



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
October 26th, 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; Jonathan Pera, County Engineer; Terry Duffy, County Commissioner; Orlando Cruz, County Commissioner

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

MINUTES: A motion was made by County Engineer Pera to accept the minutes of the October 5th, 2023 Planning Board meeting. The motion was seconded by Chair Metzler. The motion passed unanimously with Commissioner Diaz and County Commissioner Duffy abstaining.

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

- The County held a groundbreaking ceremony for veteran's senior housing being constructed in Pompton Lakes.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-23-015 – Haci Baba Bakery – 1639 Main Avenue, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing 5,590 sq. ft. commercial site into a bakery and café. The applicant has not proposed changes to the building's footprint, but has proposed to remove an existing roll-down door. The site has frontage along Main Avenue (CR 601) in Clifton.

The applicant has proposed to close an existing driveway on Main Avenue, and to convert the remaining driveway on Main Avenue into an entrance-only driveway. The site will have an exit-only driveway on West 2nd Street, a municipal road. The site will have a total of 15 parking spaces. The applicant has proposed to replace the closed driveway apron with full-height curbing and pavers to match the style of the adjoining sidewalk. The applicant has proposed to move an

existing light pole and bollards out of the County right-of-way. The applicant has submitted a turning template demonstrating a garbage truck and SU-30 box truck navigating the site.

Regarding drainage, the applicant has proposed to construct an infiltration basin on the site. The applicant has proposed to install a trench drain along the driveway on Main Avenue. The applicant has indicated that the trench drain, roof leaders, and inlets on the site will connect to the infiltration basin. The applicant's engineer has indicated that a percolation test will be performed on Wednesday, October 25th, with results expected after the Planning Board meeting. The applicant has proposed to remove an existing wood-tie island and replace it with grass.

Staff explained that there were conditions that must be addressed before the application can receive unconditional approval. The applicant shall conduct a percolation test (HSG groundwater) and submit the results. Once available, the applicant shall submit the results of the percolation test. The following note shall be added to the plans: "The existing, assumed connection from the downspouts shall be plugged with concrete."

No comments were made by the board.

S. Gegre, applicant, was sworn in and explained the existing site conditions to the board.

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 County Commissioner Duffy to close the floor to public comment. Commissioner Diaz 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 Duffy. The motion passed unanimously.

SP-22-065 – Proposed Commercial Building – 47-51 Goffle Road, Hawthorne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 2,800 sq. ft. commercial building on a vacant lot. An existing residential building on Lot 6 has been demolished. The site has frontage on Goffle Road (CR 504) in Hawthorne.

The applicant has proposed to construct a 10-space parking lot at the rear of the site. The site will have access via two (2) driveways on Goffle Road: a one-way entrance driveway and a one-way exit driveway. The applicant has proposed to install gates on both driveways. The applicant has proposed to replace the sidewalk and curbing along the site frontage, and to install a 3-foot grass strip. Regarding drainage, the applicant has proposed to construct a retention system on site. The applicant has indicated that a proposed inlet installed in the parking lot and the building's roof leaders will connect to the retention system. The applicant has also proposed trench drains at both driveways. The site is sloped away from the County right-of-way. The applicant has proposed to plant two (2) Kwanzan Cherry trees along the site frontage.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The applicant shall enter into an “if and when” agreement for a future dedication, when requested by the County and at no cost to the County. The applicant shall provide the dimension of the proposed sidewalk. The sidewalk shall be a minimum of 5 feet across. A 3-foot grass stripe shall be provided between the curb and the sidewalk. The applicant shall reset the corner points that will be disturbed by the new sidewalk with a flush survey marker or within a casting or set offset, if feasible, from the corner points. It must be indicated on the plans how this will be performed. A detail shall be provided as needed.

The applicant shall provide a dimension between the curb line and the proposed gate. proposed gate. This distance must be sufficient enough to allow the typical truck, approximately 37 feet, to be beyond the curb line when opening the gate. The applicant shall provide a detail of the type of gate. It must be clearly indicated on both the plan and detail that the gate will open inwards only. The applicant shall perform the required percolation/permeability field tests. The applicant shall submit the test results, soil logs, evaluation, and adjust the drainage design as needed based on the field tests. It must be clearly indicated on the plans that manhole castings will be provided at all seepage pits for ease of inspection and maintenance.

The applicant shall coordinate with the Planning Department to select a more suitable shade tree for the site frontage. The applicant must provide confirmation that the proposed tree mature height and width is outside of the intersection sight lines of the driveway. The applicant shall provide the Corridor Enhancement Fee of \$2,320.00 payable to Passaic County. The applicant shall verify that adequate distance (minimum of 18 inches) is being provided between the proposed face of curb and the existing utility pole. The driveway widths shall be adjusted to the minimum necessary for the drop curb and apron to accommodate the wheel paths on the turning templates. The driveway throat widths shall remain 16 feet in width. At the egress driveway, the “STOP” sign and “DO NOT ENTER” signs shall be placed on separate posts in order to ensure there is no distortion of the “STOP” sign shape. It is recommended that the applicant confirm with the Borough of Hawthorne whether a diamond-pattern, skid-resistant lid can be placed at the manhole in the sidewalk.

No comments were made by the board.

A motion was made by County Commissioner Duffy 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 Duffy to close the floor to public comment. County Commissioner Cruz 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 County Commissioner Duffy. The motion passed unanimously.

SP-23-038 – Proposed Mixed-Use Building – 600-602 Main Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 7-story mixed-use building with a gross floor area of 60,020 sq. ft. An existing commercial building on the site will be demolished. The applicant has indicated that the new building will contain 1,900 sq. ft. of commercial space and a total of 55 dwelling units. The site has frontage along Main Street (CR 601) in Paterson.

The applicant plans to construct a parking garage with a total of 47 parking spaces at the rear of the building. The parking garage will have access via a full-access driveway on Van Winkle Street, a municipal road. The applicant has proposed to replace the sidewalk and curbing along the Main Street frontage. There is an existing cellar door indicated on the existing conditions plan.

Regarding drainage, the applicant has proposed to install seven (7) seepage pits beneath the parking garage. The applicant has also proposed to install a trench drain along the Van Winkle Street driveway. The applicant has not shown any connection between the roof leaders, trench drain, and inlets and the infiltration basin. The applicant has proposed to plant four (4) shade trees along the site frontage.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The applicant shall provide a cross-easement and parking agreement for the proposed shared access and parking between the two (2) lots. The site plan must be consistent with the floors plans and elevations. There is an additional door shown on the ground floor plan that is not clearly shown on the site plan. The sidewalk and curbing along Main Street must be replaced. The sidewalk must be a minimum of five (5) feet in width and dimensioned on the plan. The curbing must be in accordance with County detail.

The existing curb ramp at the intersection of Main Street and Van Winkle Street shall be inspected by the applicant and either noted to be replaced or certified to be ADA-compliant in accordance with PROWAG by a New Jersey-licensed professional. If re-constructing the ramp, the following note shall be added to the plans: “Prior to the release of the performance bond by the Passaic County Road Department, the curb ramps in the County right-of-way shall be inspected and certified by a New Jersey-licensed professional per current PROWAG standards. Signed and sealed Correspondence from the licensed professional shall be provided to the Passaic County Road Department certifying the ADA compliance of the ramp in accordance with PROWAG standards prior to the release of the performance bond.”

The applicant shall submit a written request to the City of Paterson for the crosswalk striping across Van Winkle Street to be refreshed. A copy of the correspondence and any response from the City must be submitted. A “NO STOPPING OR STANDING SIGN”, with a right directional

arrow and placed at 45 degrees to the direction of travel, shall be provided along Main Street 25 feet from the sideline of the intersecting street. A callout leader and sign detail must be included in the plan set. The applicant shall clarify if the proposed on-site parking is for the residential or retail portion of the site, or both.

The following comments pertain to existing and proposed right-of-way encroachments: The cellar door on Main Avenue shall be removed. The applicant shall confirm the presence of any vaults along the Main Street frontage. The applicant shall provide a detail of the footings of the proposed building along the County right-of-way line indicated. The footings shall not encroach into the County right-of-way. The Main Avenue right-of-way line shall be added to a side elevation plan in order to demonstrate that there are no proposed encroachments into the County right-of-way.

The applicant shall confirm that all roof leaders or drains are being connected to the proposed seepage pit system and no roof leaders will discharge onto the County right-of-way. The County trench restoration detail shall be added to the plan set. A note shall be added to the plan stating that all landscaping within the County right-of-way shall be maintained by the applicant and/or property owner. The applicant shall provide the Corridor Enhancement Fee of \$2,117.00 payable to Passaic County.

No comments were made by staff.

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

OLD BUSINESS

SP-21-058 – Proposed Lidl Grocery Store – 2-10 Wagaraw Road, Hawthorne

Waiver Request #1

The applicant has requested a design waiver to allow for two (2) driveway openings along the Wagaraw Road frontage. The waiver is recommended by staff, subject to the following conditions:

1. A “NO LEFT TURN” sign shall be provided across Wagaraw Road at the far left of the driveway egress. A channelizing, mountable, curbed island shall be provided at the unsignalized driveway to further restrict left turns. It is recommended that this be proposed as a robust reinforced concrete island in order to accommodate the proposed truck movements.
2. The decision point of the sight lines shall be adjusted at the unsignalized driveway.

3. The truck turning template shows trucks turning into the ingress of the unsignalized driveway. The applicant shall provide a narrative of the delivery times and add a note to the plan indicating when deliveries will take place.
4. Additionally, the applicant shall be required to provide for a traffic control flagger when the delivery trucks exit the property in order to avoid a head-on collision upon exiting. A note shall be added to the plan indicating the same.

No comments were made by the board or public.

County Commissioner Duffy made a motion to grant the waiver with the specified conditions. Commissioner Diaz seconded the motion. The motion passed unanimously.

Waiver Request #2

The applicant has requested a waiver from the requirement to provide maximum grades of 2%, at the unsignalized driveway, for the first 50 feet back from the right-of-way line. The driveway would have a maximum grade of 4.83% and would be reduced to 1.72% in advance of the right-of-way line. Based on the submitted justification, the waiver is recommended by staff.

No comments were made by the board or public.

County Commissioner Duffy made a motion to grant the waiver with the specified conditions. Commissioner Diaz seconded the motion. The motion passed unanimously.

NEW BUSINESS – None.

RESOLUTIONS – None.

CORRESPONDENCE – None.

ADJOURNMENT: County Commissioner Duffy made a motion to adjourn the meeting at 5:52 PM that was seconded by County Commissioner Cruz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN