th</sup> Avenue, the applicant has proposed to operate a separate driveway that will be used to store cars. The driveway will not be open to the public, and the applicant has agreed that the driveway will be used for drop-offs only. The driveway will be marked with two “DO NOT ENTER” signs and a “PRIVATE ACCESS ONLY” sign. The driveway will also have a sliding gate installed to prevent access to the parking area. The applicant has submitted a draft developer’s agreement pertaining to the driveway operations.

The applicant has submitted drainage calculations showing that stormwater will not flow into 5<sup>th</sup> Avenue. The applicant has proposed to install a planting strip and Andorra Juniper plantings along the 5<sup>th</sup> Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The submitted developer’s agreement is currently being reviewed by County Counsel, and will require the authorization of the Board of County Commissioners prior to being fully executed and recorded.

Chair Metzler asked about the consequences of violation of the developer’s agreement. County Counsel Abdelhadi responded by explaining the consequences of violating the developer’s agreement which would be enforced through the city. Commissioner Simpson also elaborated through his experience as Roads Supervisor that the county could close the driveway if there are violations of the developer’s agreement.

Mary Perez, representative of the applicant, was sworn in. She stated that the driveway would be used for only moving cars in the site, and would not be open to the public.

A motion was made by Commissioner Diaz to open the floor to public comment. Commissioner Simpson 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.

**SU-22-003 – Creative Structures USA Subdivision – 110 West Haledon Avenue, Haledon**

Staff explained that this is a previously withheld minor subdivision application in which the applicant has proposed to subdivide an existing lot (16.01) in order to create a total of two (2) lots, 16.01 and 16.02. The existing lot is currently vacant. The applicant has proposed to construct single-family residential dwellings on each proposed lot. Lot 16.01 will have frontage on West Haledon Avenue (CR 674). Lot 16.02 will have frontage on Pompton Road (CR 504).

The applicant has proposed to construct driveways on both lots, with each providing access to a County roadway. The applicant will install curbing and sidewalk along both frontages. Regarding drainage, both driveways are sloped towards the County right-of-way. The applicant has proposed to install trench drains at both driveway, which will be connected to on-site drywells.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The right-of-way width of W. Haledon Avenue must be noted on the plat. Both sidewalks must be a minimum of five (5) feet in width. Both driveways shall be narrowed to a maximum of 15 feet at the curb line, with on-site turnarounds indicated. The driveway slope must be indicated for the W. Haledon Avenue driveway. The label for the Pompton Road driveway indicates a slope of 8%, which exceeds the County standard of 2% within 50 feet of the right-of-way line. Elevation contours must be provided to indicate the flow of stormwater. The submitted drainage calculations are not acceptable, as they only proposed to handle the difference between the existing runoff and proposed runoff. All existing and proposed runoff must be handled.

No comments were made by the board.

Bahman Izadmehr, engineer for the applicant, was sworn in. He stated that the applicant would be asking for a waiver for the slope of the driveway. He also explained the state of the site. County Engineer Pera asked about the height of the retaining walls. Bahman Izadmehr responded that the retaining walls would be too high at 18 feet tall if the 2% slope was included. He also explained that this was a single-family home so cars would be limited to two or three total. Commissioner Edmond suggested that Bahman Izadmehr meet with staff to resolve the engineering issues.

Vice Chair Martinique entered the meeting at 5:50 PM.

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

No comments were made by the public.

A motion was made by Vice Chair Martinique 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 Diaz. The motion passed unanimously.

### **SP-22-016 – Proposed Apartment Buildings – 103-107 Fair Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to construct two (2) seven-story residential buildings on a vacant lot. One building will be 22,372 sq. ft. and the other will be 22,592 sq. ft. Each building will have 94 dwelling units for a total of 188 dwelling units on the site. The site does not have frontage along a county road but will include over an acre of impervious area. The applicant has also submitted a subdivision application (SU-22-007) for this property, which has not yet been reviewed by the Board.

The applicant has proposed to use the first two (2) floors of the buildings as parking garages. Each building will have a 90-space parking garage; the parking garages in each building will not connect. The total parking on site will be 180 parking spaces. Each parking lot will have a full access driveway on Paterson Avenue, a municipal road. The applicant has proposed to replace the sidewalk along the site frontage.

Regarding drainage, the applicant has indicated that all roof leaders and drainage systems will connect to the municipal stormwater system under Fair Street and Paterson Avenue. No on-site detention is proposed. The applicant has not proposed any landscaping on site.

The submitted plans have been reviewed by staff, and there are no impacts to any County facilities. The application is recommended for approval.

No comments were made by the board.

A motion was made by Vice Chair Martinique 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 Vice Chair Martinique 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 Diaz. The motion passed unanimously.

A motion to move to Old Business was made by Vice Chair Martinique and seconded by Commissioner Gervens. The motion passed unanimously.

## **OLD BUSINESS**

### Driveway Slope Waiver Request – Jersey Medical Village Subdivision

Staff explained that the application was granted conditional approval, subject to the below condition:

*“The applicant shall verify if the driveway on Lot 1 satisfies County standards (2% maximum within 50 feet of the proposed right-of-way line) for a driveway slope. If the driveway does not satisfy County standards, a plan must be submitted that meets the standards with the proposed lot line layout.”*

The applicant has submitted a driveway profile showing a slope of 3% for the first 30 feet, followed by a slope of 7.6% for the next 20 feet. The applicant has requested a waiver from the requirement to submit a plan for a driveway that satisfies the 2% standard. The applicant has provided a written justification stating that the necessary re-grading would require significant re-grading of other portions of the site that would have major impacts to the parking lot and require the relocation of a drainage structure. The driveway beyond 50 feet from the right-of-way line would need to be graded at a 12% slope, the maximum permitted by Wayne Township, for 50 feet to connect with the existing driveway at that point.

Based on the submitted justification, the requested waiver of the condition is recommended by staff.

Commissioner Edmond asked about what drainage structures would need to be moved. Michael Fisher, engineer for the applicant, was sworn in. He explained that existing inlets and catch basins on site would need to be relocated. Commissioner Edmond asked if the engineer was required to superimpose the county improvement plan onto the proposed site plan. Michael Fisher responded that he had superimposed the county improvement plan lines onto the plan set. Commissioner Simpson asked about the change in the grading of the site. County Engineer Pera stated that the change in grading was acceptable given the circumstances of the site.

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

A motion to approve the waiver request was made by Vice Chair Martinique. Commissioner Gervens seconded the motion. The motion passed unanimously.

A motion to continue Development Review was made by Vice Chair Martinique. Commissioner Gervens seconded the motion. The motion passed unanimously.

### **SP-22-014 – KV Phase II – Main Street & Paterson Avenue, Little Falls**

Staff explained that this is a new site plan application in which the applicant has proposed to construct multiple commercial and residential buildings as part of a transit village. The site is located within the Little Falls Downtown Redevelopment Area. The site has frontage along Paterson Avenue (CR 639) and Main Street (CR 631). As part of the application to the town, the applicant has proposed converting this section of Paterson Avenue to a one way road going southbound.

The applicant has proposed to construct and renovate multiple buildings. The proposed changes are as follows:

- 44 Main Street (Block 112, Lot 12.03): This building was constructed as part of the Phase I application, and includes 34 dwelling units and six (6) retail units. The rear parking lot will be re-configured, but no changes are proposed to the building.
- 50 Paterson Avenue (Block 112, Lot 12.01): The historic home will be renovated and maintained as a single-family home.
- 22 Paterson Avenue (Block 112, Lot 2.01): The applicant has proposed to construct a three-story mixed-use building. The building will have retail space and 20 residential units on the first floor, 20 residential units on the second floor, and 20 residential units on the third floor. The building will have a total of 60 dwelling units and space for seven (7) retail units.
- 25 Paterson Avenue (Block 111, Lot 11.01): The applicant has proposed to construct a three-story mixed-use building. The applicant has indicated that the lower level will have parking and storage; the first floor will have retail space; the second floor will have four (4) residential units; and the third floor will have four (4) residential units. The building will have a total of eight (8) dwelling units and space for three (3) retail units.
- 27 & 29 Paterson Avenue (Block 111, Lots 11.03 & 11.04): The applicant has proposed to construct six (6) townhome units with two-car garages.
- 15 Paterson Avenue (Block 111, Lot 9): The existing building will be renovated with the addition of residential units on the second and third floors. The applicant has indicated that the lower level will have parking and storage; the first floor will have retail and restaurant space; the second floor will have three (3) residential units; and the third floor will have three (3) residential units.

The site will have a total of 114 dwelling units. The applicant has indicated there will be two (2) parking areas on-site other than the parking garages included with certain buildings. The first parking area will be along Old Morris Canal Lane, and will involve the re-stripping of the existing municipal parking lot for a total of 35 parking spaces. This parking lot will continue to have access via Old Morris Canal Lane. There will also be a 79-space surface parking lot located at the rear of 22 Paterson Avenue and 44 Main Street. The parking lot will have access via two (2) driveways: an entrance-only driveway on Paterson Avenue, and a full-access driveway on Maple Street (a municipal road). The application has proposed to replace the existing sidewalk and

curbing along the site frontage. The plans do not indicate the sidewalk dimension, and do not include any details for the proposed streetscaping.

The applicant has submitted a traffic study, which recommends the installation of a traffic signal at the intersection of Main Street and Maple Street. The traffic signal was not included in the submitted plans. The plans also indicate a proposed roundabout at the intersection of Paterson Avenue and Maple Street. The intersection of Main Street and Paterson Avenue would also be modified to better accommodate the one-way circulation.

Regarding drainage, the plans indicate that the roof leaders for 22 Paterson Avenue and 44 Main Street will connect to dry well #1, roof leaders for 27 & 29 Paterson Avenue will connect to dry well #2, and roof leaders for 25 Paterson Avenue will connect to drywells #3 and #4. Drywells #3 and #4 will connect to a riprap that will discharge behind the parking lot on Old Morris Canal Lane. The plans indicate that shade trees will be planted with grate covers, but the exact locations and tree species have not been indicated.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the applicant and the owner must be noted on the cover sheet. The applicant must submit application fees and a final plat for the proposed major subdivision, which shall be reviewed as a separate application. All variations in the right-of-way width of Paterson Avenue must be noted in the correct location. The sidewalk, which must be a minimum of five (5) feet in width, shall be dimensioned on the plans. The plans must include details for the proposed pavement treatments and any proposed streetscaping. The Township must pass an ordinance establishing the proposed one-way southbound traffic flow along Paterson Avenue. A concurring resolution from the Passaic County Board of County Commissioners shall also be required, as Paterson Avenue is a County roadway.

The following comments pertain to the proposed mid-block crosswalk: The crosswalk must be established by a Township Ordinance, which will require a concurring resolution by the Board of County Commissioners. The crosswalk must use a continental design. ADA-compliant curb ramps must be installed at both ends of the crosswalk. The applicant shall install an advance warning sign, and an additional sign at the crosswalk. The required 25-foot zone of “NO PARKING” must be established in advance of the crosswalk.

The typical section of Paterson Avenue shall be re-designed to provide for bicycle compatibility. At minimum, there shall be a 7.5-foot parking lane and a 16-foot roadway (which could accommodate an 11-foot travel lane and a 5-foot bike lane). A wider roadway could accommodate a fully buffered bike lane. The following comments pertain to the proposed entrance-only driveway along Paterson Avenue: The applicant shall construct a raised driveway apron, with sidewalk carried across the driveway. The crosswalk striping shall be removed. Detectable warning surfaces shall still be provided. A one-way sign shall be installed. Two (2) DO NOT ENTER signs (R5-1) shall be installed instead of the proposed “NO EXIT – ENTRANCE ONLY”.



As per the recommendation in the traffic study, a traffic signal shall be installed at the intersection of Maple Street and Main Street. The applicant must submit signal plans. The signal shall be owned and maintained by the Township. The applicant must submit a tri-party jurisdictional agreement for the proposed signal. This would be entered into by the applicant/owner, County, and Township. The applicant must submit construction plans for the Paterson Avenue/Main Street intersection, showing curbing, signing, striping, drainage, and utilities. The following signs shall be installed: Two (2) DO NOT ENTER (R5-1) signs, one on each side. A two-faced one-way sign.

The applicant must submit construction plans for the proposed roundabout at the intersection of Paterson Avenue and Maple Street. The applicant must submit detailed engineering plans for all proposed buildings. On sheet 4, there are notes stating “meet existing pavement” at each end of Paterson Avenue. What is being proposed for the pavement? The typical section must show the details of either resurfacing or full-depth pavement reconstruction. The plans must include a profile of Paterson Avenue for the entire affected area (the one-way section). This will determine whether only resurfacing is needed or full-depth pavement reconstruction.

The plans must include cross-sections of Paterson Avenue every 50 feet, with proposed building elevations, to show proper sidewalk slopes from the buildings to the road. All drainage structures must be shown on the same plan as the grading. A trench drain must be installed at the end of the entrance driveway. There are no pipes shown connecting into drywells #2, #3, or #4. Drywell #2 proposes an overflow into a parking lot – this is not acceptable. The following note is on Sheet 5: “Approx. location of pipe to be relocated to Paterson Ave ROW, existing size and location is to be ascertained at commencement of construction”. There are multiple notes relating to drainage and utilities stating approximate locations and specifications to be determined during construction. This must all be determined during the plan review process, not during construction, and indicated on the site plan.

The County reserves the right to make further drainage comments, once complete drainage plans are submitted. The applicant shall clarify if any existing aerial utilities are being relocated. On the landscaping plan, a table must be provided for all proposed landscaping within the County right-of-way. Grate details must be provided for all proposed plantings within the County right-of-way. The applicant must submit any available architectural plans. The applicant must submit copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$17,275.00 payable to Passaic County.

Commissioner Edmond asked what the mid-block crosswalk connected. Planning Director Lysicatos stated that the crosswalk would connect across the street to stairwells that lead down to the Morris Canal Greenway. Commissioner Edmond asked if the street width was being reduced. County Engineer Pera stated that the applicant would need to clarify the distance before comments could be made.

County Engineer Pera stated that some parking spaces in Lot 12 along the Old Morris Canal Lane may be within the county right-of-way. Planning Director Lysicatos added a comment stating that the applicant must clarify property ownership and positioning.

John Veteri, attorney for the applicant, stated that the applicant would meet with county staff. He also stated that the referenced stairwell was on the property of Little Falls.

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

Ken Kimmel, resident of Little Falls, was sworn in. He expressed concern that the applicant was not taking into concern any future development in the area. He was concerned additional development would not be able to handle the additional traffic. Additionally, he was stated that the proposed drainage system would not be sufficient to prevent large quantities of water from flowing to homes downstream.

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

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

### **SP-22-012 – Proposed Jewelry Store – 1061-1063 Main Street, Paterson**

County Counsel Abdelhadi recused himself from the application.

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 5,145 sq. ft., three-story commercial building on a vacant lot. The building will be operated as a jewelry store. The site has frontage along Main Street (CR 601) in Paterson.

The site will have a 9-space parking garage in the cellar of the building. Access to the garage will be via a full access driveway along Delaware Avenue, a municipal road. The site will have no driveways or curb cuts along Main Street. The applicant has proposed to replace the existing sidewalk and curbing along the Main Street frontage. Regarding drainage, the applicant has indicated that stormwater will drain to Delaware Avenue. No on-site detention is proposed. The stormwater on Delaware Avenue would flow in the direction of Getty Avenue, a county road. The applicant has proposed to maintain an existing street tree along Main Street.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the applicant and the owner must be noted on the cover sheet. The name of the County must be included in the title block. Graphic and written scales must be provided for all plan diagrams. The Main Street right-of-way width must be labelled on the plans. There are no County standards for sidewalk, except that it be a minimum of five (5) feet in width. Otherwise, the applicant should defer to any City standards for sidewalk. The replacement curb ramp must be oriented to the path of pedestrian travel, not diagonally towards the intersection as is the current ramp. The curb ramp shall be in accordance with ADA standards, not County/City standards.

The applicant must clarify where stormwater on Delaware Avenue will be collected prior to reaching Getty Avenue. The right-of-way line of Main Street must be indicated on the side elevation drawing. The applicant will need to submit an encroachment application for the proposed canopy and cornice encroachments. The applicant must provide the Corridor Enhancement Fee of \$1,001.00 payable to Passaic County.

Commissioner Gervens asked if the roof leaders were shown on the plans. County Engineer Pera responded that the inlets drained to Delaware Avenue but would eventually run into Getty Avenue. Commissioner Edmond asked for clarification on the parking on site. County Engineer Pera explained that parking on site was accommodated by a cellar level parking garage.

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. Vice Chair Martinique seconded the motion. The motion passed unanimously.

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

**SP-22-013 – Grandover Pointe Monument Sign – Paterson-Hamburg Turnpike, Wayne**

Staff explained This is a new site plan application in which the applicant has proposed to construct a monument sign at the entrance of an existing housing development. The site has frontage along the Paterson-Hamburg Turnpike (CR 689) in Wayne.

The existing subdivision has an entrance-only driveway. Egress is accommodated through a jughandle providing access between Paterson-Hamburg Turnpike and Jackson Avenue. The proposed 5-foot by 10-foot monument sign will be installed in the grass median separating the entrance and exit driveways. The sign will be located entirely outside of the County right-of-way. No changes are proposed to any buildings, driveway, or parking lots on site. No changes are proposed to the existing drainage system.

The submitted plans have been reviewed by staff. The application is recommended for approval subject to payment of the Corridor Enhancement Fee of \$250.00 (reduced due to the plan being for signage only).

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 Vice Chair Martinique 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 Simpson. The motion passed unanimously.

**SP-22-015 – Proposed Warehouse – 441 Newark-Pompton Turnpike, Clifton**

Staff explained this is a new site plan application in which the applicant has proposed to construct a 28,890 sq. ft. warehouse building. The warehouse will share a parking lot and driveway access with an existing warehouse on the same lot. The site has frontage along the Newark-Pompton Turnpike (CR 683) in Wayne. A similar application (SP-18-063) for this site was previously reviewed, but did not receive approval.

The applicant has not proposed any changes to the existing, full-access driveway along Newark-Pompton Turnpike. The applicant has proposed to increase on-site parking by 23 spaces, to bring the total number of parking spaces to 78. The applicant has indicated that there will be a drive-in entrance to the warehouse from the parking lot but has not indicated specific loading bays on the site plan. The applicant has proposed to construct a 4-foot sidewalk along the site's frontage within the County right-of-way.

Regarding drainage, the applicant has indicated that all roof leaders and inlets on the site will connect into two (2) proposed drainage basins. The site slopes away from the County right-of-way. The applicant has proposed to plant 10 Kwanzan Cherry trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The right-of-way width of Newark-Pompton Turnpike must be noted on the plans. The note stating "State Highway" shall be removed. The existing depressed curb across from Highpoint Drive must be replaced with full-height curbing. The sidewalk must be a minimum of five (5) feet in width along Newark-Pompton Turnpike.

The driveway must intersect Newark-Pompton Turnpike at a right angle, and be 10 feet from the side property line. It may be necessary for the building to be re-oriented to achieve these standards. The distance from the side property line with Lot 28 to the edge of the site driveway must be dimensioned at the right-of-way line. The applicant must provide raised driveway aprons, including sidewalk, at the site driveway. The detectable warning surfaces shall remain, but must be oriented to the path of pedestrian travel. The applicant shall clarify the need for 78 parking spaces, when only 27 spaces are required per the parking table.

Truck turning templates must be included in the plans, showing all proposed turning movements at the site driveway. The applicant shall provide an access easement for the Morris Canal Greenway on the existing North Jersey District Water Supply Commission easement. A draft of the requested access easement and metes and bounds description were previously sent to the applicant for review as part of the previous application. The applicant must provide the Corridor Enhancement Fee of \$5,871.00 payable to Passaic County.

No comments were made by the board.

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

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

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Commissioner Diaz made a motion to adjourn the meeting at 6:56 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS