

PASSAIC COUNTY PLANNING BOARD
Minutes of a Regular Meeting
Thursday, November 29, 2018
930 Riverview Drive, Suite 250, Totowa, NJ 07512

Chairman Gervens opened the meeting at 5:00 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: William Gervens, Chairman; Kenneth Simpson, Vice Chairman; Miguel Diaz; Joseph Metzler; Nakima Redmon; County Traffic Engineer Charles Silverstein (sitting for County Engineer Jonathan Pera).

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael La Place, Planning Director; Jason Miranda, Senior Planner; Michael Donnelly, Assistant Planner.

MINUTES: The minutes of the November 8th, 2018 meeting were read. There being no additions, corrections or deletions and upon motion being made by Vice Chairman Simpson and seconded by Commissioner Redmon, the minutes as noted above are officially adopted. Commissioner Metzler abstained from voting.

PLANNING DIRECTOR'S REPORT: Planning Director Michael La Place reported on the following initiatives:

- The County has been awarded \$3 million in TAP funding for Phase IV of the Morris Canal Greenway. The Department will be working with Engineering and Parks to improve the section of the Greenway from Little Falls north to Pompton Aquatic Park in Wayne.
- Assistant Planner Michael Donnelly was introduced to the Board.

PUBLIC PORTION: Vice Chairman Simpson made a motion to open the meeting to the public which was seconded by Commissioner Metzler. The motion passed unanimously.

Seeing no one present, Commissioner Metzler made a motion to close the public portion that was seconded by Vice Chairman Simpson. The motion passed unanimously.

PUBLIC HEARING – GREEN STORMWATER INFRASTRUCTURE ELEMENT: Commissioner Diaz made a motion to open the public hearing, which was seconded by Commissioner Metzler. The motion passed unanimously.

Senior Planner Jason Miranda presented on the draft Green Stormwater Infrastructure Element, proposed as a new element of the Passaic County Master Plan. Mr. Miranda provided a brief overview of green infrastructure and its benefits. The proposed Green Stormwater Infrastructure Element consists of a summary document, with several appendices. The appendices include: the Stormwater Management Guidance Manual, which provides an overview of green infrastructure best practices; the Green Streets Guidelines, which provide recommendations for incorporating green infrastructure into roadway projects; recommendations for revising the County's Site Plan and Subdivision Resolutions in order to incorporate requirements for green infrastructure; and recommendations for municipalities in Passaic County to create their own Green Infrastructure plans.

Mr. Miranda provided an overview of the planning process, which included: the selection of a consultant team; coordination with an Inter-Agency Team and Technical Advisory Committee, both consisting of

professionals in the fields of engineering, environmental planning, and environmental science, among others; and two public meetings. The feedback from the public and the committees, as well as from elected officials, was used to draft the proposed Element.

Mr. Miranda clarified that any changes to the development review process, to incorporate requirements for green infrastructure, will require amendments to the Site Plan and Subdivision Resolutions. The Element includes recommendations for amending the Resolutions.

Mr. Miranda provided a brief overview of select pages from the Stormwater Management Guidance Manual and the Green Streets Guidelines. A copy of the presentation is attached to these minutes.

Chairman Gervens commented that any Green Infrastructure requirements placed on Planning Board applications should strongly consider water tables, as well as the increasing amounts of rainfall.

Commissioner Metzler recommended that design guidelines be provided to applicants along with any new requirements. Commissioner Metzler also recommended that incentives, such as a reduction in the corridor enhancement fee, be considered when requesting green infrastructure as an alternative to traditional stormwater infrastructure.

Vice Chairman Simpson made a motion to grant **approval** to the proposed Master Plan Element. Commissioner Diaz seconded that motion. The motion passed unanimously.

Mr. Miranda stated that the Element must also be approved by resolution. A resolution will be provided to Board members for review in advance of the next meeting on December 13th.

Seeing no one present, Vice Chairman Simpson made a motion to close the public hearing that was seconded by Commissioner Metzler. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-18-059 – Proposed Mixed-Use Building – 234 Main Avenue, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to construct a three-story, seven unit apartment building on a vacant lot. The ground floor of the building will be used as a restaurant. The site has frontage along Main Avenue on the west side of Passaic.

The site will have access along Carlton Place, a municipal street, with three on-site parking spaces. There are no existing or proposed curb cuts along the Main Avenue frontage of the site. The applicant has proposed to replace the existing curbing, sidewalk, and curb ramps. The applicant has proposed to install three recharge pits at the rear of the site, which will collect stormwater from the roof leaders. No connections into the County drainage system are proposed. The applicant has proposed to plant two shade trees along Carlton Place, but none along the Main Avenue frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. The name and address of the applicant and the owner must be noted on the plans. The zoning table must include the existing site information, where applicable, in addition to proposed and required site information. The table must also include the existing and proposed square footage of impervious surfaces and the proposed area of disturbance. The site plan must show the elevation of the top and bottom of the curb. The utilities must be connected to Carlton Place. The seepage pit dimensions must be noted on the plans. A shade tree must be provided along the Main Avenue frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$600.00.

Vice Chairman Simpson made a motion to **withhold approval** of the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

SP-18-060 – Prop. Bank of America & Medical Office – 1005 Paterson-Hamburg Turnpike, Wayne

This is a new site plan application in which the applicant has proposed to construct a 3,675 sq. ft. bank building with a drive-through and 2,560 sq. ft. medical office building. The existing commercial building and adjacent dwelling will be demolished. The site has frontage along Paterson-Hamburg Turnpike and Church Lane, both County roads, in Wayne.

The site will have two driveways along Church Lane and a driveway along Paterson-Hamburg Turnpike. The northerly Church Lane driveway (adjacent to the intersection) and the Paterson-Hamburg Turnpike driveway will both be restricted to right-in and right-out turn movements. The southerly Church Lane driveway will allow for all movements. There will be a total of 27 parking spaces on the site. The applicant has proposed to replace the existing curbing and sidewalk along both frontages of the site. Crosswalks and curb ramps will be installed at each of the site driveways. The applicant has proposed pedestrian access to the entrance of the bank building, but not to the medical office building.

The site slopes slightly towards the Church Lane; a trench drain has been proposed at the southerly of the two driveways. Roof leaders and inlets will connect to an on-site basin. An outlet control structure will connect the system to Paterson-Hamburg Turnpike. The applicant has proposed to plant five Red maple and two Katura trees along the frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. The right-of-way widths of Paterson-Hamburg Turnpike and Church Lane must be noted on the survey. If there is a variation in width, all such variations must be noted in the correct location. The northerly Church Lane driveway must be removed from the plans. The siting of the bank building should be re-considered in order to allow for a single, full-access driveway along Church Lane, in the same location as the proposed southerly driveway. All parking spaces proposed within 20 feet of the right-of-way that would be adjacent to driveways must be removed from the plans. The applicant must provide raised driveway aprons, with sidewalk, for all driveways. The applicant must install a "ONE WAY" sign on the concrete median barrier, across from the proposed Paterson-Hamburg Turnpike driveway. The plans must show centerlines for all driveways. All striping, for both centerlines and stop bars, must be noted as thermoplastic.

The plans must show all pipes in the Paterson-Hamburg Turnpike right-of-way that are connected to catch basin D-105, which would be connected to the outlet control structure. The medical office building's runoff must be connected into the on-site drainage system and not directly into the County system. The drainage analysis must analyze the receiving capabilities of the County system. The proposed flow into any County system may be no higher than what flows into that system presently. The drainage system and parking lot grading must be redesigned so that if the system fails, 6" of ponding will occur in the parking lot before water can flow over the weir. The existing 15" pipe in Church Lane must be clearly shown. The invert for the 15" pipe must be corrected in the top view of the Outlet Control Structure Detail (344.75'). The plans shown an arrow from trench drain D-101 to a roadway inlet in addition to the trench drain. This must be clarified. The proposed slots and orifices on the outlet control structure would result in frequent clogging. The system must be re-designed to avoid clogging. The applicant must provide the Corridor Enhancement Fee of \$8,802.00 payable to Passaic County.

Vice Chairman Simpson made a motion to **withhold approval** of the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

18-009 – Paterson Habitat for Humanity Subdivision – 142-144 Hamilton Avenue, Paterson

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (1) in order to create a total of two lots (1.01 & 1.02). The applicant has proposed to construct a single-family dwelling on each of the new lots. The property is currently vacant. The site has frontage along Straight Street to the west, but is exempt from site plan review as less than five dwelling units are proposed. The applicant has proposed to construct driveways along the Hamilton Avenue frontage of the site. No changes are proposed which would impact the Straight Street right-of-way. The applicant has proposed to install storage chambers to the rear of the dwellings, which will connect to the roof leaders.

There are conditions that must be satisfied before the application can be granted unconditional approval. New curbing and sidewalk must be installed along the Straight Street frontage. The plans show a required drainage storage of 90 cubic feet and 87 cubic feet for the two dwellings. The applicant must provide an explanation for how those numbers were calculated. There must be no stormwater runoff to Straight Street. The drainage system must be designed to handle 100% runoff from a 25-year storm. The utilities must be connected to Hamilton Avenue.

Commissioner Metzler inquired about the proposed drainage system. County Traffic Engineer Charles Silverstein stated that the proposed drainage system is not sufficient to handle all runoff from the site.

Commissioner Metzler made a motion to **withhold approval** of the minor subdivision application. Commissioner Diaz seconded that motion. The motion passed unanimously.

OLD BUSINESS – NONE.

NEW BUSINESS

The Board considered a list of proposed Planning Board dates for 2019. Following discussion, it was determined that the item be pushed to the December 13th meeting to allow for further review by Board members.

CORRESPONDENCE – NONE.

ADJOURNMENT



Vice Chairman Simpson made a motion to adjourn the meeting at 5:40 PM that was seconded by Commissioner Metzler.

Respectfully submitted,



Michael Lysicatos for
MICHAEL LA PLACE

Passaic County
Green Stormwater Infrastructure Element
Presentation to Planning Board
November 29, 2018

What is Green Infrastructure?

Traditional "Gray"
Infrastructure



VS.

Green
Infrastructure






What is Green Infrastructure?

Traditional "Gray"
Infrastructure



VS.

Green
Infrastructure






Why is Green Infrastructure Important?

Water Quality



Stormwater runoff carries pollutants such as oil, grease, sediment, and trash into local waterways. This can harm aquatic life and degrade water quality.

Water Quantity

Green infrastructure helps absorb and store rainwater, reducing runoff and peak flows. This helps prevent flooding and reduces the strain on stormwater systems.

Public Health

Green infrastructure provides shade and cooling, reducing the urban heat island effect. It also improves air quality and provides recreational space for residents.

Benefits of Green Infrastructure



MINIMIZING STORMWATER/LOADING
Minimizing the volume of stormwater runoff/leachate



ENHANCING WATER QUALITY
Minimizing stormwater runoff and leachate



IMPROVING AESTHETICS
Minimizing stormwater runoff



REDUCING LANDFILL/COSTS
Minimizing the volume of stormwater runoff/leachate



FOSTERING CLIMATE RESILIENCE
Adapting to the effects of climate change



REDUCING URBAN HEAT ISLAND EFFECT
Minimizing the urban heat island effect



PROMOTING ECONOMIC GROWTH
Minimizing the volume of stormwater runoff/leachate



INCREASING RECREATIONAL OPPORTUNITIES
Minimizing the volume of stormwater runoff/leachate

Where are we in the process?

- February 2017: Project initiation
- March – June 2017: Research of existing plans and policies
- May 2017: Public Meeting #1
- July 2017 – March 2018: Development of draft document
- April – June 2018: Completion of final document for NJTPA
- June 2018: Public Meeting #2
- July – October 2018: Final revisions to document
- Next step: Approval of document as a new element of the Passaic County Master Plan.
- Then: Site Plan/Subdivision Resolutions to be revised to incorporate GSI requirements.

What is being proposed?

- 1
- 2
- 3



**PASSAIC COUNTY
STORMWATER MANAGEMENT
GUIDANCE MANUAL**

Who Informed the Planning Process?

Professional Input

- Passaic County Planning & Engineering Staff
- Consultants
- Inter-Agency Team
- Technical Advisory Committee
- Engineer Focus Group
- Technical Expert Interviews

Community Input

- Public via...
 - Open House
 - Paterson SMART Event
 - Online Survey and Interactive Map
- Public Presentation
- Community Organization Focus Group

Who Informed the Planning Process?

- Public Meetings
 - Open House
 - May 24, 2017
 - Paterson SMART Event
 - Sept. 13, 2017
 - Public Presentation/Q&A Session
 - June 11, 2018



Green Infrastructure Recommendations

Development Review Recommendations

- Analyzed the last 10 years of Site Plan and Subdivision review (2007-2017)
 - Categorized site area and square footage of new impervious area created, in order to determine the appropriate regulatory cut-off that would exclude development of smaller parcels and site plans for renovations/minor additions
- **Recommendation:** Require stormwater mitigation using Green Infrastructure for sites proposing 2,500 sq. ft. or more new impervious area
 - Focuses regulations on larger impact sites with more involved engineering
 - The mitigation requirement would only apply to the additional impervious area and not to entire sites
 - Would require maintenance plan and be reported on annually by Planning staff



What Did We Hear From Stakeholders?

- ### Professional Input
- County regulations should apply to development at thresholds below NJDEP standards (1/4 acre of new impervious surfaces / 1 acre of disturbance)
 - Cost of construction and maintenance are major concerns
 - Need to assign responsible party for maintenance
 - Provide as much guidance and technical data as possible to make it easier for engineers to implement
 - Provide guidance documents to municipalities to encourage local implementation

- ### Community Input
- Localized flooding and pooling of water in the streets is both dangerous and inconvenient
 - Inadequate stormwater management leads to property damage (landscape degradation, structural damage, water in basements)
 - Need to assign responsible party for maintenance

- ### Survey Results
- (Ranking of Green Infrastructure Benefits)*
1. Improved Water Quality
 2. Reduces Stormwater and Localized Flooding
 3. Improves Air Quality
 4. Tied for 4th
 - Economic Benefits
 - Improves Aesthetics
 - Increased Recreational Opportunities
 5. Increased Wildlife Habitat Area



Green Infrastructure Recommendations

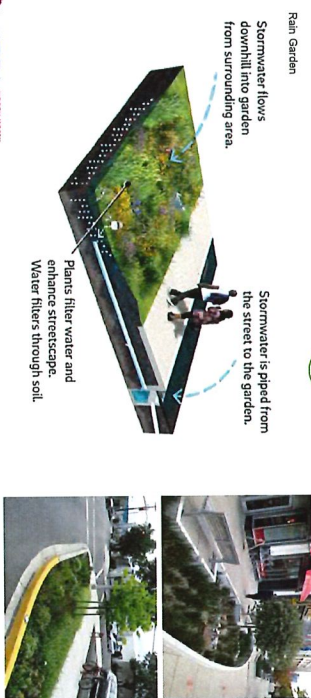
Stormwater Management Guidance Manual



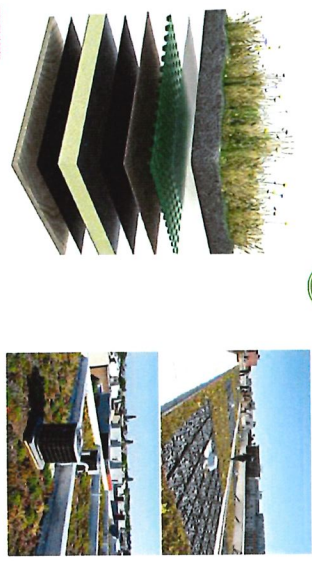
Green Infrastructure Recommendations: Bioretention



Green Infrastructure Recommendations: Bioretention



Green Infrastructure Recommendations: Roof Top Systems



Green Infrastructure Recommendations: PerVIOUS Paving



Green Infrastructure Recommendations: Cisterns




NJTPA NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY




Green Infrastructure Recommendations Green Streets Guidelines

NJTPA NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY




Green Infrastructure Recommendations: Other

Grass Swale




Wet Pond



Constructed Wetlands



NJTPA NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY



Green Infrastructure Recommendations: Green Streets

1 Stormwater Bio Swale



2 Green Lawn



3 Stormwater Inlet



4 Stormwater Runoff Pond



5 Stormwater Inlet



6 Stormwater Inlet



Line Item Title	ROADWAY PAVED		UNPAVED PAVED		SPRINKLER		CONCRETE PAVED		ASPHALT PAVED	
	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
ROADWAY	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
UNPAVED	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
CONCRETE	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000
ASPHALT	0000	0000	0000	0000	0000	0000	0000	0000	0000	0000

NJTPA NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY



Green Infrastructure Recommendations:
Green Streets

Regional Street

Stormwater BMP Key

- 1 Grass Swale
- 2 Stormwater Infiltration
- 3 Stormwater Infiltration with Sediment
- 4 Permeable Pavement

Stormwater TSS Key

- 5 Stormwater TSS Filter
- 6 Stormwater TSS Filter with Sediment
- 7 Stormwater TSS Filter with Sediment and Sand
- 8 Stormwater TSS Filter with Sediment and Sand and Gravel

NJTPA
NJ TRANSIT
PLANNING AUTHORITY

Green Infrastructure Recommendations:
Green Streets

Downtown Street

Stormwater BMP Key

- 1 Non-Grass Swale
- 2 Stormwater Infiltration
- 3 Stormwater Infiltration with Sediment
- 4 Permeable Pavement

Stormwater TSS Key

- 5 Stormwater TSS Filter
- 6 Stormwater TSS Filter with Sediment
- 7 Stormwater TSS Filter with Sediment and Sand
- 8 Stormwater TSS Filter with Sediment and Sand and Gravel

NJTPA
NJ TRANSIT
PLANNING AUTHORITY

Green Infrastructure Recommendations:
Green Streets

Community Street

Stormwater BMP Key

- 1 Grass Swale
- 2 Stormwater Infiltration
- 3 Stormwater Infiltration with Sediment
- 4 Permeable Pavement

Stormwater TSS Key

- 5 Stormwater TSS Filter
- 6 Stormwater TSS Filter with Sediment
- 7 Stormwater TSS Filter with Sediment and Sand
- 8 Stormwater TSS Filter with Sediment and Sand and Gravel

NJTPA
NJ TRANSIT
PLANNING AUTHORITY

Green Infrastructure Recommendations:
Green Streets

Neighborhood Street

Stormwater BMP Key

- 1 Non-Grass Swale
- 2 Stormwater Infiltration
- 3 Stormwater Infiltration with Sediment
- 4 Permeable Pavement

Stormwater TSS Key

- 5 Stormwater TSS Filter
- 6 Stormwater TSS Filter with Sediment
- 7 Stormwater TSS Filter with Sediment and Sand
- 8 Stormwater TSS Filter with Sediment and Sand and Gravel

NJTPA
NJ TRANSIT
PLANNING AUTHORITY

Green Stormwater Infrastructure Public Hearing
November 29th Planning Board Meeting

Guidelines:

- The Element must be approved by resolution, with at least 2/3 affirmative votes
- Resolution can be adopted at the following meeting (December 13th)
- Following approval, copies must be sent to the Board of Chosen Freeholders and all 16 municipal councils



Digital Version

- Visit the project website to review draft of the plan:
http://www.passaicountynj.org/government/departments/planning_and_economic_development/green_infrastructure.php



Thank You!





County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512

www.passaiccountynj.org

Michael La Place AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 812-3450

November 30th, 2018

Passaic Board of Adjustment
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Proposed Mixed-Use Building; 234 Main Avenue, Passaic; Block 1263A, Lot 1
(Passaic County File Number SP-18-059)

Members of the Board,

The above referenced site plan dated May 10th, 2018, revised as of September 14th, 2018, was reviewed by the Passaic County Planning Board on November 29th, 2018 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor.
2. The name and address of the applicant and the owner must be noted on the plans.
3. The zoning table must include the existing site information, where applicable, in addition to proposed and required site information. The table must also include the existing and proposed square footage of impervious surfaces and the proposed area of disturbance.
4. The site plan must show the elevation of the top and bottom of the curb.
5. The utilities must be connected to Carlton Place.
6. The seepage pit dimensions must be noted on the plans.
7. The applicant must provide a shade tree along the Main Avenue frontage of the site.
8. The applicant must provide the Corridor Enhancement Fee of \$600.00.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Matthew Evans

Martin Mayer
File



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512

www.passaiccountynj.org

Michael La Place AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 812-3450

November 30th, 2018

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Bank of America & Medical Offices; 1005 Paterson-Hamburg Turnpike, Wayne; Block 2704.01, Lots 1 & 5 (Passaic County File Number SP-18-060)

Members of the Board,

The above referenced site plan dated May 16th, 2018, revised as of October 16th, 2018, was reviewed by the Passaic County Planning Board on November 29th, 2018 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

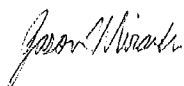
1. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor.
2. The right-of-way widths of Paterson-Hamburg Turnpike and Church Lane must be noted on the survey. If there is a variation in width, all such variations must be noted in the correct location.
3. The northerly Church Lane driveway must be removed from the plans. The siting of the bank building should be re-considered in order to allow for a single, full-access driveway along Church Lane, in the same location as the proposed southerly driveway.
4. All parking spaces proposed within 20 feet of the right-of-way that would be adjacent to driveways must be removed from the plans.
5. The applicant must provide raised driveway aprons, with sidewalk, for all driveways (detail attached).

Passaic County Planning Board
Proposed Bank of America & Medical Offices (SP-18-060)
1005 Paterson-Hamburg Turnpike, Wayne
Block 2704.01, Lots 1 & 5

6. The applicant must install a “ONE WAY” sign on the concrete median barrier, across from the proposed Paterson-Hamburg Turnpike driveway.
7. The plans must show centerlines for all driveways. All striping, for both centerlines and stop bars, must be noted as thermoplastic.
8. The plans must show all pipes in the Paterson-Hamburg Turnpike right-of-way that are connected to catch basin D-105, which would be connected to the outlet control structure.
9. The medical office building’s runoff must be connected into the on-site drainage system and not directly into the County system.
10. The drainage analysis must analyze the receiving capabilities of the County system. The proposed flow into any County system may be no higher than what flows into that system presently.
11. The drainage system and parking lot grading must be redesigned so that if the system fails, 6” of ponding will occur in the parking lot before water can flow over the weir.
12. The existing 15” pipe in Church Lane must be clearly shown. The invert for the 15” pipe must be corrected in the top view of the Outlet Control Structure Detail (344.75’).
13. The plans shown an arrow from trench drain D-101 to a roadway inlet in addition to the trench drain. This must be clarified.
14. The proposed slots and orifices on the outlet control structure would result in frequent clogging. The system must be re-designed to avoid clogging.
15. The applicant must provide the Corridor Enhancement Fee of \$8,802.00 payable to Passaic County.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer Bank of America
Arthur’s Self Storage II, Inc. Stonefield Engineering File



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
Totowa, New Jersey 07512

www.passaiccountynj.org

Michael La Place AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 812-3450

November 30th, 2018

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Minor Subdivision Plan Review – Paterson Habitat for Humanity Subdivision; 142-144 Hamilton Avenue, Paterson; Block 3612, Lot 1 (Passaic County File Number 18-009)

Members of the Board,

The above referenced minor subdivision plat dated March 9th, 2018 was reviewed by the Passaic County Planning Board on November 29th, 2018 pursuant to the provisions of the Passaic County Subdivision Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

Approval of this minor subdivision application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant must install new curbing and sidewalk along the Straight Street frontage (detail attached).
2. The plans show a required drainage storage of 90 cubic feet and 87 cubic feet for the two dwellings. The applicant must provide an explanation for how those numbers were calculated.
3. There must be no stormwater runoff to Straight Street. The drainage system must be designed to handle 100% runoff from a 25-year storm.
4. The utilities must be connected to Hamilton Avenue.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Joseph Golden, P.E.

Gerald Anderson
File