



PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
October 5th, 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; Kenneth Simpson, Vice Chair; Steve Edmond, Commissioner; Jonathan Pera, County Engineer

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

MINUTES: A motion was made by Commissioner Edmond to accept the minutes of the September 14th, 2023 Planning Board meeting. The motion was seconded by Vice Chair Simpson. The motion passed unanimously.

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

- Adam Bradford has joined the Planning Department as a Supervising Planner.
- The Planning Department will be hosting a public meeting for the Passaic County Infrastructure Master Plan at 5:30 PM on October 24th at the Public Safety Academy.
- Open Space Trust Fund Awards for over \$100,000 will be formally awarded at the County Commissioner's Meeting on October 24th.

PUBLIC PORTION:

Vice Chair Simpson made a motion to open the meeting to the public which was seconded by County Engineer Pera. The motion passed unanimously.

Seeing no one present, Vice Chair Simpson made a motion to close the public portion that was seconded by County Engineer Pera. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-23-029 – Proposed Mixed-Use Building – 120-134 Main Street, Paterson

Staff explained that this is a new site plan application where the applicant has proposed to demolish a one (1) story commercial building to construct a six (6) story mixed-use building. The site has frontage along Main Street (CR 601) in Paterson.

The proposed mixed-use building will have a footprint of 17,302 sq. ft. and contain 8,255 sq. ft. of commercial space, and a total of seventy-four (74) dwelling units. The proposed building will also have a parking garage on the first floor with a total of twenty-one (21) parking spaces. The applicant has indicated on the site plan that parking spaces will be assigned to tenants, and that

access to the parking garage is regulated via a roll-up door that will be controlled via remote control given to tenants. The parking garage will have access via a driveway on Broadway, a municipal road. The applicant has proposed to replace the sidewalk and curbing along the site frontage, and replace the existing ADA ramps.

Regarding the drainage, the applicant has proposed to construct six (6) seepage pits in the parking garage. The applicant has indicated that the building roof leaders will connect to the seepage pits. No landscaping is proposed along the site frontage, which is typical for this section of Main Avenue.

Staff explained that there were conditions that must be addressed before the application can receive unconditional approval. There is an existing loading zone along the Main Street frontage of the site. The applicant shall confirm if the loading zone is to remain. If it is to be removed, a "NO STOPPING OR STANDING" sign shall be installed (in compliance with State statute prohibiting parking adjacent to crosswalks) with an arrow pointing to the corner. The applicant shall submit a resolution of approval or other documentation from the City of Paterson for the establishment of the loading zone. The applicant has stated that no resolution of approval, ordinance, or other documentation authorizing a loading zone could be located, and as such, has proposed to eliminate the loading zone sign. The applicant shall remove the loading zone sign and replace it with a "NO STOPPING OR STANDING" sign. The applicant shall also issue the correspondence to the City of Paterson Planning Department. The applicant must submit an encroachment application (attached) for the proposed building encroachments (canopy and cornice) along the Main Street frontage of the site.

Vice Chair Simpson asked if the applicant was required to submit to the Paterson Historic Commission.

Michael Rubin, attorney for the applicant, stated that the applicant had been before the Paterson Historic Commission, and would be complying with the concerns stated by the commission. He also explained the loading situation on the site. Matthew Evans, architect for the applicant, was sworn in. He explained the current loading zone configuration on site, and the changes the applicant was proposing.

No comments were made by the board.

A motion was made by County Engineer Pera 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 Vice Chair Simpson to close the floor to public comment. Chair Metzler seconded the motion. The motion passed unanimously.

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

OLD BUSINESS

SP-22-061 – Stew Leonard’s – 467 Allwood Road, Clifton

Senior Planner Miranda 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.

No comments were made by the board.

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

No comments were made by the public.

Seeing no one, a motion was made by Vice Chair Simpson to close the floor to public comment. Commissioner Edmond seconded the motion. The motion passed unanimously.

Vice Chair Simpson made a motion approve the changes to the comment as shown. The motion was seconded by Commissioner Edmond. The motion passed unanimously.

NEW BUSINESS – None.

RESOLUTIONS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Vice Chair Simpson made a motion to adjourn the meeting at 6:00 PM that was seconded by Chair Metzler. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN