



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Wednesday, December 21st, 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; William Gervens, Commissioner; Miguel Diaz, Commissioner; Nakima Redmon, Commissioner; Steven Edmond, Alternate (voting for Commissioner Simpson); 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 December 8th, 2022 Planning Board Meeting was made by Commissioner Diaz and seconded by Chair Metzler. The motion passed unanimously, with Commissioners Edmond and Gervens abstaining.

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

- Four Planning Board Commissioners were reappointed by the Board of County Commissioners on December 13th. The reappointed members are: Joseph Metzler, Kenneth Simpson, Nakima Redmon, and Steven Edmond. Steven Edmond has been appointed as a regular Planning Board Commissioner from Alternate.
- An informational presentation for the Rifle Camp Park Amphitheater project will be presented by staff after development review.
- A draft of the Planning Board Meeting Schedule for 2023 has been distributed to board members for their review before adoption. The next scheduled Planning board Meeting will be on January 12th, 2023.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-22-070 – Tilcon Asphalt Batch Plant – 859 Riverview Drive, Totowa

Staff explained that this is a new site plan application in which the applicant has proposed to re-occupy an existing 7,440 sq. ft. asphalt processing plant. The applicant has proposed to demolish an existing batch tower and conveyor belt and construct a new batch tower and conveyor belt on

the same footprint. The applicant has also proposed construction of a new bag house and switchgear/transformer on the site. The site has frontage along both Riverview Drive (CR 640) and Minnisink Road (CR 642) in Totowa.

The site will have a total of sixteen (16) parking spaces, and will have ingress and egress via two full-access driveways: a driveway on Minnisink Road (designated on the site plan as the “main site access”) and a driveway on Riverview Drive, both County roads. The applicant has proposed to install “STOP” and “NO LEFT TURN” signs at the Riverview Drive driveway. No sidewalk or curbing is existing or proposed along either site frontage.

Regarding drainage, the applicant has proposed to utilize the existing drainage system on the site. The existing system is an inlet that connects to a concrete headwall at the site’s perimeter, where the stormwater is expelled. The site slopes away from the Minnisink Road frontage but slopes towards the Riverview Drive frontage. No drainage improvements are proposed at either driveway. The plans do not indicate any landscaping, although trees and shrubs are present at both site frontages.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans indicate a variable right-of-way width along both Riverview Drive and Minnisink Road. Any variations in right-of-way width must be indicated in the correct location along both frontages. The Master Plan right-of-way widths must be indicated for both Riverview Drive (66 feet) and Minnisink Road (66 feet). If the Master Plan right-of-way half-width(s) extend beyond the existing right-of-way line(s) adjacent to the site, the applicant shall enter into an “if and when” agreement to provide a right-of-way dedication to the County at a later date (if and when requested by the County).

The applicant shall submit a cross-easement agreement for access between the three (3) lots. The applicant shall install a 5-foot sidewalk and 3-foot grass strip along the Riverview Drive frontage of the site. The applicant shall enter into an “if and when” agreement to install a 5-foot sidewalk and 3-foot grass strip along the Minnisink Road frontage at a later date, if and when requested by the County or Borough. For the Board to consider allowing multiple driveways on County roads, the applicant must submit a waiver request with a written justification for providing both driveways. For the Board to consider allowing the driveways to be within 10 feet of a side property line, the applicant must submit a waiver request with a written justification. A stop bar, stop sign, and 50-foot double yellow centerline must be provided at each driveway. All striping shall be noted as thermoplastic.

The distance between the curb line and the existing gates (in both open and closed conditions) must be dimensioned on the plan at both driveways. The plans must include a driveway profile for the first 50 feet from the right-of-way line at both the Riverview Drive and Minnisink Road driveways. Upon obtaining the Certificate of Occupancy from the Borough of Totowa, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater system. 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 Totowa Building Department and the Passaic County Planning Board. A trench drain must be installed (at the property line) at the Riverview Drive driveway. As the Minnisink Road

driveway is sloped away from the County right-of-way, the applicant shall enter into a hold harmless agreement with the County for any stormwater, silt, or debris that enters the site from the County right-of-way. All internal inlet heads shall be replaced with NJDEP stormwater compliant inlet heads. The applicant shall provide the Corridor Enhancement Fee of \$5,252.00 payable to Passaic County.

Commissioner Edmond asked if the flooding issues on Riverview Drive near this site has been resolved. County Engineer Pera responded that there has been no reported flooding issues, and that the applicant will be responsible for maintaining their own site drainage.

Alan Zakin, attorney for the applicant, stated that he had witnesses to testify. Wayne Ingram, engineer for the applicant, was sworn in. He explained the proposed changes to the site and asked about clarification for the trench drain comment, citing it as his only concern. County Engineer Pera clarified the trench drain comment to the applicant. Michael Kotlarz, director of operations for the applicant, was sworn in. He explained the context for the site's opening.

A motion was made by Commissioner Redmon 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 Gervens 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 Commissioner Edmond. The motion passed unanimously.

SP-22-055 – Molly Ann Farms – 265 Belmont Avenue, Haledon

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing 8,883 sq. ft. funeral home into a cannabis retail business. The applicant has not proposed any changes to the footprint of the building. The site has frontage along both Henry Street (CR 656) and Belmont Avenue (CR 675) in Haledon. This application was withheld on September 22nd, 2022.

The applicant has proposed improvements to the existing parking lot, which will reduce the parking on site from 67 to 65 spaces. The parking lot will have access via an entrance-only and exit-only driveway on Belmont Avenue, and an exit-only driveway on Morrissee Avenue (a municipal road). The applicant has proposed to close an existing entrance-only driveway on Morrissee Avenue and replace the driveway with full-height curbing. The applicant has submitted a waiver request in support of the driveway on Belmont Avenue. The applicant has not proposed any changes to the existing concrete and brick sidewalk along Belmont Avenue or the concrete sidewalk along Henry Street. No changes to the curbing are proposed. The applicant has submitted a traffic assessment.

Regarding drainage, the applicant has proposed to use an existing concrete chute to direct stormwater into the Molly Ann Brook. The site slopes away from both County rights-of-way. The applicant has not proposed any landscaping. The applicant has submitted architectural drawings. The applicant has also requested that the existing pylon sign and four (4) brick masonry pillars, which both encroach into the Belmont Avenue right-of-way, be permitted to remain.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The application lists two lots (Block 117, Lots 1 & 2). The applicant shall clarify which lots are included in the site plan, as none are indicated on the plan. If both, a cross-easement agreement between Lots 1 & 2 shall be provided. Any lot consolidation must be indicated on the site plan. The applicant shall submit a minor subdivision application for the proposed lot consolidation. The plans appear to indicate a sign and pillars within the Belmont Avenue right-of-way. If so, these features must be removed. The applicant has submitted an encroachment application for the existing pylon sign and pillars, and has requested a waiver from the requirement to remove the improvements. The waiver is not recommended by staff.

The applicant shall submit a signed certification from a licensed professional that the curb ramp at the corner of Henry Street and Morrissee Avenue is ADA-compliant. The applicant has requested a waiver from the requirement to provide ADA certification for the existing curb ramp at the corner of Henry Street and Morrissee Avenue. The waiver is not recommended by staff. As the site has access along a municipal street, the Belmont Avenue driveway must be removed. The applicant may request a design waiver, with a written justification, for a driveway along Belmont Avenue. The applicant has requested a waiver from the requirement to remove the proposed driveway along Belmont Avenue, as there is access to a municipal street (Morrissee Avenue).

Any proposed Belmont Avenue driveway must be dimensioned. The County standard width for one-way driveways is 12-18 feet. The existing driveways are both over 20 feet in width. Any permitted one-way driveway on Belmont Avenue must comply with the County standard for width. The applicant must submit a traffic study. The submitted traffic assessment is acceptable. The applicant shall perform post-construction traffic studies 2- and 5 years from the date that a Certificate of Occupancy is issued by the Borough of Haledon.

The applicant shall provide shade trees along Belmont Avenue, between the sidewalk and the curbing. The applicant has requested a waiver from the requirement to provide shade trees along the Belmont Avenue frontage, between the sidewalk and curbing. The waiver is not recommended by staff. The applicant will be provided a list of trees recommended by PSE&G. All trees shall be located outside of any sight triangles. The applicant must submit any available architectural drawings, including elevation plans and floor plans that indicate door swings. The right-of-way line of Belmont Avenue must be noted on an elevation plan and floor plan in order to indicate any existing encroachments into the County right-of-way. The submitted architectural drawings indicate that the existing building canopy and planting bed encroach into the County right-of-way. These are included on the submitted encroachment application. The applicant must

provide the Corridor Enhancement Fee of \$4,910.00 payable to Passaic County. The applicant must provide the full assessed Corridor Enhancement Fee of \$4,910.00, based on the linear feet of frontage along Belmont Avenue and Henry Street.

Commissioner Edmond asked how delivery trucks utilizing the driveway would be able to navigate the proposed parking lot configuration with existing driveways. County Engineer Pera explained that a turning template would need to be submitted to determine the ability of trucks to access the site. Chari Metzler asked how far the pylons encroach into the county right of way. County Engineer Pera responded that the applicant would have to clarify how far the pylons encroached.

Commissioner Diaz left the meeting at 6:35 PM.

Gabriella Wilday, applicant, was sworn in. Gian Lombardi, applicant, was sworn in. Gabriella Wilday explained her justification for the ADA compliant ramp waiver. After listening to her statement, Chair Metzler disagreed and stated that the comment would stand. Gabriella Wilday asked for clarification on the driveway comment. County Engineer Pera clarified the driveway comment and the concerns with the county.

Commissioner Redmon made a motion to grant the waiver request to allow an awning and planters to encroach in the county right. The motion passed unanimously.

Gabriella Wilday explained the justification for asking for a waiver from planting shade trees. She suggested that the applicant install planters along the site frontage. After discussion, it was determined that the applicant would provide planters along the site frontage and provide some shade trees on site.

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

SP-22-069 – Proposed Site Improvements – 415 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct various site improvements at an existing warehouse facility. The applicant has not proposed any changes to the footprint of the existing 343,615 sq. ft. warehouse facility. The applicant has also proposed to construct an additional eight (8) new loading doors and a concrete ramp. The site has frontage along Paterson-Hamburg Turnpike (CR 504) in Wayne.

The applicant has proposed to convert 16 existing parking spaces to electric vehicle charging stations. The effected spaces and support facilities will be in the interior of the site and will not

be adjacent to the County right-of-way. In addition, the applicant has proposed to re-pave a portion of the existing asphalt parking lot. In total, the proposed site will have 401 standard parking spaces, 16 electric vehicle charging stations, and 32 loading docks. The site will have access via several existing driveways along Power Avenue and Owens Drive, both of which are municipal roads. Both roads dead-end at the site and connect to Paterson-Hamburg Turnpike. The applicant has not proposed any changes to the existing curbing or sidewalk along the Paterson-Hamburg Turnpike frontage.

Regarding drainage, the applicant has indicated the continued use of the existing drainage system on the site. The plans do not clearly indicate the existing stormwater system. The applicant has proposed an additional two (2) trench drains and two (2) inlets adjacent to the proposed electric vehicle charging stations. These trench drains and inlets will be connected to the existing system. The applicant has not proposed any changes to the existing landscaping on the site. There are existing shade trees along the Paterson-Hamburg Turnpike frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must indicate the property lines for the three (3) existing lots. The applicant shall confirm any proposed lot consolidation OR provide a cross-easement for access between the lots.

The plans indicate a proposed right-of-way dedication to the County along Pompton Plains Crossroad. The applicant shall confirm that the proposed dedication is consistent with the half-width of the 66-foot Master Plan right-of-way. The applicant shall submit a draft deed of dedication and metes and bounds description for review by staff. A sidewalk must be provided along the Pompton Plains Crossroad frontage of the site. The sidewalk must be a minimum of five (5) feet in width and dimensioned on the plan.

A grass strip shall be provided between the sidewalk and curbing along Pompton Plains Crossroad. The grass strip must be a minimum of three (3) feet in width and dimensioned on the plan. The applicant shall submit a signed certification, from a professional engineer, that the existing curb ramp at the corner of Pompton Plains Cross Road and Farmingdale Road is in compliance with current ADA standards. The proposed Pompton Plains Crossroad driveway shall be removed from the plans, as there is available access along Farmingdale Road. For any waiver request to be considered by the Board, the applicant must provide a written justification for the provision of a Pompton Plains Crossroad driveway. If a waiver is granted, the applicant shall provide appropriate signing and striping at the driveway.

The plans must include a note stating that the sight triangles on Pompton Plains Crossroad are to be kept clear, at all times in the future, from any objects that are or could reach 3.5 feet in height. West of Farmingdale Road, the south side of Pompton Plains Crossroad is wider than along the site frontage. To better accommodate the change in roadway width, the applicant shall provide for the widening of the shoulder along the property line leading up to the intersection. The applicant shall submit a typical section for this widening, showing an 11-foot travel lane and 7-foot shoulder.

The applicant shall perform post-construction traffic studies 1-, 2-, 5- and 10 years from the date that a Certificate of Occupancy is issued by the Township of Wayne. The Grading Plan indicated that the difference in elevation between the bottom and top of the proposed Pompton Plains Crossroad curb will be six (6) inches. The plan shall be modified to indicate an 8-inch curb, as per the curb detail. Drainage shall be provided along the site frontage on Pompton Plains Crossroad. Runoff from the roadway currently sheet flows onto the site. New curbing will concentrate that flow in the gutterline, encroaching into the travel lane, adversely affecting safety. After a shoulder width is determined, a gutter spread analysis shall be performed to determine the location of the necessary drainage structures.

The applicant shall confirm whether the detention basin is located beyond the clear zone of both roadways. If not, the appropriate protective measures must be provided. Upon obtaining the Certificate of Occupancy from the Township of Wayne, the applicant must submit an inspection report from a professional engineer on the conditions of the proposed stormwater system. 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 Wayne Building Department and the Passaic County Planning Board. The applicant shall submit copies of any required NJDEP permits for the proposed development. The applicant shall provide the Corridor Enhancement Fee of \$11,762.00 payable to Passaic County.

Commissioner Edmond asked if the building at the rear of the site an easement had to access Power Avenue.

Joe Mele, engineer for the applicant, was sworn. He explained the proposed changes to the site. He also stated that he would consult with the surveyor to determine if a cross-easement already exists. If it does not, he stated that it would be provided.

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

No comments were made by the public.

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

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

SP-22-071 – Proposed Solar Carports – 385 Rifle Camp Road, Woodland Park

Staff explained that this is a new site plan application in which the applicant has proposed to install solar carports, demolish a residential building, and to construct an emergency access driveway. The applicant has proposed to construct solar panel car ports over the existing 940-space parking lot. Additionally, 37 parking spaces will be converted to electric vehicle charging spaces. The site has frontage along Weasel Drift Road (CR 634) and access via a shared

driveway to Rifle Camp Road (CR 633). The applicant has stated that a major subdivision for the site will be submitted under separate cover.

The parking lot has access via a shared driveway on Rifle Camp Road; access to the site and parking lot is currently controlled via a security checkpoint. The applicant has proposed to construct an emergency access driveway along Weasel Drift Road. The applicant has proposed to install a chain link gate and lock, and install a Knox box, to limit access to the driveway to emergency vehicles only. In addition, the applicant has proposed to demolish an existing residential building on the site. The applicant has not proposed any sidewalk or curbing along Weasel Drift Road, which is consistent with that section of the roadway.

Regarding drainage, the applicant has proposed to utilize the current drainage system on the site. The current drainage system has inlets along the site's interior driveways and parking lot that expel stormwater into an existing detention basin. The applicant has proposed to retrofit all existing curb inlets on the site with a heavy-duty bicycle type grate. The applicant has not proposed drainage at the proposed Weasel Drift Road emergency access driveway, which slopes towards the County right-of-way. No landscaping has been proposed as part of the application, although the frontage adjacent to Weasel Drift Road is heavily forested.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall provide a copy of the access easement to use private driveway to access Rifle Camp Road. The Master Plan right-of-way width (60 feet) must be indicated for Weasel Drift Road. If the Master Plan right-of-way half-width extends beyond the existing right-of-way line adjacent to the site, the applicant shall enter into an "if and when" agreement to provide a right-of-way dedication to the County at a later date (if and when requested by the County).

The applicant shall enter into an "if and when" agreement to install a 5-foot sidewalk and 3-foot grass strip along the Weasel Drift Road frontage at a later date, if and when requested by the County or Borough. The plans must include a driveway profile for the first 50 feet from the right-of-way line at the Weasel Drift Road driveway. If the Weasel Drift Road emergency access driveway is to be paved, the applicant shall install a trench drain at the right-of-way line. The applicant shall provide the Corridor Enhancement Fee of \$1,016.00 payable to Passaic County.

Commissioner Edmond asked if a snow plow could fit under the proposed solar panels.

Dan Klein, attorney for the applicant, answered that a snow plow would be able to fit under the solar panels.

A motion was made by Commissioner Gervens 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. Commissioner Gervens seconded the motion. The motion passed unanimously.

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

SP-22-068 – Proposed Warehouse – 125 Pompton Plains Crossroad, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 70,471 sq. ft. warehouse building on a commercial lot. The applicant has proposed to demolish the existing building on the site. The proposed warehouse will have a total of 39 parking spaces and 12 loading bays. The applicant has proposed to pave the loading bay area with porous concrete pavement. A warehouse was proposed at the site as part of a previous site plan application (SP-17-050) that was last reviewed in 2018, but was not granted approval. The site has frontage along Pompton Plains Crossroad (CR 680) in Wayne.

The site will have ingress and egress via two (2) full-access driveways: a driveway along Farmingdale Road (a municipal street), and a driveway along Pompton Plains Cross Road (a County road). The applicant has provided turning tables showing the movements of tractor-trailers navigating the site. The applicant has proposed to construct a 9-inch curb along the site frontage. The applicant has not proposed the installation of a sidewalk along the Pompton Plains Crossroad frontage. The plans indicate a proposed dedication of 13 feet to the Master Plan right-of-way of Pompton Plains Crossroad.

Regarding drainage, the applicant has proposed to construct an open-air infiltration basin on the site. The applicant has proposed connecting several roof leaders to a pipe that will expel stormwater into the infiltration basing via a rip-rap. A proposed rip-rap in the proposed parking lot will also expel stormwater into the basin. The applicant has also proposed to construct several rip-raps at the rear of the site that will expel stormwater directly into wetlands and a brook. The plans indicate a proposed overflow grate, allowing the infiltration basin to expel excess water into the brook via one of the proposed rip-raps. The applicant has proposed to plant 10 Acer Rubrum “October Glory” 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 plans must indicate the property lines for the three (3) existing lots. The applicant shall confirm any proposed lot consolidation OR provide a cross-easement for access between the lots. The plans indicate a proposed right-of-way dedication to the County along Pompton Plains Crossroad. The applicant shall confirm that the proposed dedication is consistent with the half-width of the 66-foot Master Plan right-of-way. The applicant shall submit a draft deed of dedication and metes and bounds description for review by staff.

A sidewalk must be provided along the Pompton Plains Crossroad frontage of the site. The sidewalk must be a minimum of five (5) feet in width and dimensioned on the plan.

A grass strip shall be provided between the sidewalk and curbing along Pompton Plains Crossroad. The grass strip must be a minimum of three (3) feet in width and dimensioned on the

plan. The applicant shall submit a signed certification that the existing curb ramp at the corner of Pompton Plains Cross Road and Farmingdale Road is in compliance with current ADA standards. The proposed Pompton Plains Crossroad driveway shall be removed from the plans, as there is available access along Farmingdale Road. For any waiver request to be considered by the Board, the applicant must provide a written justification for the provision of a Pompton Plains Crossroad driveway. If a waiver is granted, the applicant shall provide appropriate signing and striping at the driveway.

The plans must include a note stating that the sight triangles on Pompton Plains Crossroad are to be kept clear, at all times in the future, from any objects that are or could reach 3.5 feet in height. West of Farmingdale Road, the south side of Pompton Plains Crossroad is wider than along the site frontage. To better accommodate the change in roadway width, the applicant shall provide for the widening of the shoulder along the property line leading up to the intersection. The applicant shall submit a typical section for this widening, showing an 11-foot travel lane and 7-foot shoulder. The applicant shall perform post-construction traffic studies 1-, 2-, 5- and 10 years from the date that a Certificate of Occupancy is issued by the Township of Wayne.

The Grading Plan indicated that the difference in elevation between the bottom and top of the proposed Pompton Plains Crossroad curb will be six (6) inches. The plan shall be modified to indicate an 8-inch curb, as per the curb detail. Drainage shall be provided along the site frontage on Pompton Plains Crossroad. Runoff from the roadway currently sheet flows onto the site. New curbing will concentrate that flow in the gutterline, encroaching into the travel lane, adversely affecting safety. After a shoulder width is determined, a gutter spread analysis shall be performed to determine the location of the necessary drainage structures. The applicant shall confirm whether the detention basin is located beyond the clear zone of both roadways. If not, the appropriate protective measures must be provided.

Upon obtaining the Certificate of Occupancy from the Township of Wayne, the applicant must submit an inspection report from a professional engineer on the conditions of the proposed stormwater system. 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 Wayne Building Department and the Passaic County Planning Board.

The applicant shall submit copies of any required NJDEP permits for the proposed development. The applicant shall provide the Corridor Enhancement Fee of \$11,762.00 payable to Passaic County.

Commissioner Edmond asked that if the driveway was to remain, a driveway profile needed to be submitted.

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

Joe Mele, member of the public from outside of Passaic County, asked about the minor subdivisions, and when a subdivision should be submitted to the county. Planning Director Ferrara explained the subdivision process.

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

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

Commissioner Edmond exited the meeting at 7:00 PM.

SP-19-035 – Allied Brothers Tri-State Builders – 20 Parish Drive, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate and construct a second story addition to an existing 1,155 sq. ft. commercial building. The applicant has also proposed to install an ADA ramp to enhance access to the building. The site has frontage along Parish Drive (CR 668) in Wayne. This application was withheld by the Board on August 22nd, 2019.

The applicant has not proposed any changes to the existing 24-space parking lot. The site will continue to have access via a two-way driveway on Parish Drive. The applicant has proposed to paint a stop bar and double yellow centerline at the existing driveway. The applicant has not proposed any changes to the existing sidewalk and curbing along Parish Drive.

Regarding drainage, the applicant has proposed to connect the second story addition roof leaders into an existing pipe system that expels stormwater from the existing building into a drainage ditch that runs through property. An existing concrete spillway expels water from the parking lot into the drainage ditch. The site slopes away from the County right-of-way. The site is located near the Morris Canal Greenway crossing of Parish Drive, to the east. No changes are proposed to the existing landscaping on site, which includes two (2) shade trees and numerous evergreens.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must provide a “STOP” sign and double yellow centerline at the driveway. All striping must be thermoplastic. The driveway striping must be revised to include hatching in order to ensure that only one vehicle can exit the driveway at a time. The applicant shall enter into a hold harmless agreement with the County for any stormwater, silt, or debris that may enter the property from the County right-of-way. The applicant must provide an ADA-compliant curb ramp at the driveway entrance to the sidewalk along Parish Drive. The applicant shall submit a written request to the Township to stripe a crosswalk across the site driveway.

No comments were made by the board.

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

No comments were made by the public.

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

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

SP-22-003 – Proposed Apartment Building – 191-193 West Broadway, Paterson

Commissioner Edmond re-entered the meeting at 7:12 PM.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 1,728 sq. ft., apartment building with four (4) dwelling units on a vacant lot. The site has frontage along West Broadway (CR 673) in Paterson. This application was withheld by the Board on July 28th, 2022.

The applicant has indicated that there will be no parking on the site. The plans indicate that there will be two (2) roll-up doors along the site frontage that lead to a 360 sq. ft. utility/waste room. The applicant has indicated that the roll up doors will be five (5) feet in width. The applicant has proposed to replace the depressed curbing along the site frontage with full-height curbing. The applicant has also proposed to replace the sidewalk along the site frontage.

Regarding drainage, the applicant has proposed to construct a seepage pit at the rear of the site. The applicant has also proposed to construct three (3) infiltration basins under the proposed building. The proposed infiltration basins will connect to the seepage pit at the rear of the site. The applicant has also proposed to construct trench drains, at the right-of-way line, across the two (2) walkways on either side of the building. The trench drains will connect to the proposed infiltration basins. The applicant has proposed to install one (1) Allegheny Serviceberry tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans indicate an existing rock outcrop at the proposed location of the seepage pit. The applicant must provide additional information stating how the seepage pit will function at this part of the property. The applicant must submit permeability / percolation field test pit information.

No comments were made by the board.

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

No comments were made by the public.

Seeing no one, a motion was made by Commissioner Gervens 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-22-067 – Genesis of Wayne – 1935 Route 23 South, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 21,822 sq. ft. automobile dealership on a lot that contains an existing automobile dealership. The applicant has proposed to demolish the existing 2,515 sq. ft. dealership building on the site. The site does not have frontage along a County roadway, but includes over one (1) acre of impervious area.

The site will have a total of 160 parking spaces. The site will have ingress and egress via a full-access driveway on NJ-23 southbound and a full-access driveway along Access Road A (only access point is to NJ-23 SB). The applicant has not proposed any sidewalks or curbing along the site frontage. Regarding drainage, the applicant has proposed to construct a detention system on the site. All proposed inlets and roof leaders on the site will connect to the proposed detention system. The applicant has proposed to plant a variety of small trees and shrubs throughout the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit copies of any required NJDEP permits for the proposed development. In addition to coordinating with Wayne Township, the applicant shall coordinate with the State of New Jersey and NJDOT as the site plan has frontage on a State highway (NJ-23). The applicant shall submit copies of any required access permits. Upon obtaining the Certificate of Occupancy from the Township of Wayne, the applicant must submit an inspection report from a professional engineer on the conditions of the proposed stormwater system. 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 Wayne Building Department and the Passaic County Planning Board.

No comments were made by the board.

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

No comments were made by the public.

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

Commissioner Gervens made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Redmon. 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 Rifle Camp Park Amphitheater. The project is for the removal and replacement of the existing amphitheater. The new improvements include the following:

1. New elevated stage, sized to meet County programming requirements. The stage will be fully ADA accessible.
2. New prefabricated structure, including masonry partition walls and storage room.
3. New lighting for the amphitheater, including stage lighting, decorative site lighting, and catenary lighting over the seating area (string lighting).
4. New stone block seating in the audience area, with ADA accessible seating area.
5. Replacement and new paved paths, including ADA accessible parking near the park access drive with an ADA accessible path to the stage area.
6. New open paver driveway to allow for delivery and removal of performance equipment and materials to the amphitheater.
7. Site grading, landscaping and associated site improvements for a complete project.

CORRESPONDENCE

A draft Planning Board Meeting Schedule for 2023 was circulated to the Board for review, with official adoption of a 2023 schedule occurring in January 2023.

ADJOURNMENT: Commissioner Gervens made a motion to adjourn the meeting at 7:26 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MASSIEL MEDINA FERRARA