



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, August 25th, 2022
401 Grand Street, Room 220, Paterson, NJ 07505**

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; Stephen Martinique, Vice Chair; Kenneth Simpson, Commissioner; Miguel Diaz, Commissioner; William Gervens, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Nakima Redmond)

OTHERS PRESENT: Allan Kanan, standing in for Planning Board Counsel Abdelhadi; 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 August 11th, 2022 Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Pera. The motion passed unanimously with Commissioner Gervens and Commissioner Simpson abstaining.

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

- Planning staff met with NJDOT and Federal Highway officials to present the findings of for the Main Avenue Project in Passaic.
- Planning staff met with a consultant to discuss the Rifle Camp Park Amphitheater project.
- Planning staff met with a consultant to discuss the design of the Dundee Island Phase II project.

PUBLIC PORTION:

Vice Chair Martinique made a motion to open the meeting to the public which was seconded by Commissioner Diaz. The motion passed unanimously.

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

DEVELOPMENT REVIEW

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing commercial building into a self-storage facility. The applicant has also proposed to construct an addition to the building to accommodate the self-storage facility. The site has frontage along Lexington Avenue (CR 625) in Clifton. The site also has frontage along E. Clifton Avenue and Seger Avenue, both municipal streets. This application was withheld on February 24th, 2022.

The site will have a total of 17 parking spaces, with access proposed along both Lexington Avenue and E. Clifton Avenue. Both driveways are proposed to be full-access. E. Clifton Avenue is one-way westbound, and cannot be directly accessed from Lexington Avenue. The applicant has proposed to install full-height curbing to replace an existing drop curb along Lexington Avenue. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to continue utilizing the existing inlets in the parking lot. The inlets are connected to two (2) catch basins along Lexington Avenue. No detention is proposed on site. The applicant has stated that the roof leaders on Seger Avenue discharge underground while the roof leaders facing East Clifton Avenue will spill into a landscaping area on the site. A trench drain will be installed at the Lexington Avenue driveway. The applicant has proposed to plant three (3) shade trees along the Lexington Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. A grass strip shall be provided between the sidewalk and curbing along Lexington Avenue. The grass strip shall be dimensioned on the plan. The applicant must submit a waiver request for the Board to consider allowing the driveway along Lexington Avenue. This is due to the site also having frontage along two municipal streets. An entrance-only driveway may be more appropriate along Lexington Avenue, given the one-way traffic flow on E. Clifton Avenue towards Lexington Avenue. The applicant has submitted a waiver request to allow for a full-access driveway along Lexington Avenue. The request does not provide a sufficient justification for a two-way driveway on Lexington Avenue. It is the recommendation of staff that the Board only permit an entrance-only driveway on Lexington Avenue.

The E. Clifton Avenue driveway shall be shifted to the east in order to allow for vehicles to be perpendicular to Lexington Avenue at the stop bar. If the driveway cannot be shifted, then it must be restricted to be entrance-only. Portions of the sidewalk and curbing appear to be in disrepair. The applicant shall replace these sections accordingly. The plan must note where sidewalk and curbing is being replaced. The applicant shall submit a written request to the City of Clifton to prohibit parking within the sight triangle of the Lexington Avenue driveway. This is only applicable if there is an exit driveway on Lexington Avenue. Staff is recommending an entrance-only driveway along Lexington Avenue. In this case, the parking restrictions may not be necessary.

The plans shall include a driveway profile for the proposed Lexington Avenue driveway. The driveway slope may not be in excess of 2% within 50 feet of the right-of-way line. The right-of-way line of Lexington Avenue must be noted on the driveway profile. The existing storm drain pipe in Lexington Avenue must be analyzed. If the pipe is at or near capacity, a detention system may be required. The applicant shall provide on-site detention/retention (if appropriate soils are present) for a 25-year storm prior to any connection into the Lexington Avenue stormwater system. The site must be graded to allow for up to six (6) inches of on-site ponding in the event of system failure. The applicant must provide the Corridor Enhancement Fee of \$4,176.00 payable to Passaic County.

Commissioner Metzler expressed concern about the applicant not being willing to shift the driveway on East Clifton Avenue. County Engineer Pera explained that a turning template could be provided to show that the proposed driveway is acceptable so long as vehicles leaving the site can be perpendicular to the Lexington Avenue stop bar after their turn out of the site. Commissioner Edmond asked that a maximum width for a proposed entrance only driveway on Lexington Avenue be provided. County Engineer Pera responded that he would determine an acceptable maximum width for the entrance only driveway. County Engineer Pera explained the comment regarding drainage ponding on site.

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.

Seeing no one, 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 Vice Chair Martinique. The motion passed unanimously.

SP-22-035 – Proposed Apartment Building – 199-201 Lexington Avenue, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 4,511 sq. ft., three-story apartment building on a vacant lot. The proposed building will have a total of 12 dwelling units. The site has frontage along Lexington Avenue (CR 625) in Passaic. This application was withheld on June 16th, 2022.

The applicant has proposed a total of 11 parking spaces on the site, nine (9) of which will be accessible via a full-access driveway along Lexington Avenue and two (2) of which will be accessible via Harrison Street (a municipal road). There is no connection between the two (2) driveways, and the Harrison Street frontage is too narrow to accommodate a full-access driveway. The applicant has proposed to construct a sidewalk across the site frontage.

Regarding drainage, the applicant has proposed to install seepage pits on site which will collect all roof runoff. The applicant has proposed to install a trench drain at the Lexington Avenue driveway, which will also connect to the seepage pits. The applicant has proposed to plant two (2) cherry 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 right-of-way line of Lexington Avenue must be clearly indicated on all plan sheets. Any parking spaces within the 20-foot right-of-way line must be eliminated, or a written waiver request with justification for the proposed parking spaces must be submitted for review. A condition of any potential waivers will be assigning parking spaces to dwelling units and installing signage for each parking space. The applicant has requested a

waiver to allow for the existing parking spaces within 20 feet of the right-of-way line to remain, with signing restricting the spaces to specific dwelling units. The signing must be shown on the site plan and a detail included in the plan set.

The applicant shall confirm with municipal officials that the proposed columns separating the ADA-accessible parking space from the adjacent hatched area are acceptable. The applicant shall coordinate with the City of Passaic to finalize the column locations prior to issuance of an unconditional approval. The sidewalk along Lexington Avenue must be a minimum of five (5) feet in width and dimensioned on the plan. If the sidewalk is not five (5) feet in width, the sidewalk must be replaced with five (5) foot width sidewalk. The grass strip shall be dimensioned on the plan. The applicant shall provide a stop sign, stop bar (12 inches, white), and a double yellow centerline at the Lexington Avenue driveway. All striping shall be noted as thermoplastic. The stop sign and stop bar must be located entirely on the property. The stop sign must be placed beyond the stop bar.

On-street parking shall be prohibited along the Lexington Avenue frontage of the site to the north of the driveway. The applicant must submit a written request to the City of Passaic to enact the parking prohibition. The proposed parking prohibition must be requested from the City of Passaic, and a copy of the correspondence submitted. The plans must include a driveway profile. The slope must be labelled on the driveway profile, which must extend for 50 feet from the right-of-way line into the site. The plans indicate concrete seepage pits (with no dimensions), but the drainage calculations indicate a Cultec Recharger system. The applicant must clarify what is being proposed. The layout of the proposed drainage system must be provided in plan view, with dimensions. The applicant must provide the Corridor Enhancement Fee of \$1,313.00 payable to Passaic County. The submitted Corridor Enhancement Fee check was made out for \$1,308.80 when the assessed Corridor Enhancement Fee was for \$1,313.00. The applicant must provide the difference in the form of a check.

Commissioner Edmond asked if there was a designated sign marking the parking lot as for residents only, and if not requested that a sign be provided to prevent visitors from parking in the parking lot and backing out onto the road when they could not park.

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.

Seeing no one, a motion was made by Commissioner Diaz to close the floor to public comment. Commissioner Simpson seconded the motion. The motion passed unanimously

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

SP-22-039 – Proposed Senior Living Facility – 782-818 Valley Road, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 62,341 sq. ft. charter school on a vacant lot. The site has frontage along Madison Avenue (CR 649) in Paterson. This application was withheld on May 5th, 2022.

The site will have a total of 74 parking spaces with access via two (2) driveways on East 19th Street (a municipal road): a two-lane entrance-only driveway and a two-lane exit-only driveway. The applicant has indicated that both driveways will have motorized vehicle gates installed. The applicant has also proposed to install an emergency access driveway along Madison Avenue. A car queuing diagram has been included in the plan set. The applicant has submitted turning movements for a garbage truck and school bus accessing the site using the public driveways, and a pump fire engine accessing the site using the emergency access driveway. A Traffic Impact Analysis has been submitted. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has indicated that the roof leaders will connect via pipe to several inlets in the parking lot. The applicant has proposed to connect into the City of Paterson's combined sewer system. The applicant has proposed to pave portions of the parking lot with pervious pavement. A maintenance manual and schedule for the pervious pavement areas has been submitted. The applicant has proposed to plant a variety of 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 sidewalk is shown to be mostly located on the applicant's property. The applicant shall provide a sidewalk easement to the City of Clifton for the portion outside of the County right-of-way. The draft sidewalk easement must be submitted for review by staff. Per staff inspection, the parking lot of the adjoining development on Lot 11 was almost full – only one vacant space. This project will cause the loss of approximately six (6) spaces due to the driveway connection. The applicant must state how this parking deficiency will be addressed. The applicant shall submit a parking agreement to allow for the 20 reserved spaces for use by the existing facility on Lot 11.

The emergency access driveway must include a raised apron with sidewalk, per the attached County detail. The plans show a crosswalk across the driveway. The crosswalk must be replaced with raised sidewalk across the width of the driveway. The plans must include a driveway profile for the emergency access driveway. The profile must include labels for the driveway slope. The applicant must submit a driveway profile for the existing senior living facility on Block 44.01, Lot 11, as that driveway will be used for the proposed facility. The profile must be for the Valley Road driveway, not the driveway between the two lots. The applicant must provide an analysis of the 15-inch existing pipe, that runs from the two (2) new connecting pipes, to the existing manhole in Valley Road. This analysis must show the existing and proposed flows, and the pipe's capacity. From Proposed Outlet Structure #1 to Proposed Manhole #220 to Proposed 'E' Inlet 210 to the Valley Road inlet, the 15-inch RCP must be modified to 12-inch RCP. From 'E' Inlet

101 to the Valley Road inlet, the 15-inch RCP must be modified to 12-inch RCP. The site shall be graded to allow for on-site ponding for up to six (6) inches.

The applicant must submit the maintenance manual for the pervious pavement. As the pervious pavement is acting as the detention basin, it is imperative that it function properly. The plan shall reference the maintenance manual. The following note shall be added to the plan: “The Applicant shall follow the Stormwater Management Facility Operations & Maintenance Manual as prepared by Bohler Engineering, dated July 29, 2021. In addition, every two (2) years, the Applicant shall retain the services of a New Jersey Licensed Professional Engineer to perform a thorough on-site field inspection of the entire stormwater system and review all maintenance records that are required by the Manual. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the municipal Construction Official and provide copy to the Passaic County Planning Board.”

County Engineer Pera asked that the applicant provide any required NJDEP permits. Commissioner Edmond asked that the applicant provide more detail on energy gradients for connections into the county drainage system.

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.

Seeing no one, a motion was made by Commissioner Diaz to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

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

SP-22-046 – Proposed Tesla Center – 469 Route 46 West, Wayne

Vice Chair Martinique recused himself from this application.

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing 39,057 sq. ft. commercial building into a Tesla dealership. A second, existing commercial building on the site will not be impacted. The applicant has not proposed any changes to the existing building’s footprint. The site does not have frontage along a county roadway but includes over one (1) acre of impervious surfaces. The site has frontage along Route 46 West in Wayne.

The applicant has proposed to restripe the existing parking lot to reduce the number of parking spaces from 134 to 131. The site has access via an entrance-only driveway on Galesi Drive and an exit-only driveway to an access road at the rear of the site. No changes are proposed to either driveway. The applicant has not provided any information on existing or proposed drainage systems. The applicant has proposed to plant shrubs on the site.

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

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.

Seeing no one, a motion was made by Commissioner Diaz to close the floor to public comment. Commissioner Simpson seconded the motion. The motion passed unanimously

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

SP-22-047 – T-Mobile CRAC Improvements – 360 Newark-Pompton Turnpike, Wayne
Vice Chair Martinique rejoined the meeting.

Staff explained this is a new site plan application in which the applicant has proposed to construct HVAC units at an existing T-Mobile network facility. The applicant has not proposed any changes to the existing structure, driveway, or other facilities on site. No changes are proposed to the existing drainage system on the site. A stormwater report has been provided. No changes are proposed to the existing sidewalk, curbing, and landscaping along the site frontage. The site was previously issued site plan approval (SP-20-029) in 2021. The site has frontage along Newark Pompton Turnpike (CR 683) in Wayne.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. In accordance with the previously granted site plan approval, the applicant must install crosswalks across both site driveways and plant a shade tree along the frontage of the site. The applicant must submit copy of any required NJDEP permits.

Commissioner Edmond asked that the applicant either complete the work of the previous application, or if the approved work at the rear of the property is complete, the applicant must complete the cross walk and plant the shade tree from the previously approved site plan.

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.

Seeing no one, a motion was made by Commissioner Diaz to close the floor to public comment. Commissioner Simpson 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 Vice Chair Martinique. The motion passed unanimously.

SP-22-048 – Riverside Park – 1895 Route 23, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct several buildings on a vacant lot. The applicant has proposed to construct a residential building, retail building, and a restaurant on the site, which has frontage along Route 23 in Wayne. The proposed residential building would be 67,071 sq. ft. and have a total of 232 dwelling units. The proposed retail building would be 12,760 sq. ft and the proposed restaurant building would be 5,700 sq ft., with the restaurant and retail building positioned closer to Route 23. The site has no frontage along county facilities but includes over one (1) acre of impervious surfaces.

All three buildings would share a common parking lot with 611 parking spaces. The parking lot would have access via three driveways: one right-in/right-out only driveway along Route 23, and two (2) full-access driveways along Kennel Court, a municipal road that only connects to Route 23. A traffic report has been provided. The applicant has indicated on the plan set that a sidewalk will be installed along the site frontage, but has not dimensioned or labelled it on the plans.

Regarding drainage, the applicant has proposed to connect all site inlets and roof leaders to an onsite bio-retention basin. The bio-retention basin and stormwater system connect to a discharge at the rear of the site, which will discharge stormwater towards the Pompton River. The applicant has submitted the applicable NJDEP permits. The applicant has proposed to plant various shade trees and shrubs along the site frontage and in the interior of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall add a note: “Every two years, a NJ licensed professional engineer shall perform an inspection of the stormwater drainage system (including but not limited to the underground detention systems, filtration system, swales, various pipes, and features) and provide a report with any recommendations to the municipal construction official and the Passaic County Planning Board”.

Commissioner Edmond asked that the applicant provide a copy of their NJDOT access permit.

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

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Martinique to close the floor to public comment. Commissioner Simpson seconded the motion. The motion passed unanimously.

No comments were made by the public.

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

SP-22-049 – Proposed Mixed-Use Building – 1049-1051 Main Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a three-story, 1,638 sq. ft. building on an existing residential lot. The existing residential building on the site will be demolished. The proposed building will have commercial space on the first floor, and apartments on the second and third floors. There will be a total of four (4) dwelling units on the site. The site has frontage along Main Street (CR 601) in Paterson.

The site will have a total of six (6) parking spaces located at the rear of the site. The parking spaces exit onto Michigan Avenue, a municipal road. The applicant has proposed to replace the sidewalk and curbing along the Main Street frontage. Regarding drainage, the applicant has proposed to connect an inlet and the proposed roof leaders to a detention basin on the site. The applicant has proposed to plant a shade tree in an existing tree pit along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the owner and the applicant must be noted on the plan. The applicant shall submit two signed and sealed copies of the referenced survey. Main Street must be labelled as a County road. The right-of-way line of Main Street must be clearly indicated on the plan. The curbing and sidewalk note shall be separated into two notes: the curbing shall be per County standards and the sidewalk per City standards. The existing curb ramp must be inspected by a licensed professional. If compliant with ADA standards, a signed certification must be submitted. If not, the ramp must be replaced with an ADA-compliant curb ramp.

The applicant shall submit a written request to the City to refresh the existing crosswalk striping across both Main Street and Michigan Avenue. The Main Street sidewalk must be dimensioned on the plan. The Main Street right-of-way line must be indicated on the North Elevation drawing, in order to indicate any proposed encroachments into the County right-of-way. All roof leaders must be indicated on the plan. The site must be graded to allow for up to six (6) inches of on-site stormwater ponding adjacent to the seepage pit system prior to any overflow. All dimensions must be provided on the seepage pit detail. The proposed shade tree species must be noted on the plan. The existing tree pit must be shown and dimensioned on the plan. The plans must include a note that all landscaping within the Main Street right-of-way will be installed and maintained by the applicant and/or property owner. The applicant shall provide the Corridor Enhancement Fee of \$1,001.00 payable to Passaic County.

Chair Metzler asked about drainage on site. County Engineer Pera explained the drainage system proposed by the applicant. Commissioner Edmond asked that the applicant provide a sidewalk elevation to ensure that there are no encroachments into the county right of way and to provide a sidewalk profile.

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

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Martinique to close the floor to public comment. Commissioner Simpson seconded the motion. The motion passed unanimously.

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

SP-22-050 – Proposed Secondary School – 294 Main Avenue, Clifton

Commissioner Diaz left the meeting at 6:39 PM.

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 15,284 sq. ft. secondary school and a 2,065 sq. ft. dormitory building on an existing commercial site. The existing buildings and driveways on site are to be demolished. The dormitory will have a total of 10 dwelling units. The site has frontage along Main Avenue (CR 601) in Clifton.

The site will have a total of 20 parking spaces and will be paved with pervious pavement. The parking lot will have access via an entrance-only driveway on Cherry Street, a municipal road, and an exit-only driveway on Homer Street, a municipal road. The applicant has proposed to construct a truck delivery zone with a depressed curb along the Main Avenue frontage. The applicant has proposed to replace sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has indicated that all inlets on the site will percolate into the pervious pavement. It is not clear if the proposed roof leaders will connect to the pervious pavement. The applicant has proposed to plant two (2) shade trees and a variety of shrubs along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall confirm the number of existing lots on the site. The plans indicate Lots 1 and 30, but the traffic report references Lot 29. The applicant shall provide copy of any cross-easements between the lots. A grass strip, with a minimum width of three (3) feet, shall be provided between the curbing and sidewalk. The sidewalk note should be revised to state that the sidewalk should be replaced in accordance with City of Clifton standards. The applicant shall install new curb ramps at both the Homer Street and Cherry Street intersections with Main Street. Following construction and prior to the issuance of any bonds associated with the permit, the curb ramps shall be certified for ADA-compliance by a licensed professional.

The applicant shall request in writing that the City of Clifton refresh the crosswalk striping across both Homer and Cherry Streets. A copy of this correspondence shall be submitted. The truck delivery driveway proposed along Main Avenue shall be eliminated from the plans. The following revision must be made to page 2 of the Traffic Impact Study: Cherry Street is under the jurisdiction of Clifton, not Passaic County. The submitted traffic study indicates that the facility will have 10 staff members, 50 high school students, and 50 college students. The applicant must provide further details on the school in terms of grade levels, population, start of class and end of class times, etc. The plan set states that there are 25 parking spaces while the

plans show 20 parking spaces. The applicant must explain this discrepancy or note the correct number of spaces.

The maintenance schedule for the proposed pervious pavement basins shall be noted on the plans. The following note must be included: “Every two years, a NJ licensed professional engineer shall perform an inspection of the pervious pavement basins and provide a report with any recommendations to the municipal construction official and the Passaic County Planning Board”. All roof leaders must be indicated on the plans. The applicant must verify if written permission has been received to utilize the Clifton drainage system on Cherry Street. It is recommended that the City require the Applicant to perform a capacity analysis of the Cherry Street drainage system. The applicant must verify the Table 7 name in the stormwater report. The applicant must submit architectural drawings. The applicant must provide copy of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$7,611.00 payable to Passaic County.

Chair Metzler asked that the applicant show how they are going to receive deliveries since the driveway along Main Avenue is being eliminated. Commissioner Edmond asked that the applicant replace the curbing at the eliminated delivery zone to have full height curbing.

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

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Martinique to close the floor to public comment. Commissioner Simpson seconded the motion. The motion passed unanimously.

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

SP-22-051 – Summer Hill of Wayne – 2100 Summer Hill Road, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a second parking lot on the site of an existing senior citizen complex with an existing parking lot. No changes are proposed to the existing 166-unit building on the site. The site has frontage along Berdan Avenue (CR 502) in Wayne, although the existing access is along Summer Hill Road (a private road).

No changes are proposed to the existing parking lot other than a driveway connection to the proposed parking lot. The proposed parking lot will have a total of 65 spaces, bringing the total number of parking spaces on the site to 190. No sidewalk or curbing is proposed along the Berdan Avenue frontage. Regarding drainage, the applicant has proposed to construct a detention basin in the proposed parking lot. The detention basin will connect to an existing stormwater system on the site. New inlets in the proposed parking lot will connect to the detention basin. The applicant has proposed to plant a variety of shade trees and shrubs on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall enter into an “if and when” agreement for the future installation of sidewalk and curbing along the Berdan Avenue frontage of the site. The following note must be included: “Every two years, a NJ licensed professional engineer shall perform an inspection of the stormwater drainage system and provide a report with any recommendations to the municipal construction official and the Passaic County Planning Board”. The applicant shall provide copy of any required NJDEP permits. The applicant shall provide the Corridor Enhancement Fee of \$2,398.00 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 Simpson seconded the motion. The motion passed unanimously

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Martinique to close the floor to public comment. Commissioner Simpson seconded the motion. The motion passed unanimously.

Vice Chair Martinique made a motion to grant **conditional 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 6:38 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN