



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 1st, 2023
401 Grand Street, Room 220, Paterson, NJ 07505**

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

MEMBERS PRESENT: Joseph Metzler, Chair; Kenneth Simpson, Vice Chair; Miguel Diaz, Commissioner; Nakima Redmon, Commissioner; Steven Edmond, Commissioner; Jonathan Pera, County Engineer; Orlando Cruz, County Commissioner

BOARD PROFESSIONALS PRESENT: John Abdelhadi, Planning Board Counsel; Andras Holzmann, Planning Director; Jason Miranda, Senior Planner

MINUTES: After a correction was requested by Chair Metzler, it was agreed that the May 11th minutes would be voted on at the June 22nd meeting after the requested correction had been made.

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

- The new playground near the auto overlook on Garret Mountain has opened.

PUBLIC PORTION:

Commissioner Diaz made a motion to open the meeting to the public which was seconded by County Commissioner Cruz. The motion passed unanimously. Seeing no one present, Commissioner Diaz made a motion to close the public portion that was seconded by County Commissioner Cruz. The motion passed unanimously.

DEVELOPMENT REVIEW

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

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.

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. Based on the submitted information, the waiver is recommended by staff. The applicant must request a design waiver, with a written justification, for a driveway within 10 feet of a side property line. The minimum width of the driveway shall be 24 feet. The applicant has requested a waiver from the requirement to provide a minimum of 10 feet between a site driveway and a side property line. Based on the submitted information, the waiver is recommended by staff.

The proposed on-site turnaround is not feasible. The turning templates show a vehicle traveling through the proposed garage wall to turn around on the site. The turning template must be revised to address this issue. The plan must show all columns to match the previously submitted architectural drawings. No columns shall be located within an 8-foot wide parking space. Parking spaces 13-16 must be restricted and signed for use by compact cars only.

Commissioner Edmond asked if the parking spaces would be assigned.

Cory Klein, attorney for the applicant, stated that the applicant can assign parking spaces to tenants. Ali Senar, site owner, was sworn in and stated that there would be one parking space per apartment unit, and that the remaining compact car spaces would be assigned to specific tenants.

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

A motion to grant both waiver requests was made by Commissioner Diaz and seconded by Vice Chair Simpson. The motion passed unanimously with Commissioner Redmon abstaining.

Commissioner Diaz made a motion grant conditional approval of this site plan application. The motion was seconded by County Commissioner Cruz. The motion passed unanimously with Commissioner Redmon abstaining.

SU-23-007 – The Vistas at Vincent Subdivision – 110 Vincent Drive, Clifton

Staff explained that this is a new major subdivision application in which the applicant has proposed to subdivide two (2) existing lots in order to accommodate a housing development. The applicant has submitted a site plan application (see SP-23-019) in conjuncture with this subdivision application. The applicant has proposed to create a total of 14 lots, each of which will be developed into a single-family dwelling. The Vincent Drive right-of-way will be extended to provide frontage for all proposed lots. No site improvements are proposed as part of

the subdivision application, as all improvements are proposed under the associated site plan application (SP-23-019).

The submitted subdivision plat has been reviewed by County staff, and there are no issues posed by the proposed subdivision.

The board made no comments.

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

Vice Chair Simpson made a motion to grant unconditional approval of this site plan application. The motion was seconded by Commissioner Redmon. The motion passed unanimously.

SP-23-019 – The Vistas at Vincent – 110 Vincent Drive, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct 14-single family dwellings on the site of a former restaurant. All proposed homes include a garage and driveway. The existing structure on the site will be demolished. The applicant has also submitted a subdivision application (see SU-23-007), creating 14 individual lots for the proposed dwellings. The site does not have frontage on a County road, but includes over one (1) acre of impervious area.

All proposed homes will have access via a proposed cul-de-sac extension of Vincent Drive, a municipal road. Vincent Drive connects to Grove Street (CR 623). The applicant has proposed to construct sidewalk and curbing along the site frontage along Vincent Drive.

Regarding drainage, the applicant has proposed to construct several inlets on Vincent Drive to collect stormwater. The proposed inlets will connect to a proposed underground detention basin located under the proposed Vincent Drive extension. It is not what impact, if any, the stormwater from the site will have to downstream systems under County jurisdiction. The applicant has proposed to plant 23 red maple trees around the proposed Vincent Drive extension.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit drainage calculations for the proposed development. The applicant shall clarify where stormwater is intercepted downstream and where it is piped once intercepted.

The board made no comments.

William Page, engineer for the applicant, was sworn in and explained that the City of Clifton was accepting the driveway water generated by the site into their stormwater system.

A motion was made by Vice Chair Simpson 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 Diaz to close the floor to public comment. Vice Chair Simpson seconded the motion. The motion passed unanimously.

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

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

Staff explained that this is a previously withheld 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 submitted a turning template for the proposed on-site turn around.

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 Master Plan right-of-way of Piaget Avenue is 60 feet, not 55 feet. The expanded right-of-way line must be indicated on the plat. The applicant shall enter into an “if and when” agreement to dedicate the additional right-of-way at a later date, if and when requested by the County and at no cost to the County. An agreement template will be provided to the applicant under separate cover for their review and signature. A signed copy of the agreement must be submitted by the applicant.

The proposed driveway must be relocated to be a minimum of 10 feet from a side property line at the right-of-way line of Piaget Avenue. If requesting a waiver, the applicant must provide written justification for the Board’s consideration. The applicant has submitted a waiver request for the Piaget Avenue driveway to be located within 10 feet of a side property line. Based on the submitted information, the waiver request is recommended by staff.

Commissioner Edmond asked that a developer’s agreement be required to ensure that an on-stie turnaround is constructed.

Vice Chair Simpson made a motion to grant the requested waiver and was seconded by Commissioner Diaz.

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

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

OLD BUSINESS – None.

NEW BUSINESS – None.

RESOLUTIONS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Redmon made a motion to adjourn the meeting at 6:13 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN