



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, May 19<sup>th</sup>, 2022  
930 Riverview Drive, Suite 250, Totowa, NJ 07512**

Chair Metzler opened the meeting at 5:30 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; Jonathan Pera, County Engineer; Steve Edmond, Commissioner Alternate (voting for Vice Chair Martinique); Terry Duffy, County Commissioner

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

**MINUTES:** A motion to adopt the minutes of the April 21<sup>st</sup>, 2022, Planning Board Meeting was made by Commissioner Gervens and seconded by Commissioner Diaz. The motion passed unanimously with Commissioner Simpson abstaining.

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

- The Bicycle Master Plan is currently open to public comment.
- The Main Avenue Concept Development draft will be sent to NJDOT in the next two weeks.

**PUBLIC PORTION:**

Commissioner Simpson made a motion to open the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

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

**DEVELOPMENT REVIEW**

**SP-22-028 – Costco Intersection Improvements - 168 Main Avenue, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to implement roadway and signal improvements at the intersection of Main Avenue and Bridewell Place, a City street which is used to access the existing Costco site. No changes to the applicant's property have been proposed under this application. The site has frontage along Main Avenue (CR 601) in Clifton.

The applicant has proposed to increase the width of Bridewell Place to 47.3 feet. The proposed roadway configuration leading up the traffic signal would have two (2) left turn only lanes and one (1) right turn only lane. The applicant has proposed to replace the affected sidewalk and

curbing along Bridwell Place. The applicant has proposed to paint two (2) crosswalks at the intersection, crossing both Bridwell Place and Main Avenue.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The ladder bars of the crosswalk must be parallel to traffic flow on Bridwell Avenue. The applicant must submit a signal plan for review. The tri-party jurisdictional agreement must be revised to accommodate any signal modifications. The improvements to traffic flow on Bridwell Avenue will result in increased delays on Main Avenue. Although Level-of-Service B is acceptable, the signal timing shall be modified slightly to better balance the delays on Bridwell Avenue relative to Main Avenue. The traffic report indicates that the southbound through movement on Main Avenue at Allwood Road would improve during the PM and Saturday peak, but would worsen during the AM peak. This must be explained by the applicant. The applicant must provide the Corridor Enhancement Fee of \$4,646.00 payable to Passaic County.

Commissioner Edmond asked why the right turns of the trucks were disruptive to the movements on Main Avenue.

Paul Going, engineer for the applicant, was sworn in. He explained the proposed roadway work along Bridwell avenue. Commissioner Diaz asked about the frequency of trucks turning on to Bridwell Avenue. Paul Going responded there would be about 7 to 10 tractor trailers per day, and they could arrive at any time. Commissioner Edmond asked if the street could be shifted to get a better turning radius. Commissioner Edmond asked if there was an alternate ingress on Route 3. Paul Going stated that that route was not available for tractor trailers due to the geometry of the turns. Commissioner Edmond asked if he knew how long Costco intended to stay at the site. Paul Going stated he was not sure. Commissioner Simpson asked about the discrepancy between the AM and PM peak timings. Paul Going responded that the applicant would reexamine the signal timing to address the discrepancy.

Planning Board Counsel John Abdelhadi entered the meeting at 5:40.

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**

Staff explained that this is a previously withheld 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 on White Road (a municipal road) 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 proposed to install a trench drain at the White Road driveway, connecting to the system in White Road. The plans do not indicate the discharge point along White Road. 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 plans must indicate the ultimate discharge point from the system shown in White Road, which the site is connecting into.

Donald Haas, project manager for the applicant, was sworn in. He stated that the discharge point for the site would be across the street into the woods and that the stormwater would not connect to Union Valley Road.

County Commissioner Duffy entered the meeting at 5:52.

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 County Commissioner Duffy 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-21-064 – Paterson Youth Arts Center (NJCDC) – 318-330 Main Street, Paterson**

This is a previously withheld site plan application in which the applicant has proposed to convert a vacant church building into a 14,487 sq. ft. community center. The applicant has also proposed to construct a roof over an entrance way. The site has frontage along Main Street in downtown Paterson. This application was withheld on December 2<sup>nd</sup>, 2021 with 10 comments.

The site will not have any driveways or on-site parking. Per the submitted correspondence, the applicant will be permitted to utilize the Paterson Parking Authority's Center City garage for all their required parking. The applicant has proposed to replace the sidewalk and curbing along the Main Street frontage. The applicant has proposed to replace the curb ramps at the intersections of Main Street & Oliver Street and Main Street & Ward Street.

Regarding drainage, the plans indicate that four (4) on-site seepage pits will be installed to collect stormwater from the roof leaders. The site is sloped towards Main Street in this location. The applicant has proposed to plant shade trees along the frontage of the site, in addition to existing trees that will remain.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed pick-up and drop-off area along Main Street must be removed from the plans. Regarding the parking meters, the County is coordinating with the Paterson Parking Authority to remove the meters for the spaces within 25 feet of pedestrian crossings. These spaces are in violation of State statute. For parking spaces that are in compliance with State statute, the County is not seeking the removal of any meters.

The transverse lines on either side of the crosswalks shall be removed. The ladder bars must be oriented to be parallel to the flow of traffic. The applicant shall submit a written request to the City for the proposed crosswalk striping to be installed. The striping should only be done by the City, at their discretion, not by the applicant. The applicant shall provide information on any existing parking prohibitions along the Main Street frontage of the site. All invert elevations must be verified by the applicant and noted on the plan. The gate doors are shown to swing into the Main Street right-of-way. This must be addressed by the applicant. Architectural drawings have not been re-submitted to address this comment. The applicant shall provide the Corridor Enhancement Fee of \$4,113.00 payable to Passaic County.

Commissioner Edmond requested that the proposed hatching along Main Street is removed. Commissioner Edmond also requested that the proposed stop bars be changed to be painted at the city's discretion.

Michael Cassidy, representative of the applicant, was sworn in. He clarified the removal of the hatching along Main Street and stated the applicant would comply. He also stated that the applicant would explore Oliver Street as a potential drop off area.

A motion was made by County Commissioner Duffy 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 County Commissioner Duffy 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-21-046 – Quicks Realty LLC (Proposed Mixed-Use Development) – 802 Van Houten Avenue, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish two existing structures in order to construct a mixed-use building. The

proposed two-story building will have retail space and parking on the first floor and four (4) dwelling units on the second floor. The site has frontage along Van Houten Avenue in Clifton. This application was withheld on September 21<sup>st</sup>, 2021 with 7 conditions.

The site will have both a parking garage and a surface parking lot with a combined total of 18 parking spaces. The parking lot will have access via a driveway on Orono Street, a municipal road. The applicant has indicated that parking spaces in the garage are for residential users only. No driveways are proposed along Van Houten Avenue; the frontage will be occupied by the proposed building. The applicant has proposed to replace the existing sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has indicated that a roof leader will connect to a proposed drainage basin on site. The drainage basin and a proposed yard inlet will connect to existing storm inlets on Van Houten Avenue. The applicant has submitted a stormwater management report. The applicant has proposed to plant shade trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The stormwater system shall be connected directly into the 24-inch RCP along Orono Street from the inlet in the parking lot. It is recommended that the proposed 36-inch HDPE pipe be modified to a perforated pipe. The proposed yard drain shall connect into the on-site system that is to be piped into the Orono Street system. The connection to the Van Houten Avenue inlet shall be removed from the plans. The applicant must provide the Corridor Enhancement Fee of \$2,500.00 payable to Passaic County.

County Engineer Pera asked that comment be amended to include language that the applicant can not connect into Van Houten Avenue. He also requested that the applicant show the flow orientation of the 24-inch pipe.

A motion was made by County Commissioner Duffy 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 County Commissioner Duffy 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-22-026 – Proposed Site Modifications – 46 US Route 46, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing building on site. The site does not have frontage along a county road but includes over one (1) acre of impervious area.

The applicant has proposed to renovate an existing, vacant 9,087 sq. ft. building into an automobile accessory installation and storage facility. The applicant has not proposed any changes to the existing footprint of the building. The applicant has proposed to reduce the parking on site from 120 spaces to 54 spaces. The applicant has proposed to maintain the existing right-in and right-out only driveway along Route 46 West.

Regarding drainage, the applicant has proposed to install one (1) inlet at each of the driveways. The proposed inlets will connect to the existing inlets on site and one inlet on Route 46. No on-site detention is proposed. No landscaping is proposed along the site frontage, but the applicant has proposed to plant two (2) Zelkova Serrata trees further in the site.

The submitted plans have been reviewed by staff, and there are no impacts to any County facilities. The application is recommended for approval, subject to the submission of any required NJDEP permits.

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

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

**SP-22-027 – McDonald’s Site Modifications - 15-31 Central Avenue, Passaic**

Staff explained that this is a new site plan application in which the applicant has proposed to reconstruct an existing 3,012 sq. ft. McDonald’s restaurant with drive-thru facilities. The renovations will add minor expansions to the building’s existing footprint, bringing the building’s footprint to 3, 158 sq ft. The applicant has proposed to reconfigure the existing drive-thru facility into a modified two-lane ordering system. The site has frontage along Central Avenue (CR 624) and Main Avenue (CR 601) in Passaic, although the Main Avenue frontage is occupied by a City parking lot within the right-of-way.

The applicant has proposed to continue using existing entrance-only and exit-only driveways on Central Avenue. Vehicles exiting the drive-thru converge with traffic exiting the parking lot at the exit driveway. The applicant has proposed to reduce the number of parking spaces on the site from 24 to 13 spaces. No driveways are proposed along Main Avenue. The applicant has proposed to replace the sidewalk and curbing along the Central Avenue frontage.

Regarding drainage, the applicant has proposed to install several inlets throughout the site. It is not clearly indicated if the roof leaders will connect to the inlets. No on-site detention is proposed. The plans indicate that the inlets will connect into the stormwater system in Central

Avenue via several proposed manholes. The applicant has not proposed any landscaping along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The limits of the new curb along the frontage must be clearly indicated on the plan. The reference to “County” sidewalk must be removed, as the County does not have a standard detail for sidewalk. The ADA-accessible parking space adjacent to the entrance driveway may be within 20 feet of the right-of-way. The distance shall be dimensioned. Access to the space may also be inhibited by vehicles queuing for the drive-thru. The exit driveway is not narrow enough to prohibit side-by-side exiting. The driveway must be re-designed to function as a one-lane exit.

The following comments pertain to signing and striping: A one-way sign shall be installed at each driveway. A one-way sign shall be installed on Central Ave across the street from the exit driveway. The “DO NOT ENTER” sign shall be relocated to be at the curb line. A second “DO NOT ENTER” sign shall be provided at the curb line on the other side of the driveway.

On-street parking shall be prohibited within the sight triangle shown on the plan. “NO STOPPING OR STANDING” signs, with arrows, must be installed at both ends of the prohibition. The applicant must submit a request to City of Passaic for the prohibition to be enacted by City ordinance. The applicant must submit a queueing analysis for the drive-thru facility. All on-site drainage pipes, and their connections, must be shown on the plan. The applicant must install an on-site detention system, with on-site ponding for up to six (6) inches prior to any overflow to Central Avenue. The applicant must clarify the purpose of the existing vaults beneath the entrance driveway. The vaults must be inspected and certified to handle vehicular traffic. Shade trees shall be provided along the Central Avenue frontage where appropriate. The referenced architectural drawings must be submitted. The applicant must provide the Corridor Enhancement Fee of \$3,908.00 payable to Passaic County.

No comments were made by the board.

A motion was made by County Commissioner Duffy 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 County Commissioner Duffy 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-22-029 – White Castle Renovation – 1325 Main Avenue, Clifton**

This is a new site plan application in which the applicant has proposed numerous site modifications at an existing White Castle restaurant. The applicant has proposed changes to the existing structure and the remainder of the site, including the construction of a 450 sq. ft.

building addition for dry storage. The site has frontage along Main Avenue (CR 601) and Piaget Avenue (CR 628) in Clifton.

The parking lot will contain a total of 16 spaces. The applicant has proposed to maintain the existing parking lot and drive-thru configuration. The site has existing full-access driveways along Main Avenue and Piaget Avenue. Both driveways are located adjacent to side property lines. No changes to the driveway are proposed. The applicant has not proposed any changes to the existing sidewalk and curbing.

Regarding drainage, the plan indicates that there are two (2) inlets at the Main Avenue Driveway. The plan does not indicate any connections to the inlets or if there is any existing on-site detention. The applicant has submitted a drainage report but it does not include any details regarding the existing drainage on the site. The applicant has not proposed any landscaping.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must request a waiver, with a written justification, for the two (2) driveways to be located within 10 feet of the side property lines. The stop bar at the Piaget Avenue driveway must be located outside of the County right-of-way. The applicant shall install curb ramps and a crosswalk for the pedestrian entrance into the site along Main Avenue. From the drainage report: *“The proposed project...will not adversely impact...adjacent roadways...by reducing the stormwater runoff rates for the development”*. The applicant must clarify how this is feasible with additional impervious area being added and no new drainage structures being provided.

A trench drain must be installed at the Main Avenue driveway. The routing of all existing drainage pipes must be indicated on the plan. The applicant must provide updated drainage calculations showing how all on-site runoff will be handled. No runoff is permitted to flow to either roadway. Shade trees shall be planted in the existing grass strips along Main Avenue and Piaget Avenue, outside of the sight triangle. The applicant must provide the Corridor Enhancement Fee of \$4,804.00 payable to Passaic County.

No comments were made by the board.

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

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

**OLD BUSINESS – None.**



**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Commissioner Diaz made a motion to adjourn the meeting at 6:31 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for

A handwritten signature in cursive script that reads "Salvatore Presti".

ANDRAS HOLZMANN