



**PASSAIC COUNTY PLANNING BOARD**  
**MINUTES OF A REGULAR MEETING**  
**Thursday, October 20<sup>th</sup>, 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; 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 October 6<sup>th</sup>, 2022 Planning Board Meeting was made by Commissioner Simpson and seconded by Commissioner Edmond. The motioned passed unanimously with Chair Metzler abstaining.

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

- Open Space Grant applicants that have requested over \$100,000 have concluded their public comment period and have been formally awarded on October 11<sup>th</sup>. Over \$1,700,000 has been awarded to Open Space Grant applicants.
- A consultant will be collecting data for the Lakeview Avenue Local Safety Grant project on behalf of the Planning Department.
- The incoming Planning Director Massiel Ferrara will have her formal start date on Monday, October 24<sup>th</sup>. As such, this will be Supervising Planner Andras Holzmann's last Planning Board meeting as Acting Director.

**PUBLIC PORTION:**

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

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

**DEVELOPMENT REVIEW**

**SP-22-061 – Stew Leonard's – 467 Allwood Road, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing 54,609 sq. ft. commercial building into a grocery store. The applicant has proposed to make changes to the building's façade and columns to accommodate the new use. No changes are proposed to the building's existing footprint. The applicant has proposed minor changes to the parking lot including relocation of a refuse area fence and construction of a concrete pad. The site has frontage along Allwood Road and Bloomfield Avenue in Clifton.

The parking lot is a common parking area for the entire shopping mall and will continue to have 775 parking spaces. The applicant has not proposed any changes to the existing trailer loading bays. The applicant has not proposed any changes to the existing full access driveways along Allwood Road and Bloomfield Avenue. Both driveways are signalized. On Allwood Road, an existing entrance-only service driveway is to remain. On Bloomfield Avenue, an existing entrance-only driveway is also proposed to remain. No changes to the existing sidewalk and curbing are proposed.

The plans do not indicate any elevation contours or any existing or proposed drainage facilities. The applicant has not proposed any additional landscaping on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit two (2) copies of a signed and sealed survey with topography.

The applicant shall show the master plan right of way on the plan set. The applicant shall provide a dedication along the Allwood Road frontage. The applicant shall verify the existing property boundaries at the Allwood Road traffic circle. The applicant shall repair the curbing at the Allwood Road traffic circle between the cross walks. The applicant shall provide certification signed by NJ licensed professional engineer that all curb ramps are in compliance with ADA standards. All driveway striping, along both Allwood Road and Bloomfield Avenue, must be refreshed. This includes all stop bars, centerlines, directional arrows, and crosswalks. All striping shall be painted with thermoplastic paint, and noted as such on the plan set.

Appropriate signing must be provided at the one-way entrance driveway on Bloomfield Avenue and the service driveway on Allwood Road. The applicant shall show any existing and proposed drainage facilities on site. This shall include inlets, roof leaders, and detention basins. The applicant must show driveway profiles from the roadway to 50 feet into the property for all driveways. Profiles over 2.0% must be adjusted. Else a written justification for a waiver must be submitted. The applicant shall provide the Corridor Enhancement Fee of \$28,798 payable to Passaic County.

No comments were made by the board.

Joseph Yannucci, engineer for the applicant, was sworn in. He explained the existing drainage on site and stated he will show existing drainage on the next plan submission.

A motion was made by Commissioner Edmond 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 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-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 September 8<sup>th</sup>, 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. Incomplete, 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 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 required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$21,621.00 payable to Passaic County.

Commissioner Edmond asked about the width of the road along the site frontage. He discussed the need to widen the roadway as much as possible for this stretch of road. Commissioner Simpson asked about the purpose of the grass strip. County Engineer Pera explained the purpose of the grass strip as a safety measure for pedestrians. Commissioner Edmond inquired about the bioretention basin and expulsion of stormwater into the wetlands area.

Arthur Kuyan, engineer for the applicant, was sworn in. He stated that the applicant would be fine with increasing the road shoulder width. He also explained the detention basins on site and the discharge process into the wetlands.

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

Suzanne Becker, member of the public, was sworn in. She asked that the roadway be widened as much as possible due to the current unsafe conditions of the roadway. She also asked that turning lanes be added to the roadway and that the board consider the general safety of the roadway. David Becker, member of the public, was sworn in. He pointed out some discrepancies in the site plan that he wished to be clarified. He also pointed out some concerns he had with the stop bar.

Bill Kuipers, member of the public, was sworn in. He stated the sidewalk would be limited in use due to the fact that it does not connect to a larger network. He stated that he would prefer to see more room given to the roadway to accommodate bicyclists.

Robert Rex, member of the public, was sworn in. He expressed concern that the roadway should be widened as much as possible to alleviate the existing and future traffic issues.

Jim Van Genderen, member of the public, was sworn in. He expressed concern that when Skyline Drive is closed, traffic has to be diverted to the Ringwood Avenue, which would compound the existing traffic issues in the area. He asked for that to be taken into consideration when discussing the roadway.

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

Commissioner Edmond asked Arthur Kuyan about the referenced access at the rear of the site noted for “future development” and expressed concern that future development would not be reviewed by the County Planning Board.

Arthur Kuyan responded that any development behind the lot would have to come back to the board for review if it was to use the same access point as the proposed warehouse. Commissioner Edmond asked that a provision be added to the developer’s agreement that the applicant would

come before the planning board if the future development referenced in the site plan requires access through this site.

Arthur Kuyan addressed the public comments stating that the applicant would comply with any requests by the county to attempt to widen the roadway along the site frontage.

Commissioner Edmond asked if there were any low points on the road. Arthur Kuyan responded that there were none.

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-22-040 – Proposed Mixed Use Development (Martorana Enterprises) – 453 Main Street, Little Falls**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a residential building on an existing commercial site. The applicant has proposed to construct a 27,526 sq. ft., four-story residential building with a total of 60 dwelling units. The applicant has proposed to demolish all buildings on site except for a 4,065 sq. ft. two-story commercial building, which is to remain. The applicant has proposed to re-configure the existing lot lines as part of an associated minor subdivision application (SU-22-011). The site has frontage along Main Street in Little Falls. This application was withheld by the Board on July 28<sup>th</sup>, 2022.

The applicant has indicated that the first floor of the proposed residential building will be a parking deck. The site will have a total of 133 parking spaces between the parking deck and a proposed surface parking lot. Access to the site will be provided via two (2) driveways: one (1) full access driveway along Main Street and one (1) full access driveway on Grove Street, a municipal road. The Main Street driveway would be located within 10 feet of the easterly side property line, in order to be located entirely outside of the Flood Hazard Area. The applicant has proposed to install a sidewalk, curbing along the site frontage, with a grass strip to be provided between the sidewalk and curbing.

Regarding drainage, the applicant has proposed to construct an on-site detention basin. The roof leaders and several proposed inlets will connect into the on-site detention system. The applicant has proposed to plant two (2) Comus Kousa “Japanese Dogwood” trees and various 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 must submit signed and sealed copies of the referenced survey. The applicant shall request that the Township re-stripe the existing crosswalk across Main Street. The crosswalk note should be revised to state that any crosswalk will be installed in accordance with Township of Little Falls guidelines. The applicant shall provide a copy of their written request to the Township to re-stripe the existing crosswalk. The westerly driveway shall be eliminated from the plans. For the two full-access driveways shown on the

plan to be considered by the Board, the applicant must submit a written waiver request justifying the provision and configuration of the driveways. The easterly driveway may also require a waiver to be within 10 feet of a side property line. This distance must be dimensioned on the site plan. The applicant has requested a waiver, as the proposed driveway is located within eight (8) feet of the side property line. Based on the site conditions and NJDEP permitting requirements, the requested design waiver is recommended by staff.

Any proposed driveways must have aprons, per County detail, that include raised sidewalks and flared ends. The raised sidewalk must be delineated on the site plan. The following comments pertain to the submitted traffic report: The development must be noted as 56 units, not 62. The report states that “Vehicular traffic between the residential and commercial portions of the site will be restricted to emergency vehicles only by a physical barrier”. The plans show a proposed FOB-activated lever arm for resident access between the two new lots. This needs to be clarified.

The site must be graded to allow for up to six (6) inches of on-site ponding prior to any overflow in the event that the proposed detention system fails. The plans must include grade elevations along the driveway curb line. A trench drain may be necessary at the driveway to ensure that no stormwater flows onto Main Street. The proposed grade difference along the proposed driveway is approximately 3 inches (168.6'-168.9') A trench drain (Campbell Foundry pattern 4526A or equivalent) shall be installed at the driveway. The pipe size must be noted between the proposed 6x6 Precast Concrete Structure (MH-3) and the existing 30x9 box culvert within Main Street. The maintenance schedule for the proposed detention system must be noted on the plans. The applicant must submit architectural drawings for the proposed site plan. The plans must include a Main Street elevation drawing with the County right-of-way labelled to indicate any existing encroachments. The applicant must submit copies of any required NJDEP permits. The Corridor Enhancement Fee of \$4,108.00 must be provided payable to Passaic County.

Chair Metzler asked about the required survey and emphasized that the board would not be able to issue any approvals without the referenced survey provided to staff for review. County Engineer Pera asked that a two-year drainage comment be added to the plans. Commissioner Edmond asked that a drainage connection permit be submitted and that responsibility for the proposed manhole connection fall to the applicant.

Anthony Fiorello, attorney for the applicant, stated that the applicant would work to resolve the outstanding issues. He explained that the fob would be given to the owner to allow evacuation of the site in case of flooding. The fob would also be available to residents of the new building to give them the ability to exit the site onto Main Street. County Engineer Pera stated that a comment should be included in the two-year drainage report requirement to include inspection of the lever arm.

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-21-027 – Bais Medrash of Clifton – 1-5 Tennyson Place, Passaic**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 5,570 sq. ft. house of worship. The existing residence on the site will be demolished. The site has frontage along Main Avenue (CR 601) on the west side of Passaic. This application was withheld by the Board on May 27<sup>th</sup>, 2021 with 7 conditions.

The applicant has proposed to construct a driveway with an entrance on Main Avenue and an exit onto Tennyson Place. There will be no parking on the site, and the applicant has indicated that all parking will be at an off-site lot. The applicant has stated that no pick-up or drop off of congregants will be permitted via the proposed driveway. The applicant has indicated that there will be 15 parking spaces to be leased at a nearby property (110 Main Avenue, Passaic). The applicant has also indicated that there will be no shuttle or valet service provided; congregants will walk to and from the leased parking area. The applicant has agreed to replace the sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to install three (3) 1000-gallon seepage pits on the site. The applicant has also proposed to install a trench drain along the Main Avenue driveway entrance. Both the trench drain and roof leaders will connect to the seepage pits. The applicant has proposed to plant 20 Wintergreen Boxwood trees along the Main Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The curbing (per County detail) and sidewalk along the entire Main Avenue frontage must be replaced. The sidewalk shall be dimensioned as 5 feet in width. The applicant must provide information on the off-site parking referenced in the application form. The location and number of parking spaces must be included. It must be clarified if any valet service or other transportation between the lots is being proposed. A copy of the referenced lease agreement with the owner of the lot must also be submitted. The lease agreement must be submitted. The plans indicate that 30 spaces are being leased, but the response states that 15 spaces are being leased. The applicant shall clarify the amount of parking spaces being leased.

The applicant must provide a justification for the proposed driveway along Main Avenue. The driveway is proposed adjacent to a side property line. Furthermore, all proposed parking is off-site and the building entrance along the driveway is very close to Main Avenue. If any pick-up or drop-off at the site is proposed, the applicant must provide information on the proposed operations. The applicant has requested a waiver to maintain a driveway within 10 feet of the property line. Based on the applicant's justification that the driveway will only be used for deliveries and not pick-up/drop-off operations, the waiver is recommended by staff.



The applicant must submit the Corridor Enhancement Fee of \$2,120.00 payable to Passaic County.

Commissioner Edmond asked that a sign be provided at the off-site parking area to direct the congregation members to the crosswalk at the Howard Avenue intersection to cross Main Avenue.

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, including approval for the requested driveway waiver. The motion was seconded by Commissioner Edmond. The motion passed unanimously.

**SP-21-073 – Biogenesis – 444-456 Marshall Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a two-story, 25,081 sq. ft. warehouse facility and parking facility. The applicant has indicated that the first floor will be used for parking, and the second floor for storage. The site has frontage along Marshall Street (CR 509) in Paterson. This application was withheld by the Board on July 14<sup>th</sup>, 2022 with 14 conditions. See the attached letter for details.

The applicant has indicated that an existing driveway on Industrial Plaza, a municipal road, will remain. The applicant has also proposed to install two (2) truck loading docks on Industrial Plaza. The driveway will provide access to the parking garage. The parking garage will have a total of 52 parking spaces. No access is proposed along Marshall Street. The applicant has indicated that a roll-up garage door will be installed at each driveway entrance. The applicant has agreed to replace the sidewalk and curbing along Marshall Street.

Regarding drainage, the applicant has proposed to construct two (2) inlets and a trench drain on the site. The trench drain will be installed at the truck loading docks. The inlets will be installed in the parking lot. The applicant has indicated a connection to the stormwater system along Marshall Street. The applicant has proposed to replace the existing sidewalk and curbing along the frontage. The applicant has proposed to plant seven (7) Quercus Palustris “Pin Oak” trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The “Variable Width ROW” note along Marshall Street is not acceptable. The right-of-way widths must be verified and noted in the correct location for each variation in width. The existing ROW width(s) must be indicated. The right-of-way widths on the survey must be indicated on the site plan. A portion of the sidewalk is within the existing

right-of-way of Marshall Street. The applicant must grant a sidewalk easement to the City of Paterson for the portions of the sidewalk located on private property. A draft deed of easement and metes and bounds description shall be submitted for review.

The applicant must submit a traffic study or statement addressing the expected trip generation from this site, and its effect on the roadway network. The applicant has requested a waiver from the traffic study requirement. This waiver is not recommended by staff. There appear to be obstacles (i.e. proposed fence/parked car/proposed building) in the sight triangle, which the applicant has not addressed. The proposed fence/parking space must be removed from the sight triangle. The plans must include a separate grading and drainage plan, which shall indicate all drainage connections.

The following comments pertain to drainage:

To ensure that stormwater does not flow onto the sidewalk or roadway from the property, a barrier/curb is to be installed between the parking and the sidewalk along Marshall Street. A trench drain must be installed at the roll up garage door closest to the Marshall Street intersection. A trench drain is proposed at the roll-up garage door furthest from Marshall Street intersection. The applicant must show a proposed trench drain at the roll up garage door closest to Marshall Street intersection. The trench drain shall be Campbell Foundry pattern 4526A or approved equivalent model. The trench drain is to be connected to the stormwater system within the property. An inlet shall be added on the property near the Marshall/Industrial intersection. Are the existing two (2) parking lot inlets remaining as is? If so, the applicant shall clarify if the proposed foundations will be cast around the existing inlets and/or drainage pipes. The survey indicates a manhole adjacent to the sidewalk that is not shown in the plan set. The manhole must be included on the drainage plan.

The proposed landscaping must be labelled and correspond with a landscaping table. The applicant shall verify if there are underground electrical conduits beneath the landscaped area, as this would conflict with any shade trees planted above. An updated survey shall be provided. A note shall be added to the plans stating, "Do not plant trees on top of underground utility lines." The applicant must provide the Corridor Enhancement Fee payable to Passaic County. The fee shall be assessed based on the requested survey, as the submitted plans do not provide sufficient information. The Corridor Enhancement Fee of \$4,428.00 must be provided payable to Passaic County. The plans must include elevations of the lower floor parking lot. The applicant must provide more information on the dumpster operations near Stair 2.

No comments were made by the board.

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-22-045 – Proposed Apartment Building (Petra Garden, LLC) – 62-66 Mt. Prospect Avenue, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 10,604 sq. ft., 2.5-story, multi-family residential building on an existing residential lot. There is an existing one-story commercial daycare building on the site that will remain. The proposed building will have a total of 21 dwelling units. The site has frontage along Mount Prospect Avenue (CR 609) in Clifton. This application was withheld by the Board on August 11th, 2022 with 18 conditions.

There is an existing parking lot on the site with 49 spaces. The applicant has not proposed to expand the parking lot. The parking lot has access via two existing driveways: an existing full-access driveway along Sargent Avenue, a municipal road, and a proposed entrance-only driveway on Mount Prospect Avenue. The applicant has submitted a turning table indicating a fire truck maneuvering through the site. The applicant has submitted a response justifying the driveway as being required by the City of Clifton for the purposes of emergency fire access. The applicant has proposed to construct a sidewalk and ADA ramps along the site frontage.

Regarding drainage, the applicant has proposed to construct a drainage basin on the site. The proposed roof leaders and inlets on site will connect to the drainage basin. The applicant has proposed to plant several 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 shall be noted as five (5) feet in width. A grass strip, no less than three (3) feet in width, shall be provided between the sidewalk and curb. The applicant has requested a waiver to construct a sidewalk 4 feet in width to match the sidewalk with of adjacent properties. After review by staff, the waiver is not recommended due to the current ADA standard recommending 5 feet in width, regardless of adjacent properties.

For the proposed Mt. Prospect Avenue driveway to be considered, the applicant must submit a written justification for a waiver request to allow for driveway access along a County roadway. It should be noted that a similar site plan (SP-18-067), which did not include any driveways on Mt. Prospect Avenue, was approved by the Board in 2019. The applicant shall provide a copy of the request from Clifton's Fire Department pertaining to the fire truck access. While it is not recommended to allow the driveway for regular use, it is recommended to allow an entrance only emergency access driveway. Any proposed emergency access driveway shall be signed and striped as emergency access only. It is recommended that the emergency access driveway be constructed of materials other than asphalt (ie pavers with grass openings) to distinguish the driveway as emergency access.

The proposed driveway on Mt. Prospect Avenue is within 10 feet of the side property line. This distance must be dimensioned on the plan. For a driveway to be considered in this location, the applicant must submit a written justification for a waiver request. Should the emergency access

driveway be approved by the board, it shall be shifted 10 feet from the property line. The typical width of an entrance-only driveway is 15 to 18 feet. The applicant must provide a written justification for the proposed 24-foot width. Should the emergency access driveway be approved by the board, the driveway width shall be only wide enough to accommodate a fire truck's turning radius. The plans must include a driveway profile for the proposed Mt. Prospect Avenue driveway. The driveway grade shall not exceed 2% within 50 feet of the right-of-way line. The applicant shall enter into a hold harmless agreement with the County for any proposed driveway on Mt. Prospect Avenue.

Commissioner Edmond asked that the proposed inlets be NJDEP standard inlets.

A motion was made by Commissioner Simpson 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 Commissioner Edmond to close the floor to public comment. Chair Metzler 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-22-047 – T-Mobile CRAC Improvements – 360 Newark-Pompton Turnpike,**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to install 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 applicant has indicated that the previously required improvements (crosswalks across the site driveways and a new shade tree) have been implemented. The site has frontage along Newark Pompton Turnpike (CR 683) in Wayne. This application was withheld by the Board on August 25th, 2022.

Staff explained that the applicant had addressed all outstanding comments and recommended granting the applicant unconditional approval.

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

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

This is a previously withheld 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. This application was withheld by the Board on August 25th, 2022.

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. No curb cuts are proposed along Main Avenue. 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. The applicant has also indicated that roof leaders will also percolate into 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 provide copy of any cross-easements between the lots. The applicant shall confirm if there are any existing cross-easements. A grass strip, with a minimum width of three (3) feet, shall be provided between the curbing and sidewalk. The grass strip must be noted on the plan. The sidewalk note should be revised to state that the sidewalk should be replaced in accordance with City of Clifton standards. 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. Incomplete.

The truck delivery driveway proposed along Main Avenue shall be eliminated from the plans. The proposed truck delivery curb cut has been removed. However, the applicant has not shown on the plans how deliveries will be handled elsewhere on site; this must be shown on the plans. Additionally, the applicant shall adjust the note “proposed concrete curb per Passaic County detail” to “proposed full height curb per Passaic County details” along Main Avenue.

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 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 shall provide a copy of approval for the proposed drainage connection.

County Engineer Pera stated that he had examined the new proposed loading zone that had been located away from the country right of way and that he had no issue.

A motion was made by Commissioner Simpson to open the floor to public comment. County Engineer Pera 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-22-060 – Proposed Self-Storage Facility – 555 Paterson-Hamburg Turnpike, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 25,766 sq. ft., 3-story self-storage warehouse facility. The applicant has proposed to demolish the existing residential building on the site, which has frontage along Paterson-Hamburg Turnpike in Wayne.

The proposed parking lot will have a total of 11 spaces. The site will have access via two (2) one-way driveways on Paterson-Hamburg Turnpike: a westerly, entrance-only driveway and an easterly, exit-only driveway. There is no existing or proposed sidewalk along the site frontage. No changes to the curbing are proposed.

Regarding drainage, the applicant has indicated that the parking lot and driveway will be paved with pervious pavement. Several proposed inlets and pipes on the site collect stormwater from the pervious pavement and connect to a scour hole that will discharge stormwater into the Preakness Brook Tributary located at the rear of the site. The applicant has not indicated if the roof leaders will connect into this system. The applicant has proposed to plant two (2) Flowering Dogwood trees along the site frontage, in addition to two (2) existing shade trees that will be maintained.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plan set must show the Master Plan Right of Way, 50 feet from the right of way center line. The applicant shall install a 5-foot wide sidewalk along the site frontage. The applicant shall replace all curbing along the site frontage. The driveways must be dimensioned on the plan set. The applicant shall provide a 3-foot grass strip between the sidewalk and curbing. The driveways shall be right-turn-in only for the entrance driveway and right-turn-out only for the exit driveway and must be signed as such. The applicant shall provide raised aprons at both driveways. The stop bar must be noted as 12 inches and white. The stop bar shall be relocated outside of the right of way. The applicant shall provide appropriate driveway striping at both driveways.

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 applicant shall provide trench drains along the right-of-way line at both driveways. The applicant shall provide copies of any required NJDEP permits. The applicant shall provide shade trees along the site frontage and a note on the plan set stating that maintenance of landscaping along the county frontage falls to the site owner. The applicant shall provide the Corridor Enhancement Fee of \$11,499 payable to Passaic County.

County Engineer Pera asked that a note be added that the applicant coordinate with the engineering department on future proposed widening on the Paterson-Hamburg Turnpike. Commissioner Edmond asked that the master plan right of way comment include a dedication of the master plan right of way to the county.

A motion was made by Commissioner Edmond 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 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.

**OLD BUSINESS – None.**

**RESOLUTIONS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Commissioner Simpson made a motion to adjourn the meeting at 7:27 PM that was seconded by Chair Metzler. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



ANDRAS HOLZMANN