



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
June 27th, 2024
401 Grand Street, Room 220, Paterson, NJ 07505**

Chair Joseph Metzler opened the meeting at 5:35 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; Nakima Redmon, Commissioner; Stephen Martinique, Commissioner; Steven Edmond, Commissioner; Jonathan Pera, County Engineer

BOARD PROFESSIONALS PRESENT: Shabbhir Shehabudin, Esq., sitting in for Planning Board Counsel John Abdelhadi; Andras Holzmann, Planning Director; Jason Miranda, Senior Planner

MINUTES: A motion was made by Vice Chair Diaz to approve the minutes of the June 6th, 2024 Planning Board meeting. The motion was seconded by Commissioner Martinique. The motion passed unanimously, with Commissioner Redmon abstaining.

DIRECTOR'S REPORT:

The County is finalizing recommendations for the 2024 Open Space and Historic Trust Fund program to be presented to the Board of County Commissioners at their July meeting.

PUBLIC PORTION:

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

DEVELOPMENT REVIEW

SP-23-039 – Proposed Apartments– 284 Union Avenue, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 2.5-story addition to an existing one-story commercial building. The addition will accommodate two (2) apartment units. The first floor will remain in use as a commercial unit. The site has frontage along Union Avenue (CR 646) in Paterson.

The existing structure does not have any curb cuts, and none are proposed for the residential addition. There is street parking available in the area. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to install a three (3) recharge pits at the rear of the site. All roof drainage from the building will connect into the proposed recharge pits. The applicant has proposed to plant Zelkova trees along the frontage of the site.

Staff explained that there were conditions that must be addressed before the application can receive unconditional approval. The submitted encroachment application is subject to the authorization of the Board of County Commissioners. The applicant states and notes that no security cameras or lights shall be placed on the front façade. However, lights are still shown on the front elevation and the grate is shown separate from the canopy sign. The front elevation drawing shall be revised to match the left side elevation. An invert elevation shall be added to the proposed infiltration system.

Pedro Cuervas, site owner, was sworn in and explained how the drainage operates on site and how it will be installed.

Vice Chair Diaz made a motion to accept the encroachment application recommendation and was seconded by Commissioner Martinique. The motion passed unanimously.

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

Commissioner Redmon 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-24-004 – Proposed Apartments – 165-169 Barclay Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing student housing building (adjacent to St. Joseph’s Hospital) to a standard apartment building. The building will have a total of 40 dwelling units, as two (2) of the existing units will be converted to common areas. The site has frontage along Barclay Street (CR 621) in Paterson.

The existing structure does not have any curb cuts, and none are proposed as part of the conversion. There is street parking available in the area. The existing sidewalk and curbing along the site frontage are in satisfactory condition. Regarding drainage, the site was previously approved (SP-13-025) to install three (3) seepage pits at the rear of the site. All roof drainage from the building connects into the seepage pits. The applicant’s engineer has provided an inspection report stating that the system is functioning in compliance with the previous approval.

Staff explained that that all conditions for the application had been met.

Commissioner Edmond raised a concern about parking for the site, and requested that further research be done into the original site approval and parking situation.

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

Commissioner Martinique made a motion to withhold 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: Vice Chair Diaz made a motion to adjourn the meeting at 6:11 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN