



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
January 11th, 2024
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; Orlando Cruz, County Commissioner Alternate

BOARD PROFESSIONALS PRESENT: Shabbir Shehabuddin, Esq., sitting for County Counsel John Abdelhadi; Andras Holzmann, Planning Director; Adam Bradford, Supervising Planner; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner

SWEARING IN: Commissioner Diaz was sworn in for a three (3) year term, beginning on January 1st, 2024 and ending on December 31st, 2026.

REORGANIZATION: Vice Chair Simpson nominated Chair Metzler to serve as Planning Board Chair for 2024. Chair Metzler accepted the nomination, and Commissioner Diaz seconded the nomination. Chair Metzler was elected as Planning Board Chair for 2024 by unanimous vote.

Vice Chair Simpson nominated Commissioner Diaz to serve as Planning Board Vice Chair for 2024. Commissioner Diaz accepted the nomination, and Chair Metzler seconded the nomination. Vice Chair Diaz was elected as Planning Board Vice Chair for 2024 by unanimous vote.

MINUTES: A motion was made by Commissioner Simpson to approve the minutes of the December 7th, 2023 Planning Board meeting. The motion was seconded by Vice Chair Diaz. The motion passed unanimously. A motion was made by Commissioner Simpson to approve the minutes of the December 19th, 2023 Planning Board meeting. Vice Chair Diaz seconded the motion. The motion passed unanimously.

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

- The Planning Department will be holding Open Space Grant Workshop from January 16th to January 18th in preparation for receiving Open Space applications for 2024.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-22-073 – Novelli Restaurant – 2404-2410 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant proposes constructing an addition to an existing restaurant building and a separate 1,815 sq. ft. covered outdoor seating area and entrance. The applicant still needs to submit a revised site plan with changes to the existing restaurant building, which fronts CR 202 along the Paterson-Hamburg Turnpike in Wayne Township.

The applicant proposes reconfiguring the existing parking lot to accommodate the seating area and to reduce the number of parking spaces on-site from 66 to 53. The parking lot will have access to the Paterson-Hamburg Turnpike via an entrance/exit-only driveway. The center drive aisle on site will not connect to the Paterson-Hamburg Turnpike and will have a guard rail installed to prevent vehicles from entering the sidewalk. In addition, the applicant has submitted a valet plan and proposes to replace the sidewalk and curbing along the site frontage. Regarding drainage, the applicant proposes to use the existing drainage system on-site, indicating that two (2) new roof leaders will connect to existing stormwater inlets. The applicant proposes to maintain several shade trees on the site.

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 to provide a right-of-way dedication to the County at a later date if and when requested by the County. An agreement template will be provided to the applicant under separate cover for their review and signature. The applicant shall provide a copy of the referenced agreement for the Valet and employee Parking on adjacent Lot 7. The applicant shall record the submitted Parking & Use Agreement with the County Clerk and provide a copy to the Planning and Engineering Departments.

The following comments pertain to the proposed site driveway access along the Paterson-Hamburg Turnpike: A valet plan has been submitted for review. However, a waiver request with written justification has not been submitted. The applicant shall provide a narrative description of the proposed valet operations, including a clarification on how the neighboring lot to the north (Lot 7) will be utilized. The applicant shall clarify how the neighboring lot (Lot 7), located to the north, will be utilized as part of the valet parking plan. The valet parking plan indicates car door swings encroaching into the County right-of-way and shall be revised outside the County right-of-way line. Vehicles exiting out of the entrance-only driveway will not be permitted. The plans shall be revised and show valet parking outside of the restricted areas of the parking lot. Furthermore, as both driveways are being proposed as one-way, a design waiver is no longer required. The applicant shall confirm in writing that when valeted vehicles are returned to the patrons, the vehicles follow the proposed traffic circulation (i.e., not exiting through the entrance) as currently shown on the site plan. The applicant shall confirm in writing that all vehicles will be valeted during any valet-warranted event. A revised valet plan shall be submitted and show vehicles facing the exit along the southern property line. The applicant shall be required to enter into a hold harmless agreement for all silt, stormwater, and debris that enters the

site from the County right-of-way. An agreement template is attached for the applicant's review and signature.

The applicant shall submit copies of any cross-access easements between Lot 7 and adjacent Lot 5. In lieu of a cross-access easement, the existing connection to the driveway on Lot 5 shall be blocked off and shown on the plans. Furthermore, the site plan still shows the asphalted path between Lots 5 and 6. The applicant shall revise the plans, eliminating access between Lots 5 and 6. Or the applicant shall provide a cross-access easement for Lots 5 and 6. Before final approval is granted, the easements shall be recorded with the county clerk, and copies shall be provided to the engineering and planning departments. The guide rail shall be wholly located within the subject property. The applicant shall revise the plans to show a section indicating the edge of the traveled way, with clear zone dimensions, the existing right-of-way line, and the guide rail. Site plan details shall be revised to show a breakaway guide rail or provide other means of physical separation between the sidewalk and parking lot. The applicant shall provide the Corridor Enhancement Fee of \$3,839.00, payable to Passaic County.

Commissioner Edmond asked that the comment regarding a break away barrier be revised to state barrier rather than call out a specific type of barrier.

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

No comments were made by the public.

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

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

OLD BUSINESS – None.

NEW BUSINESS – None.

RESOLUTIONS

A resolution was presented to the board to formalize the proposed 2024 Planning Board meeting schedule. Commissioner Simpson made a motion to approve the resolution, and Vice Chair Diaz seconded the motion. The motion passed unanimously.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Simpson made a motion to adjourn the meeting at 5:47 PM that was seconded by Vice Chair Diaz. The motion passed unanimously.

Respectfully submitted,

Salvatore Presti for

Salvatore Presti

ANDRAS HOLZMANN