



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, September 8th, 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; Nakima Redmond, Commissioner (joining the meeting at 5:37); Jonathan Pera, County Engineer; Steve Edmond, Alternate (non-voting)

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner

MINUTES: A motion to adopt the minutes of the August 25th, 2022 Planning Board Meeting was made by Vice Chair Martinique and seconded by Commissioner Diaz. The motioned passed unanimously.

PLANNING DIRECTOR'S REPORT: Assistant Planner Presti reported on the following initiatives:

- Several meeting dates scheduled for the end of the year have been rescheduled to work around issues with meeting rooms and public holidays. The board will discuss and vote on a draft resolution modifying the schedule for the rest of the year as an old business item before the end of the meeting.

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-21-048 – Hawthorne Heights – 542 Goffle Road, Hawthorne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct several multi-family residential buildings on a vacant lot. An existing vacant structure on the lot will be demolished. The project will also require significant tree removal and re-grading. The residential buildings will have a total of 117 dwelling units. As per COAH requirements, 15% of the units will be set aside as affordable housing. The site has frontage on Goffle Road in Hawthorne. This application was withheld by the Board on December 2nd, 2021.

Each residential building will have first floor parking, but the site also has additional surface parking lots. The total amount of parking on the site will be 231 spaces. The site will have access via a driveway on Goffle Road. The applicant has proposed an emergency access driveway on Lynack Road and has shown a turning template of a fire truck utilizing the driveway. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding grading and drainage, the site is sloped towards Goffle Road. The applicant has proposed to construct a stormwater detention system on the site. The applicant has indicated part of the system will tie into the existing inlets on Goffle Road and Brockhuizen Lane. The applicant has proposed to install inlets on both sides of the proposed driveway. A 4-foot-tall ornamental fence will be placed along the site frontage. 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. A “KEEP RIGHT” (R4-7) sign must be installed at the eastern end of the island. The KEEP RIGHT (R4-7) sign must be located at the eastern end of the island. The sign must be at the eastern end of the island, facing towards Goffle Road. Vehicles entering the site must keep to the right of the median island. The applicant must analyze the receiving storm drainage system in Warburton Avenue to determine if it can handle the flows from the connecting pipe. The downstream analysis must be submitted. Instead of an assessment of the capacity of the existing storm sewer system in Warburton Avenue, the applicant has proposed to install new and replacement drainage pipe along Goffle Road in order to connect to the existing drainage facilities at the intersection of Brockhuizen Lane and Goffle Road. The applicant must analyze the receiving storm drainage system in Goffle Road. Additionally, if this is permitted, curbing will need to be replaced.

The applicant must provide the dimensions of the proposed stormwater detention basin, pending municipal approval. The basin must include a seepage barrier extending at least four (4) feet down. The previous requirement still applies to the area between FES C1 and Storm MH C2. The plans must include dimensions between the retaining walls, the min./max. height of walls, and clarify the grading. The outlet structures must be labelled on the plan. Based on the additional drainage information that applicant must submit, the County reserves the right to reduce the size of the pipe from Outlet Structure (OS#1) to Storm Manhole #4; Outlet Structure (OS#2) to Storm Manhole #4; and Storm Manhole #4 to Storm Inlet #G1. Based on the submitted information, the 18-inch drainage pipe shall be reduced to 12-inch pipe between MH C2 and Storm Inlet G1, between MH C1 and MH C2, and between the overflow structure and MH C2. Any proposed drainage pipe within Goffle Road shall be RCP. OS 1, 3, and 4 shall be labelled on the drainage and site plans. The applicant must provide a copy of any Soil Conservation District approvals. The applicant must submit copies of any required NJDEP permits.

Commissioner Edmond asked about the drainage on Warburton Avenue. County Engineer Pera outlined the proposed changes to address the stormwater. Chair Metzler asked about the dimensions of the stormwater basin. County Engineer Pera explained that the basin was being

eliminated, but the proposed swale would need more information submitted to engineering. Commissioner Edmond asked about the retaining walls along Goffle Road. County Engineer Pera stated that they would need information on the retaining walls. Commissioner Edmond asked that the applicant show the master plan right of way on the site plan.

Jared Gesario, engineer for the applicant, was sworn in. He explained the drainage flows on Warburton Avenue. He also explained the drainage changes to the site. Chair Metzler asked about the quantity of dirt being moved off site. Jared Gesario stated that it would be 91,758 cubic yards. Chair Metzler asked about the driveway layout of the site, and if there would be any required turning restrictions when exiting the site. County Engineer Pera explained the proposed driveway and that based on the submitted traffic report, there would be no need for turning restrictions. Chair Metzler asked for details on the proposed emergency access driveway. Jared Gesario explained the proposed emergency access driveway and stated that it was shown. Chair Metzler asked about the height of the retaining walls along the emergency access driveway. Jared Gesario explained the heights of the retaining walls flanking the emergency access driveway.

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

SP-21-071 – Pointview Walk Development – 1673 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct town homes on vacant land. The site has frontage along the Paterson-Hamburg Turnpike (CR 689) in Wayne. This application was withheld by the Board on December 29th, 2021.

The applicant has proposed to construct 105 town homes on the site. The applicant has indicated that 84 will be market rate units and 21 will be COAH units. The applicant has indicated that 18 units will have a one (1) car garage and driveway space, and 80 units will have a two (2) car garage and driveway space. The site has frontage along Paterson-Hamburg Turnpike in Wayne. The applicant has proposed a subdivision of the existing lots under a separate application (SU-21-021).

The applicant has proposed to construct several parking lots throughout the site with a total of 65 parking spaces. The applicant has proposed to construct a driveway along Paterson-Hamburg Turnpike which will connect all townhome units and parking lots. The driveway will be

restricted to right turns only, as is standard along Paterson-Hamburg Turnpike. The applicant has proposed to install sidewalk along the entire site frontage.

Regarding drainage, the applicant has proposed to connect various inlets and manholes throughout the site to several proposed spillways. The applicant has also proposed to construct a trench drain at the roadway entrance. No connections to the Paterson-Hamburg Turnpike drainage system have been proposed. The applicant has proposed to plant 14 red maple trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The revised plan set must include full plans, including grading and drainage, for proposed Lots 5.01 and 6.01, in addition to the proposed townhome development on proposed Lot 4.01. On Sheets 18 & 21, the applicant shall provide the proposed drainage pipe sizes and material between Inlets S-500 and S-503; S-504 and S-505; and S-507 and S-509. Based on the proposed drainage pipe size, the County reserves the right to make future comments on the pipes, swale, and infiltration basin. The pipe size between OCS S-510 and Inlet S-511 shall be reduced from 18 inches to 12 inches. For the proposed new drainage pipes along Paterson-Hamburg Turnpike in front of Block 3305, Lot 3, the applicant shall replace the curbing with the County standard curb detail. The applicant must analyze the receiving storm drainage system to determine if it can handle the flows from the connecting pipe. The applicant shall enter into an agreement with the County: The Applicant/Property Owner shall be responsible to maintain, repair, replace, and keep clear the proposed pipes between Double B Inlet S-502 and WW S-503; the proposed grass-lined swale, WW-S-504; MH S-505; WW-S-506; infiltration basin-4; double B inlet S-508 to WW-S-509; OCS S-510 and B Inlet S-511. In addition, a note shall be added to the drawing. Driveway profiles shall be provided for all Paterson-Hamburg Turnpike driveways, with maximum grades of 2% within 50 feet of the right-of-way line. Trench drains shall be provided, at the right-of-way line, at the driveways for Lots 5.01 and 6.01.

The applicant shall clarify the purpose of the 16 proposed parking spaces on Lot 6.01. The plans must indicate the proposed parking and circulation for Lot 6.01, as the existing layout will not function with the proposed sidewalk and curbing along Paterson-Hamburg Turnpike. The plans must include all signing and striping, including a stop sign, stop bar, and centerline. The applicant must install new curbing, per County detail, along the entire frontage of the property. A note must be added to Sheet 16 for the proposed curbing. The applicant shall provide a raised turning island at the site driveway. The island may need to be modified from the County detail. The raised sidewalk must be delineated across the drive lanes. Detectable warning surfaces shall still be provided. The distance from the stop bar to the raised sidewalk must be a minimum of four (4) feet, and dimensioned on the plan. The plans show crosswalks and curb ramps at the site driveway, which are not compatible with a raised turning island. Raised sidewalk must be carried across the length of the driveway. "NO LEFT TURN" signs shall be installed at the exit and across the street.

No objects or plantings greater than 24 inches in height shall be located within the sight triangle. The plans must indicate the required and proposed sight triangle. There shall be no runoff to Paterson-Hamburg Turnpike. The drainage report indicates that after development, there will be 3.7 acres (with 15% impervious coverage) draining to Paterson-Hamburg Turnpike. The applicant must provide all design details for the proposed modular block wall. The footings must be entirely outside of the proposed Paterson-Hamburg Turnpike right-of-way. A detail must be provided showing the footings of the wall in relation to the right-of-way line of Paterson-Hamburg Turnpike. The following note shall be added to the plan: "Every four (4) years, the Applicant/Owner shall retain the services of a New Jersey Licensed Professional Engineer to perform a thorough on-site field inspection of the two (2) tiered retaining walls along the Paterson-Hamburg Turnpike frontage. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the municipal construction official and the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of the engineer's inspection."

The applicant must submit the Corridor Enhancement Fee of \$10,991.00 payable to Passaic County. The following note shall be added to the drainage plan: "Every two (2) years, the Applicant/Owner 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. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the municipal construction official and the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of engineer's inspection."

Vice Chair Martinique asked about the structures in the county right of way. County Engineer Pera stated that a dedication had been provided. Commissioner Edmond asked about drainage flows, particularly the connections of the drainage system to inlets on the Paterson-Hamburg Turnpike that connected to the detention basins on site. County Engineer Pera stated that he is asking the applicant to take responsibility for the pipes going between the property and county right of way, and the applicant acknowledges the connection to the inlets on the Paterson-Hamburg Turnpike. Commissioner Edmond asked if the sidewalk was being replaced, to which County Engineer Pera confirmed that applicant was showing the sidewalk being replaced.

Chris Piroally, attorney for the applicant, explained the proposed construction on site. John Canielia, attorney for the applicant, explained the proposed construction on site and that there were traffic improvements to the two lots that were not being retained. Commissioner Edmond asked for clarification on the improvements on the two lots not being retained. John Canielia responded that he would show all the changes required by the town such as the new parking and signage. Edwin Caballero, engineer for the applicant, was sworn in. He explained the proposed changes to the stormwater systems on site. Commissioner Edmond asked for clarification on the detention basins. County Engineer Pera explained the proposed agreements for the detention basins and the relevant pipes connecting to the Paterson-Hamburg Turnpike.

Commissioner Simpson exited the meeting at 6:23 PM. Commissioner Edmond would be voting in his place.

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

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

SU-22-004 – Wanaque Depo Urban Renewal Subdivision - 30 Union Avenue, Wanaque

Staff explained that this is a previously withheld minor subdivision application in which the applicant has proposed to re-subdivide four (4) existing lots into two (2) lots. An existing single-family home, with a driveway to Union Avenue, will remain on proposed Lot 13.01. The applicant has proposed to construct a warehouse on proposed Lot 13.02 under a separate site plan application (SP-22-007). The property has frontage along Union Avenue (CR 511) in Wanaque. This application was withheld by the Board on June 2nd, 2022.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plat must show the property line running across the entire frontage of the site to the adjacent lot on the easterly side of the property. A draft deed of dedication must be submitted, along with a metes and bounds description of the area to be dedicated. A driveway profile must be provided. The submitted driveway profile indicates that there are slopes in excess of 2% within 50 feet of the right-of-way line. The applicant must submit a written request for a waiver to be considered by the Board. The profile is included in the site plan set. Based on the submitted profile, which indicates slopes not exceeding 4% within 50 feet of the right-of-way line, the waiver is recommended by staff.

Commissioner Edmond asked how the applicant was able to achieve the required sight distance. County Engineer Pera explained that the applicant would be cutting the rock walls to achieve the proper sight distance.

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 grant **conditional approval** to this site plan application with the recommended waiver. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

SP-22-007 – Proposed Industrial Warehouse – 30 Union Avenue, Wanaque

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 272,000 sq. ft. warehouse building with office space on vacant land. The site is heavily forested under current conditions. The applicant has proposed to re-grade a large section of mountainous terrain to accommodate the proposed warehouse. The site will have frontage along Union Avenue (CR 511) in Wanaque. This application was withheld by the Board on June 2nd, 2022.

The site will have 144 parking spaces across several parking areas. The applicant will also have 34 parking spaces for trailers. The site will have access to Union Avenue via one (1) full-access driveway. Interior driveways connect all the parking lots to the main access driveway. The applicant has agreed to install curbing and sidewalk along the frontage of the site.

Regarding drainage, the applicant has proposed to connect all roof leaders and inlets to several bioretention basins and underground infiltration basins on the site. Inlets are provided on both sides of the Union Avenue driveway. The inlets will connect to riprap, which will expel the stormwater into a non-basin area near the County right-of-way. The applicant has proposed to plant a variety of shade trees throughout the site and along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must install both sidewalk and curbing along the site frontage. Curbing must be constructed to County detail (attached). Curbing is proposed along the property frontage, but it is not clear exactly where it is proposed. The plans must include a typical section and a construction plan at a 1"=20' scale, showing widening to provide an 11-foot travel lane and a four-foot shoulder. The applicant must install a raised apron, in accordance with County detail, across the existing residential driveway. The sidewalk pervious pavement must be added to the maintenance schedule in the Stormwater Maintenance & Operations Manual. The County Engineer is agreeable to the NJDEP permitting procedures stated in the applicant's response letter. However, the property owner shall be responsible for the construction and maintenance of the curbing and sidewalk. The requested construction plans and typical section must be submitted for review. The residential driveway must be shown as a raised apron, as was requested.

The traffic study uses trip generation figures from a generic warehouse use. This results in only 43 trips entering the site during the peak hour, and also 43 trips leaving the site in the peak hour. However, the actual trips generated may be far greater. The number of loading docks proposed, 82, is far above what the local Ordinance requires (15). The applicant must supply trip generation figures for the actual user, based on actual trip generation studies performed at comparable sites owned or operated by the actual user. The traffic study agrees that warehouse uses have changed significantly in the last several years. Although the report states that the occupant has not been determined, it does include potential trip generation for a "Parcel hub" and

“Fulfillment center”. The potential trip generation scenarios reveal that mitigation will be needed, with the installation of a signal at Union/Greenwood/Susquehanna, to be coordinated with the existing signals at I-287 South and at Ringwood Avenue. A signal may also be required at the site driveway in the worst case scenario, in which delays will be over 200 seconds for vehicles exiting the driveway. Therefore, the applicant shall be required to enter into a developer’s agreement requiring the submission of traffic studies once in operation given that the exact impact on traffic is difficult to determine at this time. It is recommended that Tilcon be included in the agreement and share in the responsibility, given the current application to provide quarry access along Union Avenue that will significantly contribute to the traffic impacts along the corridor. A draft developer’s agreement must be submitted for review. The post-construction traffic studies shall be performed 1, 3, 5 and 10 years after a certificate of occupancy is issued by the Borough of Wanaque.

Separate right and left turn lanes to exit the site driveway are not permitted unless a traffic signal is present. A traffic signal is not justified based on the submitted traffic study, but this is subject to change. The exit lane is still not acceptable. The pavement is too wide, and vehicles would still be able to exit side-by-side. The pavement shall be narrowed with mountable curb, allowing trucks to exit. The “right turn only” and “left turn only” exit lane notes must be removed, and the driveway dimensions must be updated. The plans must include a double yellow centerline. All striping must be noted as thermoplastic for 50 feet from the right-of-way line. The driveway must be dimensioned at the right-of-way line.

A driveway profile must be submitted. The contours indicate that the proposed slope will be 6.7% for the first 50 feet back from the County right-of-way line, which is unacceptable. The profile of the proposed driveway shows a 2% slope for 50 feet, but the 50 feet is not measured from the right-of-way line. Station 10+00 must be at the right-of-way line. Station 10+00 is shown within the County right-of-way. The applicant must slightly adjust the location of the station to align with the right-of-way line, and show the right-of-way line on the profile.

The applicant must provide an analysis of all drainage structures in the pavement in order to demonstrate that there will be no bypass flow into Union Avenue. The applicant did not provide the requested analysis of all drainage structures, which is required to show that there will be no bypass flow entering Union Avenue. The applicant must submit pipe size calculations for review. Additional inlets shall be installed along the driveway between Inlet D-403 and D-301.

The applicant must provide an analysis of outflows from the four (4) outfalls within 400 feet of Union Avenue in order to demonstrate that no outflows will reach Union Avenue. The plans indicate two (2) 18-inch pipes and one (1) 24-inch pipe discharging into the wetlands area. The contours indicate that this area may be as shallow as two (2) feet in depth. The applicant did not provide the requested analysis, which is required to show that there will be no overflow into Union Avenue. The following note shall be added to the drainage plan: “Every two (2) years, the Applicant/Owner 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. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the municipal construction official and

to the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of engineer's inspection."

The plans must include a profile along the sight distance line to the south. This must indicate all grading required to provide two (2) feet of clearance between the finished grade and the sight line. The entire area of the sight triangle must provide the two (2) feet of clearance. On sheet C-40, the label on the profile refers to "looking to the right" but is actually for vehicles "looking to the left". On Sheet C-41 (Sight Distance – Existing Driveway), the following label shall be added to the shaded area: "Existing rock, soil, pavement, and concrete to be excavated". The applicant shall submit all details and exhibits for the rock cutting that is necessary for the proposed retaining wall. A note shall be added that the Rock Bolt shall not extend beyond the property line. The applicant shall submit all details for the proposed retaining wall, including a footing detail showing the footings of the wall in proximity to the Union Avenue right-of-way line. The applicant shall clarify the details for the proposed wall by Bio-Retention Basin B-1.

The applicant must submit any existing or proposed reforestation plans. The applicant shall provide the number of trees being removed from the site. The proposed tree removal and replacement should be coordinated with the Borough of Wanaque and the NJDEP. The applicant must submit copy of any correspondence from NJDEP regarding a Highlands Permit. The Wanaque Planning Board resolution states that the approval is subject to the Highlands approval, which must be provided separately. The applicant must submit copy of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$21,621.00 payable to Passaic County.

Commissioner Edmond asked that the applicant attempt to expand the width of the road as much as possible. Commissioner Edmond asked if footing details needed to be provided for the side abutting the county college. County Engineer Pera responded that the applicant would need to provide some notes clarifying the rock cut positions to make sure they stayed on the applicant's property. Commissioner Edmond asked that the county right of way be shown on the plans. Commissioner Edmond had a question about the subdivision dedication, which Senior Planner Miranda clarified.

Arthur Kuyan, engineer for the applicant, was sworn in. He explained the proposed changes on site. Commissioner Edmond asked about rock core samples taken on site. Arthur Kuyan responded that rock samples were taken and that their investigations led them to believe that no changes would have to be made from the proposed construction. He also explained the proposed shoulder expansions to Union Avenue where appropriate. The board and Arthur Kuyan discussed the proposed changes to the roadway and telephone poles.

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

Pamella Bronander, owner of the site, was sworn in. She explained the efforts that were involved on the applicant's side in the trying to achieve the county's requirements.

David Becker, member of the public, read a portion of the submitted traffic report and Wanaque's evaluation. He also expressed concern that the applicant was being disingenuous with resistance to moving telephone poles when the scale of construction on site was taken into account. He also expressed concern about unsafe conditions for bicycle riders on that portion of Union Valley Road.

Bill Kuipers, member of the public, expressed concern about the increased traffic onto Union Valley Road.

Carol Lagreca, member of the public, asked if the county college would be closed during construction.

Susan Becker, member of the public, expressed concern that there would be increased traffic on the proposed driveway when there was further expansion of the site.

Arthur Kuyan explained to the board that the second phase was not currently in development.

Commissioner Edmond stated that with any proposed expansion, without a proper space to add a left turn lane on Union Valley Road, the applicant may be required in the future to restrict truck turning movements to right turn in only. County Engineer Pera responded that a traffic light may be used to control traffic in the future.

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

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

Senior Planner Miranda left the meeting at 7:15 PM.

Commissioners Diaz and Simpson left the meeting at 7:45 PM.

SU-22-012 – Totowa Med Urban Renewal Subdivision – 169 Minnisink Road, Totowa

Staff explained that this is a new major subdivision application in which the applicant has proposed to subdivide an existing lot into five (5) smaller lots. The existing lot constitutes a portion of the larger North Jersey Development Center redevelopment site in Totowa. The applicant has received conditional approval to construct a medical office building on proposed Lot 19.08 as part of a separate site plan application (SP-19-004). In conjunction with this subdivision application, the applicant has submitted a new site plan application (SP-22-052) to construct a data center on proposed Lot 19.10. The remaining lots would be occupied by roadways and easements. All proposed lots will retain frontage along Minnisink Road (CR 642).

The submitted subdivision plat has been reviewed, and there are no comments. The plat must be signed by the Planning Director prior to being recorded.

A motion was made by Vice Chair Martinique to open the floor to public comment. Chair Metzler 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. Chair Metzler 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.

SP-22-052 – Proposed Data Center – 169 Minnisink Road, Totowa

Staff explained that this is a new site plan application in which the applicant has proposed to construct a data center on vacant land. The site in question is part of the larger North Jersey Developmental Center redevelopment. The applicant had previously received conditional approval to construct an assisted living facility on the site. A major subdivision application (SU-22-012) has been submitted in conjunction with this site plan. The site has frontage along Minnisink Road (CR 642) in Totowa.

The applicant has proposed to construct a 145,400 sq. ft. data center on a vacant lot. The site will have a total of 95 parking spaces, and will have access via two (2) full-access driveways onto Road B. A private roadway that is previously approved, Road B connects to Minnisink Road. As part of a separate site plan application (SP-19-004) approved by the Board, sidewalk and curbing are to be installed along the site's frontage on Minnisink Road.

Regarding drainage, the applicant has proposed to connect all proposed inlets on site, several inlets on Road B, and roof leaders to eight (8) bio-retention basins on the site. Additionally, the applicant has proposed to pave a proposed substation area on the site with pervious pavement. The applicant has proposed to plant various trees and shrubs along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The 15-inch drainage pipe must be modified to a 12-inch drainage pipe between Proposed OCS Storm Structure No. A2-10 and B Inlet Storm Structure No. A2-20. The existing drainage system within Minnisink Road must be shown on the plans. Another inlet must be added to the north of proposed B Inlet Storm Structure #A1-30, near the grade line 259. The following drainage note must be added: "Every 2 years, the Applicant/Owner 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. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the municipal Construction Official and a copy to the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of the engineer's field inspection." The applicant shall provide copy of any required NJDEP permits.

The emergency spillway elevations for all bioretention basins should be one (1) foot above the 100-year storm elevation level. The bioretention basins must include a seepage barrier extending

down at least four (4) feet. The applicant shall provide an update to the status of the roadway improvements along Minnisink Road.

Patrick Downey, traffic engineer for the applicant, was sworn in. He stated that roadway improvements to Minnisink Road were filed under another application that was previously conditionally approved on the same site, and that once that application received unconditional approval, the applicant would be submitting for permits from the Roads Department to do the proposed roadway improvements.

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

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

SP-22-021 – Building Hope Charter School – 102-124 Madison Avenue, Paterson

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 by the Board on August 11th, 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 proposed connection into the combined sewer in Madison Avenue requires City approval. If this is granted by the City, it is recommended that the applicant

provide on-site detention prior to any overflow into the system. The applicant must provide written permission from the City for the proposed connection into the combined sewer system.

The applicant must submit a maintenance plan for the porous pavement. The limits of the porous pavement must be clearly indicated on the plan. All maintenance inspection records are to be maintained. Every two (2) years, a New Jersey licensed professional engineer shall perform a formal inspection of the system. This report and any recommendations are to be submitted to the Paterson Construction Official and a copy submitted to the County Planning Board. The following note must also be included on the Drainage Plan: “All maintenance inspection records are to be maintained. Every two (2) years, a New Jersey licensed professional engineer shall perform a formal inspection of the system. This report and any recommendations are to be submitted to the Paterson Construction Official and a copy submitted to the Passaic County Planning Board.” The applicant shall submit copy of any required NJDEP permits for the proposed development.

No comments were made by the board.

A motion was made by Vice Chair Martinique to open the floor to public comment. Chair Metzler 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. Chair Metzler 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 Edmond. The motion passed unanimously.

SP-22-027 – McDonald’s Renovation – 15-31 Central Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to re-construct an existing 3,012 sq. ft. McDonald’s restaurant with drive-thru facilities. The site has frontage along Central Avenue (CR 624) in Passaic. This application was withheld by the Board on May 19, 2022.

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 and Main Avenue (CR 601) in Passaic, although the Main Avenue frontage is occupied by a City parking lot within the County 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 two (2) detention basins on site. Proposed roof leaders and inlets will connect into one of the two detention basins. The plans indicate that the detention basins 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 ADA-accessible parking space adjacent to the entrance driveway is located 15.6 feet from the County right-of-way. A waiver must be obtained from the Board for the space to remain and is recommended by staff. All striping must be noted as thermoplastic. The applicant must submit a copy of their written request to the City of Passaic.

The following comments pertain to drainage: The applicant must provide trench drains (Campbell Foundry model 4526A or equivalent) at both driveways along the property line. The trench drains must connect into the on-site system. The plans must include details for Proposed OCS Storm Structures #207 & #208. The proposed 15-inch HDPE must be modified to 12-inch RCP between OCS Storm Structure #208 and proposed Storm Manhole Structure #201. The proposed 15-inch HDPE and 15-inch RCP must be modified to 12-inch RCP between proposed OCS Storm Structure #207 and the existing stormwater manhole within Central Avenue. The following note must be added to the Drainage Plan: "Every 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. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the municipal construction official and a copy to the Passaic County Planning Board." The proposed OCS Storm Structure #208 shall be shifted further into the property to avoid any conflict with the stop bar striping. 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 has indicated that the existing vaults are PSE&G electric lines. Prior to final approval, the applicant shall provide certification from a NJ professional engineer that the vaults can support vehicular loading. The applicant must provide the Corridor Enhancement Fee of \$3,908.00 payable to Passaic County.

Commissioner Edmond asked that the vault loading requirements be specified to show that the vaults can handle an H-15 class vehicle.

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

Vice Chair Martinique made a motion to **withhold approval** to this site plan application, with the addendum that the waiver be permitted. The motion was seconded by Commissioner Edmond, who also seconded the waiver to be permitted. The motion to withhold and waiver request passed unanimously.

SP-22-053 – Tri-Borough Plumbing Supply – 1458 Ringwood Avenue, Wanaque

Staff explained that this is a new site plan application in which the applicant has proposed to construct an 850 sq. ft. addition to an existing commercial building. The site has frontage along Ringwood Avenue (CR 511) in Wanaque.

The plans indicate that the existing gravel, non-striped parking area will be paved and striped. The proposed parking lot will have a total of 12 parking spaces. The lot will have access via two driveways on the site. It is not indicated if the driveways will be full-access or one way. The applicant has not proposed any changes to the existing curbing. No sidewalk is existing or proposed along the frontage. The applicant has not provided any information on existing or proposed stormwater systems. The site is sloped slightly towards the County right-of-way. The applicant has proposed to plant two (2) shade trees along the frontage, as well as various shrubs throughout the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The width of Ringwood Avenue must be noted on the plan. If the width varies, all variations in width must be noted in the correct location. The proposed driveway access shall be limited to either a single full-access driveway (with a total width of 24-30 feet) or two (2) one-way driveways (with each driveway width being 15-18 feet). For a two-way driveway, the applicant shall provide a double yellow centerline and a 24-inch stop bar. All striping shall be noted as thermoplastic. No parking spaces shall be located within 20 feet of the County right-of-way line. The distance from the right-of-way line to the first spaces shall be dimensioned on the plan. The applicant may request a waiver from the Planning Board with a written justification for the spaces, which may be considered if they are reserved and signed for employees only.

The curbing must be replaced along the frontage of the site. The distance between the property line and the curb line must be dimensioned on the plan. A sidewalk (minimum width of five (5) feet) shall be installed along the frontage of the site. The applicant shall install a grass strip (minimum width of three (3) feet) between the sidewalk and curbing.

The following comments pertain to drainage: The applicant must submit a drainage plan. No stormwater is permitted to flow overland from the site into Ringwood Avenue. At the driveway, the applicant shall provide a trench drain (Campbell Foundry Model No. 4526A or equivalent) at the property line. The applicant shall provide a retention/detention system for a 25-year storm for all impervious coverage. The applicant shall provide on-site ponding for up to six (6) inches prior to any overflow. All roof leaders must be indicated on the plan. The following drainage note must be provided on the plan: "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. The Professional Engineer

shall prepare an inspection report which includes any recommendations, and submit that report to the municipal construction official and a copy to the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of the engineer's field inspection."

All utility connections must be indicated on the plan. The applicant must provide the Corridor Enhancement Fee of \$2,042.00 payable to Passaic County.

Commissioner Edmond asked that language be added to the comment regarding the site driveways to specify that if the applicant wished to have two driveways, they must separate the driveways with a full height curb island.

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.

Seeing no one, 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.

OLD BUSINESS

Summer Hill of Wayne (SP-22-051) Corridor Enhancement Fee Waiver Request **2100 Summer Hill Road, Wayne (conditionally approved on August 25th)**

The Corridor Enhancement Fee for this application was assessed at \$2,398, based on the Berdan Avenue frontage. The applicant has requested that the Corridor Enhancement Fee for the application be waived, as the applicant is a not-for-profit organization (form has been provided) and the development includes 100% affordable housing. Based on precedent, staff would recommend that the fee be reduced to \$250.

A motion was made by Commissioner Edmond to recommend the fee be reduced to \$250. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

Revised Planning Board Meeting Dates in November and December

The following changes were proposed to the planning board schedule for the remainder of 2022:

- November 17th meeting will be virtual, due to meeting room conflict with the Board of Elections
- December 1st, 15th, and 29th meetings will be removed from the schedule
- December 8th and 21st (Wednesday) meetings will be added to the schedule
- No other meetings will be affected
- Except for Nov. 17th, all meetings will be in person in the usual location
- Except for Dec. 21st, all meetings will be on Thursdays
- All meetings will begin at 5:30pm

Commissioner Edmond asked that the resolution include all remaining planning board dates rather than only the modified dates for clarity.

A motion was made to approve the resolution modifying the planning board schedule was made by Vice Chair Martinique. 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 8:17 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN