



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, December 8th, 2022
WebEx Meeting**

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; Stephen Martinique, Vice Chair; Miguel Diaz, Commissioner; Kenneth Simpson, Commissioner; Jonathan Pera, County Engineer

BOARD PROFESSIONALS PRESENT: John Abdelhadi, Planning Board Counsel; Massiel Medina Ferrara, Planning Director; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner

MINUTES: A motion to adopt the minutes of the November 17th, 2022 Planning Board Meeting was made by Vice Chair Martinique and seconded by Chair Metzler. The motioned passed unanimously, with Commissioner Diaz abstaining.

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

- The Engineering & Planning Department will be giving a brief informational presentation on the Proposed Environmental Center at Rifle Camp Park after the Development Review portion of the meeting.
- The Planning Department is continuing to work on close outs for 2022 projects. More information will be presented to the board at future meetings.
- A draft 2023 meeting schedule will be presented to the board at the next Planning Board meeting.
- The Planning Department will be working on 2022 Year End Reports and be presenting them to the board in January 2023.

PUBLIC PORTION:

Vice Chair Martinique made a motion to open the meeting to the public which was seconded by Commissioner Diaz. 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-22-040 – 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 October 20th, 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 shall request in writing that the Township re-stripe the existing crosswalk across Main Street, and provide a copy of the written request. The crosswalk note shall 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 following comments pertain to the submitted traffic report: The development must be noted as 56 units, not 62. The traffic report must be updated to state the currently proposed number of units. 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 traffic report must be updated based on the proposed resident access between the two lots.

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 side elevations in the architectural drawings must be modified to indicate the right-of-way line of Main Street. 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.

No comments were made by the board.

Anthony Fiorello, attorney for the applicant, stated that the applicant would amend the report and submit the requested items.

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 Vice Chair Martinique to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

Commissioner Diaz 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-21-073 – Biogenesis Storage Building – 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 October 20th, 2022.

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 two (2) trench drain on the site. The trench drains will be installed at the driveway and the curb cut for 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 will plant a grass strip along the frontage, where underground electric conduits present a barrier to the planting of shade trees.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The various Marshall Street right-of-way widths indicated on the survey must also be indicated on the site plan. The applicant must grant a sidewalk easement to the City of Paterson for the portion of the sidewalk located on the applicant's property. A draft deed of easement and metes and bounds description shall be submitted for review. The deed of easement must still be submitted for review.

A trench drain must be provided at the roll-up garage door closest to the Marshall Street intersection. The trench drain shall be Campbell Foundry pattern 4526A or equivalent. The trench drain shall be connected to the stormwater system within the property. The connection to the on-site stormwater system must be indicated on the plan. An inlet shall be added on the

property near the Marshall/Industrial intersection. The proposed inlet must be located in the corner of the parking lot. 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 manhole must be indicated on the drainage plan in the site plan set. The Corridor Enhancement Fee of \$4,428.00 must be provided payable to Passaic County.

Chair Metzler asked about the outstanding drainage comments. County Engineer Pera responded that the drainage comments could be worked out with the applicant's staff.

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 Vice Chair Martinique to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

Vice Chair Martinique made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Diaz. 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 November 17th, 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 was previously granted a design waiver to permit two (2) parking spaces within 20 feet of the right-of-way line adjacent to the entrance driveway on the condition that the spaces be reserved and signed for "employees only". The lot will have access via two one-way driveways on the site. The applicant has proposed to install a new sidewalk with a grass strip and curbing along the site frontage.

The applicant has proposed to install a trench drain across the site driveways. The trench drain and proposed roof leaders would connect to a proposed drywell, which would collect stormwater before connecting into the Ringwood Avenue drainage system. This particular inlet on the Ringwood Avenue drainage system discharges across the road into South Twin Lake. 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. 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. The plans shall include a note stating that the STOP sign will be placed on a separate post from any other signs.

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 submit a draft deed of easement and metes and bounds description for review. The applicant must show the County Master Plan right-of-way on the site plan. If determined by the Board and Board Professionals, the applicant shall enter into an agreement to provide a dedication to the Master Plan right-of-way line at a later date, as requested by and at no cost to the County of Passaic. The applicant shall enter into an "if and when" agreement to provide a dedication to the Master Plan right-of-way line at a later date, as requested by and at no cost to the County.

No comments were made by the board.

A motion was made by Commissioner Diaz to grant a waiver allowing the two parking spaces within 20 feet of the county right of way and to grant a waiver allowing the applicant to not detain drainage for a 25-year storm on site. Commissioner Simpson seconded the motion. The motion passed unanimously.

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 Vice Chair Martinique to close the floor to public comment. Commissioner Diaz seconded the motion. The motion passed unanimously.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish an existing single-family dwelling and construct an 8,104 sq. ft., 12-unit multi-family apartment building. The site has frontage along Paulison Avenue (CR 618) in Passaic. This application was withheld on September 22nd, 2022.

The applicant has indicated that the ground floor of the building will be a parking garage with 16 parking spaces. The parking garage will have access to Paulison Avenue via a full-access driveway. The applicant has proposed to replace the sidewalk and curbing along the site frontage, including a concrete apron to accommodate the driveway. Regarding drainage, the applicant has proposed to construct an inlet grate in the parking deck and a trench drain across the proposed driveway. Both the inlet and trench drain will connect to a proposed stormwater detention system. The proposed roof leaders will also connect to the stormwater detention system. The applicant has proposed to plant one (1) shade tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The first parking space appears to be located within 20 feet of the right-of-way line. The applicant has requested a design waiver in order to allow for a parking space within 20 feet of the right-of-way line. The waiver is recommended by staff based on the submitted information. The plans must include construction details of the proposed detention system (i.e. storage baskets for the rainsmart stormwater system). It must be clarified how the system will be maintained and inspected. Incomplete. The plans indicate that the bottom of the stormwater storage baskets is at elev. 95.05' and the bottom of the stone is at 94.55'. The Rainsmart Stormwater System Notes (Drawing 5) indicates that the stormwater system shall be installed a minimum of two (2) feet above the seasonal high water table. The applicant must address the following questions: Does the stormwater design comply with this requirement? What is the seasonal high water table elevation at this location?

The applicant must perform percolation tests and provide the results. The submitted geotechnical report (as prepared by Johnson Soils Company) did not include the percolation test results. The site must be graded to allow for up to six (6) inches of on-site ponding in the event that the stormwater system fails or is not maintained properly. The applicant shall confirm the elevation of the proposed grade of the parking area. The driveway profile indicate a ground floor elev. of 100.00'; The grading plan indicates an elev. of 100.00'; and the top of slab elevation is noted as 100.25'.

The species of the proposed shade tree must be noted on the plan, and a grate detail included. The grate detail must include dimensions. The applicant must submit architectural drawings. The Paulison Avenue right-of-way line must be indicated on the side elevation drawings. A note must be added stating that the footings of the building will not extend into the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$1,000 payable to Passaic County.

Vice Chair Martinique asked for clarification on the drainage comments. County Engineer Pera clarified the drainage comments made by staff. Vice Chair Martinique asked that the applicant address how vehicles would be able to exit the site from the parking spaces marked 12, 13, 14, 15, and 16 without backing out of the building. The board stated that the waiver requests made by the applicant would be addressed after their next submission when more information on the site would be provided.

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 Vice Chair Martinique 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 Vice Chair Martinique. The motion passed unanimously.

OLD BUSINESS – None.

RESOLUTIONS – None.

NEW BUSINESS

Proposed Environmental Center at Rifle Camp Park

Senior Planner Miranda presented the following information on the proposed Environmental Center :

- This is a joint project with the Passaic County Community College
- The facility will replace the existing nature center in Rifle Camp Park
 - The current building is out of compliance with ADA, and has recently sustained damage
- The center will include:
 - A larger telescope and observatory
 - Two (2) new classroom spaces for educational programming
 - A new exhibit and events space for community, government, and educational programming
 - A ranger’s station
 - Public restrooms
 - Will be in compliance with current ADA requirements for accessibility
 - Accessible parking adjacent to the building and ramped entry to facility

Chair Metzler asked if there would be a ranger for the park. County Engineer Pera responded that there would be park rangers.

CORRESPONDENCE – None.

ADJOURNMENT: Vice Chair Martinique made a motion to adjourn the meeting at 6:18 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MASSIEL MEDINA FERRARA