



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, November 17th, 2022
WebEx Meeting**

Senior Planner Miranda opened the meeting at 5:30 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to call the roll.

MEMBERS PRESENT: Joseph Metzler, Chair; Stephen Martinique, Vice Chair; Miguel Diaz, Commissioner; 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 November 3rd, 2022 Planning Board Meeting was made by Commissioner Edmond and seconded by Commissioner Redmon. The motioned passed unanimously, with Commissioner Diaz abstaining.

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

- The Economic Development Department will be hosting a Cannabis Job Fair at the Passaic County College on January 17th, 2023 from 10 AM to 1 PM.
- Four Planning Board Members have completed their terms and will be reappointed to serve a new term by the Board of County Commissioners on December 13th. The board members are: Chair Metzler, Commissioner Simpson, Commissioner Edmond, and Commissioner Redmon.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

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

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

frontage on Goffle Road in Hawthorne. This application was withheld by the Board on September 8th, 2022.

Each residential building will have first floor parking, but the site also has additional surface parking lots. The total amount of parking on the site will be 231 spaces. The site will have access via a driveway on Goffle Road. The applicant has proposed an emergency access driveway on Lynack Road and has shown a turning template of a fire truck utilizing the driveway. The applicant has proposed to replace the sidewalk and curbing along the site frontage. In response to previous Board comments, the applicant has agreed to relocate all site improvements outside of the Master Plan right-of-way of Goffle Road.

Regarding grading and drainage, the site is sloped towards Goffle Road. The applicant has proposed to construct a stormwater detention system on the site. The applicant has indicated part of the system will tie into the existing inlets on Goffle Road and Brockhuizen Lane. The applicant has proposed to install inlets on both sides of the proposed driveway. A 4-foot-tall ornamental fence will be placed along the site frontage. The applicant has proposed to plant shade trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. Based on the submitted information, the 18-inch drainage pipe shall be reduced to 12-inch pipe between MH C2 and Storm Inlet G1, between MH C1 and MH C2, and between the overflow structure and MH C2. Any proposed drainage pipe within Goffle Road shall be RCP. OS 1, 3, and 4 shall be labelled on the drainage and site plans. The note for the pipe between MH C1 and MH C2 must be revised to indicate a 12-inch diameter. The applicant must provide a copy of any Soil Conservation District approvals. The applicant must submit copies of any required NJDEP permits.

Commissioner Edmond asked about the discharge to the Goffle Brook. County Engineer Pera responded that the drainage would flow through drainage line at the Goffle Brook, and that the applicant was proposed upgrades to pipes along Brockhuizen Lane. County Engineer Pera also stated that the drainage would be reduced from the site once improvements were made. Commissioner Edmond asked if we were required a dedication of the master plan right of way. County Engineer Pera stated that he had no plans to ask for a dedication due to no active projects being in the area.

Commissioner Metzler asked about curbing along the site. County Engineer Pera responded that the applicant would be replacing the curb where the new pipes were being replaced by the applicant. Commissioner Metzler asked about the dirt being removed from the site. Vice Chair Martinique asked about the replacement of pipes on one side of Goffle Brook Road but that no upgrades were being proposed on the other side of Goffle Brook Road, which he was concerned would cause damage to county facilities at the Goffle Brook Road. County Engineer Pera responded that the system was currently undersized, but that the improvements the applicant would install would reduce the amount of stormwater coming down. Commissioner Edmond

asked what would happen with a detention basin failure. County Engineer Pera stated that the bulk of the system was underground.

Gerard Gesario, engineer for the applicant, was sworn in. He explained the proposed stormwater changes on site. Commissioner Edmond asked about the applicant's findings of drainage flowing through the county's facilities at the Goffle Brook Park. Gerard Gesario stated that flow was being reduced from the site, and that he would be comfortable stating that if there was an drainage failure, the applicant would not have contributed. Commissioner Edmond asked about why the pipes were oversized instead of being detained in a detention basin. Gerard Gesario stated that the pipes were oversized at the request of the county. Commissioner Edmond and Gerard Gesario discussed the pipe sizes as they related to discharge into the county system. Commissioner Edmond asked where the existing flow ran onto. Commissioner Edmond asked if any drainage flowed towards Warburton Avenue. Gerard Gesario responded that no drainage would flow to Warburton Avenue.

Chair Metzler asked about the amounts of soil being removed from the site. Gerard Gesario responded that the applicant had not yet decided where the soil was being shipped.

Commissioner Edmond asked if there was any subdivision involved with this application. Amanda Curely, attorney for the applicant, responded that there was no proposed subdivision.

Commissioner Edmond asked that the applicant enter either into an "if and when" agreement or dedication with the county.

Soni Adini, applicant and owner, was sworn in. He asked for clarification on the dedication. County Engineer Pera explained what the dedication would be. After discussion, it was decided among the board and applicant that an "if and when" agreement would satisfy all parties.

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

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Martinique to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an 850 sq. ft. addition to an existing commercial building. The site has frontage along Ringwood Avenue (CR 511) in Wanaque. This application was withheld by the Board on September 8th, 2022.

The plans indicate that the existing gravel, non-striped parking area will be paved and striped. The proposed parking lot will have a total of 12 parking spaces. The applicant has requested a design waiver to permit two (2) parking spaces within 20 feet of the right-of-way line adjacent to the entrance driveway. The lot will have access via two one-way driveways on the site. The applicant has not proposed any changes to the existing curbing. The applicant has agreed to install new sidewalk and curbing along the frontage of site.

The applicant has proposed to install a trench drain across the driveways. The trench drain and proposed leaders would connect to a driveway inlet, which would connect into the Ringwood Avenue drainage system. The applicant has agreed to provide on-site grading to handle up to six (6) inches of on-site ponding in order to indicate system failure. The applicant has requested a design waiver from the requirement to provide on-site detention for the 25-year storm. The applicant has proposed to plant two (2) shade trees along the frontage, as well as various shrubs throughout the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. For a two-way driveway, the applicant shall provide a double yellow centerline and a 24-inch stop bar. All striping shall be noted as thermoplastic. A stop bar (white, 12 inches) and stop sign must be provided at the exit driveway. The directional arrows and stop bar shall be noted as thermoplastic. The applicant shall provide "DO NOT ENTER" and "ONE WAY" signs at each driveway, in accordance with MUTCD standards.

No parking spaces shall be located within 20 feet of the County right-of-way line. The distance from the right-of-way line to the first spaces shall be dimensioned on the plan. The applicant may request a waiver from the Planning Board with a written justification for the spaces, which may be considered if they are reserved and signed for employees only. It is recommended by staff that the Board grant the requested design waiver, allowing for the two parking spaces to be restricted and signed for us by employees only. A sidewalk (minimum width of five (5) feet) shall be installed along the frontage of the site. The applicant shall grant a sidewalk easement to the Borough of Wanaque for the portion of the proposed sidewalk that is located on the applicant's property.

The applicant shall provide a retention/detention system for a 25 year storm for all impervious coverage. The applicant has submitted a written request for a design waiver from the requirement to provide retention/detention for a 25-year storm event. All utility connections must be indicated on the plan. The existing utility lines must be indicated on the plan. The applicant shall provide a driveway profile for the proposed driveways. The driveways shall not exceed a slope of 2% within 50 feet of the right-of-way line.

Chair Metzler asked about the driveway's slope. County Engineer Pera responded that they would need to see profiles from the applicant.

Giovanni Manilio, engineer for the applicant, was sworn in. He explained that the applicant was asking for a waiver request for the 25-year detention due to the fact that the applicant was at the low point of Ringwood Avenue and across from the reservoir. He also explained that the

applicant may have to ask for a waiver for the driveway profile due to the fact that the existing building may prevent the applicant from regrading. Commissioner Edmond asked where the proposed inlet would drain to. Giovanni Manilio explained that the inlet would connect to a county inlet, which flows directly into the adjacent reservoir. Commissioner Edmond asked that a sub drywell be installed to collect grit and sediment before draining into the reservoir.

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

SP-22-063 - Proposed Warehouse Building (The 580 Group, LLC) – 790 Bloomfield Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 14,578 sq. ft. addition to an existing warehouse building. The building is part of an existing industrial park located. The site has frontage on Bloomfield Avenue (CR 622) in Clifton.

The applicant has proposed to re-stripe a portion of the existing parking lot to increase the total amount of parking on the site from 138 parking spaces to 150 spaces. The site has access via an existing full-access driveway on Bloomfield Avenue. The site has additional access via Somerset Place (municipal street) and to the adjoining property to the south, which also connects to Bloomfield Avenue. The applicant has not proposed any changes to the existing sidewalk and curbing along Bloomfield Avenue.

Regarding drainage, the applicant has proposed to construct a detention basin in the existing parking area near the proposed addition. Several existing and proposed inlets will connect to the drainage basin, as well as roof leaders from the proposed addition. The applicant has proposed to inspect and clean two (2) existing inlets on the site that connect to an existing detention basin. The applicant has not proposed any changes to the existing landscaping on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The Bloomfield Avenue driveway must include a stop bar, stop sign, and double yellow centerline. All striping must be noted as thermoplastic. The Bloomfield Avenue driveway must accommodate a raised apron in accordance with County detail. The applicant shall replace the sidewalk and curbing along Bloomfield Avenue. The applicant shall provide an additional shade tree to the east of the Bloomfield Avenue driveway. All landscaping must be shown on a plan. The applicant must display the Master Plan Right of Way on the plan set. The applicant shall provide the dimension of the existing grass strip.

The applicant shall provide the existing driveway width and profile. The maximum allowed profile for driveways is 2%. If the driveway is above 2%, the applicant must either reconstruct the driveway or submit a waiver with written justification. Upon obtaining the Certificate of Occupancy from the City of Clifton, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater detention basins (surface and underground). The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Clifton Construction Department and the County Department of Planning & Economic Development. The applicant must add a note to the plan outlining the requirement to submit an inspection report on the conditions of the stormwater detention basins every two (2) years and to address any recommendations within 90 days of the report.

The applicant shall submit copies of any required NJDEP permits. If no permits are required, the applicant shall state such. The applicant shall provide a topographic and drainage plan of the entire site. The County reserves the right to provide additional comments upon receipt of the topographic and drainage plans. No stormwater overflow is allowed to flow onto the County roadway. If the existing driveway slopes towards Bloomfield Ave, a trench drain shall be provided on the driveway at the property / ROW line. The applicant shall provide a traffic study for the proposed new warehouse and the entire site. The applicant shall replace any inlet heads within the site with new NJDEP standard inlet heads. The applicant shall provide the Corridor Enhancement Fee of \$4,519.00 payable to Passaic County.

No comments were made by the board.

Adam Samansky, applicant, was sworn in. He stated that he would have to have an discussion with the owner but was sure that he would be able to comply with the comments.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Redmon to close the floor to public comment. Commissioner Diaz 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 Vice Chair Martinique. The motion passed unanimously.

SU-22-014 – Ziad Subdivision – 164-166 Hamilton Avenue, Clifton

Staff explained that this is a new minor subdivision in which the applicant has proposed to subdivide an existing lot (6) in order to create a total of two (2) lots (6.01 and 6.02). The applicant has proposed to construct a new single-family home on proposed Lot 6.02, which will include frontage on Piaget Avenue (CR 628). An existing single-family home will remain on Lot 6.01, with frontage on Hamilton Avenue (municipal street).

For the proposed single-family home on Lot 6.02, the applicant has proposed to construct a residential driveway along Piaget Avenue. An existing residential driveway will remain along Hamilton Avenue to serve the existing dwelling on Lot 6.01. The applicant has proposed to construct a seepage pit at the rear of proposed Lot 6.02. Roof leaders from the new dwelling will connect into the seepage pit. The applicant has proposed to replace the sidewalk and curbing along the Piaget Avenue frontage. The applicant has proposed to plant a Japanese Lilac tree along Piaget Avenue. No changes are proposed to the existing single-family residential building on Lot 6.01.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed Piaget Avenue driveway must include an on-site turnaround. The concrete sidewalk shall have a five (5) foot minimum width. The proposed grass strip along the Piaget Avenue frontage must be dimensioned on the plans. The master plan right of way width for Piaget Avenue must be displayed on the plans. The applicant shall provide a driveway profile for the proposed driveway on Piaget Avenue. The driveway shall be over a 2% grade. The proposed driveway must be moved from within ten (10) feet of the property line at the right of way line. If requesting a waiver, the applicant must provide written justification for the Board's consideration. There shall be no stormwater runoff from the proposed driveway onto Piaget Avenue. The applicant shall provide trench drain at the right of way line and tie into the property's proposed seepage pit system.

Upon obtaining the Certificate of Occupancy from the City of Clifton, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater detention basins (surface and underground). The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Clifton Construction Department and the County Department of Planning & Economic Development. The applicant must add a note to the plan outlining the requirement to submit an inspection report on the conditions of the stormwater detention basins every two (2) years and to address any recommendations within 90 days of the report. Per the Storm Drainage Note #2 on Drawing 2, the applicant shall perform the percolation/permeability test to confirm that infiltration is viable at the site. The applicant shall provide the Planning Board with the results. Staff recommends requiring the test results prior to formal approval.

Commissioner Edmond asked that the comment regarding displaying the right of way line but revised to show the master plan right of way line instead of 30 feet to the right of way line, due to Piaget Avenue not having an even dedication on either side.

Dominic Iannarella, attorney for the applicant, stated he would submit any required surveys.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Redmon to close the floor to public comment. Vice Chair Martinique seconded the motion. The motion passed unanimously.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to re-construct an existing 3,012 sq. ft. McDonald’s restaurant with drive-thru facilities. The site has frontage along Central Avenue (CR 624) in Passaic. This application was withheld by the Board on September 8th, 2022.

The renovations will add minor expansions to the building’s existing footprint, bringing the building’s footprint to 3,158 sq ft. The applicant has proposed to reconfigure the existing drive-thru facility into a modified two-lane ordering system. The site has frontage along Central Avenue and Main Avenue (CR 601) in Passaic, although the Main Avenue frontage is occupied by a City parking lot within the County right-of-way.

The applicant has proposed to continue using existing entrance-only and exit-only driveways on Central Avenue. Vehicles exiting the drive-thru converge with traffic exiting the parking lot at the exit driveway. The applicant has proposed to reduce the number of parking spaces on the site from 24 to 13 spaces. No driveways are proposed along Main Avenue. The applicant has proposed to replace the sidewalk and curbing along the Central Avenue frontage.

Regarding drainage, the applicant has proposed to install two (2) detention basins on site. Proposed roof leaders and inlets will connect into one of the two detention basins. The plans indicate that the detention basins will have emergency connections into the stormwater system in Central Avenue via several proposed manholes. The applicant has agreed to provide grading for up to six (6) inches of on-site ponding around the detention basins to indicate system failure. The applicant has agreed 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. All striping must be noted as thermoplastic. All on-site drainage pipes, and their connections, must be shown on the plan. The following comments pertain to drainage: The applicant must provide trench drains (Campbell Foundry model 4526A or equivalent) at both driveways along the property line. The trench drains must connect into the on-site system. The plans must include details for Proposed OCS Storm Structures #207 & #208. The proposed 15-inch HDPE must be modified to 12-inch RCP between OCS Storm Structure #208 and proposed Storm Manhole Structure #201. The proposed 15-inch HDPE and 15-inch RCP must be modified to 12-inch RCP between proposed OCS Storm Structure #207 and the existing stormwater manhole within Central Avenue. The following note must be added to the Drainage Plan: “Every 2 years, the Applicant shall retain the services of a New Jersey Licensed Professional Engineer to perform a thorough on-site field inspection of the entire stormwater system and review all maintenance records. The Professional Engineer shall prepare an

inspection report which includes any recommendations, and submit that report to the municipal construction official and the Passaic County Planning Board.” The proposed OCS Storm Structure #208 shall be shifted further into the property to avoid any conflict with the stop bar.

The applicant must clarify the purpose of the existing vaults beneath the entrance driveway. The vaults must be inspected and certified to handle vehicular traffic. The applicant has indicated that the existing vaults are PSE&G electric lines. Prior to final approval, the applicant shall provide certification from a NJ professional engineer that the vaults can support vehicular loading.

No comments were made by the board.

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

No comments were made by the public.

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

SP-22-064 – Proposed Mixed-Use Building (476-478 McBride Ave, LLC) – 476-478 McBride Avenue, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to reconstruct an existing 2,394 sq. ft., two-story, fire-damaged residential building into a 2,250 sq. ft., two-story, mixed-use building. The applicant has indicated that there will be 498 sq. ft. of commercial space on the ground floor. There will be a total of six (6) dwelling units across both the first and second floor. The site has frontage along McBride Avenue (CR 639) in Paterson.

The site will continue to use an existing four (4) space parking lot at the rear of the site. The parking lot connects to Lincoln Avenue, a municipal road. There are no existing or proposed access points to McBride Avenue directly from the site. The applicant has not proposed any changes to the existing sidewalk and curbing along the McBride Avenue frontage. Regarding drainage, the applicant has proposed to construct two (2) seepage pits in the rear parking area. The applicant has indicated that two (2) roof leaders will connect to the seepage pit. No connections to the McBride Avenue drainage system are proposed. No landscaping has been proposed for the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall replace the sidewalk and curbing along the McBride Avenue frontage of the site. The applicant shall submit a written request to the City of Paterson to provide a stop sign, stop bar, and centerline at the end of Lincoln Street, and to stripe a crosswalk across Lincoln Street between the two existing curb ramps. The applicant shall provide signed certification by an NJ licensed engineer that the existing ADA ramps are compliant with ADA standards. The applicant shall display the McBride Ave master plan right

of way width on the plan set. The plans show existing bilco doors to be removed. Does the property have any basement/stairs extending beyond the property line in the right of way below the sidewalk? If so, the applicant shall remove/fill in the area within the right of way. The right of way line shall be shown on the proposed basement plans.

The proposed commercial door is shown swinging into the county right of way. No door shall be permitted to swing into the county right of way. The location of the doors must be adjusted accordingly. The applicant shall coordinate with the municipal construction official if all three (3) doors along McBride Ave should swing out for emergency egress purposes. A copy of correspondence with the municipal fire code official shall be submitted. The applicant shall coordinate with municipal construction office on the width of the walkway along the southern property line. A copy of correspondence with the municipal construction official shall be submitted. The applicant shall provide a topographical plan for the site. Please note the county reserves the right to make additional drainage comments upon receiving a topographical plan for the site. The applicant shall add a note that all roof leaders shall connect to the proposed drywell system. The applicant shall provide a 6" ponding area within the parking lot by the drywell system.

Upon obtaining the Certificate of Occupancy from the City of Paterson, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater detention basins (surface and underground). The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Paterson Construction Department and the County Department of Planning & Economic Development. The applicant must add a note to the plan outlining the requirement to submit an inspection report on the conditions of the stormwater detention basins every two (2) years and to address any recommendations within 90 days of the report. The applicant shall provide the dimensions between the first parking spot and the corner with McBride Ave. The applicant shall perform percolation test to demonstrate the viability of the proposed seepage pits. The results of the percolation test shall be submitted to the county. The applicant shall provide the Corridor Enhancement Fee of \$1,057.00 payable to Passaic County.

No comments were made by the board.

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

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Martinique to close the floor to public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

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

OLD BUSINESS – None.

RESOLUTIONS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Vice Chair Martinique made a motion to adjourn the meeting at 7:11 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MASSIEL MEDINA FERRARA