



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, November 3rd, 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; Nakima Redmon, Commissioner; Kenneth Simpson, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Commissioner Gervens)

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

MINUTES: A motion to adopt the minutes of the October 20th, 2022 Planning Board Meeting was made by Commissioner Edmond and seconded by Commissioner Simpson. The motioned passed unanimously, with Commissioner Redmon abstaining.

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

- Planning Director Ferrara introduced herself to the board and stated that she looked forward to serving as Planning Board Secretary, and wanted to publicly thank the Planning Staff and County Administration for their assistance.
- The 2023 CDBG Funding Cycle will commence on December 15th. The Planning Department will be sending notifications to eligible applicants and other stakeholders.
- The 2023 Open Space Grant Funding Cycle will commence later this month with an announcement and mailing on November 28th.
- Several park improvement initiatives are moving along from planning/ design stage to construction stage, including the Garret Mountain Improvements Project (which includes a new overlook, playground, and bathroom facilities) and the Rifle Arm Camp's new Amphitheater.

PUBLIC PORTION:

Commissioner Redmon 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

SU-22-008 – Ayub Subdivision – 285-293 Alps Road, Wayne

Staff explained that this is a previously withheld minor subdivision application in which the applicant has proposed a lot line adjustment between two existing lots. The property has frontage along Alps Road (CR 607) and Thomas Terrace (municipal) in Wayne. This application was withheld by the Board on April 21st, 2022 with 8 conditions.

The current site configuration has Lot 18 with a frontage along Alps Road, including a driveway. The proposed subdivision would eliminate this frontage; Lot 18 will only have frontage along Thomas Terrace. Lot 18.01 will include all frontage along Alps Road. The applicant has proposed to construct single family dwellings on each of the lots. The existing driveway to Alps Road will be re-configured to serve the dwelling on Lot 18.01. The dwelling on Lot 18 will only have access along Thomas Terrace. There is existing sidewalk and curbing along the Alps Road frontage.

The applicant has proposed to utilize an existing seepage pit system, consisting of five (5) pits, to handle site drainage. The plans indicate roof drains connecting into the basin. A trench drain has been proposed at the Alps Road driveway, and will connect to the system. The applicant has not proposed any connections into the Alps Road drainage system. The applicant has proposed a sidewalk and landscape easement along the Alps Road frontage; however, no shade trees are indicated on the plan.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The required sight distance must be indicated at the Alps Road driveway. There is vegetation to the east which may need to be cleared. The required/proposed sight distance triangle must be included on the plans, along with a note stating that all vegetation within the sight triangle will be cleared.

The plans must include a driveway profile for the Alps Road driveway on Lot 18.01. The driveway slope shall not exceed 2% within 50 feet of the right-of-way line of Alps Road. The driveway profile must indicate the right-of-way line of Alps Road, not the street line. The applicant requested a waiver to allow for grades of up to 3.5% within 50 feet of the right-of-way, but did not provide any written justification. The applicant must either reduce the grades to a maximum of 2% or submit a written justification for a design waiver. The existing stormwater basin on Lot 18.01 shall be detailed on the plan. All necessary drainage details shall be included in the plan set. Any connections to the Alps Road drainage system must be indicated. The plans must include a detail of the proposed trench drain, which shall be Campbell Foundry pattern 4526A or equivalent. The note “Connect roof drains to existing storm line” depicted on Sheets 2 & 3 (located above the “Alps Road” text) shall be removed.

Drainage calculations must be submitted. No runoff, existing or proposed, shall be permitted to Alps Road. Prior to approval, the applicant must perform soil logs and percolation tests in the vicinity of the proposed drainage system in order to determine the viability of the drainage system design and the ability of the soil to percolate. The applicant shall provide shade trees in the proposed easement to the Township of Wayne on Lot 18.01. The proposed shade trees must

be indicated on the plan, with the proposed species labelled. The plans must also include a tree planting detail.

Commissioner Edmond asked that the applicant provide a dedication be provided in accordance with the County Master Plan - Amended Right-of-Way Standards for County Roads Map.

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 Simpson to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

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

SP-22-062 – Levine Reservoir Water (Phase I) – 135-153 Grand Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to drain and replace the existing Levine Reservoir with two (2) 150-foot diameter concrete, water storage tanks. The southernmost portion of the reservoir will be bermed off and will temporarily continue to be used as a reservoir. The temporary reservoir will be replaced by a detention basin as part of a future phase of the project that is not included in this site plan. The site will remain under the ownership and operation of the Passaic Valley Water Commission. The site has frontage along Grand Street in Paterson.

The site will have access via two driveways: an existing driveway used to access a gated the chlorine building, and a new driveway that will access the proposed water storage tanks. Both driveways will have access along Reservoir Avenue, a municipal road. The applicant has not proposed any changes to the existing sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to construct a detention basin to the north of the storage tanks. An additional detention basin is to be constructed in the future, to the south of the storage tanks, but the plans indicate that this basin is not part of the current application. The applicant has indicated that all proposed inlets on site will connect to one of the two (2) detention basins. The applicant has also proposed to construct a trench drain along the existing driveway on Grand Street. This trench drain will connect to its own drywell pit. The applicant has submitted a stormwater report. The applicant has proposed to plant a variety of shade trees and shrubs on site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall send a written request to the City of Paterson to refresh the crosswalk striping across Grand Street and provide new crosswalk striping across Reservoir Avenue. The applicant shall submit a signed certification from a New

Jersey licensed Professional Engineer stating that the existing curb ramp is compliant with ADA standards. If the existing curb ramp is non-compliant, an ADA-compliant curb ramp shall be installed.

The applicant shall install an ADA-compliant curb ramp at the corner of Grand Street & Reservoir Avenue (to cross Reservoir Avenue). Upon installation, the applicant shall submit a signed certification from a New Jersey licensed Professional Engineer stating that the installed curb ramp is ADA-compliant. The applicant shall eliminate the existing driveway at the intersection of Grand Street & Reservoir Avenue. It is recommended that the applicant consider providing access to the existing chlorine building from the new internal access road. The site plan must include the dimensions/details of Reservoir Avenue & Grand Street. The applicant shall provide landscaping (shade trees) on the inside of the property behind the existing wall in the proposed fill area. On Drawing No. 36: C-602, the right-of-way line must be indicated on Cross Section 1.

The applicant shall indicate on the plans if the stormwater from the proposed access road (approximately 92 feet) will overflow onto Reservoir Avenue and Grand Street. If so, the applicant shall retain that stormwater on-site. The applicant shall provide documentation for the worst-case scenario emergency impacts (i.e. tank failure) on the surrounding properties and streets. The applicant shall provide copies of any required NJDEP permits. The applicant shall provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Commissioner Simpson asked if the applicant would be repairing a currently leaking brick wall. County Engineer Pera responded that the applicant noted on the plan that the wall would be repaired. Commissioner Edmond asked if a ground mounted storage tank is considered a dam. County Engineer Pera responded that he would have to verify with state authorities.

Michael Higgins, attorney for the applicant, stated that he would be able to answer non-technical questions. County Engineer Pera asked if there were state level agencies reviewing the application. Michael Higgins responded that he could not verify that, and that he would have to check.

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

OLD BUSINESS – None.

RESOLUTIONS

Staff presented the following unconditional approval memorialization resolutions:

1. 2022-031 (SP-21-001) – Proposed Mixed Use Building - 67 Market Street, Paterson
2. 2022-032 (SP-21-003) – Valley Ridge Shopping Center – 560-600 Valley Road, Wayne
3. 2022-033 (SP-21-005) – Clifton Ambulatory Care – Route 3, Clifton
4. 2022-034 (SP-21-006) – Proposed Apartment Building – 329 Totowa Road, Totowa
5. 2022-035 (SP-21-007) – Meridia Pompton Lakes – 257-269 Wanaque Avenue, Pompton Lakes
6. 2022-036 (SP-21-009) – Proposed Commercial Storage Building – 1161 Ringwood Avenue, Wanaque

A motion was made by Commissioner Redmon to accept the approve the presented resolutions. The motion was seconded by Commissioner Simpson and passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Chair Metzler made a motion to adjourn the meeting at 6:00 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MASSIEL MEDINA FERRARA