



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 22nd, 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; Miguel Diaz, Commissioner; Stephen Martinique, Commissioner; Steven Edmond, Commissioner; Jonathan Pera, County Engineer

BOARD PROFESSIONALS PRESENT: John Abdelhadi, Planning Board Counsel; Andras Holzmann, Planning Director; Salvatore Presti, Assistant Planner

MINUTES: A motion to adopt the minutes of the June 1st, 2023 Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Edmond. The motion passed unanimously, with Commissioner Martinique abstaining.

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

- There will be a ribbon cutting ceremony to celebrate the re-opening of the Fair Lawn Avenue Bridge on Monday, June 26th at 10:30 AM.

PUBLIC PORTION:

Commissioner 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, Commissioner Diaz made a motion to close the public portion that was seconded by Commissioner Martinique. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-21-053 – Academy of Greatness & Excellence – 735-757 Broadway, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to open a private school in the historic Temple Emanuel building. The site has frontage along East 33rd Street (a County road) in Paterson, at the intersection with Broadway (a municipal street).

The applicant has proposed to operate a private school (grades K to 12) on the site of a former charter school and house of worship. The applicant has proposed to maintain the existing footprint of the building and will re-configure the interior of the building. The applicant has not proposed to construct or demolish any additional structures. The plan has received approval from the Paterson Historic Preservation Commission.

The applicant has proposed to maintain an existing one-way, circular driveway on E. 33rd Street for student drop off and pick up operations. The plans indicate that the driveway loop can hold six (6) vehicles without queuing onto E. 33rd Street. The applicant has also indicated that there will be one space off Linden Road reserved for a school van. The applicant has also proposed to stripe 15 parking spaces along Linden Road, a municipal street. The applicant has replaced portions of the sidewalk and curbing along the East 33rd Street frontage, and has proposed to replace the remainder. The applicant has indicated that there are existing inlets on site that connect to the East 33rd Street stormwater system. The applicant has proposed to maintain 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 applicant shall provide a traffic analysis study report addressing the following: The one (1) minute assumption for drop-off and pick-up time is unrealistic. The report shall include a cited or studied average pick-up and drop-off time. The actual maximum queue length/vehicle stacking to be anticipated for the approved maximum number of students for the school for the both the morning and afternoon. Traffic impacts to East 33rd Street, the intersection, and the NJ Transit Bus Stop. If the driveway loop area is to be the primary pick-up location, how will the student pick-up be handled when the vehicles are re-directed to Linden Street?

Describe further the proposed operations of the school as it relates to: What is the maximum number of students approved for the school? What is the maximum staff size and is there adequate parking? What are the age groups of the students and describe in further detail the staggered dismissal and pick-up times? Are the students from the local neighborhood, all of Paterson, or commuting from other municipalities? What are the anticipated number of school vans or buses?

The plans must include driveway profiles for the 33rd Street driveways. The applicant has submitted a waiver request, for the proposed driveway grade of 2.4% shown on the submitted profile, for consideration by the Board.

Lee Klein, traffic engineer for the applicant, and Waahid Melook, Chief Financial Officer for the project, were sworn in. Lee Klein explained that students would be dropped off in staggered times depending on their grade. As such, all students would not be arriving at the site at the same time, but spread out over the morning. Likewise, students would be dismissed at staggered intervals, and some students would be participating in after school programs that ran between 3 PM and 6 PM. Waahid Melook provided information on the proposed van operations and how pick up and drop offs were run at the organizations other operating schools. The board asked clarifying questions to Lee Klein and Waahid Melook.

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

A motion to grant the waiver request was made by Commissioner Diaz and seconded by Commissioner Martinique. The motion passed.

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

SP-23-024 – Proposed Apartments – 525 Wanaque Avenue, Pompton Lakes

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert the second story of an existing commercial building into four (4) dwelling units. The first floor of the building will remain in use as commercial space. The site has frontage along Wanaque Avenue (CR 684) and Passaic Avenue (CR 706) in Pompton Lakes.

The applicant has proposed to add four (4) additional parking spaces, bringing the total amount of parking on site to 42 spaces. The applicant has proposed to maintain existing driveways on the site: an entrance-only driveway on Wanaque Avenue and a full-access driveway on Passaic Avenue. The applicant has proposed to eliminate the exit-only driveway on Passaic Avenue. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to connect all roof leaders to a proposed drywell on the site. The applicant has also proposed to construct a trench drain along the Wanaque Avenue driveway. The applicant has indicated that stormwater flow is directed towards both County roadways. The applicant has proposed to plant six (6) Eastern Redbud trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The sidewalk along the property frontage must be a minimum of five (5) feet in width. This dimension must be included on the plans. The landing area at the curb ramp appears to be less than five (5) feet perpendicular to the header curb. The applicant shall confirm the depth of the landing area perpendicular to the header curb. If the distance is less than five (5) feet, the applicant shall re-construct the ramp to provide a 5-foot-deep landing area. The applicant shall provide details for the paver cross section, flush concrete edging of the pavers, and specify the type of material used for the pavers. The applicant shall provide written correspondence from a licensed professional stating that the proposed paver improvement is ADA-compliant. The applicant shall add a note to the paver detail stating that an ADA-compliant paver will be utilized.

A two-way and one-way driveway cannot be adjacent to each other, as is shown along Passaic Avenue. The one-way driveway shall be eliminated. Signing and striping must be provided at the two-way driveway, which may need to be widened. Exits at the two-way driveway shall be restricted to right turns only, with appropriate signing. The one-way driveway has been eliminated and a “NO LEFT TURN” sign has been provided, but the driveway requires the following: a “STOP” sign (mounted on its own post), a double yellow centerline, and a label denoting the stop bar, centerline, and directional arrows as “thermoplastic”. Additionally, the

applicant shall indicate on the plans that the depressed curb and driveway shall be removed and re-constructed with a full height curb and a 5-foot sidewalk placed with grass or paver strip adjacent to curb. The applicant shall indicate how the newly proposed landscaped area, where the driveway is being removed, shall be vegetated. A minimum offset of four (4) feet must be provided between the edge of the sidewalk and the proposed stop bar, and be dimensioned on the plan.

The applicant must submit copies of the referenced access easement and parking agreement. The applicant has submitted a metes and bounds description but must still submit the referenced access and parking easement. Profiles must be included for all driveways in accordance with the requirement that driveway slopes not exceed 2% within 50 feet of the right-of-way line. The applicant must submit the requested driveway profiles for review by staff. The applicant has submitted a waiver request, for the existing driveway grades at the Passaic Avenue driveway, for consideration by the Board. Based on the submitted information, the waiver is recommended by staff.

Both driveways are currently draining towards the County right-of-way, which is not permitted. Trench drains shall be added, within the property at the right-of-way line, to intercept all stormwater from the site at both driveways. In addition, stormwater flow from the site must be eliminated where the driveway is proposed to be removed and replaced with a vegetated area. The applicant shall provide construction details accordingly. The applicant shall install a trench drain at the Passaic Avenue driveway to prevent runoff from entering the County right-of-way. The site shall be graded to provide for up to six (6) inches of on-site ponding for the proposed trench drain and seepage pit system adjacent to Wanaque Avenue. In lieu of the proposed inlet, the applicant shall provide a seepage pit at this location with open-grate casting sized to handle the 25-year storm for a one-hour duration for the impervious area draining to that location. The site shall be graded to provide for up to six (6) inches of on-site ponding for this location.

The proposed drywell only handles all existing and proposed roof runoff. The applicant shall ensure the proposed seepage pit is sized for a 25-year storm for a one-hour duration for all impervious coverage on the site. Additionally, the applicant shall provide manhole casting at any proposed seepage pit (to allow for regular inspections and maintenance) and provide details accordingly. The sizing calculations shall be updated to include the impervious drainage area on the site for the driveway draining towards the proposed trench drain.

The existing, curbed landscape area is within the County right-of-way. The plantings shall be replaced with shade trees on the applicant's side of the property line and the interior curbing pushed back onto the property in order to provide a wider sidewalk (5-foot minimum width). The sidewalk dimension must be labelled along the planting area to confirm the minimum of 5 feet of sidewalk width. Additionally, the applicant shall specify the plantings in the re-vegetated area. The applicant shall clarify on the plans the extent of the header curb removal at the back edge of the sidewalk, and if and where it is being relocated. The applicant shall ensure the proposed trees do not impair the sight triangle for motorists on Passaic Avenue and shall shift the proposed trees further onto the property, as necessary. The applicant shall ensure the proposed trees do not conflict with any underground utilities. The applicant shall reconstruct the walkways leading to

the property from the edge of sidewalk in the right-of-way to provide barrier-free access to the site. The applicant shall remove the concrete post at the southwest corner of the lot. The plantings in the re-vegetated area must be specified.

Commissioner Edmond asked that paver details be added to the site plan to ensure the pavers were ADA compliant, and that the pavers be set in concrete to prevent sinking.

A motion to grant the waiver request was made by Commissioner Martinique and seconded by Commissioner Diaz. The motion passed.

A motion was made by Commissioner 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 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 of this site plan application. The motion was seconded by Commissioner Martinique. The motion passed unanimously.

SP-23-022 – Bald Eagle Village Wastewater Treatment Plant Upgrades – 1 Beacon Hill Drive, West Milford

Staff explained that this is a new site plan application in which the applicant has proposed to construct upgrades to an existing wastewater treatment facility. The applicant has proposed to demolish parts of the existing facility and to construct a new operations building. The site has frontage along Union Valley Road (CR 513) in West Milford.

The site has access via a full-access driveway on Beacon Hill Road, which connects to Union Valley Road. The site has no existing or proposed driveways along Union Valley Road. The applicant has indicated there will be a total of three (3) parking spaces on the site. The applicant has not proposed any sidewalk or curbing, which is consistent with the remainder of this section of Union Valley Road.

Regarding drainage, the applicant has proposed to construct a bio-retention basin on the site. The applicant has indicated that several inlets on the site will drain into the basin. The applicant has not proposed any additional landscaping, but has proposed to maintain a naturally wooded area along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the applicant and the owner must be noted on the cover sheet. The applicant shall enter into and “if and when” agreement to install sidewalk and full-height curbing along the Union Valley Road frontage of the site at a later date, if and when requested by the County and at no cost to the County.

The Master Plan right-of-way width of Union Valley Road is 66 feet, while the existing right-of-way is noted as 50 feet. The applicant shall enter into an "if and when" agreement to provide a right-of-way dedication for the full half-width of the Master Plan right-of-way at a later date, if and when requested by the County and at no cost to the County. The applicant shall confirm if the "STOP" sign on Beacon Hill Road is in compliance with MUTCD standards. If not, the sign must be replaced.

The applicant shall confirm whether Beacon Hill Road is public or private. If it is a private road, a thermoplastic stop bar must be installed at the "STOP" sign by the applicant. If it is a public road, the applicant shall request that the Township of West Milford install the stop bar. If Beacon Hill is a private road, provide departure sight triangle exhibit in plan and profile for intersection and remove any obstructions within the required sight triangles. The applicant shall demonstrate that the on-site detention system can, at a minimum, detain the 25-year storm for a one-hour duration. The applicant shall provide calculations demonstrating the same.

A trench drain must be installed at the site driveway, as drainage would otherwise flow unimpeded to Union Valley Road. The following note shall be added to the plan "Upon obtaining the Certificate of Occupancy from the Township of West Milford, 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 West Milford Construction Official and the Passaic County Planning Board.". The applicant shall provide the Corridor Enhancement Fee of \$3,721.00 payable to Passaic County.

Commissioner Edmond asked that the applicant provide an easement for the curb radii along Union Valley Road and that any NJDEP permits be submitted. He also asked that the applicant clarify if the wastewater plant served only Bald Eagle Village or other sites not within Bald Eagle Village.

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

Commissioner Edmond 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 Martinique made a motion to adjourn the meeting at 7:02 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for

A handwritten signature in cursive script that reads "Salvatore Presti".

ANDRAS HOLZMANN