



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
February 1st, 2024
401 Grand Street, Room 220, Paterson, NJ 07505**

Chair Joseph Metzler opened the meeting at 5:45 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, Vice Chair; Kenneth Simpson, Commissioner; Nakima Redmon, Commissioner; Stephen Martinique, Commissioner; Steve Edmond, Commissioner; Jonathan Pera, County Engineer

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

MINUTES: A motion was made by Commissioner Diaz to approve the minutes of the January 11th, 2024 Planning Board meeting. The motion was seconded by Commissioner Edmond. The motion passed unanimously with Commissioners Redmon and Martinique abstaining.

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

- The Planning Department will be presenting an annual report for 2023.

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, Commissioner Martinique made a motion to close the public portion that was seconded by Commissioner Redmon. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-23-044 – Avatar Residential Detox Center – 1140 Greenwood Lake Turnpike,

Ringwood

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing building in order to operate a residential detox center. The site has frontage along Greenwood Lake Turnpike (CR 511) and Margaret King Avenue (CR 698) in Ringwood.

The applicant has proposed to utilize an existing full-access driveway along Greenwood Lake Turnpike. No driveways are proposed along Margaret King Avenue. There are 18 proposed parking spaces on the site. There is no existing or proposed sidewalk along the frontage of the site, as is consistent with this section of Greenwood Lake Turnpike and Margaret King Avenue.

Regarding drainage, the site driveway is sloped towards Greenwood Lake Turnpike. A trench drain is proposed at the driveway. The trench drain will connect into a system of eight (8) seepage pits. The applicant has agreed to plant unused pavement areas along the site frontage with grass.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The applicant shall submit two (2) signed and sealed copies of the survey referenced on the site plan. The existing right-of-way widths of Greenwood Lake Turnpike and Margaret King Avenue must be noted on the plan. The Master Plan right-of-way widths for both roads are 66 feet, which must be noted on the plan. The Master Plan right-of-way lines, if different from the existing right-of-way line, shall be overlaid on the plan. The existing right-of-way width must be labeled on the plan. It shall be indicated if there is any discrepancy between the existing and Master Plan right-of-way for either roadway. The applicant shall reverse the direction of the angled parking for banked parking area #1, and modify the one-way circulation as necessary. The on-site traffic circulation shall be modified to allow vehicles to circulate counterclockwise around the back of the building in order to eliminate the conflicts near the driveway.

The applicant shall enter into an “if and when” agreement to install sidewalk and curbing along the frontage at a later date. An agreement template is attached for the applicant’s review and signature. The plans must include a driveway profile, with the grades labeled. Driveway grades shall not exceed 2% for the first 50 feet back from the right-of-way line of Greenwood Lake Turnpike. The applicant has submitted a waiver request for the site driveway to remain in excess of the 2% slope within 50 feet of the right-of-way line. Based on the submitted information, the waiver is recommended by staff.

Stormwater plans and calculations must be submitted to verify control of the 25-year, 1-hour duration storm. No stormwater runoff is permitted to flow into the County right-of-way. Any proposed drainage system must be sized to collect runoff from any future proposed impervious area. The following comments must be addressed by the applicant: The proposed impervious area input in the drainage calculations indicates 13,510 SF, although the total impervious coverage of the site is indicated as higher on the impervious cover table. The calculations shall be revised and updated. If necessary, the system shall be modified to demonstrate the 25-year storm (for a 1-hour duration for all impervious area that ultimately drains to the County right of way) is either being stored and/or infiltrated. The soil permeability data sheets do not include a groundwater elevation table. Further clarification shall be provided to confirm that the seepage pits have adequate separation above the groundwater table. The site shall be graded to allow for six (6) inches of on-site ponding.

The applicant shall submit copies of any required Highlands Permit for the proposed development. The Corridor Enhancement Fee shall be assessed upon receipt of the requested survey. A depressed curb shall be provided along the driveway opening. The County curb detail shall be added to the plans. The plans shall include an alternate light foundation detail that is not a warranting obstruction within the clear zone as defined by the NJDOT Design Manual, or confirm that the light foundation is outside of the clear zone.

A motion was made by Vice Chair Diaz to grant a waiver to allowing the applicant to have a driveway with a slope in excess of 2%. The motion was seconded by Commissioner Martinique. The motion passed unanimously, and the waiver was granted.

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

No comments were made by the public.

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

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

SP-23-008 – Little Falls WTP Residual Handling Facility -

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct upgrades to an existing water treatment facility. The applicant has proposed to construct the following at the existing water treatment facility: two (2) flocculators, two (2) thickeners with plate settlers, three (3) residuals holding tanks, a central pumping station, and a truck loading area. The site has frontage along Union Boulevard (CR 646) and Riverview Drive (CR 640) in Totowa.

The applicant has indicated that the proposed driveway entrance and exit along Union Boulevard (CR 646) will remain. The site also has three (3) emergency access driveways on Riverview Drive, which are not being impacted by the improvements. All driveways on the site are gated. The applicant has proposed to construct a sidewalk along the Union Boulevard frontage, and paint a crosswalk and construct curb ramps across the Union Boulevard driveway. Citing security concerns, the applicant has requested a waiver from the requirement to enter into an “if and when” agreement to construct sidewalk and curbing along Riverview Drive. The applicant has proposed to relocate a brick sign and landscaping outside of the County right-of-way. Regarding drainage, the site is sloped away from both County roadways. The applicant has proposed to replace existing and proposed storm inlets with eco-type inlet curb pieces.

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 install sidewalk and curbing along Riverview Drive, at a later date if and when requested by the County. The applicant has submitted a waiver request for this requirement. Based on the submitted information, the waiver is recommended by staff.

The plans must include driveway profiles for all site driveways. Driveway grades shall not exceed 2% within 50 feet of the right-of-way line. Both the site driveway along Union Boulevard and Riverview Drive driveway #2 slope into the site in excess of 2% within 50 feet of the right-of-way line. The applicant shall enter into a hold harmless agreement, indemnifying the County

against any claims for damages caused by stormwater, silt, or debris that enters the site from the County right-of-way. An agreement template will be provided to the applicant for their review and signature.

The applicant shall provide appropriate signing and striping at the site driveways, including stop bars (12 inches white) and “STOP” signs where necessary. A crosswalk shall be striped across the Union Boulevard driveway. All striping shall be noted as thermoplastic. The crosswalk must be continental-style (24-inch white stripe, 24-inch space) and labeled as thermoplastic.

The applicant shall install curb ramps at both ends of the driveway along Union Boulevard. The applicant shall also install a curb ramp at the corner of Riverview Drive and Union Boulevard. Following installation and prior to the release of any bonds associated with the permit work, the applicant shall submit a signed certification from a licensed professional in the State of New Jersey stating that the ramps are in compliance with current ADA standards. The curb ramp at the corner of the property shall be modified to provide access to the existing push button at the traffic signal. The following note shall be added to the plans: *“Prior to the release of the performance bond by the County Road Department, the curb ramps in the County right-of-way shall be inspected and certified by a New Jersey-licensed professional per PROWAG standards. Signed and sealed correspondence from the professional shall be provided to the County Road Department certifying the ADA compliance of the ramp prior to the release of the performance bond.”*

Michael Higgins, Esq. and Caroline Zabrowski, PE, explained the site conditions to the board and elaborated on the waiver requests.

A motion was made by Commissioner Edmond to grant a waiver from having the applicant enter into an if-and-when agreement for installing sidewalk and curbing along Riverview Drive. Vice Chair Diaz seconded the motion. The motion passed unanimously, and the waiver was granted.

A motion was made by Commissioner Edmond to grant a waiver allowing the driveways to have a driveway in excess of 2%. Vice Chair Diaz seconded the motion. The motion passed unanimously, and the waiver was granted.

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

No comments were made by the public.

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

Commissioner Martinique 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.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Martinique made a motion to adjourn the meeting at 6:20 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN