



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
August 24th, 2023
401 Grand Street, Room 220, Paterson, NJ 07505**

Chair Metzler opened the meeting at 5:33 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; Nakima Redmon, Commissioner (arriving at 5:43 PM); Jonathan Pera, County Engineer; County Commissioner Director, Pat Lepore; Orlando Cruz, County Commissioner

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

MINUTES: Chair Metzler requested that approval of the minutes of the July 13th Planning Board meeting be carried to the September 14th Planning Board Meeting.

A motion as made by County Engineer Pera to accept the minutes of the August 3rd Planning Board meeting. The motion as seconded by Commissioner Diaz. The motion passed unanimously, with County Commissioner Cruz abstaining.

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

- The Planning Department has begun work on final design for the Morris Canal Greenway project in Little Falls, Totowa, and Wayne.
- The Planning Department had a kick-off meeting with consultant for the Passaic county Traffic Signal Optimization project.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-23-035 – Clifton Adult Opportunity Center – 900 Clifton Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 4,576 sq. ft. building for the Clifton Adult Opportunity Center adjacent to an existing building that is currently used by the applicant. The site is located within the City of Clifton's Municipal Complex.

The building will utilize the existing parking facilities and driveways of the Clifton Municipal Complex. No changes are proposed to the existing parking and driveway configuration. The applicant has indicated that there are 30 existing parking spaces that will be signed for use by the facility. Regarding drainage, the applicant has proposed to construct a subsurface infiltration system that will collect stormwater from the proposed building's roof leaders and the two (2) existing inlets on the site. The applicant has not proposed any changes to the complex's existing sidewalks, curbing, or landscaping.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall advise if the proposed drainage satisfies all NJDEP volume requirements. The following note shall be added to the plan: "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 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 Clifton Construction Official and the Passaic County Planning Board."

Matthew Clark, engineer for the applicant, was sworn in and explained the proposed construction to the board.

A motion was made by Commissioner Diaz to open the floor to public comment. County Engineer Pera 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. County Engineer Pera seconded the motion. The motion passed unanimously.

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.

SP-23-025 – Proposed Adaptive Reuse – 11 Spruce Street, Paterson

Commissioner Redmon entered the meeting at 5:43 PM.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing 17,240 sq. ft. building to accommodate 2,606 sq. ft. of commercial space and 38 dwelling units. The site has frontage along Spruce Street (CR 639) in Paterson. The site is located within the Great Falls Historic District.

The site will have a total of 20 parking spaces located in a parking lot at the rear of the site. The parking lot will be accessed via a full-access driveway along Spruce Street. The driveway is shared with the adjoining property to the north. The applicant has proposed to replace the sidewalk and curbing along the site frontage in accordance with historic district standards.

Regarding drainage, the applicant has proposed to construct a stormwater detention system in the parking lot. The applicant has proposed to install a trench drain across the driveway, and to

construct several inlets throughout the site. The trench drain, inlets, and roof leaders will all connect into the stormwater detention system. The applicant has not proposed any landscaping along the site frontage due to space constraints.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit or enter into a cross-access agreement with the owner of adjacent Lot 18 for use of the shared driveway. The Passaic County curb detail (attached) shall be added to the plan. A reset granite curb detail has been added to the plans, although the plans indicate a new granite curb. This discrepancy must be addressed. A note shall be added to all curb details, reset or new, indicating that any necessary pavement restoration shall be in accordance with the County Trench Detail along the frontage of the site.

For the driveway to be permitted within 10 feet of a side property line, the applicant must submit a written waiver request for consideration by the Board. The applicant has submitted a waiver request for the driveway to be permitted in the existing location, as it is a shared driveway and the remainder of the site is occupied by the existing building. Based on the submitted information, the waiver is recommended by staff. A continental-style crosswalk, striped using thermoplastic material, shall be provided at the driveway. If acceptable to the Paterson Historic Preservation Commission, the crosswalk detail shall be revised to only be 24-inch rungs, four (4) feet on center, with no rails.

The applicant shall submit a signed certification from a licensed professional engineer in New Jersey stating that the existing curb ramp at the driveway is in satisfactory condition and in compliance with current ADA standards. The following note shall be added to the plan: “A Highway Opening Permit shall be applied for, and applicable fees and performance bond shall be posted prior to, any work taking place in the County right-of-way. Prior to the release of the performance bond, the curb ramp at the frontage of the site shall be inspected and certified by a New Jersey-licensed professional. Signed and sealed correspondence from the licensed professional certifying the ADA compliance of the ramp shall be provided to the County Road Department prior to the release of the performance bond.”

The applicant shall confirm the existing parking ordinance along the frontage of the site. NO STOPPING OR STANDING signs shall be placed along the site frontage in accordance with the City ordinance. The site plan indicates a doorway swinging outward into the County right-of-way. The doors must either be recessed or designed to swing inwards to eliminate the encroachment. An encroachment application has been submitted and is under review by staff. It is recommended that the applicant shall coordinate with the Paterson Historic Preservation Commission to provide low-profile planters adjacent to the doorways in order to delineate the pedestrian access route away from the door swings. If provided, the planters shall be added to the encroachment application.

The applicant must submit a side elevation drawing of the building, with the right-of-way line indicated along Spruce Street. It must be clarified whether there are any existing or proposed encroachments into the County right-of-way. The encroachment application has been submitted and is under review by staff. The applicant shall provide a driveway profile. Driveway grades

shall not exceed 2% within 50 feet of the right-of-way line of Spruce Street. The applicant has submitted a waiver request from the driveway grading requirement. Based on the submitted information, the waiver is recommended by staff.

County Commissioner Cruz asked if the waivers were contingent the applicant entering into an agreement with the owner of the adjacent lot. County Engineer Pera responded that the waivers would be contingent on an agreement between the owners.

Richard Adelsohn, engineer for the applicant, was sworn in. He explained the proposed construction to the board. He also stated that the adjacent property owner entered into an agreement with applicant, and that information would be sent to the county once it was finalized.

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

Commissioner Diaz made a motion to accept the waiver allowing the applicant to have a driveway within ten (10) feet of the property line. The motion was seconded by County Commissioner Cruz. The motion passed unanimously, with Commissioner Redmon abstaining.

Commissioner Diaz made a motion to accept the waiver allowing the applicant to have a driveway that exceeds a 2% grade. The motion was seconded by County Commissioner Cruz. The motion passed unanimously with Commissioner Redmon abstaining.

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

SP-22-062 – Levine Reservoir (Phase I) – 1350153 Grand Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to drain and replace the existing Levine Reservoir with two (2) 150-foot diameter concrete, water storage tanks. The southernmost portion of the reservoir will be bermed off and will temporarily continue to be used as a reservoir. The temporary reservoir will be replaced by a detention basin as part of a future phase of the project that is not included in this site plan. The site will remain under the ownership and operation of the Passaic Valley Water Commission. The site has frontage along Grand Street (CR 638) in Paterson.

The site will have access via two driveways: an existing driveway used to access a gated the chlorine building, and a new driveway that will access the proposed water storage tanks. Both driveways will have access along Reservoir Avenue, a municipal road. The applicant has not proposed any changes to the existing sidewalk and curbing along the site frontage. The applicant

has provided correspondence from a licensed engineer stating that the ramps are ADA-compliant.

Regarding drainage, the applicant has proposed to construct a detention basin to the north of the storage tanks. An additional detention basin is to be constructed in the future, to the south of the storage tanks, but the plans indicate that this basin is not part of the current application. The applicant has indicated that all proposed inlets on the site will connect to one of the two (2) detention basins. The applicant has also proposed to construct a trench drain along the existing driveway on Grand Street. This trench drain will connect to its own drywell pit. The applicant has submitted a stormwater report. The applicant has proposed to plant a variety of shade trees and shrubs on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall install an ADA-compliant curb ramp at the corner of Grand Street & Reservoir Avenue (to cross Reservoir Avenue). Upon installation, the applicant shall submit a signed certification from a New Jersey licensed Professional Engineer stating that the installed curb ramp is ADA-compliant. The curb ramp shall be indicated on the site plan and a curb details sheet prepared, signed, and sealed by a New Jersey licensed Professional Engineer. The County curb detail shall be included in the plan set for the proposed work on Grand Street. The following note shall be added to the plan: "A Highway Opening Permit shall be applied for, and applicable fees and performance bond shall be posted prior to, any work taking place in the County right-of-way. Prior to the release of the performance bond, the proposed curb ramp within the County right-of-way shall be inspected and certified by a New Jersey-licensed professional. Signed and sealed correspondence from the licensed professional certifying the ADA compliance of the ramps shall be provided to the County Road Department prior to the release of the performance bond."

The applicant shall indicate on the plans if the stormwater from the proposed access road (approximately 92 feet) will overflow onto Reservoir Avenue and Grand Street. If so, the applicant shall retain that stormwater on-site. The applicant shall provide a trench drain at the driveway. The system shall be designed to capture and retain the runoff on the site for the portion of the access road draining towards Reservoir Street, which ultimately flows to Grand Street. The applicant shall provide sizing calculations for the 25-year storm for a one-hour duration for the portion of impervious area draining towards the roadways. Details must be included for the trench drain and the method of retention. The applicant shall provide sizing calculations for the 25-year storm for a one-hour duration for the portion of impervious area draining towards Grand Street. Additional detail must be provided for the size or type of proposed drywell pit indicated on sheet 39 of 107. The applicant shall provide copies of all required NJDEP permits.

Michael Higgins, attorney for the applicant, explained how the applicant would address the remaining comments.

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

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

SP-22-014 – Proposed Mixed-Use Development (Phase II) – Main Street & Paterson Avenue, Little Falls

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct multiple commercial and residential buildings as part of a transit village. The site is located within the Little Falls Downtown Redevelopment Area. The site has frontage along Paterson Avenue (CR 639) and Main Street (CR 631).

The applicant has proposed to construct and renovate multiple buildings. The proposed changes are as follows:

- 44 Main Street (Block 112, Lot 12.03): This building was constructed as part of the Phase I application, and includes 34 dwelling units and six (6) retail units. The rear parking lot will be re-configured, but no changes are proposed to the building.
- 50 Paterson Avenue (Block 112, Lot 12.01): The historic home will be renovated and maintained as a single-family home.
- 22 Paterson Avenue (Block 112, Lot 2.01): The applicant has proposed to construct a three-story mixed-use building. The building will have retail space and 20 residential units on the first floor, 20 residential units on the second floor, and 20 residential units on the third floor. The building will have a total of 60 dwelling units and space for seven (7) retail units.
- 25 Paterson Avenue (Block 111, Lot 11.01): The applicant has proposed to construct a three-story mixed-use building. The applicant has indicated that the lower level will have parking and storage; the first floor will have retail space; the second floor will have four (4) residential units; and the third floor will have four (4) residential units. The building will have a total of eight (8) dwelling units and space for three (3) retail units.
- 27 & 29 Paterson Avenue (Block 111, Lots 11.03 & 11.04): The applicant has proposed to construct six (6) townhome units with two-car garages.
- 15 Paterson Avenue (Block 111, Lot 9): The existing building will be renovated with the addition of residential units on the second and third floors. The applicant has indicated that the lower level will have parking and storage; the first floor will have retail and restaurant space; the second floor will have three (3) residential units; and the third floor will have three (3) residential units.

The site will have a total of 114 dwelling units. The applicant has indicated there will be two (2) parking areas on-site other than the parking garages included with certain buildings. The first parking area will be along Old Morris Canal Lane, and will involve the re-striping of the existing municipal parking lot for a total of 44 parking spaces. This parking lot will continue to have access via Old Morris Canal Lane. There will also be a 79-space surface parking lot located at

the rear of 22 Paterson Avenue and 44 Main Street. The parking lot will have access via two (2) driveways: an entrance-only driveway on Paterson Avenue, and a full-access driveway on Maple Street (a municipal road). The application has proposed to replace the existing sidewalk and curbing along the site frontage.

Regarding drainage, the plans indicate that the roof leaders for 22 Paterson Avenue and 44 Main Street will connect to dry well #1, roof leaders for 27 & 29 Paterson Avenue will connect to dry well #2, and roof leaders for 25 Paterson Avenue will connect to drywells #3 and #4. Drywells #3 and #4 will connect to a riprap that will discharge behind the parking lot on Old Morris Canal Lane. The plans indicate that shade trees will be planted with grate covers along Paterson Avenue.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. ADA-compliant curb ramps must be installed at both ends of the crosswalk. The curb ramps must be shown on the plan. The proposed grades must be included on the grading plan. Upon installation, the applicant shall provide signed certification from a licensed professional engineer in New Jersey stating that the ramps are in compliance with current ADA standards. The following note shall be added to the plan: "A Highway Opening Permit shall be applied for, and applicable fees and performance bond shall be posted, prior to any work taking place in the County right-of-way. Prior to the release of the performance bond, the curb ramp at the frontage of the site shall be inspected and certified by a New Jersey-licensed professional. Signed and sealed correspondence from the licensed professional, certifying the ADA compliance of the ramp, shall be provided to the County Road Department prior to the release of the performance bond."

The required 25-foot zone of "NO PARKING" must be established in advance of the crosswalk. The striping must be revised to indicate the parking prohibition for 25 feet to the west of the mid-block crosswalk. The typical section of Paterson Avenue shall be re-designed to provide for bicycle compatibility. At minimum, there shall be a 7.5-foot parking lane and a 16-foot roadway (which could accommodate an 11-foot travel lane and a 5-foot bike lane). A wider roadway could accommodate a fully buffered bike lane. The typical section dimension on sheet 11 shall be revised to match the site plan. The dimensions of the lanes and parking areas must be updated on sheet 3.

The plans must include a profile of Paterson Avenue for the entire affected area (the one-way section). This will determine whether only resurfacing is needed or full-depth pavement reconstruction. The profile from stations 11+25 to 12+75 is shown beneath the grade of the existing roadway, which shall be full-depth reconstruction OR the profile shall be adjusted to ensure no loss of pavement section. The sections on sheet 14 display a proposed road surface lower than the existing right-of-way. These areas must be indicated with hatching on the plans as being re-constructed with full-depth pavement section per the County standard.

All drainage structures must be shown on the same plan as the grading. All proposed drainage pipe within the right-of-way shall be specified as reinforced concrete pipe class V bell and spigot type and shall be a minimum 18-inch diameter. On sheet 5 of 14, to the left of Station 12+30, the

section of pipe is mislabeled as “12-inch”. This must be revised to be “18-inch”. The existing 6-inch PVC pipe crossing at station 11+55 shall be replaced with an 18-inch RCP.

To the right of station 11+55, the existing inlet type A shall be replaced with a new precast inlet type B structure. The existing A inlet to the left of station 11+55 shall either be proposed as a new inlet type B along the curb line or (if there are utility conflicts) the existing inlet shall be removed and replaced with a new precast manhole structure with a bolt down diamond pattern and skid resistant manhole casting. The appropriate details shall be provided. The existing 12-inch RCP pipe crossing at station 14+55 shall be replaced with an 18-inch RCP.

The existing 12-inch RCP pipe left of station 14+55, between the inlet and manhole, shall be replaced with an 18-inch RCP. To the right of station 14+55, the existing inlet type B shall be replaced with a new precast structure. The applicant shall confirm if the 15-inch RCP downstream of the manhole, to the left of station 14+55, has adequate capacity. It is recommended that the manhole to the left of station 14+55 be fitted with a bolt down manhole casting. The applicant shall submit a signed and sealed letter from a New Jersey-licensed professional certifying the condition of the previously constructed small-scale infiltration basin sub-surface #1, and submit any maintenance logs and/or inspection reports performed to date. The applicant shall submit a copy of the Phase I Drainage Area Map and any previously performed soil percolation test or other verification of ground water levels on the site. It must be indicated on the plan where the proposed roof leaders will be tied into at all buildings. The previously submitted drainage report states that small-scale infiltration basin #5 accounts for the drainage runoff from #27 Paterson Avenue; however, the report does not indicate how the runoff from #29 Paterson Avenue will be addressed. This must be clarified. On sheet 5 of 14, a call-out note must be provided that states: *“All proposed RCP within the County right-of-way shall be Class V RCP Bell & Spigot Type, Slip Joint Pipe not accepted”*.

On sheet 5 of 14, a call-out note must be provided that states: *“All proposed drainage structures in the County right-of-way shall be precast concrete, Knockout Structures not accepted”*. The applicant must submit a Stormwater Operations and Maintenance (O&M) Manual. The following note shall be added to the drainage plans and the O&M Manual: “Upon obtaining the Certificate of Occupancy from the Township of Little Falls, 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 Little Falls Construction Official and the Passaic County Planning Board.” The County Planning Board reserves the right to make further comment on the proposed drainage based upon subsequent submissions.

The applicant must submit copies of any required NJDEP permits. Incomplete. The applicant shall confirm whether any General or Flood Hazard Area permits are being required by the NJDEP. The applicant must provide the Corridor Enhancement Fee of \$17,275.00 payable to Passaic County. The applicant shall provide a note on the plan stating that all proposed landscaping within the County right-of-way shall be maintained by the property owner(s). An encroachment permit application must be submitted for the bollard light located to the left of station 11+70, within the County right-of-way. The applicant shall advise who will be

responsible for the maintenance of the steps, the accessible ramps, the benches, and the exterior lighting at the steps, planters, and accessible ramp.

John Vetteri, attorney for the applicant, explained the side. David Fantina, engineer for the applicant, was sworn in. David Fantina addressed the board's comments regarding the drainage. County Engineer Pera clarified the county's revised comments to the board. County Commissioner Director asked if there would be any impact to an existing car dealership located nearby. County Engineer Pera confirmed there would be no impact. County Commissioner Cruz inquired about the proposed access on Maple Street. David Fantina explained the site circulation to the board. John Vetteri explained that the applicant was making improvements to the parking at Old Morris Canal Lane.

A motion was made by Commissioner Diaz to open the floor to public comment. County Commissioner Cruz 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.

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

SU-23-012 – KV Realty Subdivision – Main Street & Paterson Avenue, Little Falls

Staff explained that this is a new major subdivision application in which the applicant has proposed to consolidate 20 existing lots into a total of eight (8) lots in order to accommodate new construction on the properties. This subdivision has been filed in conjunction with a separate site plan application (SP-22-014) for multiple mixed-use developments. All comments related to the proposed site improvements are being made in regards to the site plan application.

Between Main Street, Paterson Avenue, and Maple Street, the applicant has proposed to consolidate 16 existing lots into two (2) lots. The two (2) proposed lots would accommodate the existing development (Lot 2.03) along Main Street and the proposed development (Lot 2.01) along Paterson Avenue. On the westerly side of Paterson Avenue, three (3) existing lots (12, 12.01 & 13) are being subdivided into four (4) lots in order to accommodate the proposed apartment and townhome developments on those lots.

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 subdivision plat. The applicant shall submit an access easement for access between the proposed lots 2.01 and 2.03. The plat must be revised to indicate any new monuments to be set, and include an access casting detail for any monuments to be set in a proposed sidewalk or driveway area. The applicant shall clarify if the stairs within proposed lot 11.02 will be open to public access. The applicant shall submit copies of any cross-access agreements and/or easements proposed for parking, drainage, and other common elements. The County Planning

Board reserves the right to make further comment based upon subsequent submission of the subdivision and the site plan application.

County Commissioner Director Lepore exited the meeting at 6:24 PM.

No comments were made by the board.

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

No comments were made by the public.

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

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

SU-23-013 – Feola Subdivision (Minor) – 33 Notch Park Road, Little Falls

Staff explained that this is a new major subdivision application in which the applicant has proposed subdivide an existing lot to create a total of two (2) lots. The lots do not have frontage on county roadways. The applicant has proposed to construct a single-family residence on the proposed lot (35.01) that is currently undeveloped. No changes have been proposed to the existing single-family residence on the remainder lot (35.02).

The submitted subdivision plat has been reviewed by staff, and it has been determined that the proposed subdivision poses no impact to any County facilities. The application is recommended for approval.

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

No comments were made by the public.

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

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

SP-22-044 – Proposed Addition (Zidan) – 246-248 5th Avenue, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct a second story onto an existing 1,625 sq. ft. commercial building in order to

accommodate two (2) dwelling units. The site has frontage along 5th Avenue (CR 652) in Paterson.

The applicant has proposed to maintain three (3) existing parking spaces at the rear of the building. The parking spaces have access via a driveway along East 17th Street, a municipal road. The applicant has proposed to replace the sidewalk and curbing along the 5th Avenue frontage. Regarding drainage, the applicant has proposed to construct four (4) seepage pits in the parking lot at the rear of the site, which will collect stormwater from the building's roof leaders and a proposed trench drain. The proposed trench drain will span the parking lot entrance. No landscaping is existing or proposed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall provide stormwater measures to intercept and either detain or retain the drainage area that ultimately drains to the A-inlet at the corner of 5th Avenue and 17th Street, for the 25-year storm for a one-hour duration. Additionally, the applicant shall confirm where the roof leaders ultimately drain to. The applicant shall provide traffic-rated manhole casting at all seepage pits. A detail shall be provided of the manhole casting for the maintenance of the seepage pits. The following note shall be added to the plan: "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 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 Paterson Construction Official and the Passaic County Planning Board."

The applicant must submit correspondence from the City of Paterson accepting the connection to the combined sewer system on 5th Avenue. This comment is no longer applicable, as the connection to the combined sewer system is no longer proposed. The applicant shall provide the Corridor Enhancement Fee of \$653.00 payable to Passaic County.

No comments were made by the board.

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 Diaz seconded the motion. The motion passed unanimously.

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

SP-23-016 – Country Cottage - 1745 Macopin Road, West Milford

Staff explained that this is a previously withheld application in which the applicant has proposed to construct an 810 sq. ft. addition to an existing restaurant building. The site has frontage on Macopin Road (CR 693) in West Milford.

The existing parking lot will be expanded to bring the total number of parking spaces on the site to 34. The applicant has proposed access to the site via two driveways on Macopin Road: a full access driveway at the northern end of the site frontage, and an exit-only driveway on the southern end of the site frontage. The two (2) driveways will replace the existing open apron across the site frontage. The applicant has proposed to install curbing along the entire frontage. The applicant has not proposed to construct a sidewalk, which is consistent with this section of Macopin Road.

Regarding drainage, the applicant has proposed to construct a seepage pit at the rear of the site. Two (2) proposed inlets in the expanded parking area will connect to the seepage pit. The site is sloped away from the County right-of-way. No shade trees are proposed along the site frontage due to sight line concerns.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. There is a 2-foot discrepancy between the right-of-way width noted on the plan and the Master Plan right-of-way width of 60 feet for Macopin Road, which must be verified by the applicant. The extent of the existing right-of-way must be verified before an “if and when” agreement can be entered into. The applicant shall enter into an “if and when” agreement to install a sidewalk along the site frontage at a future date, if and when requested by the County. An agreement template will be provided to the applicant under separate cover for their review and signature.

The apron along the frontage of the site must be reduced to a single two-way driveway, which must be a minimum of 10 feet from a side property line. The remainder of the frontage must be replaced with full-height curbing (per attached detail) and a grass strip (3-foot minimum width). The curbing must be tapered for 10 feet at each end of the site frontage. The driveway shall have a raised apron with flared ends, as per the attached detail. The parking spaces in front of the building will either need to be removed or re-designed. As there appears to be sufficient space at the rear of the building for the delivery truck to turn around when entering the site from the northbound lane of Macopin Road, the one-way driveway width shall be limited to an 18-foot maximum opening. Stop bars shall be provided at both driveways. A double yellow centerline shall be provided at the two-way driveway. The stop bars, double yellow centerline, and traffic marking arrows shall all be noted as thermoplastic. At the one-way driveway, DO NOT ENTER and ONE WAY signs shall be provided on both sides of the driveway. At the two-way driveway, a STOP sign must be provided. A turning template exhibit must be submitted to demonstrate that a vehicle exiting at the two-way driveway, from the rear of the property, can become perpendicular to Macopin Road prior to exiting and without impacting the parallel parking space at the front of the building. If the space is impacted, a different parking orientation must be considered to eliminate the conflict. The striping on Macopin Road shall be indicated for any necessary turning templates.

There is an existing sign within the County right-of-way, which must either be removed or re-located outside of the Macopin Road right-of-way and clear zone. The applicant has requested a waiver from the requirement to relocate the existing sign within the County right-of-way. The plans must include a driveway profile. If the driveway is determined to flow away from the Macopin Road right-of-way, the applicant shall be required to enter into a hold harmless agreement for all stormwater, silt, and debris that enters the site from the County right-of-way. The applicant shall be required to enter into a hold harmless agreement for all stormwater, silt, and debris that enters the site from the County right-of-way.

The applicant shall provide shade trees along the frontage of the site. The trees shall not interfere with the overhead wires. The applicant has requested a waiver from the requirement to provide shade trees along the site frontage. The County reserves the right to make additional comments based upon subsequent submissions. This comments has been acknowledged by the applicant. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

Commissioner Metzler inquired about the restaurant sign in the right of way. County Engineer Pera clarified the location of the sign inside the county right of way, and also explained the site circulation to the board.

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

A motion to deny the waiver allowing the restaurant sign in the county right of way was made by Commissioner Redmon. Commissioner Diaz seconded the motion. The motion passed unanimously.

A motion to grant the waiver from planting shade trees was made by Commissioner Redmon. Commissioner Diaz seconded the motion. The motion passed unanimously.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

RESOLUTIONS – None.

CORRESPONDENCE – None.

ADJOURNMENT: County Commissioner Cruz made a motion to adjourn the meeting at 6:55 PM that was seconded by County Engineer Pera. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for

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

ANDRAS HOLZMANN