



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
June 6th, 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; Miguel Diaz, Vice Chair; Stephen Martinique, Commissioner; Kenneth Simpson, Commissioner; Steven Edmond, Commissioner; Jonathan Pera, County Engineer; Orlando Cruz, County Commissioner (arriving at 5:43 PM)

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

MINUTES: A motion was made by Vice Chair Diaz to approve the minutes of the May 16th, 2024 Planning Board meeting. The motion was seconded by Commissioner Simpson. The motion passed unanimously, with Chair Metzler abstaining.

DIRECTOR'S REPORT:

The county recently hosted a groundbreaking ceremony for the Highlands Rail Trail Phase I in Wanaque. This phase of the trail will be approximately 1.7 miles long once construction is completed.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-23-023 – Proposed Townhouse Development – 522 Valley Road, Clifton

This is a previously withheld site plan application in which the applicant has proposed to construct a 4,886 sq. ft., four-story structure that will have a total of six (6) townhomes. The site has frontage along Valley Road (CR 621) in Clifton.

The development will include a two-car garage/driveway for each dwelling unit, and a surface parking area for guests on site. The site will have access via a full-access driveway onto Valley Road. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to install a stormwater detention system underneath the parking lot, and to construct several bio-retention basins on the site. The applicant

has proposed to construct a trench drain across the Valley Road driveway to intercept stormwater before it reaches the County right-of-way. The applicant has proposed to plant a variety of shade trees and shrubs on the site.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The Master Plan right-of-way of Valley Road is 60 feet, while the existing right-of-way is 50 feet. The applicant shall enter into an "if and when" agreement to provide a right-of-way dedication for the full half-width of the Master Plan right-of-way at a later date, if and when requested by the County. The Master Plan right-of-way line must be indicated on the site plan. An agreement template is attached for the applicant's review and signature. The signed agreement has been submitted by the applicant. The agreement is subject to the approval of the Board of County Commissioners prior to being executed and recorded.

The applicant must provide a driveway profile. The driveway slope shall not exceed 2% within 50 feet of the right-of-way line. The applicant has requested a waiver from the requirement to provide a maximum grade of 2% within 50 feet of the right-of-way line. For the requested waiver to be considered by the Board, further hardship will have to be demonstrated beyond the cost of the improvements. The grade of the apron is proposed at 10.5%. The applicant shall confirm that vehicles entering and exiting the site will not bottom out at that location versus the counter slope of the road. The applicant has requested a waiver from the requirement to provide a 2% grade for the first 50 feet back from the right-of-way line. Based on the submitted information, staff is recommending tabling the waiver request pending the applicant providing more elaboration on their waiver request. The supplemental waiver request must include at minimum: a sketch of the driveway design that would meet the 2% standard, a written justification elaborating on how the applicant arrived at the proposed 10.5% grade, and written justification on why the applicant cannot relocate the proposed building (i.e. further back into the property and/or lowered) to accommodate a less steep driveway grade.

The turning template for the SU-30 shows conflicts with oncoming traffic when the vehicle is entering or exiting the site from the south. The driveway may be widened up to a maximum width of 30 feet in order to accommodate the movement. The SU-30 turning templates are still showing conflicts between vehicles exiting and entering the site. The applicant shall provide a narrative on the anticipated frequency of SU-30 single-unit trucks. The applicant shall clarify if garbage will be collected from the site by a private hauler or brought to the sidewalk.

The drainage pipe outlet connection to the County right-of-way shall have a maximum diameter of 10 inches. The applicant must submit calculations demonstrating that the proposed detention system will detain the 25-year storm for a one-hour duration. The applicant shall grade an area on site to provide for up to six (6) inches of on-site ponding. The applicant shall provide further storage on the site as necessary in order to limit the outlet from the site to a 12-inch maximum. The location of the 6-inch ponding on the site is unclear. The low point of the system (317.10') is at the trench drain, while the adjacent yard drain is at 318.10'. The applicant shall either shift the trench drain slightly further into the property or shift the stop bar to be a minimum of four (4) feet from edge of sidewalk.

The applicant shall investigate the non-standard inlets behind the curb line (within the County right-of-way) leading to the pipe running along the property line on the site, and confirm if it is tied into the County drainage system and what (if anything) it is draining. The applicant shall have the pipe inspected, verify the condition of the pipe, and confirm if it is abandoned prior to receiving final site plan approval. The existing non-standard inlets and CMP pipe at the back of the curb shall be removed from the right-of-way. A new structure shall be placed on the property, if feasible, to intercept flow from the swale along the northern property line and apparent existing pipe that straddles the property. The applicant shall propose a new RCP or ductile iron pipe from CB-3 (as labeled on the inspection report) to the proposed structure collecting flow from the northern property line.

Afton Savitz, engineer for the applicant, was sworn in, and gave a description of the site and elaborated on the requested waiver.

Commissioner Edmond asked that the proposed grass swale be designed to ensure that there is no sheet flow into the sidewalk and county right of way.

Commissioner Simpson asked that a gap analysis and/or other documentation for the truck turning movements be provided.

After hearing from staff and the applicant's professional, the board tabled the requested driveway waiver until more information could be provided by applicant.

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

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

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

#2024-29-07-SP-0 – Morris Hill PPE Storage & Shelter Building – 500 West Hanover Avenue, Parsippany-Troy Hills

This is a new site plan application being reviewed on behalf of Morris County for a PPE storage and shelter building. The site has frontage along West Hanover Road (Morris County Road 650) in Parsippany-Troy Hills. The site is in use by the Morris County Office of Emergency Management.

The applicant has proposed to construct a 57,287 sq. ft. warehouse at the location of the existing Morris County Office of Emergency Management complex. The applicant has also indicated that an additional 23 parking spaces will be added near the proposed warehouse, bringing the total number of parking spaces on site to 453. The warehouse area will have access via internal

driveways. The applicant has not proposed any changes to the two existing full-access driveways on West Hanover Avenue.

Regarding drainage, the applicant has proposed to connect the proposed inlets and roof leaders to an existing detention basin on the site. The site slopes away from the Morris County right-of-way. The applicant has not proposed any additional landscaping around the work area.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The plans shall be revised to include the County Pavement Section details for trench restoration on Hanover Avenue. The County concrete curb detail shall be added to the plan, as well as the monolithic curb and gutter detail if needed for the proposed utility services. The plans shall indicate that all disturbed striping on Hanover Avenue shall be restored. It is recommended that a concrete cradle detail be added to the plans if needed where the proposed utilities cross the existing sanitary sewer.

No comments were made by the board.

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

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

Commissioner Martinique 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-24-018 – John P. Holland Charter School Addition – 5 Garret Mountain Plaza, Woodland Park

This is a new site plan application in which the applicant has proposed to construct an 11,585 sq. ft., one-story addition to an existing charter school. This site was previously reviewed and granted unconditional approval by the Board under file SP-20-004. The site has frontage along Squirrelwood Road (CR 636) in Woodland Park.

To accommodate the construction, the total amount of parking spaces on site is being reduced from 252 to 193 spaces. The site will have access via two (2) existing full-access driveways on Squirrelwood Road. Regarding drainage, the applicant has proposed to connect the building roof leaders and inlets into the existing drainage system on site. The applicant has proposed to plant shrubs on the site.

Staff explained that there were conditions that must be addressed before the application can received unconditional approval. The applicant shall provide a topographical survey, signed and sealed by a New Jersey-licensed land surveyor. A continental-style crosswalk (24-inch white ladder rung, 24-inch space) across the driveway per the prior approval. The crosswalk striping must be indicated as thermoplastic. The crosswalk must be a minimum of four (4) feet from the edge of the stop bar and dimensioned on the plan. If the existing inlet castings are within the

crosswalk area, the applicant shall provide measures to ensure an ADA-compliant pedestrian access route across the driveway. All striping at the driveways shall be refreshed with thermoplastic material. The applicant shall confirm that the stop signs at both driveways meet minimum MUTCD height standards. The applicant shall provide new stop signs and/or posts at both driveways to ensure that they are in compliance with MUTCD.

The applicant shall provide trip generation. If the trips exceed 100 trips for any peak hour, the applicant shall provide a traffic study and/or update/supplement the previously approved traffic study. The applicant shall provide Eco Curb pieces or retrofit curb piece plate at all inlets on site. The applicant shall provide certification that the constructed curb ramps across the driveways are in compliance with current PROWAG standards or reconstruct the curb ramps. If the curb ramps across the driveway are being replaced, the applicant shall add detail to the plans and add the following note to the plan: *“Prior to the release of the performance bond by the Passaic County Road Department, the curb ramps in the County right-of-way shall be inspected and certified by a New Jersey-licensed professional per current PROWAG standards. Signed and sealed correspondence from the professional shall be provided to the Passaic County Road Department certifying the ADA compliance of the ramp in accordance with PROWAG standards prior to the release of the performance bond.”*

Commissioner Simpson asked the applicant clarify if the any sort of sports games were going to be held in the gymnasiums (traveling basketball, volleyball, etc.). He also asked if this was the maximum student population or if the applicant still anticipated the student population growing.

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

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

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

SU-24-004 – Ronnie Road Subdivision – 18-22 Ronnie Road, Wayne

Staff explained This is a new minor subdivision application in which the applicant has proposed to adjust the lot line between two (2) adjacent residential lots. No work is proposed for the existing single-family dwellings on the site. The site does not have frontage along a County roadway, and does not abut County-owned property.

The submitted subdivision plat has been reviewed by staff. The proposed subdivision poses no impact to County facilities, and is recommended for approval.

No comments were made by the board.

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

Seeing no one from the public present, a motion was made by Vice Chair Diaz to close the floor to public comment and seconded by Commissioner Martinique.

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

OLD BUSINESS – None.

NEW BUSINESS

Stormwater Control Ordinances

Assistant Planner Presti presented the following municipal Stormwater Control Ordinances for the Planning Board to recommend to the County Commissioners:

- 2024-02: Bloomingdale Stormwater Control Ordinance
- 2024-03: Pompton Lakes Control Ordinance

CORRESPONDENCE – None.

ADJOURNMENT: Vice Chair Diaz made a motion to adjourn the meeting at 6:30 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN