



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, October 6th, 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: Stephen Martinique, Vice Chair; Nakima Redmon, Commissioner; Kenneth Simpson, Commissioner; William Gervens, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Commissioner Diaz)

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

MINUTES: A motion to adopt the minutes of the September 22nd, 2022 Planning Board Meeting was made by Commissioner Simpson and seconded by County Engineer Pera. The motion passed unanimously with Vice Chair Martinique, Commissioner Gervens, and Commissioner Redmon abstaining.

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

- The Planning Department has been working on various roadway improvement projects including the Allwood Road project in Clifton.
- The Planning Department continues to work on Dundee Island Phase II in Passaic.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

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 October 6th, 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 also 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, but has not yet received permission from the City. 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 all outstanding comments had been satisfied and were recommending that unconditional approval be granted to the application barring any additional comments from the board.

No comments were made by the board.

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

Commissioner Simpson made a motion to grant **unconditional approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously with Commissioner Redmon abstaining.

SP-22-058 – Proposed Warehouse Expansion – 635 Brighton Road, Clifton

Staff explained that this is a new site plan application in which the applicant has propose to construct several additions onto an existing 26,071 sq. ft. warehouse building. The additions will enlarge the warehouse to a total size of 35,469 sq. ft. The site does not have frontage along a county roadway, but includes over one (1) acre of impervious area.

The applicant has proposed to eliminate 17 parking spaces to accommodate the warehouse additions, reducing the total number of parking on the site to 31 spaces. The applicant has proposed to maintain four (4) existing tractor trailer loading bays. The site has access via three (3) full-access driveways along Brighton Road, a municipal road. The applicant has not proposed any changes to the existing sidewalk and curbing. Regarding drainage, the applicant has proposed to construct three (3) drywells on the site. The applicant has indicated that roof leaders will connect to the drywells. 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 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 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 perform the field testing (i.e. percolation test and determination of seasonal groundwater table elevation) prior to the issuance of an unconditional approval. The field test is necessary to verify the indicated design parameters utilized by Boswell Engineering. The submitted Stormwater Management Summary, dated February 2022 and prepared by Bohler Engineering, states that *“dry wells will be utilized to store and infiltrate runoff from the new building areas for the 2 year and 10 year storm events...The flow to the proposed dry well system is less than the one acre maximum and drains within 72 hours based on a minimum permeability rate of 2 inches per hour (testing has not been performed on site). A rate of 1 inch per hour was used in the design for a factor of safety. Additionally, the dry well will need to maintain a 2-foot separation minimum between the bottom of the dry well and the seasonal high groundwater table. The dry well system will utilize the existing discharge to Brighton Road.”* The applicant shall provide a copy of the stormwater management calculations. It is recommended that the Clifton Board of Adjustment consider requiring the applicant to retain/detain the 25-year storm on-site for the entire impervious (existing & new combined) area.

No comments were made by the board.

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

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

OLD BUSINESS

SP-22-042 – Driveway Slope Waiver Request (1591-1593 Alps Road, Wayne)

The applicant is requesting a waiver from the slope requirement. The driveway would have a 10% slope within 50 feet of the County right-of-way. The driveway would be sloped away from Paterson-Hamburg Turnpike.

Staff recommended the waiver on the condition that the applicant be required to enter into a hold harmless agreement for all stormwater, silt, and debris that enters the site from the County right-of-way.

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

A motion was made by Commissioner Redmon to grant the waiver request with the hold harmless agreement condition, and was seconded by Commissioner Simpson. The motion passed unanimously.

RESOLUTIONS

Assistant Planner Presti presented the following Unconditional Approval Resolutions to the board:

1. 2022-022 (SP-20-044) – Proposed Taco Bell Restaurant with Drive Thru -15 Prospect Street, Passaic
2. 2022-023 (SP-20-045) – Summit Medical Group – 1255 Broad Street, Clifton
3. 2022-024 (SP-20-048) – JCM Investors 1012 LLC – 158-154 Straight Street, Paterson
4. 2022-025 (SU-20-003) – Abdelghani Subdivision – 122-126 Lakeview Avenue, Paterson
5. 2022-026 (SU-20-004) – Wayne Memorial First Aid Squad Subdivision – 8 Rohrbach Way, Wayne
6. 2022-027 (SU-20-006) – Romnics Realty Subdivision – 318 McLean Boulevard, Paterson
7. 2022-028 (SU-20-007) – Hinchliffe Stadium Subdivision – 186-218 Maple Street, Paterson
8. 2022-029 (SU-20-010) – Walasides Subdivision – 110 Cedarhurst Avenue, Woodland Park
9. 2022-030 (SU-20-011) – Congregation Tifereth Israel Lot Line Adjustment – 170-180 Passaic Avenue, Passaic


A motion to adopt the presented Unconditional Approval Resolutions was made Commissioner Redmond and seconded by Commissioner Simpson. The motion passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Simpson made a motion to adjourn the meeting at 5:49 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for

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

ANDRAS HOLZMANN