



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
September 14<sup>th</sup>, 2023  
401 Grand Street, Room 220, Paterson, NJ 07505**

Chair Metzler opened the meeting at 5:31 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; Stephen Martinique, Commissioner; Steve Edmond, Commissioner; Jonathan Pera, County Engineer; Pat Lepore, County Commissioner Director

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

**MINUTES:** A motion was made by Commissioner Diaz to accept the minutes of the July 13<sup>th</sup>, 2023 Planning Board meeting. The motion was seconded by Commissioner Martinique. The motion passed unanimously with County Engineer Pera and Commissioner Edmond abstaining.

A motion as made by Commissioner Diaz to accept the minutes of the August 24<sup>th</sup> Planning Board meeting. The motion as seconded by County Engineer Pera. The motion passed unanimously with Commissioner Edmond and Commissioner Martinique abstaining.

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

- A public hearing was held for Open Space projects being awarded over \$100,000 at the County Commissioner's meeting on September 5<sup>th</sup>. A public comment period is now open, and the grants will be formally awarded in October.
- The Planning Department is interviewing consultants to assist with a food desert study in the City of Paterson.
- New Jersey Transit has received additional fund for the proposed City of Passaic Main Avenue Bus Terminal.

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

**DEVELOPMENT REVIEW**

**SP-22-044 – Proposed Addition (Zidan) – 246-248 5<sup>th</sup> Avenue, Paterson**

Staff explained that 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 5<sup>th</sup> 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 17<sup>th</sup> Street, a municipal road. The applicant has proposed to replace the sidewalk and curbing along the 5<sup>th</sup> 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. The previously proposed connection to the combined sewer system has been removed from the plans. An Allegheny serviceberry tree is proposed along the 5<sup>th</sup> Avenue frontage of the site.

Staff explained that the applicant had addressed all county conditions.

No comments were made by the board.

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

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

## **OLD BUSINESS**

### **SP-22-061 – Stew Leonard's – 467 Allwood Road, Clifton**

Assistant Planner Presti explained the request to modify a condition as follows:

#### Previous Condition:

The applicant shall dedicate up to the Master Plan right-of-way line along both Allwood Road and Bloomfield Avenue. These expanded right-of-way lines must be indicated on the site plan. The current right-of-way width along Allwood Road must also be indicated. The applicant shall submit a draft deed of dedication and metes and bounds description for review by staff.

#### Recommended Condition:

The applicant shall grant a "Deed of Easement for Roadway Purposes" to the full extent of the Master Plan right-of-way width along both Allwood Road and Bloomfield Avenue. Additionally, the applicant shall enter into an "if and when" agreement that will allow the Board (or the County Engineer) to require the dedication of any portion or the entirety of the Master Plan right-of-way at a later date and at no cost to the County.

Andrew Kohut, attorney for the applicant, stated that the applicant had a concern about potential impacts to the driveway arising from the if-and-when agreement. After a discussion with the board, it was resolved that the board would reject the proposed modification at this time until the applicant was able to coordinate with staff.

Commissioner Diaz made a motion to reject the proposed comment modification. Vice Chair Simpson seconded the motion. The motion passed unanimously.

**NEW BUSINESS – None.**

**RESOLUTIONS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Vice Chair Simpson made a motion to adjourn the meeting at 5:54 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



ANDRAS HOLZMANN