



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, September 22nd, 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; Kenneth Simpson, Commissioner; Miguel Diaz, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Commissioner Gervens)

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

MINUTES: A motion to adopt the minutes of the September 8th, 2022 Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Simpson. The motioned passed unanimously.

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

- Planning staff have met with engineering design consultants for the Lakeview Avenue Design project.
- A ribbon cutting ceremony was held earlier in the week for the completion of the Spruce Street bridge project. The improvements include wider sidewalks for increased pedestrian safety.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-22-057 – Proposed Warehouse (Stonemont Financial Group) – 74-152 8th Street, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 295,728 sq. ft. warehouse building with associated parking and loading areas. The applicant has proposed to demolish an existing vacant commercial building and remove concrete remains on the site. The site does not have frontage on a county road, but includes over one (1) acre of impervious area.

The proposed parking lot for the warehouse will have a total of 276 parking spaces, and the warehouse will have 55 trailer spaces. The warehouse will have 40 loading docks. The parking lot will have access via two (2) full access driveways on 8th Street, a municipal road.

Regarding drainage, the applicant has proposed to pave portions of parking lot and loading bays with porous pavement. The roof leaders, proposed inlets, and water from the porous pavement will be routed into either a proposed bioretention basin or emptied directly into the adjacent Passaic River. The applicant has proposed to plant a variety of shade trees and shrubs along 8th Street and on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit copies of cross-easement agreements between Lot 17 and Lot 54.01. The following note shall be added to the 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 a copy to the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of engineer’s field inspection.”

The applicant shall enter into a developer’s agreement to perform traffic studies 1, 3, 5, and 10 years after a certificate of occupancy is issued by the municipality. Per the submitted Traffic Impact Analysis prepared by Atlantic Traffic & Design, dated August 17, 2022, the City of Passaic parking requirement is 73 parking spaces, and the average ITE Peak parking demand is 116 parking spaces. The applicant shall clarify the reasoning for the proposed 276 parking spaces. It is recommended that the applicant consider reducing the number of parking spaces and increase the area dedicated to green space, plantings, and trees. Per the submitted Stormwater Management Report prepared by Bohler Engineering, dated August 2022, Section 4.5, the site is a known contaminated site with soil and groundwater contamination that exceeds NJDEP standards. The applicant must explain how these items are being addressed. The applicant must submit copies of all required NJDEP permits for the proposed development.

Commissioner Edmond asked why the applicant was increasing parking on site. Pauling Going, traffic engineer for the applicant was sworn in. Matt Kunsman, engineer for the applicant, was sworn in. Larry Calli, attorney for the applicant, explained that the site lots would need to be merged. Pauling Going explained that the required parking was higher than the proposed parking, so the applicant was trying to accommodate any potential tenants. Commissioner Edmond asked that the applicant provide an example of a potential tenant to justify the parking. Matt Kunsman explained that the site was complaint with city standard, and that the impervious vehicle surface was being reduced from its current condition.

Chair Metzler asked about the groundwater contamination. Matts Kunsman stated that the contamination was being addressed with the NJDEP.

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-22-054 – Proposed Addition – 561 Van Houten Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing 1,956 sq. ft. mixed-used building into a 2,137 sq. ft. multi-family residential building with six (6) dwelling units. The site has frontage along Van Houten Avenue (CR 614) in Clifton.

The applicant has proposed to reduce the number of parking spaces in the existing parking lot from 19 to 13. The applicant has not clearly indicated whether the existing full-access driveway along Van Houten Avenue and the full-access driveway along Dick Street, a municipal road, will remain. The applicant has not proposed any changes to the existing sidewalk or curbing.

Regarding drainage, the applicant has indicated that roof leaders will discharge to Dick Street through the curb. Stormwater on Dick Street flows towards Van Houten Avenue. The plans indicate that the parking lot is sloped towards a pervious catch basin area at the rear of the site. However, specific contours and elevations have not been provided. The applicant has not proposed any landscaping on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must include a cover sheet that includes basic information including an overview map, list of owners within 200 feet of the property, development location including block and lot numbers, zoning table, parking table, and the name and address of the applicant and the owner. The site plan must include a north arrow. The site plan must include a graphic scale, in addition to the written scale. The right-of-way line of Van Houten Avenue must be clearly indicated on the plan. Dick Street must be labelled on the site plan. The right-of-way width of Van Houten Avenue must be noted on the plan. Any variations in width must be noted in the correct location. If different, the Master Plan right-of-way line (measured 30 feet from the roadway centerline) must also be indicated.

The curbing and sidewalk along Van Houten Avenue must be replaced. The sidewalk must be a minimum of five (5) feet in width and dimensioned. The applicant must submit a signed certification from a licensed professional that the existing curb ramp at the corner of Van Houten Avenue & Dick Street satisfies ADA requirements. If the curb ramp is non-compliant, the applicant shall replace the curb ramp accordingly. The Van Houten Avenue driveway shall be

eliminated. The existing curb cut shall be replaced with full-height curbing. The applicant must submit a grading and drainage plan. No stormwater runoff shall be permitted to enter Van Houten Avenue from the site. If Dick Street is sloped towards Van Houten Avenue, then any roof leaders that currently connect to Dick Street must be re-directed to the on-site system. All roof leaders must be indicated on the plan.

The drainage system must be designed to retain a 25-year storm on the site. The plans must include a detail of the areas labelled “820 SF (Not) impervious” and “Catch Basin” shown in the corner of the property. If the applicant is proposing pervious pavement, the maintenance plan and schedule must be noted on the plan. The plans must include a detail of any proposed footings along Van Houten Avenue. The detail must indicate the right-of-way line, and include a note that the footing shall not extend into the County right-of-way. The right-of-way line must be noted on the east/west elevation plans in order to indicate any existing or proposed encroachments into the Van Houten Avenue right-of-way. The existing steps, which encroach into the right-of-way, shall be removed. The first floor plan must indicate door swings along the Van Houten Avenue frontage. Any doors that would swing into the right-of-way must either be recessed or designed to swing inwards. The applicant must provide copies of any required NJDEP permits for the proposed development. The applicant must provide the Corridor Enhancement Fee of \$1,500.00 payable to Passaic County.

Chair Metzler asked about including a grass strip between the curbing and the sidewalk. County Engineer Pera responded that the sidewalk would have to be dimensioned before it could be determined if a grass strip could be installed.

Anthony Wizner, contractor for the applicant, was sworn in. Edina Bonassin, owner, was sworn in. Anthony Wizner explained the site to the board. County Engineer Pera explained to the applicant the drainage and traffic modifications that would need to be done to the site.

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

SP-22-055 – Molly Ann Farms – 265 Belmont Avenue, Haledon

This is a new site plan application in which the applicant has proposed to convert an existing 8,883 sq. ft. funeral home into a cannabis retail business. The applicant has not proposed any changes to the footprint of the building. The site has frontage along both Henry Street (CR 656) and Belmont Avenue (CR 675) in Haledon.

The applicant has proposed improvements to the existing parking lot, which will reduce the parking on site from 67 to 65 spaces. The parking lot will have access via an entrance-only and exit-only driveway on Belmont Avenue, and an exit-only driveway on Morrissee Avenue (a municipal road). The applicant has proposed to close an existing entrance-only driveway on Morrissee Avenue and replace the driveway with full-height curbing. The applicant has not proposed any changes to the existing concrete and brick sidewalk along Belmont Avenue or the concrete sidewalk along Henry Street. No changes to the curbing are proposed. The applicant has not provided drainage information. 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 name of the County and the block and lot numbers must be included on the cover sheet. The zoning table must indicate the existing/proposed square footage of impervious coverage. The name and address of the applicant and the owner must be noted on the plan. The applicant must submit two (2) signed and sealed copies of the survey referenced in the plan set. The application lists two lots (Block 117, Lots 1 & 2). The applicant shall clarify which lots are included in the site plan, as none are indicated on the plan. If both, a cross-easement agreement between Lots 1 & 2 shall be provided.

The right-of-way lines of Belmont Avenue and Henry Street must be clearly indicated on the plan. The right-of-way width of Belmont Avenue must be noted on the plan. Any variations in width must be noted in the correct location. If different, the Master Plan right-of-way line (measured 37 feet from the roadway centerline must be indicated. The plans appear to indicate a sign and pillars within the Belmont Avenue right-of-way. If so, these features must be removed. The sidewalk and curbing along Henry Street must be replaced. The sidewalk must be a minimum of five (5) feet in width and dimensioned. The curbing must be full height in accordance with County detail. A grass strip, three (3) feet in width and dimensioned, must be provided between the curbing and sidewalk. The sidewalk along Belmont Avenue must be dimensioned.

A curb ramp must be installed at the corner of Henry Street and Morrissee Avenue. Prior to the release of any bonds associated with the permit work, the applicant shall submit a signed certification from a licensed professional that the curb ramp is ADA-compliant. The applicant shall send a written request to the City, and provide a copy of the correspondence to the County, to install crosswalk striping at the intersection of Henry Street and Morrissee Avenue. As the site has access along a municipal street, the Belmont Avenue driveway must be removed. The applicant may request a design waiver, with a written justification, for a driveway along Belmont Avenue. The Belmont Avenue driveway must be dimensioned.

The applicant must submit a traffic study. The plans must include a grading and drainage plan. No stormwater runoff shall be permitted to enter Belmont Avenue or Henry Street from the site. The plan must show all utilities in the roadways. The applicant shall provide shade trees along Belmont Avenue, between the sidewalk and the curbing. The applicant must submit any available architectural drawings, including elevation plans and floor plans. The right-of-way line of Belmont Avenue must be noted on an elevation plan and floor plan in order to indicate any existing encroachments into the County right-of-way. The applicant must verify whether any

NJDEP permits are required for this application. The applicant must provide the Corridor Enhancement Fee of \$4,910.00 payable to Passaic County.

Commissioner Simpson asked if the handicap parking spaces were appropriately spaced. County Engineer Pera stated that the local officials would determine that. Gabriella Wilday, owner, was sworn in. Gian Lombardy, owner, was sworn in. Gabriella Wilday explained the site to the board. Staff and the board discussed the proposed comments and staff clarified the applicant's questions. Gabriella Wilday displayed Exhibit A and Exhibit A2 and Exhibit A3.

Exhibit A is a front architectural drawing of the proposed site plan.

Exhibit A2 is architectural drawings of the proposed site plan.

Exhibit A3 is site photos of the site taken in September 22nd, 2022.

Commissioner Diaz left the meeting at 6:30.

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

No comments were made by the public.

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

SP-21-044 – R.V.D. Associates – 2320 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a commercial retail structure on a vacant lot. The building will consist of a Gencarelli's Bakery and an additional retail tenant. The site has frontage along Paterson-Hamburg Turnpike in Wayne. This application was withheld by the Board on July 28th, 2022.

The applicant has proposed an entrance-only, right-turn only, driveway along Paterson-Hamburg Turnpike. A mountable curb will allow for an expanded driveway width for trucks accessing the site. A full-access driveway will be constructed along St. Moritz Place, a municipal street. The applicant has proposed to install a five (5) foot sidewalk along the site frontage.

Regarding drainage, the applicant has proposed to install an on-site detention basin. Several on-site inlets will connect into the basin. The applicant has also proposed to install trench drains at the Paterson-Hamburg Turnpike driveway and St. Moritz Place driveway; both of which will connect to the on-site detention basin. The applicant has indicated that the on-site detention basin will connect to a scour hole that will discharge stormwater to the rear of the property. The

applicant has proposed to plant three (3) crabapple trees and one (1) red maple tree along the Paterson-Hamburg Turnpike frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must include a note for the previously requested curb replacement along the Paterson-Hamburg Turnpike frontage. The proposed 33-foot depressed concrete curb must be reduced to 15-18 feet at the Paterson-Hamburg Turnpike entrance. The remaining portion of the 33 feet can be used as mountable curb. On the truck turning templates, the travel lanes on Paterson-Hamburg Turnpike must be indicated. The length of the mountable curbing shall be dimensioned. The driveway radius must be zero throat width.

The following note must 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 a copy to the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of engineer’s field inspection.”

Commissioner Edmond asked if there was dedication required for the Paterson-Hamburg Turnpike. Commissioner Simpson motion was made to table this item and review the next item, and resume reviewing this item after the executive session. Chair Metzler seconded the motion.

Upon closing the executive session and resuming the meeting, Commissioner Edmond asked that the applicant enter into an if and when agreement with the county to dedicate the master plan right of way at no cost to the county.

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

No comments were made by the public.

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

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

SP-22-056 – Saba Apartments – 437 Paulison Avenue, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to demolish an existing single family dwelling and construct an 8,104 sq. ft., 12-unit multi-family apartment building. The site has frontage along Paulison Avenue (CR 618) in Passaic.

The applicant has indicated that the ground floor of the building will be a parking garage with 16 parking spaces. The parking garage will have access to Paulison Avenue via a full-access driveway. The applicant has proposed to replace the sidewalk and curbing along the site frontage, including a concrete apron to accommodate the driveway.

Regarding drainage, the applicant has proposed to construct a stormwater basin on the site. It is not clearly indicated if the roof leaders will connect to this basin. The applicant has proposed to connect an inlet to the basin, with an emergency overflow connection to Paulison Avenue. The applicant has proposed to plant one (1) shade tree 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 submit two (2) signed and sealed copies of the referenced survey. The Master Plan right-of-way line, measured 38 feet from the roadway centerline, must be indicated on the plan. The sidewalk, which must be a minimum width of five (5) feet, shall be dimensioned on the plan. A grass strip, three (3) feet in width, shall be installed between the sidewalk and curbing. The first parking space appears to be located within 20 feet of the right-of-way line.

The applicant must request a design waiver, with a written justification, for a driveway within 10 feet of a side property line. The minimum width of the driveway shall be 24 feet. A stop sign must be provided on the right hand side of the exit driveway. The applicant must request a parking prohibition in writing from the City of Passaic, and provide a copy of the correspondence. The applicant/owner shall enter into an agreement with the County to accept responsibility for maintenance, repair, replacement, etc. for the proposed manhole within Paulison Avenue. The trench drain shall connect directly into the proposed stormwater detention system. The plans must include construction details of the proposed detention system (i.e. storage baskets for the rainsmart stormwater system). It must be clarified how the system will be maintained and inspected.

The applicant must perform percolation tests and provide the results. The plans must clarify how stormwater will enter the detention system from the proposed inlet. The plans must indicate the two (2) nearest inlets on Paulison Avenue, and include the existing pipe inverts. The site must be graded to allow for up to six (6) inches of on-site ponding in the event that the stormwater system fails or is not maintained properly. The applicant shall advise of any potential utility conflicts in connecting the overflow pipe to the County drainage system. More details must be provided for the connection into the existing 36-inch diameter storm sewer. A detail for the proposed doghouse manhole that can accommodate the 36-inch pipe is also required. The plans include a 4-foot diameter manhole, which does not provide sufficient room for the 36-inch pipe.

The following note shall be added to the plan: "Every two (2) years, the applicant and/or 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

engineer’s field inspection.” It is recommended that the applicant coordinate with the municipal construction official regarding the following items: Is any fall protection required for the retaining walls (approximate maximum height of the walls is 20 feet)? Does the 3.2-foot path on the east side of the building satisfy ADA/egress requirements? The rainsmart stormwater system includes a 6-inch concrete top slab. Are there any special structural provisions for the top slab to satisfy vehicle loading standards?

The species of the proposed shade tree must be noted on the plan, and a grate detail included. The applicant must submit architectural drawings. The applicant must provide the Corridor Enhancement Fee of \$1,000 payable to Passaic County.

Commissioner Edmond asked that the comment language be changed to show master plan centerline.

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

EXECUTIVE SESSION

Commissioner Simpson made a motion to enter the meeting into an executive session. Commissioner Edmond seconded the motion. The motion passed unanimously.

After discussion was concluded, Commissioner Simpson made a motion to close the executive session. Commissioner Edmond seconded the motion. The motion passed unanimously.

RESOLUTIONS

Senior Planner Miranda presented the following Unconditional Approval Resolutions to the board:

1. 2022-016 (SP-20-037) – Amoroso Tree Service - 1132 Greenwood Lake Turnpike, Ringwood
2. 2022-017 (SP-20-038) – 225 Grand Street, LLC (Phase II) - 225 Grand Street, Paterson
3. 2022-018 (SP-20-039) – Canete Landscape & Garden Center - 825 Black Oak Ridge Road, Wayne

4. 2022-019 (SP-20-040) – Sky Bridge Extension (Hackensack Meridian School of Medicine) – 340 Kingsland Street, Clifton
5. 2022-020 (SP-20-041) – Proposed 7-Eleven – 11-13 Central Avenue, Passaic
6. 2022-021 (SP-20-042) – Maarif Foundation USA – 1700 Valley Road, Wayne

OLD BUSINESS – None.

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