

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, December 19th, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:01 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: Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; William Gervens; Joseph Metzler; Nakima Redmon; Stephen Martinique; Jonathan Pera, County Engineer; Steve Edmond, Alternate

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

MINUTES: A motion to adopt the minutes of the December 5th, 2019 meeting was made by Commissioner Gervens and seconded by Vice Chairman Miguel Diaz. The motion passed unanimously with Commissioners Metzler and Martinique abstaining.

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

- The Planning Department welcomes Elizabeth Newton, a previous planner, as the department marks its 90th anniversary.
- Principle Planner Ward and Director Lysicatos have been in contact with the cities of Clifton and Paterson to update their staff on the Paterson-Newark market study. There are several concepts to connect the City of Paterson to the City of Newark traversing through the On3 site in Clifton. Both Clifton and Paterson are enthusiastic about the proposals, and a stakeholder meeting will be held on January 10th, 2020 to pick three of the most compelling concepts to be modelled by NJ Transit. Inputs will include cost, ridership benefits, and other general ridership data to give a better understanding of what will occur if Paterson and Newark are linked. Another studying is looking at connecting Paterson with the city of Hackensack via the NYS&W line.
- Assistant Planner Presti has been continuing to work on the Smart Signal Project with the municipalities of Paterson, Clifton, and Wayne. The project will introduce congestion management and mitigation along the Paterson-Hamburg Turnpike/Main Ave Corridor and also pilot smart signal elements with 21 chosen signals. The project will advance in 2020 when written approvals are signed by the participating municipalities.

PUBLIC PORTION: Commissioner Martinique 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 Martinique made a motion to close the public portion that was seconded by Commissioner Redmon. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-19-041 – 198-206 Lafayette Apartments – 198-206 Lafayette Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct a five-story apartment building. The building will have 26,060 sq. ft. of coverage. There are 72 proposed residential units, with a proposed total of 102 bedrooms. A 72-space parking garage will be located on the ground floor. There is an existing, vacant commercial building on the site, which is to be demolished. The application was withheld on November 14th with 19 conditions. The site has frontage along Lafayette Street and is located within Paterson's Fourth Ward Redevelopment Area. The site is adjacent to the proposed 60-unit building at 188 Lafayette Street (SP-19-030), and both developments are adjacent to the proposed Lafayette Street station of the proposed Hudson-Bergen-Passaic transit system. The applicant has proposed to construct new curbing and sidewalk along the entire frontage of the site. Access doors along the Lafayette Street frontage are proposed to be recessed to avoid swinging into the County right-of-way. The applicant has agreed to recess the garage door by five feet and to provide a raised driveway apron. Parking is to be prohibited to both sides of the proposed driveway. The plans show that roof drains will connect into six on-site seepage pits, located beneath the parking garage. The Board previously requested that the site be designed to allow for on-site ponding. There are three Zelkova Serrata trees proposed to be planted 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 drainage system must be designed to allow up to 6" of on-site ponding, prior to any runoff or overflow to the County system. The requested drainage, providing on-site ponding for up to 6 inches prior to any overflow to Lafayette Street, must be designed by the applicant and shown on the plans with grade contours. It is not acceptable to only provide a note stating that it will be done. The two wall-mounted lights proposed within the County right-of-way must either be recessed OR the applicant must submit an encroachment permit application.

Michael Reubin, attorney, and Matt Evans, architect and engineer, were sworn in on behalf of the applicant. The two addressed the board and their concerns with the drainage ponding on site and the recessing of two lights in the county right of way.

Commissioner Martinique made a motion to grant **conditional approval** of the site plan application. Vice Chairman Diaz seconded that motion. The motion passed unanimously.

SP-18-066 – Vivekananda Vidyapith – 1275 Ratzer Road, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing single-family dwelling into a religious and cultural center. The site has frontage along Ratzer Road in Wayne. The applicant owns an adjacent lot along Hinchman Avenue and is proposing to construct a bridge over the Preakness Brook to connect the two properties, which will require NJDEP approval. The application was withheld by the

Planning Board on April 4th, 2019 with 10 conditions. The site will contain 55 new parking spaces. The applicant will remove the existing curb cut along Ratzer Road, and construct a new driveway and curb cut to provide access from Ratzer Road to the new parking and a portion of the existing driveway. The applicant has proposed to connect the parking lots and new pedestrian bridge with the religious center via sidewalks. Per the Board's request, a walkway has also been proposed between the religious center and the Ratzer Road sidewalk. The site will add 23,044 sq. ft. of new impervious surface. The site is sloped slightly towards Ratzer Road at the location of the proposed driveway. Inlets on the site will connect to an underground basin, which will have an outflow to a tributary of the Preakness Brook at the rear of the site. The applicant has proposed to plant three Black Gum shade trees along the Ratzer Road frontage of the site

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must install a raised driveway apron at the proposed Ratzer Road driveway, per County detail. The plan diagram must be revised to match the detail, showing the limits of the sidewalk and a flare instead of a radius. Parking should be prohibited along the Ratzer Road frontage of the site. The applicant must request the prohibition from Wayne Township and provide "NO PARKING ANY TIME" signs along the site frontage. The applicant must still request a parking prohibition from Wayne Township for the Ratzer Road frontage of the site. The signs should state "NO STOPPING OR STANDING". The applicant must provide shade trees along the Ratzer Road frontage. The landscaping plan must include a planting schedule, which must note the name and quantity of each plant species. The shade trees must not be located within the sight triangle of the driveway or over sanitary sewer lines. The applicant must provide copies of any required NJDEP permits. The applicant must provide copies of all required permits upon approval by NJDEP. The applicant must provide verification of non-profit status. The applicant must provide copies of any cross-easements between the two property owners. The proposed bridge between the two lots must be maintained by the property owner(s). The Ratzer Road sidewalk must have a minimum of 5' in width OR provide 5' wide passing zones every 200 feet per ADA requirements.

Staff discussed the expansion of the sidewalks to bring them up to ADA standards. Michael Rubin, attorney for the applicant, addressed landscaping plans being overlaid on engineering plans. In addition, he informs the staff that the NJDEP permits are pending. The staff asked for written confirmation that the bridge will be owned and maintained by the applicant, to avoid the creation of an "orphan bridge".

Vice Chairman Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Redmon seconded that motion. The motion passed unanimously

Commissioner Martinique made a motion to suspend Development Review to address the Old Business item. The motion was seconded by Vice Chairman Miguel Diaz, the motion passed unanimously.

Old Business

SP-19-034 – CLC Landscape Design – 58 Ringwood Avenue, Ringwood

This is a conditionally approved site plan application that is requesting a waiver from the Planning Board. The applicant is asking for relief from being required to reconstruct their driveway.

The applicant, Richard Cording, owner and applicant, addressed the board, stating that he believes that he should receive a waiver due to the fact that no construction is occurring on the site. Therefore, it would be a hardship to require major construction on a use change variance. Staff was amenable to granting a waiver on the condition that a letter outlining the condition was drafted, and that the applicant provided written confirmation that he accepts stormwater, debris, and silt spilling onto his property from the county right of way as a result of his driveway's slope.

Commissioner Gervens made a motion to **grant the waiver** to the applicant on the condition that the applicant met the above stated conditions. Commissioner Martinique seconded the motion, the motion passed unanimously.

Vice Chairman Diaz leaves the meeting at 5:30 PM. Steve Edmond begins voting on his behalf.

Commissioner Martinique makes a motion to resume Development Review. The motion is seconded by Commissioner Metzler, the motion passed unanimously.

SP-17-030 – Peykar Family Properties – 150 Totowa Road, Wayne

Staff explained that this is an amended site plan application, which was granted an amended unconditional approval by the board on October 22nd, 2018. The site has frontage along Totowa Road in Wayne and is located directly across from Preakness Valley Park and the Dey Mansion. The Board previously approved the construction of a 418,750 sq. ft. warehouse and office. The applicant has now proposed to construct a 3000 gallon concrete grease trap, 775,895 sq. ft. of warehouse with racking space, 48,690 sq. ft. of office space on the second floor, and 6,157 sq. ft. of cafeteria space. The proposed construction will occur within the footprint of the previously approved structure. The applicant has proposed 441 parking spaces, an increase from the previously approved 224 spaces. Of those spaces, 105 are proposed as an alternative layout for prospective tenants that require additional parking and fewer trailer parking spaces. The site, as previously approved, will have two driveways along the Totowa Road frontage. In addition to an existing shared driveway along the easterly property line, a new driveway will be constructed along the westerly property line in place of a smaller existing driveway. An existing driveway located towards the center of the property will be removed. The site will also have access to the west via Corporate Drive, which connects to Riverview Drive in Totowa.

The applicant has provided an updated traffic analysis in response to the Board's concerns with the parking increase. The increase in the number of spaces is for the peak hour demand for the site's tenant. The peak shift will have 288 employees and 50 visitors, with 85 additional employees arriving at the end of the shift, thus a maximum peak demand for 421 spaces. The

applicant has proposed to provide 441 of the required 472 parking spaces. The report states that any additional traffic impact can be mitigated by adjusting the signal timing at the Corporate Drive approach to the intersection of Corporate/Riverview/Edison. The site is sloped away from the County roadway; drainage will flow towards the Naachpunkt Brook at the rear of the site. The applicant has proposed shade trees and landscaping along the Totowa Road frontage of the site per the previous approval.

Staff explained that there are conditions that must be addressed before the amended approval is accepted. The applicant must provide an updated traffic study, as the project has changed substantially since the last review. The applicant must provide a description of all changes from the previous plans, comparing the previously approved plan to the amended plan. The description must refer to the plan sheets indicating the changes.

The board inquired about the about the increase of space on the site, and the potential for increased parking spaces on the site. Staff responded that the applicant will need to submit the requested traffic study to accurately assess the traffic generated by the site changes. This will be added to the review letter as a condition to justify how the site changes impact parking.

Commissioner Redmon made a motion to **withhold approval** to the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

SP-17-002 – BSG Management Co. – 132-137 Mountain View Boulevard

This is a previously withheld site plan application in which the applicant is seeking to construct additional parking at an existing strip center. The property has frontage along Mountain View Boulevard in the Mountain View section of Wayne and is adjacent to the Mountain View train station. The application was withheld by the Planning Board on February 2nd, 2017 with 6 conditions. There would be 79 on site parking spaces on the property, an increase from the existing 62 spaces. The additional parking would be constructed on the westerly end of the property, adjacent to an NJDOT rail right-of-way. The site currently has three access points along Mountain View Boulevard: at the westerly end of the property, at the easterly end of the property, and at the intersection with Sherman Street. A curbed island separates the remainder of the frontage from the Mountain View Boulevard roadway. There are two existing crosswalks (with push buttons) at the intersection of Mountain View and Sherman. The applicant is proposing to install a monument sign on the property near the Sherman Street driveway. To the rear of the sign, the applicant has proposed to construct a paved seating area through the interior of the strip center. A cold storage box and screened dumpster area are proposed to the rear of the site, with access to be from the westernmost driveway. To the west of the driveway, the applicant has proposed a curbed planter in order to provide screening for the proposed parking addition. Inlets located in the proposed parking addition would connect into the County drainage system along Mountain View Boulevard. The applicant has provided drainage calculations for the site

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit drainage calculations showing the

capacity of the existing system. The capacity of 20cfs for the existing 24" RCCP does not include any existing flow. The calculations must include all existing AND additional flows, in order that a determination can be made on whether the pipe can handle the additional flow from the site. The applicant must provide the Corridor Enhancement Fee of \$10,516.00 payable to Passaic County. All stop bars must be noted as "white". All centerlines must be noted as "yellow". All striping must be noted as "thermoplastic". The centerline may not extend past the stop bar, which must be four (4) feet back from the edge of the sidewalk.

The Board discussed having the applicant reverse the one way pattern of the parking lot due to the dangers posed by the decreased site distance caused by the railroad crossing near the site. The board also discussed ongoing issues with drainage at the property.

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

SP-19-050 – Cerebral Palsy of North Jersey – 516 Paterson-Hamburg Turnpike, Wayne

This is a new site plan application in which the applicant has proposed to construct one story medical offices building in addition to existing medical buildings that are to remain. The new building will have 13,963 sq. ft. of ground-floor medical space. A 148 space parking lot will be located on site. No demolition is proposed. The applicant is not proposing any changes to the existing driveway entrance and exit. The applicant has not proposed changes to the existing sidewalk. The plans indicated that an existing concrete island divider at the driveway encroaches onto the county right of way. Regarding drainage, the plans show onsite infiltration basin's that are connected to roof leaders and inlets. No drainage connections to county drainage systems are shown. No landscaping is proposed along the site frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must dedicate 17 feet along the frontage of the property to the county from the current right of way line; as laid out in the County Right of Way Master Plan. The applicant shall show the County's proposed Paterson-Hamburg Turnpike improvements overlaid onto the site plan. The project must be designed to function both before and after the County improvements. The applicant must submit a traffic report for County review. This must include trip generation; a full traffic study is not required. The driveway should be narrowed. This may present an opportunity to construct a curb ramp and the beginning of a sidewalk on the eastern side of the driveway. The applicant must construct a zero throat width turning island, physically restricting left turns in and out of the site. A centerline, stop bar, and new "STOP" sign are needed at the driveway. The existing drainage system must be inspected by a professional engineer and a signed and sealed inspection report issued. It must be certified that the system is still functioning properly. The infiltration pond is currently designed to spill onto Paterson-Hamburg Turnpike in the case of failure. This must be addressed by the applicant. The applicant shall provide shade trees adjacent to Paterson-Hamburg Turnpike. The applicant must provide the Corridor Enhancement Fee of \$7,993.00 payable to Passaic County.

The board addressed concerns about the capacity of the existing on site drainage system.

Commissioner Metzler made a motion to **withhold approval** to the site plan application. Commissioner Redmon seconded that motion. The motion passed unanimously.

SP-19-051 – New Line Networks (Cell Tower) – 22 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to add additional equipment to an existing cellular tower. An existing equipment building is on site. No additional construction or demolition is proposed. The applicant will maintain an existing driveway connecting to the Paterson-Hamburg Turnpike. No changes to the sidewalk, driveway, or landscaping are proposed. No drainage information was provided by the applicant.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of the easement permitting the driveway access through Lot 23. The applicant must provide the appropriate signing and striping, which must be thermoplastic, at the driveway along Paterson-Hamburg Turnpike: a “STOP” sign; a stop bar (12”, white); and a centerline (double yellow). The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

No comments were made by the board or staff.

Commissioner Martinique made a motion to grant **conditional approval** of the site plan application. Commissioner Gervens seconded that motion. The motion passed unanimously.

SP-19-052 – New Street Two-Family Homes – 147 & 151-153, Paterson

This is a new site plan application in which the applicant has proposed to construct five (5) two family homes. An existing 2 story structure and garage have already been demolished. The buildings will each occupy 2,500 sq. ft. Each dwelling unit will have access to a common residential access street connecting to their driveways. Each dwelling will have 2 parking spaces, for a total of 4 parking spaces per individual structure. The applicant has proposed connecting the residential access street to New Street. No sidewalk has been proposed on the site. Regarding drainage, the plans show that roof drains will connect into three (3) dry wells on site. Drainage calculations have been provided for the site. The site slopes towards the New Street County Right of Way. No landscaping is proposed along the county frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name and address of the owner must be noted on the cover sheet. The zoning table must include both the existing and proposed area (sq. ft.) of impervious and building coverage. The applicant must provide the referenced survey prepared by Morgan Engineering, dated 7/1/2015. The applicant shall provide sidewalk along the frontage of the site. The applicant shall provide an on-site walkway connecting the proposed residences to the sidewalk along New Street, as per RSIS requirements (N.J.A.C. 5:21-4.5). The applicant must provide a driveway profile. The driveway may have a maximum slope of 2% for the first 50 feet back from the right-of-way line of New Street. A double yellow centerline, 25

feet in length, must be provided at the site driveway. The plans must be revised to indicate the turning movement radii for all movements at the driveway. The utility pole may be an obstruction. The centerline of New Street, and both edges of pavement, must be indicated. The proposed driveway drainage is not workable. The applicant shall provide either a trench drain or provide an inlet on each side of the driveway. The applicant must also provide drainage calculations, which must indicate that no runoff will bypass the drainage structure onto New Street. The amount of the overflow may not exceed what currently enters the existing inlet from the site. Any additional runoff from the site must be handled by the seepage pit system, which may need to be enlarged. The plans must be revised to indicate all drainage pipes connecting with the existing inlet that is being connected into. Shade trees should be provided between the sidewalk and the first dwelling. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

Commissioner Edmond mentioned that the applicant may need to accommodate up to 17 feet for future county projects along New Street.

Commissioner Redmon made a motion to **withhold approval** of the site plan application. Commissioner Martinique seconded that motion. The motion passed unanimously.

OLD BUSINESS

Staff introduced resolutions for the following applications, which have all been issued unconditional approval:

1. SP-17-069 – Tastefully British– 163 Union Avenue, Bloomingdale

No objections or comments were raised by the Board. Chairman Simpson entertained a motion to **adopt** the above-listed resolutions. Commissioner Edmond made a motion, and was seconded by Commissioner Redmon. The motion passed unanimously.

NEW BUSINESS – Planning Board Schedule

A draft of the 2020 Planning Board Schedule was provided to the Planning Board for their review. No changes were requested by the Planning Board.

Chairman Simpson entertained a motion to adopt to proposed 2020 Planning Board Meeting Schedule. Commissioner Martinique made a motion to **adopt** the schedule, and was seconded by Commissioner Gervens. The motion passed unanimously.

CORRESPONDENCE

ADJOURNMENT: Commissioner Martinique made a motion to adjourn the meeting at 6:12 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Salvatore Presti".

Salvatore Presti for MICHAEL LYSICATOS



County of Passaic

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

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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December 20th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 198-206 Lafayette Apartments; 198-206 Lafayette Street, Paterson; Block 3202, Lot 9 (Passaic County File Number SP-19-041)

Members of the Board,

The above referenced site plan dated April 10th, 2019, revised as of November 18th, 2019, was reviewed by the Passaic County Planning Board on December 19th, 2019 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 for all plans and reports.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The name and address of the applicant and the owner must be noted on the plans. **Complete.**
2. The plans must be revised to include a graphic scale, in addition to a written scale. **Complete.**
3. The north arrow must have the same orientation for all plan diagrams. **Complete.**
4. The zoning table must be revised to note the existing lot coverage and impervious coverage. **Complete.**
5. Both site plans, this and SP-19-030, must be in the same elevation system. There is a difference of approximately 12-14 inches between the two adjacent properties. **Complete.**
6. The applicant must submit signed and sealed copies of the referenced survey. **Complete.**
7. The curbing must be replaced along the entire Lafayette Street frontage of the site, per County detail. **Complete.**
8. The applicant must provide a raised driveway apron, per County detail. The apron must be shown on the plans as on the detail, with the flared apron and raised sidewalk both delineated. **Complete.**
9. The garage should be set back 5 feet from the right-of-way line, as is being required for the adjacent development. **Complete.**

Passaic County Planning Board
198-206 Lafayette Apartments (SP-19-041)
198-206 Lafayette Street, Paterson
Block 3202, Lot 9

10. The applicant must note all driveway striping as thermoplastic. **Complete.**
11. The applicant must request an ordinance from the City of Paterson, prohibiting parking for 20 feet to the east and for 20 feet to the west of the site driveway. The applicant must provide two “NO STANDING ANY TIME” signs at both ends of the requested prohibition, with arrows pointing towards the driveway. **Complete.**
12. The applicant must provide a footing detail for the Lafayette Street frontage. The footings of the building must not encroach into the County right-of-way. **Complete.**
13. The applicant must provide drainage calculations. **Complete.**
14. The drainage system must be designed to allow up to 6” of on-site ponding, prior to any runoff or overflow to the County system. **The requested drainage, providing on-site ponding for up to six (6) inches prior to any overflow to Lafayette Street, must be designed by the applicant and shown on the plans with grade contours. Prior to the release of any bonds associated with the application, the applicant shall provide an as-built drawing of the requested drainage system.**
15. The plans must be revised to show top and bottom of curb elevations for the new curbing along the entire frontage. **Complete.**
16. The applicant must provide a typical section, from the building face to the curb. **Complete.**
17. The site is adjacent to the proposed Lafayette Street station along the proposed Hudson-Bergen-Passaic Light Rail system. We should send a copy of the station plans to the applicant for coordination purposes. **Complete.**
18. The applicant must provide the Corridor Enhancement Fee of \$1,982.00 payable to Passaic County. **Complete.**
19. The two wall-mounted lights proposed within the County right-of-way must either be recessed OR the applicant must submit an encroachment permit application. **Incomplete; this must be addressed by the applicant in the next submission.**

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
A. Michael Rubin, Esq.

JCM Investors 1021, LLC
Matt Evans

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

December 20th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Vivekananda Vidyapith; 1275 Ratzer Road, Wayne; Block 2804, Lots 53 & 57 (Passaic County File Number SP-18-066)

Members of the Board,

The above referenced site plan dated November 28th, 2018, revised as of November 25th, 2019, was reviewed by the Passaic County Planning Board on December 19th, 2019 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.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The on-site walkway should have a minimum width of 5 feet, per ADA standards. **Complete.**
2. The sidewalk along Ratzer Road must include passing zones, 5 feet in width, every 200 feet to comply with ADA standards. **Per ADA requirements, a passing zone is only required to be five (5) by five (5) feet in length and width. It is not required for there to be an additional five (5) feet of width added to the existing sidewalk.**
3. The driveway apron on the plan diagram must be revised to match the detail, showing the limits of the sidewalk and a flare instead of a radius. **Complete.**
4. Parking must be prohibited along the Ratzer Road frontage of the site. The applicant must request the prohibition from Wayne Township and provide copies of any correspondence to the County. Pending approval from the Township, "NO STOPPING OR STANDING" signs must be provided along the site frontage. **Complete.**
5. The landscaping plan must include a planting schedule, which must note the name and quantity of each plant species. The shade trees must not be located within the sight

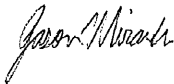
Passaic County Planning Board
Vivekananda Vidyapith (SP-18-066)
1275 Ratzler Road, Wayne
Block 2804, Lot 53

triangle of the driveway or over sanitary sewer lines. **The landscaping proposed adjacent to the Ratzler Road right-of-way shall be indicated on the engineering plan.**

6. The applicant must provide copies of all required permits upon approval by NJDEP. **Incomplete.**
7. The applicant must provide copies of any cross-easements between the two property owners. **Incomplete; if no cross-easement is to be provided, the applicant must indicate the suggested lot consolidation on the plans.**
8. The proposed bridge between the two lots must be maintained by the property owner(s). **Incomplete; the applicant must respond in the affirmative.**
9. The applicant must provide verification of non-profit status. **Incomplete.**
10. The applicant must provide the Corridor Enhancement Fee of \$6,351.00 payable to Passaic County. **Complete.**

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 Vivekananda Vidyapith, Inc. A. Michael Rubin, Esq.
Estate of Norma Hinchman William J. Darmstatter, P.E. File



County of Passaic

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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December 20th, 2019

Ringwood Board of Adjustment
60 Margaret King Avenue
Ringwood, NJ 07456

Re: Site Plan Review – CLC Landscape Design; 58 Ringwood Avenue, Ringwood; Block 748, Lot 83 (Passaic County File Number SP-19-034)

Members of the Board,

The above referenced site plan dated June 2019, revised as of December 3rd, 2019, was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution. On December 19th, 2019, the Board conditionally granted the applicant's waiver request in regards to the slope of the site driveway.

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.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The plan is incorrectly labeled as a "Property Survey"; it must be labelled as a site plan. Please note that the revision date must be updated on future submissions. **Complete.**
2. The applicant must submit a survey, signed and sealed by a licensed surveyor, that shows the required elements for a site plan, such as:
 - a. Grades/contours. **Complete.**
 - b. Curbing or edge of pavement across the street. **Complete.**
 - c. The property lines of the properties between the site and the Ringwood Avenue right-of-way. **Complete.**
3. A centerline, stop bar, and "STOP" sign must be provided at the driveway. The stop bar must be noted as 12 inches in width and "white". The centerline must be noted as "double yellow". All striping must be noted as thermoplastic. **Complete.**

Passaic County Planning Board
CLC Landscape Design (SP-19-034)
58 Ringwood Avenue, Ringwood
Block 748, Lot 83

4. A driveway profile, showing a maximum slope of 2% within 50 feet of the right-of-way line, must be provided. **The Board agreed to grant a waiver of the requirement on the condition that the applicant submit documentation waiving all County responsibility for any stormwater, silt, or debris that enters the site from the County right-of-way. This documentation must be submitted in a form that is acceptable for recording with the County Clerk's office, and must apply to all future owners of the property.**

5. The applicant must provide the Corridor Enhancement Fee of \$3,889.00 payable to Passaic County. **Complete.**

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

Richard Cording

File



County of Passaic

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December 20th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Peykar Family Properties of Wayne; 150 Totowa Road, Wayne; Block 501, Lot 20 (Passaic County File Number SP-17-030)

Members of the Board,

The above referenced site plan dated January 26th, 2017, revised as of October 29th, 2019, was reviewed by the Passaic County Planning Board on December 19th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant must provide a thorough description of all changes from the plans previously approved by the County, which had a final revision date of July 25th, 2018. The letter must note both the previously approved and current proposal for each modification (e.g. total number of parking spaces). The description must refer to the plan sheets indicating the changes.
2. The applicant must provide an updated traffic study, reflecting the changes to the number of parking and loading spaces.

Best regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Jerome A. Vogel, Esq.

Peykar Family Properties of Wayne, LLC
Daniel Reeves, P.E.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

December 20th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – BSG Management Co.; 132-172 Mountain View Boulevard, Wayne;
Block 710, Lots 3 & 4 (Passaic County File Number SP-17-002)

Members of the Board,

The above referenced site plan dated December 2nd, 2014, revised as of November 14th, 2019, was reviewed by the Passaic County Planning Board on December 19th, 2019 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 submit drainage calculations showing the capacity of the existing system. **The capacity of 20cfs for the existing 24" RCCP does not include any existing flow. The calculations must include all existing AND additional flows, in order that a determination can be made on whether the pipe can handle the additional flow from the site.**
2. The proposed westerly drive aisle must have a one-way circulation pattern in the direction of the existing driveway along Mountain View Boulevard. **Complete.**
3. The southerly connecting driveway in the proposed westerly parking area must be one-way eastbound and only 18' in width with DO NOT ENTER signs facing eastward. **Complete.**
4. The applicant must provide a 10' easement between the parking lot and railroad in order to allow for access to the rail trail at the rear of the site. **Complete (no longer required).**
5. All existing driveways must have double yellow centerlines and stop bars. Address the issue of the common driveway with Lot 2 (Hot Dog Hut) – does this operate as one or two driveways? Signing and striping is needed to clarify the operation of this driveway. **All stop bars must be noted as "white". All centerlines must be noted as "yellow". All**

Passaic County Planning Board
BSG Management Co. (SP-17-002)
132-172 Mountain View Boulevard, Wayne
Block 710, Lots 3 & 4

striping must be noted as “thermoplastic”. The centerline may not extend past the stop bar, which must be four (4) feet back from the edge of the sidewalk.

6. The applicant must provide the Corridor Enhancement Fee of \$10,516.00 payable to Passaic County. **Incomplete.**
7. **It must be indicated that the two-way lane markings along the front drive aisle will be removed.**
8. **The plans must indicate the sight distance at the westerly site driveway, looking towards the railroad crossing to the west.**

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
Weissman Engineering
Mountainview Capital, LLC

BSG Management Co.
Jerome A. Vogel, Esq.
File



County of Passaic

Department of Planning & Economic Development
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Michael Lysicatos AICP, PP
Director

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

December 20th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Cerebral Palsy of North Jersey; 516 Paterson-Hamburg Turnpike, Wayne; Block 3100, Lot 1 (Passaic County File Number SP-19-050)

Members of the Board,

The above referenced site plan dated June 6th, 2019, revised as of August 1st, 2019, was reviewed by the Passaic County Planning Board on December 19th, 2019 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 for all plans and reports.

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

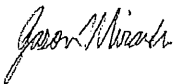
1. The applicant must provide a deed of dedication for the reserved 17-foot strip between the site and the existing right-of-way line, as per the County Master Plan right-of-way of 100 feet. The applicant shall include a metes and bounds description, affidavit of consideration, and seller's residency certification.
2. The applicant must submit revised plans with the County's proposed Paterson-Hamburg Turnpike improvements (see attached) overlaid onto the site plan. The project must be designed to function both before and after the County improvements.
3. The applicant shall construct a zero throat width turning island, physically restricting left turns into and out of the site. In the event that the County improvements are constructed, the County will modify the turning island to accommodate left turns into the site.
4. The applicant must provide all signing as indicated on the County's Paterson-Hamburg Turnpike improvements plans. Additionally, the applicant must provide appropriate signing prohibiting left turns into the site.
5. A centerline (double yellow), stop bar (12 inches, white), and a new "STOP" sign must be provided at the driveway.

Passaic County Planning Board
Cerebral Palsy of North Jersey (SP-19-050)
516 Paterson-Hamburg Turnpike, Wayne
Block 3100, Lot 1

6. The existing curbing must be replaced along the Paterson-Hamburg Turnpike frontage, per County detail (attached). The applicant shall provide a sidewalk and curbing to the east of the driveway, as indicated on the County's Paterson-Hamburg Turnpike improvements plans. The sidewalk must have a minimum of width of 5 feet.
7. The applicant must submit a traffic report for County review. This must include trip generation; a full traffic study is not required.
8. The existing drainage system must be inspected by a professional engineer and a signed and sealed inspection report issued. It must be certified that the system is still functioning properly and to capacity.
9. The infiltration pond is currently designed to spill onto Paterson-Hamburg Turnpike in the case of failure. This must be addressed by the applicant.
10. The applicant shall provide shade trees adjacent to Paterson-Hamburg Turnpike.
11. The applicant must provide the Corridor Enhancement Fee of \$7,993.00 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
Donald G. Matthews, Esq.
Cheyenne Associates
File

Cerebral Palsy of North Jersey
Mark Gimigliano, P.E.
Feeney & Dixon, LLC



County of Passaic

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

www.passaiccountynj.org

PLANNING BOARD

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

Michael Lysicatos AICP, PP
Director

December 20th, 2019

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – New Line Networks (Cell Tower); 22 Paterson-Hamburg Turnpike,
Wayne; Block 2002, Lot 22 (Passaic County File Number SP-19-051)

Members of the Board,

The above referenced site plan dated October 29th, 2019 was reviewed by the Passaic County Planning Board on December 19th, 2019 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 for all plans and reports.

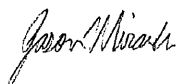
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant must provide copies of the easement permitting the driveway access through Lot 23.
2. The applicant must provide the appropriate signing and striping, which must be noted as thermoplastic, at the driveway along Paterson-Hamburg Turnpike:
 - a. A “STOP” sign;
 - b. A stop bar (12”, white); and
 - c. A centerline (double yellow).
3. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.
4. Note: It is recommended that any structural analysis of the tower be submitted to the Township building department.

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.

Passaic County Planning Board
New Line Networks (SP-19-051)
22 Paterson-Hamburg Turnpike, Wayne
Block 2002, Lot 22

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
American Tower
Ahead Engineering

New Line Networks, LLC
PinilisHalpern, LLP
File



County of Passaic

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

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Michael Lysicatos AICP, PP
Director

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

December 20th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – New Street Two-Family Homes; 147 & 151-153 New Street, Paterson;
Block 5103, Lots 17 & 18 (Passaic County File Number SP-19-052)

Members of the Board,

The above referenced site plan dated November 7th, 2018, revised as of March 20th, 2019, was reviewed by the Passaic County Planning Board on December 19th, 2019 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 for all plans and reports.

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

1. The name and address of the owner must be noted on the cover sheet.
2. The zoning table must include both the existing and proposed area (sq. ft.) of impervious and building coverage.
3. The applicant must provide the referenced survey prepared by Morgan Engineering, dated 7/1/2015.
4. The applicant must indicate the County Master Plan right-of-way width of 60 feet along the New Street frontage of the site. Based on the noted current right-of-way width of 35 feet, this would be placed 12.5 feet beyond the current right-of-way line.
5. The applicant shall provide sidewalk and curbing, per County detail (attached), along the frontage of the site.
6. The applicant shall provide an on-site walkway connecting the proposed residences to the sidewalk along New Street, as per RSIS requirements (N.J.A.C. 5:21-4.5).
7. The applicant must provide a driveway profile. The driveway may have a maximum slope of 2% for the first 50 feet back from the right-of-way line of New Street.

Passaic County Planning Board
New Street Two-Family Homes (SP-19-052)
147 & 151-153 New Street, Paterson
Block 5103, Lots 17 & 18

8. A double yellow centerline, 25 feet in length with thermoplastic striping, must be provided at the site driveway.
9. The plans must be revised to indicate the turning movement radii for all movements at the driveway. The utility pole may be an obstruction. The centerline of New Street, and both edges of pavement, must be indicated.
10. The proposed driveway drainage is not workable. The applicant shall provide either a trench drain or provide an inlet on each side of the driveway.
11. The applicant must also provide drainage calculations, which must indicate that no runoff will bypass the drainage structure onto New Street. The amount of the overflow may not exceed what currently enters the existing inlet from the site. Any additional runoff from the site must be handled by the seepage pit system, which may need to be enlarged.
12. The plans must be revised to indicate all drainage pipes connecting with the existing inlet that is being connected into.
13. Shade trees should be provided between the sidewalk and the first dwelling.
14. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 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
File

Bahman Izadmehr

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2019-08 (SP-17-069)

WHEREAS, the applicant, Tastefully British, LLC (“the Applicant”) submitted a site plan application for the property located on Block 5073, Lot 98 in the Borough of Bloomingdale, New Jersey, with an address of 163 Union Avenue, Bloomingdale, NJ 07403;

WHEREAS, the application was given a file number of SP-17-069;

WHEREAS, on August 23rd, 2018, the site plan prepared by Weissman Engineering dated November 9th, 2017, revised as of July 30th, 2018, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. The applicant was required to provide a sidewalk, five (5) feet in width, along the Union Avenue frontage of the site.
2. The applicant was required to provide raised driveway aprons at both proposed driveways along Union Avenue.
3. The application was required to provide interior curbing up to the edge of the proposed parking, with landscaping to be installed in the curbed islands.
4. The applicant was required to provide verification that all inlets and pipes on the site were in proper working condition.
5. The applicant was required to provide trench drains at both proposed driveways along Union Avenue, and was limited to one connection into the existing ‘A’ inlet adjacent to the easterly driveway.
6. The applicant was required to provide signing and striping at the proposed Union Avenue driveways, in order to indicate the one-way circulation pattern (with vehicles entering at the easterly driveway and exiting at the westerly driveway):
 - a. The applicant was required to provide two “DO NOT ENTER” signs and a two-faced “ONE WAY” sign at each driveway.
 - b. The applicant was required to provide a “STOP” sign and a stop bar at the westerly driveway.
7. The applicant was required to remove all objects over two (2) feet in height from the sight triangle of the westerly (exit) Union Avenue driveway.
8. The applicant was required to provide the Corridor Enhancement Fee of \$4,895.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Weissman Engineering dated November 9th, 2017, revised as of October 15th, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that all conditions of the Board's approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Bloomingdale Planning Board;

WHEREAS, the Applicant has proposed a connection into the Union Avenue drainage system, which will require application for and the granting of a Storm Drain Connection Permit by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed work within the County right-of-way, including the construction of sidewalk, the construction of the driveway apron, the installation of the trench drains, the installation of signing, and the planting of landscaping, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant's compliance with the final site plan dated November 9th, 2017, revised as of October 15th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Bloomingdale Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

Attest: Approved by the Passaic County Planning Board on December 19th, 2019

Moved By: Edmond

Seconded By: Redmon

Aye: Edmond, Gervens, Martinique, Metzler, Pera, Redmon, Simpson

Nay: None

Abstained: None

Absent: Bartlett, Diaz, Duffy, Lazzara

Kenneth Simpson, Chairman
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: _____

PASSAIC COUNTY PLANNING BOARD SCHEDULED MEETINGS – 2020

January 2 (Submission Deadline: December 17, 2019)
January 16 (SD: January 3, 2020)
January 30 (SD: January 17)

February 13 (SD: January 31)
February 27 (SD: February 14)

March 12 (SD: February 28)
March 26 (SD: March 13)

April 9 (SD: March 27)
April 23 (SD: April 9)

May 7 (SD: April 24)
May 21 (SD: May 8)

June 4 (SD: May 22)
June 18 (SD: June 5)

July 2 (SD: June 19)
July 16 (SD: July 2)
July 30 (SD: July 17)

August 13 (SD: July 31)
August 27 (SD: August 14)

September 10 (SD: August 28)
September 24 (SD: September 11)

October 8 (SD: September 25)
October 22 (SD: October 9)

November 5 (SD: October 23)
November 19 (SD: November 6)

December 3 (SD: November 20)
December 17 (SD: December 9)

January 7, 2021 (SD: December 23)
January 21, 2021 (SD: January 8)

All Passaic County Planning Board Meetings are held on Thursdays (unless noted otherwise) at 5:00 p.m. in Suite 250, in the Office of the Passaic County Planning Department, located at the Totowa Business Center, 930 Riverview Drive, Totowa, New Jersey 07512.

