



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
November 16<sup>th</sup>, 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; Nakima Redmon, Commissioner; Steve Edmond, Commissioner; Nordan Murphy, Deputy County Engineer

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

**MINUTES:** A motion was made by Commissioner Diaz to accept the minutes of the October 26<sup>th</sup>, 2023 Planning Board meeting. The motion was seconded by Chair Metzler. The motion passed unanimously with Commissioner Redmon and Commissioner Edmond abstaining.

**PLANNING DIRECTOR'S REPORT:** Supervising Planner Bradford reported on the following initiatives:

- A consultant is working with the Planning Department to collect data for the ongoing signal optimization project.

**PUBLIC PORTION:**

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

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

**DEVELOPMENT REVIEW**

**SP-22-068 – Proposed Warehouse – 125 Pompton Plains Crossroad, Wayne**

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The plans indicate a proposed right-of-way dedication to the County along Pompton Plains Crossroad. The applicant shall confirm that the proposed dedication is consistent with the half-width of the 66-foot Master Plan right-of-way. The applicant shall submit a draft deed of dedication and metes and bounds description for review by staff. Incomplete, pending submission of a draft deed of dedication for review by staff.

The proposed Pompton Plains Crossroad driveway shall be removed from the plans, as there is available access along Farmingdale Road. For any waiver request to be considered by the Board, the applicant must provide a written justification for the provision of a Pompton Plains Crossroad driveway. If a waiver is granted, the applicant shall provide appropriate signing and striping at

the driveway, and a driveway profile showing the proposed driveway will have a slope less than 2% for at least 50 feet from the right-of-way line. The conditions of the submitted NJDEP permit do not prohibit a driveway on Farmingdale Road. The applicant shall provide additional information supporting their statement that a Farmingdale Road driveway is being prohibited by the NJDEP. In consideration of the environmental restrictions prohibiting driveway access along Farmingdale Road, a waiver is recommended by staff to permit the driveways as indicated on the site plan. Additionally, the applicant shall provide additional "NO TRUCK" signs near the limits of the heavy-duty pavement in advance of the standard pavement (near the proposed 5-foot flush curb).

The applicant shall perform post-construction traffic studies 1-, 2-, 5- and 10 years from the date that a Certificate of Occupancy is issued by the Township of Wayne. The above note shall be added to the plans. Additionally, the applicant shall enter into a developer's agreement with the County prior to receiving final approval. Incomplete, pending submission of a draft developer's agreement for review by staff.

Drainage shall be provided along the site frontage on Pompton Plains Crossroad. Runoff from the roadway currently sheet flows onto the site. New curbing will concentrate that flow in the gutterline, encroaching into the travel lane, adversely affecting safety. After a shoulder width is determined, a gutter spread analysis shall be performed to determine the location of the necessary drainage structures. The following comments shall be addressed by the applicant: The applicant shall enter into a hold harmless agreement for all stormwater, silt, and debris runoff entering the site and infiltration basins. An agreement template is attached for the applicant's review and signature. Incomplete, pending submission of a signed "hold harmless" agreement. The County shall maintain B-inlet #1, B-inlet #2, the pipe between the inlets, and the pipe leading to scour hole #9. The applicant shall maintain scour hole #9 and the infiltration basin. The applicant shall enter into a maintenance agreement with the County. Incomplete, pending submission of a draft maintenance agreement for review by staff.

Dan Reeves, engineer for the applicant, was sworn in. He explained the site to the board and elaborated on the driveway restrictions that led to the proposed driveway configuration.

Cameron McCloud, attorney for the applicant, discussed the outstanding agreements with the board.

No comments were made by the public.

A motion to approve the waiver for to allow driveways on a county road was made by Commissioner Edmond and seconded by Commissioner Diaz. 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.

**OLD BUSINESS**

**SP-23-043 – Janki Properties – 527 High Mountain Road, North Haledon**

This is a previously withheld site plan application in which the applicant has proposed to construct a second story onto an existing 1.5-story, 5,462 sq. ft. commercial building in order to accommodate five (5) dwelling units. The site has frontage along High Mountain Road (CR 677) in North Haledon. The application was withheld by the Board on August 11<sup>th</sup>, 2022.

The site currently has eight (8) existing parking spaces, including an ADA parking space, that back out directly onto High Mountain Road. The plans indicate that the spaces encroach into the County right-of-way. The site also has a full-access driveway along High Mountain Road that leads to a rear parking lot that includes five (5) surface parking spaces and two (2) garage parking spaces. The site has a total of 15 spaces. The applicant has not submitted any information regarding the existing drainage system. The site slopes away from the county right of way. No landscaping is existing or proposed.

The applicant has requested waivers, for consideration by the Board. from three (3) review comments:

- 1) Comment #2: Removal of the parking spaces between the building and the right-of-way line of High Mountain Road;
- 2) Comment #5: Widening the site driveway to better accommodate two-way traffic; and
- 3) Comment #6: Location of the driveway within 10 feet of a side property line.

Commissioner Redmon made a made a motion to deny the waiver without prejudice. Commissioner Diaz seconded the motion. The motion passed unanimously.

**NEW BUSINESS**

**Meeting Date Change**

Staff has proposed changing the current Planning Board meeting date on Thursday, December 21<sup>st</sup> to Tuesday, December 19<sup>th</sup>.

No objections were raised by the board.

**RESOLUTIONS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Commissioner Redmon made a motion to adjourn the meeting at 5:53 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



ANDRAS HOLZMANN