



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
December 7th, 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; Kenneth Simpson, Vice Chair; Stephen Martinique, Commissioner; Miguel Diaz, Commissioner; Steve Edmond, Commissioner; Jonathan Pera, County Engineer; Terry Duffy, County Commissioner; Orlando Cruz, County Commissioner

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

MINUTES: A motion was made by Commissioner Diaz to accept the minutes of the November 16th, 2023 Planning Board meeting. The motion was seconded by Commissioner Edmond. The motion passed unanimously with County Engineer Pera and Commissioner Martinique abstaining.

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

- The Planning Department is preparing a solicitation for the 2024 Open Space Grant Program and is expecting to release the solicitation by the end of next week.

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, County Commissioner Duffy made a motion to close the public portion that was seconded by Commissioner Diaz. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-23-020 – Proposed House of Worship (Kol Yeshurun) – 534-548 Broadway, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a new house of worship. The site has frontage along Broadway (CR 622) in Passaic. The applicant has proposed to construct a two-story, 5,566 sq. ft. house of worship. The applicant has proposed to demolish an existing commercial and residential building on site. The site will have a total of 26 parking spaces on the site. Access to the parking lot will be via two driveways: one (1) full-access driveway on Broadway, and one (1) exit only driveway onto Dawson Avenue, a municipal road. The applicant has submitted a waiver request to allow a

driveway on a County road. Additionally, emergency access is proposed along Katherine Avenue. The applicant has proposed to install a 3-foot grass strip and 5-foot sidewalk along the site frontage, and to replace the curbing.

Regarding drainage, the applicant has proposed to construct two (2) underground detention basins on the site. The applicant has indicated that the building's roof leaders will connect to the detention basin. The applicant has proposed to install a trench drain at the Broadway driveway, and has indicated that the trench drain will connect to the detention basin. The applicant has proposed to plant shade trees along the Broadway frontage.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The applicant shall overlay the Master Plan right-of-way line on the site plan. The Master Plan right-of-way width is 60 feet. The applicant may be required to enter into an "if and when" agreement to provide a right-of-way dedication a later date (if and when requested by the County and at no cost to the County). The right-of-way width of Broadway is indicated as 50 feet along the frontage of the site. As the Master Plan right-of-way of Broadway is 60 feet, the applicant shall be required to enter into an "if and when" agreement to provide a dedication of the full half-width of 30 feet at a later date if and when requested by the County and at no cost the County. An agreement template is attached for the applicant's review and signature. The applicant has submitted as signed "if and when" agreement for review by staff.

As the site has access along municipal streets (Dawson/Katherine), a deign waiver is necessary for any driveway to be permitted along Broadway. The applicant must either remove the proposed Broadway driveway from the plans or submit a written waiver request with justification for the driveway. The applicant has submitted a waiver request in support of the proposed Broadway driveway. The waiver request is recommended by staff based on the submitted justification.

The distance from the right-of-way line to the first parking space adjacent to the Broadway entrance driveway shall be dimensioned on the plan. The dimension is provided from the curb line, but not from the right-of-way line as requested. The plans must include dimensions to the first (employee-only) and second parking spaces. The proposed spaces within 20 feet of the right-of-way require a waiver. Both spaces have been designated as employee-only.

The submitted survey indicates an existing inlet within the driveway on Broadway, although it is not shown on the site plan. The applicant must provide clarification. The survey and existing conditions plan do not indicate any inverts, pipe sizes, or structure size information at the three (3) inlet castings at the curb line of Broadway or at the inlets just north of the site on Dawson Avenue where a drainage easement runs through the adjacent property of Lot 10. Additionally, no existing invert pipe or structure information has been provided at the manholes located within the sidewalk along Broadway where the detention system is tying into. These manholes may potentially be sanitary sewer manholes. Also, as seen on recent aerial imagery, there appears to be an A-inlet located approximately 3-4 feet behind the sidewalk at the existing driveway on Broadway. However, it is not shown on the survey or existing conditions plan. The applicant

shall update the survey and existing conditions plan to include all information on the existing pipes, structures, sizes, materials, and inverts of all drainage and sanitary structures on the site and in the County right-of-way adjacent to the site. A callout shall be provided indicating that the existing manhole shall be reconstructed as necessary where the 15-inch RCP is being removed near the Broadway entrance. Flow from the Dawson Avenue driveway will ultimately drain to the County right-of-way. As such, the debris-filled inlet shall be indicated on the plans and any drainage pipes shall be cleaned out and reconstructed as necessary.

As part of updating the survey information, the applicant shall confirm if the three (3) inlets on Broadway are B or D inlet structures or if they are openings atop a culvert structure. Once this information is verified, the applicant shall provide a detail showing how the inlets will be converted to an A-inlet as indicated on sheet C-5. The applicant shall provide a detail showing how the type B-Inlet shall be converted to inlet Type A. Alternatively, driveway access may be specified at the structure if feasible. The applicant shall provide a detail showing how the inlet opening atop the culvert will be converted to an inlet type A. Alternatively, driveway access may be specified at the structure if feasible.

All stormwater flow at the driveway must be intercepted prior to entering the County right-of-way. A trench drain has been added to the plans, although more information is needed regarding the existing pipe or structure beneath the proposed trench drain in order to ensure that no conflict exists. The post-development conditions mapping and drainage report shall be updated to consider intercepted flow from the trench drain. Adequate storage must be provided on-site for the 25-year storm, at one hour duration, for all impervious areas ultimately draining to the County right-of-way. Additionally, the applicant shall grade the site to allow for at least six (6) inches of on-site ponding. Further comment may be provided at the Planning Board meeting.

The applicant must provide information on the drainage easement noted on the survey. A description of the metes and bounds of the easement has been submitted. Information must still be provided on the existing structures or pipes within the easement which may conflict with the proposed drainage due to re-grading. The applicant shall confirm with the stakeholders of the storm drain easement if a building can be placed atop the easement.

The board discussed the outstanding comments with staff, and decided to table both waiver requests until more information from the applicant addressing the outstanding comments was obtained.

A motion was made by Commissioner Martinique to open the floor to public comment. Commissioner Edmond 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 Martinique seconded the motion. The motion passed unanimously.

Commissioner Martinique made a motion withhold approval of this site plan application. The motion was seconded by Commissioner Simpson. The motion passed unanimously.

SP-23-047 – Proposed Warehouse Expansion – 661-667 Route 23, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct additions to an existing warehouse building. The existing warehouse has a footprint of 12,044 sq. ft. A western addition will have a footprint of 33,0582 sq. ft., and an eastern addition will have a footprint of 19,249 sq. ft. The site has frontage along Route 23 in Wayne. The site has no frontage along county facilities but includes over one (1) acre of impervious surfaces. The site will have a total of 27 parking spaces, in addition to loading spaces being provided for tractor trailers. The site will have access via a right-in/right-out only driveway along Route 23. A traffic report has been provided. Regarding drainage, inlets and roof leaders will collect stormwater from the building and parking lot and connect into a proposed bio-retention basin on the site. The applicant has submitted a stormwater report.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The applicant shall provide copies of any required NJDEP permits for the proposed development. The applicant shall provide copies of any required NJDOT access permits for the proposed development.

A motion was made by Commissioner Martinique 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. Commissioner Martinique 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 Commissioner Martinique. The motion passed unanimously.

OLD BUSINESS

SP-22-070 – Tilcon Asphalt Batch Plant – 859 Riverview Drive, Totowa

The applicant requested the following:

1. Applicant is seeking a waiver request to permit multiple driveways on county roads. After review, staff recommends granting the waiver for the proposed layout.
2. Applicant is seeking a waiver to allow a driveway within 10 feet of a side property line. After review, staff recommends granting the waiver for the proposed layout.

After a discussion with staff, the board wished to table the waiver requests until more information could be provided by the applicant.

NEW BUSINESS – None.

RESOLUTIONS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Martinique made a motion to adjourn the meeting at 6:06 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN