



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
July 18th, 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; Stephen Martinique, Commissioner; Steven Edmond, Commissioner; Orlando Cruz, county Commissioner; Jonathan Pera, County Engineer

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

MINUTES: A motion was made by Commissioner Martinique to approve the minutes of the June 27th, 2024 Planning Board meeting. The motion was seconded by County Commissioner Cruz. The motion passed unanimously.

DIRECTOR'S REPORT:

The Board of County Commissioners has approved recommendations for the 2024 Open Space Program. Grants that are being awarded under \$100,000 will be awarded immediately, while grants being awarded over \$100,000 will need to go through a public comment period.

PUBLIC PORTION:

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

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

DEVELOPMENT REVIEW

SP-24-024 – iLearn Schools (Paterson) – 151-167 Sherman Avenue, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to convert an industrial building into a charter school. The site does not have frontage on a county roadway, but is over one acre of impervious area. The site has no frontage on any county roadway and does not impact any county facilities.

The site has no frontage on county roadways or facilities and is recommended for unconditional approval. Staff proposed the following non-binding recommendations: It is recommended the City of Paterson require the applicant to detain or retain the volume of the 25-year storm for a 1-hour duration on site at a minimum. It is recommended that the applicant coordinate with the City of Paterson on connecting to their stormwater system. It is recommended that the applicant coordinate with the City of Paterson for traffic circulation and student pick up/drop off.

Karl Kemm, attorney for the applicant, explained the proposed site changes to the board.

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

County Commissioner Cruz made a motion to grant unconditional approval of this site plan application. The motion was seconded by Commissioner Martinique. The motion passed unanimously.

SP-24-023 – iLearn Schools (Passaic) – 95-119 Market Street, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to reoccupy and enlarge a former elementary public building as a charter school. The site does not have frontage on a county roadway (Market Street is a municipal road in this section of Passaic), but is over one acre of impervious area. The applicant has proposed to merge the existing lots under a subdivision (SU-24-009). The site has no frontage on any county roadway and does not impact any county facilities.

Staff explained that there were outstanding conditions that must be addressed before the application can be granted unconditional approval. The applicant shall submit a cross-access agreement between Lots 8, 12, 15, 16, & 18 for review. If a lot consolidation is proposed, it must be noted on the plan and a Deed of Lot Consolidation shall be submitted for review by staff and recorded by the applicant prior to the issuance of an unconditional approval.

Staff also had the following non-binding recommendations: It is recommended that the City of Passaic require the applicant to detain or retain the volume of the 25-year storm for a 1-hour duration on site. It is recommended that the applicant coordinate with the City of Passaic for traffic circulation and student pick up/drop off procedures.

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

Commissioner Martinique made a motion to grant conditional approval of this site plan application. The motion was seconded by County Commissioner Orlando Cruz. The motion passed unanimously.

SP-23-042 – Proposed Apartment Building (1025 Ringwood Avenue) – 1025 Ringwood Avenue, Wanaque

Staff explained that this is a previously withheld proposed multi-family building with frontage on Ringwood Avenue (CR 511) in Wanaque. The applicant has proposed to construct an 8,787 sq. ft. building with a total of 12 dwelling units. The site has a total of 27 parking spaces, and has access via a full-access driveway on Ringwood Avenue (CR 511). The applicant has proposed to construct a detention system on site that will connect to roof leaders, inlets, and a proposed trench drain across the site driveway. The applicant has proposed an overflow connection from the detention system on site to the combined stormwater system under Ringwood Avenue (CR 511). The applicant has proposed to replace the sidewalk and curbing along the site frontage. Shade trees are not proposed as they would cause sight line issues from the driveway.

Staff explained that the only remaining comment is a recording of the if-and-when agreement.

Commissioner Edmond asked that the applicant install a lawn drain to intercept stormwater coming down the grass hill area.

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

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

SP-23-045 – The Grand – 38 Lackawanna Avenue, Totowa

Staff explained that this is a previously withheld site plan application where the applicant is seeking has proposed to construct various additions to an existing 29,795 sq. ft. catering venue. The site has frontage along Lackawanna Avenue (CR 632) in Totowa; Lackawanna Avenue transfers to Borough of Totowa ownership midway through the site. Only one main parking driveway has frontage on Lackawanna Avenue. The applicant has proposed to add an addition to the second floor, raise the lobby roof, add an additional mezzanine, and regrade an existing loading bay. The proposed changes will bring the building to 31,360 sq. ft. of coverage. The applicant has provided a turning template showing a delivery truck can navigate into the loading bay. The site has a total number of 491 parking spaces and two full access driveways onto Lackawanna Avenue (CR 632); only one of the driveways is within county jurisdiction. The applicant has provided a valet plan. The site also has access along Duffus Avenue, a municipal road.

The applicant has proposed to connect roof leaders and inlets to the proposed detention basing to prevent runoff onto Lackawanna Avenue. The applicant has also proposed to construct a trench drain at the driveway under county jurisdiction to intercept stormwater, which will connect to an existing system under the main parking lot. The applicant has not proposed to construct sidewalk, which is typical for this portion of Lackawanna Avenue. The existing curbing is in

good condition and does not need to be replaced. The applicant has not proposed changes to the existing landscaping on site.

The applicant has addressed all outstanding comments and is waiting on their if-and-when agreement to be approved and recorded with the County Clerk. At that time the application will receive unconditional approval.

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

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

OLD BUSINESS – None.

NEW BUSINESS

2024-04: West Milford Stormwater Ordinance

A motion to approve the West Milford Stormwater Ordinance was made by Commissioner Martinique and seconded by County Commissioner Cruz. The motion passed unanimously.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Martinique made a motion to adjourn the meeting at 6:28 PM that was seconded by County Commissioner Cruz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



ANDRAS HOLZMANN