



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
April 4th, 2024
401 Grand Street, Room 220, Paterson, NJ 07505**

Chair Joseph Metzler opened the meeting at 5:32 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; Steven Edmond, Commissioner; Jonathan Pera, County Engineer; Orlando Cruz, County Commissioner; Terry Duffy, County Commissioner

BOARD PROFESSIONALS PRESENT: Planning Board Counsel John Abdelhadi; Andras Holzmann, Planning Director; Salvatore Presti, Assistant Planner

MINUTES: A motion was made by County Commissioner Duffy to approve the minutes of the March 14th, 2024 Planning Board meeting. The motion was seconded by Vice Chair Diaz. The motion passed with Commissioner Edmond abstaining.

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

- The Planning Department has received applications for the 2024 Open Space Grant Program, and will be processing the applications for funding this summer.
- The 2024 Passaic County Film Festival will be held on April 27th at 11 AM at the Public Safety Academy (300 Oldham Road, Wayne).

PUBLIC PORTION:

Chair Metzler made a motion to open the meeting to public comment. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

Seeing no one from the public present, County Commissioner Duffy made a motion to close the meeting to public comment. The motion was seconded by County Commissioner Cruz. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-23-036 – Proposed Self-Storage Facility – 783 Riverview Drive, Totowa

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish an existing commercial building in order to construct a 122,676 sq. ft. self-storage facility. The site has frontage along Riverview Drive (CR 640) in Totowa.

The site will have a total of 15 parking spaces and a full-access driveway on Riverview Drive (CR 640). The applicant has indicated that they will be constructing an emergency vehicle access driveway around the side and rear of the proposed building. The emergency vehicle access driveway will be constructed with grass pavers and be signed with an “emergency vehicle access only” sign.

The applicant has not proposed to construct sidewalk along the site frontage, which is typical for this section of Riverview Drive. The applicant has proposed to replace the curbing along the site frontage.

Regarding drainage, the applicant has proposed to construct a trench drain across the site driveway to prevent stormwater from flowing into the County right-of-way. The applicant has proposed to construct an underground stormwater basin to contain stormwater collected by inlets on the site. The applicant has proposed to plant shade trees and shrubs along the site frontage.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The existing right-of-way width(s) along Riverview Drive must be noted on the plan. The Master Plan right-of-way width (66 feet) and line must be indicated for Riverview Drive. A section of drainage structures and pipes on the site that is scheduled to be removed appears to be under the jurisdiction of the NJDOT for maintenance, per the NJDOT jurisdictional map (attached). The applicant shall confirm that the NJDOT takes no exception to the removal of this drainage section. It is recommended that, if the structures and pipes are to be removed from the drainage easement, the easement should be ended and the Borough of Totowa notified that the easement should be removed from future tax map updates. It is recommended that the applicant coordinate with the Borough of Totowa and the NJDOT regarding having the easement removed from the tax maps.

An intersection sight distance exhibit must be submitted. Any existing site obstructions, within the line of site on adjacent properties, shall be identified. The applicant shall provide a recommendation regarding the provision of a sight distance easement for the adjacent properties. Additionally, the applicant shall confirm if the proposed landscaping conflicts with the proposed sight lines. The applicant shall provide signed certification by a New Jersey-licensed professional engineer that no sight obstructions exist or are proposed within the sight lines per AASHTO standards. The applicant shall identify and provide copies of all required NJDEP permits associated with the proposed development. The applicant must provide the Corridor Enhancement Fee of \$3,605.00 payable to Passaic County.

Nancy Lottinville, attorney for the applicant, testified regarding the proposed work on the site and informed the Board that the applicant would be addressing all remaining comments.

No additional comments were made by the Board.

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

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

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

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 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 applicant shall submit copies of any required Highlands Permit for the proposed development. The applicant must provide the Corridor Enhancement Fee of \$13,147.00 payable to Passaic County.

No additional comments were made by the board.

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

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

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

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: County Commissioner Duffy made a motion to adjourn the meeting at 5:54 PM that was seconded by County Commissioner Cruz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN