



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, December 5th, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:03 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; Stephen Martinique (left at 5:58 PM); Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Joseph Metzler); Deputy Freeholder Director Cassandra Lazzara, Alternate (voting for Freeholder Terry Duffy).

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 November 14th, 2019 meeting was made by Commissioner Gervens and seconded by Freeholder Lazzara. The motion passed unanimously, with Commissioner Martinique and Freeholder Lazzara abstaining from the vote.

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

- The NJTPA has provided preliminary recommendations on the Paterson-Newark Transit Study: the six concepts are being vetted with the City of Clifton, City of Paterson, and other partner towns in Essex County. The concepts are a combination of expedited bus service, potential rail and light rail, and bus rapid transit options. The concepts also have potential overlays with other ongoing projects. Three concepts will be chosen to be run through NJ Transit's modeling software in the coming months. It is anticipated that additional recommendations will be coming in spring, which would signal a six to nine month turnaround on the entire conception stage of the project.
- Senior Planner Miranda and Assistant Planner Presti are working on revamping the Site Plan and Subdivision Resolutions with updated engineering requirements, a process for inspections, permit requirements, and other general updates.
- Allwood Road and Market Street safety projects have begun and will be in design for one to two years, approximately. An application for a Lakeview Avenue safety project will be submitted next month. This includes a potential road diet and major changes to the traffic circle at Market Street. In addition, at least one acre of green infrastructure is expected to be added to the project.
- A draft schedule of 2020 Planning Board Meeting dates will be distributed to Planning Board members so a vote may be taken at the next meeting on December 19th.

PUBLIC PORTION: Commissioner Martinique made a motion to open the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Martinique made a motion to close the public portion that was seconded by Commissioner Gervens. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-19-011 – Ward Street Parking Garage – 143-173 Ward Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an eight-story parking garage with 2,768 square feet of first floor retail space. The existing seven-story parking garage is to be demolished. The site has frontage along Market Street. The application was withheld by the Board on October 3rd, 2019 with 11 conditions. The applicant has also submitted an application (19-009) for the subdivision of the property.

There will be 865 parking spaces in the garage, plus an additional 90 surface lot parking spaces. Access will be via an existing driveway along Ward Street and a reconstructed existing driveway along Market Street. The Market Street driveway will be constructed to restrict vehicles to right-in and right-out circulation. An existing driveway on Railroad Avenue will be closed. The applicant has proposed to construct ADA-compliant curb ramps at all intersections along the site's frontage. Per the Board's request, the curbing and sidewalk along the Market Street frontage is to be replaced. The applicant has proposed to construct a portion of the building overhanging the sidewalk; supporting documentation and an encroachment permit application have been submitted. The applicant has proposed to install trench drains at the Market Street driveways. Roof drainage will connect to a subsurface infiltration system beneath the garage. Both the trench drains and the infiltration system will have an overflow connection to the Market Street drainage system. There are no proposed landscape improvements.

Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT "ADA Standards for Transportation Facilities". The applicant has submitted an encroachment permit application for the proposed overhang of the County right-of-way, which will require approval by the Board of Chosen Freeholders. The applicant should coordinate with the City of Paterson to address the previously noted concerns with the intersection. The applicant has also submitted a map noting all other Parking Authority sites in the vicinity.

Richard Turano, the applicant's counsel, and Joseph Clarizio, construction manager, were both sworn in on behalf of the applicant. Chairman Simpson asked about the recommendation that the intersection of Railroad Avenue and Ward Street be reconfigured. Mr. Turano stated that the applicant agrees with the Board's recommendation and is coordinating with the City of Paterson to modify the intersection.

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

SP-18-042 – Prop. Mixed Use Building – 449 E. 18th Street, Paterson

Chairman Simpson left the meeting for duration of this application's hearing. Vice Chairman Diaz acted as Chairman during his absence.

This is a previously withheld site plan application in which the applicant has proposed to construct a four-story mixed-use building. The building will have 2,263 sq. ft. of ground-floor retail on lot 19. A 24-space parking garage will be located on the ground floor on lots 20 and 21. The 2nd – 4th floors

will contain 27 apartment units. There are two existing, one-story buildings on the site that are to be demolished. The site has frontage along both E. 18th Street and 10th Avenue and is located within Paterson's Fourth Ward Redevelopment Area. The application was withheld by the Planning Board on September 27th, 2019 with 4 conditions.

The applicant will maintain an existing curb cut along E. 18th Street, which will provide access to the aforementioned parking garage. Per the Board's request, egress at the driveway will be restricted to left-turns only. The plans show that there will be two (2) recessed doorways along E. 18th Street, allowing for outward swinging doors that do not encroach into the right-of-way. Regarding drainage, the plans show that roof drains will connect into two (2) on-site seepage pits. There are four (4) columnar hornbeam 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 survey must be topographic. Sheet S-2 must be revised to indicate the proposed grading of the 1st floor of the parking garage. The applicant must provide information on the failure mechanism of the drainage system, if the seepage pits were to back up to the roof leaders and gutters. The water cannot be directed towards E. 18th Street. The applicant must request in writing an ordinance from the City enacting the left-turn prohibition, as indicated on the site plan. The applicant must provide the Corridor Enhancement Fee of \$4,199.00 payable to Passaic County. The applicant must apply for an encroachment permit for the proposed canopies within the E. 18th Street right-of-way. The garage door and the dimensions of the parking lane must be indicated on the site plan. The applicant must provide a footing detail for the E. 18th Street frontage of the proposed building. The footings must be entirely located on the subject property, and any excavation that necessitates work within the right-of-way will require application for a permit.

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

SP-19-003 – Park Lane Development – 335-415 Main Street, Little Falls

Chairman Simpson returned to the meeting.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 4-story, multi-family apartment building and 10 three-story townhouse buildings on two newly subdivided lots. The apartment building will have 185 units and the townhouses will have 102 units, for a total of 287 new residential units and 412,854 sq. ft. There are several existing uses, which includes a mix of single-family residential, business and industrial offices, warehousing, and a restaurant. All of these buildings will be demolished. The development has frontage along Main Street and is located in the Singac Industrial Zone Redevelopment Area. The application was withheld by the Planning Board on June 27th, 2019 with 20 conditions.

The applicant has proposed to reconstruct the curbing and sidewalk and create two driveways along Main Street. There is a total of 534 parking spaces proposed, which will be divided amongst surface parking, town house garages, and a parking garage located behind the apartment building. The parking garage will have 282 spaces for the apartment building, 204 garage spaces will be provided for the townhouses, and an additional 48 off-street parking spaces will be provided

throughout the site. Storm water runoff will be collected on-site and discharged into a pipe connecting to Grey Rock Avenue and ending at the Passaic River. The existing inlet at the north side of Main Street will be re-located to the south side of the street to reduce the impact of any overflow to the County right-of-way. The proposed site improvements include new lighting along Main Street and new landscaping, including 10 shade trees, 47 evergreen trees, and 48 ornamental trees, all of various species.

There are conditions that must be satisfied before the application can be granted unconditional approval. The note stating "Variable Width R.O.W. (Tax Map)" must be removed from the survey. The crosswalk striping shall be continental-style (ladder bars, but no transverse lines). Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT "ADA Standards for Transportation Facilities". The applicant shall submit their recommended signal modifications for the intersection of Main Street and Route 23 to NJDOT. The applicant must implement the recommended Union Avenue signal modifications, which must be coordinated with the Township. The submitted maintenance agreement includes an incorrect address for the County. It must be noted as: 401 Grand Street, Paterson, NJ 07505. County staff will coordinate with NJTransit to determine any additional requirements for the proposed bus shelter. The plans must include a detail for the proposed planting strip. There are no architectural plans in the submission. If there are any architectural plans available, they must be submitted to the County. The applicant must submit copies of any required NJDEP permits. The applicant must provide more information on the proposed "flood warning signs" indicated on the site plan. A detail of the sign must be included in the plan set.

Freeholder Lazzara asked why the traffic counts were taken during AM peak hours. Planning Director Lysicatos responded that the AM peak hours were determined by the applicant to have the highest traffic volume throughout the day.

Commissioner Edmond requested that the wording of the County's crosswalk comment be changed from "shall" to "recommend" in order to avoid liability being placed on the County for requiring a specific type of crosswalk. Commissioner Edmond also asked about the County's responsibility on mandating conditions of a private driveway, and its legality. Planning Board Counsel Abdelhadi advised that as long as the comments are provided in regards to public safety, the Board is allowed to comment.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application. Vice Chairman Diaz seconded that motion. The motion passed with Freeholder Lazzara voting against.

SP-19-032 – Dunkin' Donuts Drive-Thru – 475-495 High Mountain Road, North Haledon

This is a previously withheld site plan application in which the applicant has proposed to construct a Dunkin' drive-thru addition to an existing mixed use residential-commercial structure. The building will have 6,456 sq. ft. of ground-floor retail on lot 8. An existing 2-story, single-family, residential structure will remain unchanged on lot 10. No structures on either lot are to be demolished. The site has frontage along High Mountain Road in North Haledon. The site plan application was withheld on September 5th, 2019 with 14 conditions.

There applicant will utilize an existing full-access driveway along High Mountain Road on Lot 10, which will have 47 parking spaces. The applicant has also proposed to construct a full-access driveway on Lot 8, which will have 18 parking spaces. The applicant has proposed to connect the parking lots of the two sites via a walkway; the previously proposed driveway connecting the two lots has been removed from the plans. There is also an existing driveway along Overlook Avenue (municipal road), which is to be restricted to left-in and right-out traffic only. The applicant has proposed to provide a drive-thru facility, which would be accessed from the southerly High Mountain Road driveway and would allow egress to Overlook Avenue (westbound only) or back to the southerly High Mountain driveway. The proposed drive-thru facility would utilize side-by-side queuing in order to minimize vehicle back-up. There are no proposed changes to the existing curbing and sidewalk on High Mountain Road. The applicant has proposed to install interior curbing adjacent to the parking stalls along the High Mountain Road frontage of Lot 10. The proposed interior curbing will funnel stormwater runoff towards an inlet at the northern end of the curbing. Along an additional inlet at the Lot 10 driveway, stormwater will connect into a drainage pipe connecting from the High Mountain Road system to a headwall and stone rip-rap at the rear of the site. This will continue to a drainage ditch flowing to the west of the property. Roof drainage from the building on Lot will enter an existing trench drain adjacent to the two-story commercial building, which will connect into the pipe to the drainage ditch. An existing drainage pipe connecting to Lot 8 from the east is shown entering a stream running westerly through the property. The applicant has proposed to plant seven (7) Little-leaf Linden trees along the High Mountain Road frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The required number of parking must be noted in the plan set. The applicant must submit a traffic impact study for county review. The traffic impact study must be revised to include an analysis of queuing impacts on sight distance. The applicant's waiver request to allow for two site driveways along High Mountain Road will be re-considered upon receipt and review of a revised traffic impact study as per the above condition. The applicant must submit a cross-easement and parking agreement, allowing for cross-access and shared use of parking between Lots 8 & 10, for review. The applicant must provide a trench drain at the driveway to adequately capture all runoff towards the right-of-way. The applicant must provide the Corridor Enhancement Fee of \$9,355.00 payable to Passaic County.

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

SP-19-038 – Woods at Waterview – Berdan Avenue (at Worcester Drive), Wayne

This is a new site plan application in which the applicant has proposed to remove an existing tennis court, repave one tennis court, and construct a children's playground and half basketball court where the tennis court is being removed. The subject property includes all land in the subdivision that is owned by the townhouse association, and includes all roadways. No new buildings are proposed to be constructed. The site has frontage along Berdan Avenue. There is an existing driveway, Worcester Drive, along the Berdan Avenue frontage of the site. The driveway includes a median and "STOP" signs, but does not include a stop bar. There are existing inlets at the driveway, which connect into drainage ditches on both sides of the driveway. The inlets, along with drainage

from the site, also have an overflow connection to the Berdan Avenue drainage system. Several underdrains are proposed for the basketball court and will connect to an existing inlet on 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 white, thermoplastic stop bar at the driveway (Worcester Drive) intersection with Berdan Avenue. Both "STOP" signs at the driveway must be replaced. The "STOP" sign on the left side of the driveway must be placed on a separate post from the existing R4-7 sign. The applicant has been assessed a Corridor Enhancement Fee of \$8,600.00. Due to the nature of the site plan, the Planning Department recommends that the Corridor Enhancement Fee be reduced to \$250.00.

The Board concurred with the recommendation of staff to reduce the Corridor Enhancement Fee.

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

SP-19-047 – 15 Lafayette Management – 15 Lafayette Street, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to renovate the upper stories of a three story building for residential use. The building will have 1,352 sq. ft. of ground-floor retail, and 4,189 sq. ft. of residential space across two floors. A total of 12 parking spaces will be located on site. The 2nd and 3rd floors will be renovated to add three (3) new residential units. There is no proposed construction or demolition. The site has frontage along both Lafayette Street and Straight Street. The site will have access along both Lafayette Street and River Street. The Lafayette Street driveway will be entrance-only, while the River Street driveway will not be restricted. The plans indicate that five (5) parking spaces encroach into the Straight Street right-of-way. There are six (6) stacked parking spaces proposed to the east of the Lafayette Street driveway. The plans also show five (5) parking spaces with 20 feet of the right-of-way adjacent to the Lafayette Street driveway. The plans include spot elevations indicating a slope towards Lafayette Street. The plans show existing trench drains located at each driveway and two existing seepage pits located in the parking lot, but do not indicate any connecting pipes. No landscaping improvements have been proposed.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit copies of the referenced survey. There are eight (8) parking spaces located within 20 feet of the right-of-way line of Lafayette Street (All 12 spaces are required per zoning table). The applicant must remove all encroachments into the Straight Street right-of-way. There is sufficient room to relocate the parking spaces onto the property. The applicant must provide two "DO NOT ENTER" signs at the Lafayette Street driveway. The applicant must provide an additional "NO LEFT TURN" sign at the entrance of the Lafayette Street driveway. The applicant must provide drainage calculations. There shall be no stormwater runoff into the County right-of-way. The applicant must submit copies of any required NJDEP permits. The applicant shall provide shade trees along the frontages of Lafayette and Straight Street. The applicant must provide the Corridor Enhancement Fee of \$2,980.00 payable to Passaic County.

The Board requested that the applicant reverse the flow of traffic, requiring the Lafayette Street driveway to be exit only. Alternatively, the applicant would need to remove all eight (8) parking

spaces within 20 feet of the right-of-way line. Chairman Simpson requested that the applicant relocate the sign outside of the Lafayette Street right-of-way.

Commissioner Steve Martinique left the meeting at 5:58 PM, and did not vote on this application.

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

SP-19-048 – Zahan Family Business – 236 Union Avenue, Paterson

This is a new site plan application in which the applicant has proposed to convert the ground floor of an existing structure to a grocery store with live poultry storage and a slaughterhouse facility. The two 2nd floor residential units will be maintained. The site has frontage along Union Avenue. There are no existing or proposed driveways along the Union Avenue frontage of the site. All driveway access will be along the Rossiter Avenue frontage. The plans indicate that there will be a total of 17 on-site parking spaces. The applicant has not proposed any changes to the curbing or sidewalk. The proposed plans do not indicate any roof drainage from the building on Lot 5. No landscaping improvements are proposed. This section of Union Avenue was designated as a bicycle and pedestrian priority route in the Passaic County Master Plan, which states that bicycle and pedestrian concerns should be prioritized during the development review process.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a survey, signed and sealed by a licensed surveyor. The applicant must replace the sidewalk along the Union Avenue frontage. The applicant must note all roof leaders on the plans and provide a note that there will be no discharge into the County right-of-way. The applicant shall provide shade trees along the Union Avenue frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$1000.00 payable to Passaic County.

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

OLD BUSINESS

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

SP-18-019 – Union Avenue Middle School – 202 Union Avenue, Paterson

SP-18-043 – Waterview 161 Apartments – 161 Paterson-Hamburg Turnpike, Bloomingdale

SP-19-030 – 188 Lafayette Apartments – 188 Lafayette Street, Paterson

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

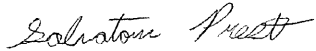
NEW BUSINESS – NONE.

CORRESPONDENCE

Chairman Simpson reported that the pilot program of utilizing road inspectors to inspect conformance with Planning Board approvals has worked well with the first trial. The inspectors are taking detailed pictures and inspecting the entire frontage of the property. Planning Director Lysicatos also added that the new resolution will include a requirements that as-built plans be submitted by applicants following construction.

ADJOURNMENT: Vice Chairman Diaz made a motion to adjourn the meeting at 6:08 PM that was seconded by Freeholder Lazzara. The motion passed unanimously.

Respectfully submitted,



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 6th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Ward Street Parking Garage; 143-173 Ward Street, Paterson; Block 6204, Lot 2 (Passaic County File Number SP-19-011)

Members of the Board,

The above referenced site plan dated July 5th, 2018, revised as of October 17th, 2019, and the encroachment plans dated April 22nd, 2019, revised as of October 16th, 2019, were both reviewed by the Passaic County Planning Board on December 5th, 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 all plans and reports.

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

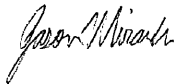
1. The applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor. **Complete.**
2. The plans must show ADA-compliant curb ramps at the corner of Market Street and Railroad Avenue. The crosswalks shall be continental-style (ladder bars, but no transverse lines). The ladder bars must be parallel with the flow of traffic. The striping must be noted as “white”. **Complete; prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”.**
3. The applicant must provide new curbing and sidewalk along the Market Street frontage of the site, per County detail (attached). **Complete.**
4. The plans must include the County detail (attached) for the raised driveway apron. The raised sidewalk must be clearly delineated on the plans. The apron grades must be indicated (the detail shows a typical sidewalk width of 4 feet, but the actual sidewalk width is 18 feet). **Complete.**

Passaic County Planning Board
Ward Street Parking Garage (SP-19-011)
143-173 Ward Street, Paterson
Block 6204, Lot 2

5. The “STOP” bar at the Market Street driveway must be 12” inches in width. **Complete.**
6. The yellow curb paint must be refreshed along the Market Street frontage. An additional “NO PARKING ANY TIME” sign must be provided adjacent to the “STOP” bar, with an arrow pointing towards the driveway. **Complete.**
7. The applicant must install two “DO NOT ENTER” (R5-1) signs after the exit gate, to force traffic left towards the exit driveway. The signs must be shown on the engineering plans. **Complete.**
8. The drainage report states that the overflow will connect into the Ward Street system, but the plans show a connection into the Market Street system. The applicant must provide an analysis for what will occur if the infiltration system fails. This condition cannot result in overland flow into Market Street. **Complete.**
9. The applicant has submitted an encroachment permit application for the proposed overhang of the County right-of-way, which will require approval by the Board of Chosen Freeholders. The applicant must provide structural details showing how the decorative feature will be attached to the structure in a safe manner. If this feature should detach, it will impact the sidewalk at 51 mph (in the County right-of-way). Sheets A1 and A2 must be signed and sealed. The applicant must provide a detail showing how the precast spandrel/shear wall cornice and brackets will be attached to the structure. **Complete.**
10. It is recommended that the intersection of Railroad Avenue and Ward Street be re-configured, through the removal of the slip lane and provision of a standard curb radius, in order to improve both traffic flow and pedestrian safety. The applicant should coordinate with the City of Paterson to address the previously noted concerns with the intersection.
11. The applicant must submit copies of any plans for temporary, off-site parking, and any associated permits, to be used while the garage is under construction. **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.

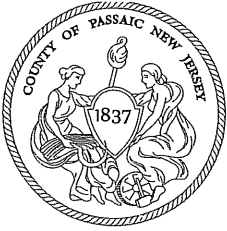
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer City of Paterson Parking Authority
Richard R. Turano, Esq. Timothy Tracy

File



County of Passaic

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

PLANNING BOARD
TEL (973) 569-4040
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December 6th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Proposed Mixed-Use Building; 449 E. 18th Street, Paterson; Block 3301, Lots 19, 20 & 21 (Passaic County File Number SP-18-042)

Members of the Board,

The above referenced site plan dated February 16th, 2018, revised as of October 5th, 2018, was reviewed by the Passaic County Planning Board on December 5th, 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 survey must be topographic. **Sheet S-2 must be revised to indicate the proposed grading of the 1st floor of the parking garage.**
2. The dimensions (diameter and depth) of the seepage pits must be noted on the plans. The calculations must include the required volume. The calculations must be re-done for a 1-hour storm with 2.4" per hour. **The applicant must provide information on the failure mechanism of the drainage system, if the seepage pits were to back up to the roof leaders and gutters. The water cannot be directed towards E. 18th Street.**
3. At the site driveway, left-out turns must be prohibited. Please request an ordinance from the City enacting the prohibition and provide copies of all correspondence. Provide two "NO LEFT TURN" (R3-2) signs, one at the driveway and one across the street. **The applicant must request in writing an ordinance from the City enacting the left-turn prohibition, as indicated on the site plan.**
4. Provide the Corridor Enhancement Fee of \$4,199.00 payable to Passaic County.
Incomplete.
5. **The applicant must apply for an encroachment permit (see attached application form) for the proposed canopies within the E. 18th Street right-of-way.**

Passaic County Planning Board
Proposed Mixed-Use Building (SP-18-042)
449 E. 18th Street, Paterson
Block 3301, Lots 19, 20 & 21

6. **The garage door and the dimensions of the parking lane must be indicated on the site plan.**
7. **The applicant must provide a footing detail for the E. 18th Street frontage of the proposed building. The footings must be entirely located on the subject property, and any excavation that necessitates work within the right-of-way will require application for a permit.**

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,



Salvatore Presti
Assistant Planner

Cc: Passaic County Engineer JCM Investors 1012, LLC Matt Evans
Alan J. Mariconda, 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
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December 6th, 2019

Little Falls Planning Board
225 Main Street
Little Falls, NJ 07424

Re: Site Plan Review – Park Lane Development; 335-415 Main Street, Little Falls; Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01 (Passaic County File Number SP-19-003)

Members of the Board,

The above referenced site plan dated November 11th, 2018, revised as of October 22nd, 2019, was reviewed by the Passaic County Planning Board on December 5th, 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. Note: The comment letter refers to the incorrect sheet numbers. This should be corrected in future submissions. **Complete.**
2. The applicant shall meet with County staff to address the Planning Board's issues with the submitted plans. **Complete.**
3. The note stating "Variable Width R.O.W. (Tax Map)" must be removed from the survey. **Incomplete; the survey was not resubmitted.**
4. The plans must clearly indicate the dimensions of the sidewalk, which must be a minimum of 5' in width. **Complete.**
5. The plans must match the detail for a raised driveway apron at both driveways, including raised sidewalks across the driveways and apron flares instead of radii. Detectable warning surfaces shall still be provided. **It is recommended that the crosswalk striping be continental-style (ladder bars, but no transverse lines). Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT "ADA Standards for Transportation Facilities".**

Passaic County Planning Board
Park Lane Development (SP-19-003)
335-415 Main Street, Little Falls
Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01

6. At the westerly driveway, the centerline must be noted as double yellow. The “STOP” bar must be noted as white. **Complete.**
7. The requested pedestrian refuge at the easterly driveway must be shown on the plans. **Complete.**
8. The applicant must provide “before and after” signal timing plans, as well as AM Peak Hour calculations for both signals. **The applicant shall submit their recommended signal modifications for the intersection of Main Street and Route 23 to NJDOT. The applicant must implement the recommended Union Avenue signal modifications, which must be coordinated with the Township.**
9. Tables 1, 2, 5 & 6 of the traffic study are missing. The applicant must submit a complete traffic study. **Complete.**
10. The requested inlet opposite inlet C3 must be clearly indicated on the plans. **Complete.**
11. The applicant must provide an analysis of how flow from a 34” x 53” elliptical pipe AND a 24” x 38” elliptical pipe will combine to flow into an 18” x 24” culvert under Main Street. The applicant must analyze provided cover on all drainage pipes within the County right-of-way and verify concurrence of approval from the owner of the receiving system. **Complete.**
12. The existing conditions plan shows drainage flowing to the existing inlet from three directions, with no outlet (at Grey Rock Avenue). An inlet or manhole must be provided where the 34” x 53” elliptical pipe makes a right angle turn at Main Street opposite Grey Rock Avenue. **Complete.**
13. The applicant must provide the analysis and calculations (drainage area map, time of concentration determination, runoff curve numbers, etc.) that determined the 56.80 cubic feet per second flow in line A7-A6. **Complete.**
14. The applicant must coordinate with staff to provide plantings in the 5’ strip in accordance with the guidelines contained in the Green Stormwater Infrastructure Element of the Passaic County Master Plan. The applicant must provide a maintenance agreement for review by County staff. **The agreement includes an incorrect address for the County. It must be noted as: 401 Grand Street, Paterson, NJ 07505. County staff will coordinate with NJTransit to determine any additional requirements for the proposed bus shelter.**
15. The County recommends that the applicant consider use of green stormwater infrastructure practices to handle stormwater generated by the site, in accordance with the

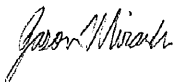
Passaic County Planning Board
Park Lane Development (SP-19-003)
335-415 Main Street, Little Falls
Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01

Green Stormwater Infrastructure Element of the Passaic County Master Plan. The plans must include a detail for the proposed planting strip.

16. The proposed lighting within the County right-of-way must be included in the maintenance agreement. **Complete.**
17. The applicant must provide a bus shelter at the existing NJTransit bus stop along the frontage of the site. The shelter must be included in the maintenance agreement. **Complete.**
18. There are no architectural plans in the submission. If there are any architectural plans available, they must be submitted to the County. **Incomplete.**
19. The applicant must submit copies of any required NJDEP permits. **Incomplete.**
20. The applicant must provide the Corridor Enhancement Fee of \$22,176.00 payable to Passaic County. **Incomplete.**
21. **The applicant must provide more information on the proposed “flood warning signs” indicated on the site plan. A detail of the sign must be included in the plan set.**

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 Little Falls Developers Urban Renewal LLC
Little Falls Townhome Redevelopers Urban Renewal LLC
Robert Kalkan Hunter's Investment Group, LLC
229 Cleveland Ave LLC 361 Main Street LLC
Little Falls Realty LLC Norman W. Jacobus, Jr.
Rainbow Caterers Inc. Timko Main Street, LLC
Eagle Machine & Instrument, Inc. Bowman Consulting Group, Ltd.
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 6th, 2019

North Haledon Planning Board
103 Overlook Avenue
North Haledon, NJ 07508

Re: Site Plan Review – Prop. Dunkin’ Drive-Thru; 475-495 High Mountain Road, North Haledon;
Block 18.01, Lots 8 & 10 (Passaic County File Number SP-19-032)

Members of the Board,

The above referenced site plan dated June 5th, 2019, revised as of November 15th, 2019, was reviewed by the Passaic County Planning Board on December 5th, 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 (the current status of each condition is reflected in **bold**):

1. The applicant must submit signed and sealed copies of the referenced survey, last revised as of March 9th, 2017. **Complete.**
2. General Note #8 states that Overlook Avenue is a County road. This note should be revised to reflect that Overlook Avenue is under Borough of North Haledon jurisdiction. **Complete.**
3. The parking table must be revised to note the required number of parking spaces for the use, based on the zoning, in addition to the existing and proposed number of parking spaces. **Incomplete; the required number of parking spaces must be noted in the plan set.**
4. The parking along High Mountain Road appears to allow vehicles to overhang into the right-of-way. The parking must be re-designed to eliminate any potential overhang into the County right-of-way. **Complete.**
5. The applicant must submit a traffic impact study for County review. **The traffic impact study must be revised to include an analysis of queuing impacts on sight distance at the High Mountain Road driveways.**
6. The applicant must provide a justification for a second driveway along High Mountain Road. At a minimum, egress at the southerly driveway must be restricted to right turns only. The applicant must clarify why Lot 8 is proposed to be improved and connected to the existing retail center, despite also being proposed to remain as a residential use. **The applicant’s waiver request to allow for two site driveways along High Mountain Road will be re-**

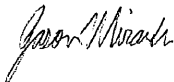
Passaic County Planning Board
Proposed Dunkin' Drive-Thru (SP-19-032)
475-495 High Mountain Road, North Haledon
Block 18.01, Lots 8 & 10

considered upon receipt and review of a revised traffic impact study as per the above condition.

7. Both driveway crossings must include ADA-compliant facilities, including curb ramps and detectable warning surfaces. **Complete.**
8. The plans do not show ADA-compliant access from the proposed handicapped parking spaces to the front walkway. ADA-compliant access must be provided. **Complete.**
9. The proposed guiderail along High Mountain Road must be maintained by the property owner, and shall be in accordance with all Borough of North Haledon requirements. **Complete.**
10. The applicant must submit a cross-easement and parking agreement, allowing for cross-access and shared use of parking between Lots 8 & 10, for review. **Incomplete.**
11. There may be no sheet flow from the site into the High Mountain Road right-of-way. **The applicant must provide a trench drain at the driveway to adequately capture all runoff towards the right-of-way.**
12. The plans must indicate all roof leaders, existing or proposed, and their connecting pipes. **Complete.**
13. The applicant must submit any required NJDEP approvals, along with the NJDEP-approved plans. **Complete.**
14. The applicant must provide the Corridor Enhancement Fee of \$9,355.00 payable to Passaic County. **Incomplete.**
15. **The applicant shall provide two "DO NOT ENTER" signs at the Manchester Avenue slip lane, facing towards the site, in order to deter vehicles from exiting the site towards Manchester 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 Onello Engineering
High Mountain Properties, LLC & Overlook Properties, LLC
Stonefield Engineering GK&A 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 6th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Woods at Waterview Estates; Berdan Avenue (at Worcester Drive), Wayne; Block 4105, Lot 222 (Passaic County File Number SP-19-038)

Members of the Board,

The above referenced site plan dated December 27th, 2018, revised as of November 13th, 2019, was reviewed by the Passaic County Planning Board on December 5th, 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 applicant must provide a white, thermoplastic stop bar at the driveway (Worcester Drive) intersection with Berdan Avenue.
2. Both “STOP” signs at the driveway must be replaced.
3. The “STOP” sign on the left side of the exit driveway must be placed on a separate post from the existing R4-7 sign.
4. The applicant must provide the reduced Corridor Enhancement Fee of \$250.00 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
Robert J. Buckalew, Esq.

Woods at Waterview Estates Townhouse Association, Inc.
Andrew Amorosi, 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 6th, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 15 Lafayette Management, LLC; 15 Lafayette Street, Paterson; Block 3015, Lot 10 (Passaic County File Number SP-19-047)

Members of the Board,

The above referenced site plan dated November 12th, 2018, revised as of November 20th, 2018, was reviewed by the Passaic County Planning Board on December 5th, 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:

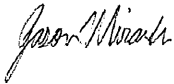
1. The applicant must submit copies, signed and sealed by a licensed surveyor, of the referenced survey by Koestner Associates dated July 10th, 2007.
2. There are eight (8) parking spaces located within 20 feet of the right-of-way line of Lafayette Street. The spaces must either be removed OR the Lafayette Street driveway must be converted to be an exit-only driveway.
3. The applicant must remove all encroachments into the Straight Street right-of-way. There is sufficient room to relocate the parking spaces onto the property.
4. The plans indicate a sign at the corner of Lafayette Street and Straight Street that encroaches into the right-of-way of Lafayette Street. The sign must be relocated outside of the County right-of-way.
5. The applicant must provide two “DO NOT ENTER” signs at the Lafayette Street driveway.
6. The applicant must provide an additional “NO LEFT TURN” sign at the entrance of the Lafayette Street driveway.

Passaic County Planning Board
15 Lafayette Management, LLC (SP-19-047)
15 Lafayette Street, Paterson
Block 3015, Lot 10

7. The applicant must provide drainage calculations. There shall be no stormwater runoff into the County right-of-way.
8. The applicant must submit copies of any required NJDEP permits.
9. The applicant shall provide shade trees along the frontages of Lafayette and Straight Street.
10. The applicant must provide the Corridor Enhancement Fee of \$2,980.00 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: Alan J. Mariconda, Esq.
15 Lafayette Management, LLC
File

Michael Romanik
Koestner Associates



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 6th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Zahan Family Business; 236 Union Avenue, Paterson; Block 1313, Lots 5 & 6
(Passaic County File Number SP-19-048)

Members of the Board,

The above referenced site plan dated November 26th, 2018, revised as of July 30th, 2019, was reviewed by the Passaic County Planning Board on December 5th, 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 survey, signed and sealed by a licensed surveyor.
2. The applicant must replace the sidewalk along the Union Avenue frontage.
3. The applicant must note all roof leaders on the plans and provide a note that there will be no discharge into the County right-of-way.
4. The applicant shall provide shade trees along the Union Avenue frontage of the site.
5. The applicant must provide the Corridor Enhancement Fee of \$1000.00 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: Alan J. Mariconda, Esq.
Zahan Family Business

Koestner Associates
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2019-05 (SP-18-019)

WHEREAS, the applicant, the New Jersey Schools Development Authority (“the Applicant”) submitted a site plan application for the property located on Block 1314, Lots 1, 4, and 13 in the City of Paterson, New Jersey, with an address of 202 Union Avenue, Paterson, NJ 07502;

WHEREAS, the Applicant, as a State of New Jersey entity, is exempt from the requirements of local site plan review for its school development applications;

WHEREAS, the application was given a file number of SP-18-019 and the site plan prepared by LAN Associates dated March 26th, 2018 was reviewed by the Passaic County Planning Board (“the Board”) on May 3rd, 2018 pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board provided the following comments to the Applicant:

1. The applicant should provide a key map, showing the entire site development and its relationship to the surrounding area.
2. The name of the County and the block and lot numbers should be included in the title block of the site plan.
3. The site plan should have a written scale in addition to a graphic scale.
4. The name, address, and title of the appropriate licensed professional preparing the site plan (AS-101) should be noted on the plan sheet.
5. The applicant should provide a zoning table, which should include the existing, proposed, and required site information. The table should include the total amount of impervious surfaces at the site. The zoning district of the site should be indicated.
6. The property line should be shown on all plan diagrams.
7. The existing bus stop along the Union Avenue frontage of the site should be indicated on the survey and site plan.
8. The drainage system along Union Avenue must be analyzed in order to verify that the system could handle stormwater from the site. The roof leader connecting to Union Avenue must be 10” in diameter.
9. The applicant should provide details regarding transportation to and from the site, as there is no proposed off-street parking.
10. The County recommends that bike parking be provided adjacent to the entrance along Sherwood Avenue.
11. The County recommends the use of green infrastructure in order to mitigate the site’s impact to Molly Ann Brook.

12. The proposed landscaping within the right-of-way, between the sidewalk and the property line, will require an encroachment permit. There shall be at least 8' feet clearance between the proposed landscaping and the tree planting boxes on the outer edge of the sidewalk.

WHEREAS, the Applicant submitted a site plan prepared by Bohler Engineering, dated December 17th, 2018, revised as of October 4th, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that the comments provided by the Board had been satisfactorily addressed and issued a letter of unconditional approval to the Applicant and the Paterson Planning Board;

WHEREAS, the Applicant has proposed to plant private landscaping within the Union Avenue right-of-way, which will require application for and the granting of an Encroachment Permit by the Board of Chosen Freeholders; and

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

WHEREAS, the Applicant has proposed work within the County right-of-way, including the planting of shade trees, 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 December 17th, 2018, revised as of October 4th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

Moved By:
Seconded By:
Aye:
Nay:
Abstained:
Absent:

Kenneth Simpson, Chairman
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: _____

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2019-06 (SP-18-043)

WHEREAS, the applicant, Waterview 161, LLC (“the Applicant”) submitted a site plan application for the property located on Block 3012, Lot 1 in the Borough of Bloomingdale, New Jersey, with an address of 161 Hamburg Turnpike, Bloomingdale, NJ 07403;

WHEREAS, the application was given a file number of SP-18-043 and the site plan prepared by E&LP dated April 1st, 2018, revised as of May 30th, 2018, was reviewed by the Passaic County Planning Board (“the Board”) on August 9th, 2018 pursuant to the provisions of the Passaic County Site Plan Resolution;

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

1. The applicant must provide the existing and proposed square footage of the area of disturbance.
2. The applicant must provide a parking table, including the required, existing, and proposed number of on-site parking spaces.
3. The curb ramp and detectable warning surface must be oriented parallel with the crosswalk.
4. The applicant must provide a raised driveway apron at the Paterson-Hamburg Turnpike driveway in accordance with the attached driveway apron detail. It is also recommended that a raised driveway apron be provided at the Main Street driveway.
5. All curbing along the Paterson-Hamburg Turnpike frontage of the site must be replaced in accordance with the attached curbing detail.
6. The applicant must provide two “DO NOT ENTER” signs at the Paterson-Hamburg Turnpike driveway.
7. The applicant must provide a stop bar, 12” in width, white, and thermoplastic, at the Paterson-Hamburg Turnpike driveway.
8. The applicant must provide the Corridor Enhancement Fee of \$2,358.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by E&LP dated April 1st, 2018, revised as of October 21st, 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 work within the County right-of-way, including the replacement of curbing and sidewalk, reconstruction of the driveway apron, and planting of grass, 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 April 1st, 2018, revised as of October 21st, 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.

Moved By:
Seconded By:
Aye:
Nay:
Abstained:
Absent:

Kenneth Simpson, Chairman
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: _____

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2019-07 (SP-19-030)

WHEREAS, the applicant, JCM Investors 1012, LLC (“the Applicant”) submitted a site plan application for the property located on Block 3202, Lots 7, 8, 68 and 69 in the City of Paterson, New Jersey, with an address of 188 Lafayette Street, Paterson, NJ 07501;

WHEREAS, the application was given a file number of SP-19-030 and the site plan prepared by Evans Architects dated July 24th, 2018, revised as of January 23rd, 2019, was reviewed by the Passaic County Planning Board (“the Board”) on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board withheld approval of the application subject to the following conditions:

1. The name and address of the applicant and the owner must be noted on the plans.
2. The zoning table must be revised to include existing site information, where applicable.
3. The square footage of the proposed area of disturbance shall be noted on sheet S-3.
4. The applicant shall remove the proposed Lafayette Avenue driveway from the plans and provide all access to Montgomery Place, as the Site Plan Resolution prohibits driveway access to County roadways if a site also has access to a municipal street.
5. It must be clearly indicated that the curbing and sidewalk will be replaced along the entire frontage of the site in accordance with County detail (attached).
6. The proposed lighting shall be per local standards. The applicant must submit a maintenance agreement, as the lighting is within the County right-of-way.
7. The proposed door along Lafayette Avenue must either swing inwards or be recessed from the right-of-way.
8. The applicant must clarify whether the existing cellar door along Lafayette Street is to be removed. If not, the door must be analyzed by a structural engineer and a structural report provided.
9. The applicant must provide a footing plan.
10. The applicant must submit drainage calculations.
11. The plans must show all roof leaders.
12. The applicant must provide a landscaping table, noting the species for all existing and proposed plantings. The plans must include a detail of the proposed planter boxes.
13. The applicant must provide the Corridor Enhancement Fee of \$2,253.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Evans Architects, dated July 24th, 2018, revised as of July 2nd, 2019, which was reviewed by the Board on July 11th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution;

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

1. The Board granted the applicant a waiver to allow a driveway along Lafayette Street, with egress restricted to vehicles turning right. The waiver is contingent on the following conditions:
 - a) The right-turn arrow must be accompanied by the word "ONLY". All striping at the driveway must be noted as thermoplastic.
 - b) A raised driveway apron, with raised sidewalk, must be provided and shown on the site plan as per the detail (attached).
 - c) The applicant must provide details on the proposed operation of the garage door, which shall be recessed 5' from the right-of-way line.
 - d) The applicant must request a waiver, with a written justification, for any parking spaces proposed within 20' of the Lafayette Street right-of-way.
 - e) The applicant must verify whether the proposed stacked parking satisfies all local requirements, and provide a detail showing how the stacked parking will operate without an adverse impact to traffic flow on Lafayette Street.
 - f) On-street parking must be prohibited on the westerly side of the driveway, for 20' from the edge of the curb line. "NO STANDING ANYTIME" (R7-4) signs, with arrows, must be provided. The applicant must request the prohibition in writing from the City of Paterson and provide copies of all correspondence.
2. The proposed lighting shall be per local standards. The applicant shall apply for an encroachment permit, which will require the approval of the Board of Chosen Freeholders, in lieu of a maintenance agreement. The permit must include language stating that the applicant is required to maintain the proposed lighting within the right-of-way.
3. The proposed door along Lafayette Avenue must either swing inwards or be recessed from the right-of-way.
4. The footing detail must be labelled as a "footing detail". The applicant shall coordinate with the local construction official on the footing excavation requirements along property lines with adjacent properties.
5. The drainage system in the garage shall be graded to allow on-site ponding up to 6" depth before any stormwater flow into the Lafayette Street drainage system is permitted.
6. The proposed shade tree immediately to the west of the driveway must be relocated outside of the sight triangle of vehicles exiting at the driveway.
7. The applicant must provide the Corridor Enhancement Fee of \$2,253.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Evans Architects, dated July 24th, 2018, revised as of October 21st, 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 Paterson Board of Adjustment;

WHEREAS, the Applicant has proposed to construct a new driveway along the Lafayette Street frontage of the site, which will require application for and the granting of a Right-of-Way Access Permit by the Board of Chosen Freeholders; and

WHEREAS, the Applicant has proposed work within the County right-of-way, including the replacement of curbing and sidewalk, planting of shade trees, installation of signing, and installation of lighting, 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 July 24th, 2018, revised as of October 21st, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Board of Adjustment. Any further revision of the site plan must be submitted for consideration by the Board.

Moved By:
Seconded By:
Aye:
Nay:
Abstained:
Absent:

Kenneth Simpson, Chairman
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: _____

