



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
December 19th, 2023
401 Grand Street, Room 220, Paterson, NJ 07505**

Chair Joseph 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; Miguel Diaz, Commissioner; Steve Edmond, Commissioner; Jonathan Pera, County Engineer; Pat Lepore, County Commissioner Director (arrived at 6:04 PM); Terry Duffy, County Commissioner; Orlando Cruz, County Commissioner Alternate (arrived at 5:40 PM, non-voting)

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 Simpson to table the minutes of the December 7th, 2023 Planning Board meeting. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

PLANNING DIRECTOR'S REPORT: Planning Director Holzmann thanked the Board and staff for their work throughout the year.

PUBLIC PORTION:

Commissioner Diaz made a motion to open the meeting to the public which was seconded by Commissioner Simpson. 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 – None.

OLD BUSINESS

SP-22-043 – Janki Properties – 527 High Mountain Road, North Haledon

County Commissioner Cruz recused himself from the hearing of this application.

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

- 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.

The applicant's engineer, Tom Stearns, P.E., was sworn in by the Board and testified regarding the layout of the site. Mr. Stearns stated that the applicant will provide mirrors and signage at the driveway to prevent incidents between cross traffic using the driveway. It was also stated that the applicant will provide curb ramps at the driveway.

The applicant's attorney, A. Michael Rubin, Esq., testified regarding the applicant's need for the requested waivers in order for the project to be economically viable.

County Engineer Pera recommended against the waiver to allow for the front parking spaces to remain, as the spaces are partially within the County right-of-way and vehicles would need to back into or out of the roadway to use the spaces.

There was significant discussion regarding the need to provide replacement parking spaces for the spaces that are currently within the County right-of-way, as well as to provide sufficient parking for the site. After further discussion, the applicant's attorney agreed to withdraw the waiver request without prejudice while the applicant investigated alternative parking scenarios for the property.

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

County Commissioner Cruz returned to the meeting.

The applicant has requested waivers, for consideration by the Board, from two (2) review comments previously provided by the Board:

1. To allow multiple driveways on county roadways.
2. To allow both driveways to be within 10 feet of a side property line.

Staff noted that the Board had previously table the item pending submission of additional information showing that there was adequate sight distance at the driveways.

The applicant's attorney, Alan Zakin, Esq., testified regarding the applicant's need for the requested waivers to be granted. Mr. Zakin noted that the asphalt batch plant was existing and was only being re-opened. It was also stated that the plant's operations were deemed essential by the State of New Jersey. Additionally, Mr. Zakin stated that the accident history of the driveways had been reviewed and was not of concern.

The applicant's engineer, Rob Benedetto, P.E., was sworn in and testified that the requested sight distance information would be provided with the next re-submission.

The Board asked if there were any proposed turn restrictions at the Minnisink Road driveway, and suggested that the speed limit of the roadway should be reviewed.

A representative of the applicant, Michael Kotlarz, was sworn in and testified on the amount of truck traffic utilizing the site. The site would be used by roughly 20 trucks per day and operate 8-

10 hours each day. Mr. Kotlarz also clarified that the Minnisink Road driveway is to be unrestricted. The applicant was agreeable to providing appropriate warning signage at the driveway.

After further discussion, the Board agreed to approve the waiver requests on the condition that the sight distance concerns were addressed to the satisfaction of the professional staff. County Commissioner Duffy made a motion to grant the waivers which was seconded by Commissioner Diaz. The motion passed unanimously.

NEW BUSINESS – None.

RESOLUTIONS – None.

CORRESPONDENCE – Staff provided information on the proposed meeting schedule for 2024. A resolution will be considered for adoption at the next meeting on January 11th, 2024. The first two (2) meetings of 2024 were previously scheduled.

ADJOURNMENT: Commissioner Simpson made a motion to adjourn the meeting at 6:57 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN