



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, November 14th, 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; William Gervens; Steven Martinique; Joseph Metzler; Nakima Redmon; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Miguel Diaz); Freeholder Terry Duffy (arrived at 5:15 PM).

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 October 30th, 2019 meeting was made by Commissioner Metzler and seconded by Commissioner Gervens. The motion passed unanimously, with Commissioners Redmon and Martinique abstaining.

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

- This meeting marks the first occurrence where the Board will vote on resolutions for unconditionally approved applications, where applicants have met all conditions previously laid out by the Board. This will be done by voice vote.
- A reception will be held before the Planning Board meeting on December 19th to mark the 90th anniversary of the Department.
- A Road Safety Audit will be conducted for the section of Main Avenue in downtown Passaic on Friday, November 15th. Assistant Planner Presti will assist the consultant and representatives from Passaic with the audit. The purpose of the audit is to support a multi-year long concept development to re-envision and re-engineer the Main Avenue corridor and stimulate economic development in downtown Passaic.
- Principal Planner Ward and Planning Director Lysicatos will be participating in a focus group meeting for the Paterson-Newark Transit Market Study. This meeting will include representatives from the ON3 development team. Staff will discuss how new transit assets can help the development and move the region forward economically. In addition, staff will meet with stakeholders to discuss the transit options that will be modeled over the course of the next several months.

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

A member of the public inquired about the status of the site at 188 Lafayette Street (SP-19-030). Senior Planner Miranda responded that the application had been issued an unconditional approval.

Commissioner Gervens made a motion to close the public portion that was seconded by Commissioner Metzler. The motion passed unanimously.

DEVELOPMENT REVIEW

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

Staff explained that 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 October 17th with 18 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 future 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.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit signed and sealed copies of the referenced survey. The applicant must request in writing 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, and provide copy of all correspondence. 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 plans show an overflow to Lafayette Street, but do not indicate any connections to any pipes running beneath Lafayette Street. The typical section must be revised to state "2% Max. Slope" instead of "2% Min. Slope". The applicant must provide the Corridor Enhancement Fee of \$1,982.00 payable to Passaic County. 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.

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

Freeholder Terry Duffy entered the meeting at 5:15 PM.

SP-19-046 – MFG Prestige Auto Group – 174 5th Avenue, Paterson

This is a new site plan application in which the applicant has proposed to convert an existing one-story structure into an auto body repair shop. No new construction or demolition is proposed. The building will have 10,753 sq. ft. of ground-floor retail. The site has frontage along 5th Avenue (CR 652) and River Street (municipal). The site will maintain access from River Street with three proposed customer parking spaces. It is not clearly indicated how the applicant will operate the auto sales and repair portion of the site. There is no access to the River Street driveway and no driveway clearly indicated along 5th Avenue. There is an existing driveway, utilizing a sliding gate,

which has been observed along the 5th Avenue frontage of the site. The plans show that there will be five parking spaces each used for sales and repair. The plans do not indicate grading or any drainage facilities. No drainage calculations have been provided. The plans do not show any landscaping.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The title block must include the block and lot numbers and the name of the County. The name and address of the owner and the applicant must be noted on the site plan. The north arrows on the key map and the site plan must be orientated in the same direction. The total square footage of impervious area must be noted in the zoning table. The plans must clearly indicate any existing or proposed driveways and curb cuts along the 5th Avenue frontage of the site. The driveway along 5th Avenue must be closed (and replaced with full-height curbing) for the following reasons: a) County regulations require corner lots to only have access on the municipal street; b) A driveway on 5th Avenue is within the intersection (with no signal control), which is unsafe; and c) Drivers turning right from River Street northbound onto 5th Avenue (a heavy movement) do not have adequate sight distance to see vehicles using the 5th Avenue driveway. The curbing and sidewalk must be replaced along the entire 5th Avenue frontage of the site, per County detail. The plans must include elevation contours. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the 5th Avenue right-of-way. The 5th Avenue frontage shall include a five-foot planting strip, including shade trees. The applicant must provide the Corridor Enhancement Fee of \$1,511.00 payable to Passaic County.

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

SP-19-049 – Proposed Office – 895-897 Ringwood Avenue, Wanaque

Staff explained that this is a new site plan application in which the applicant has proposed to convert the vacant restaurant building for use as an office. The dwelling is to remain. No new construction or demolition is proposed. The site has frontage along Ringwood Avenue (CR 511) in the Haskell section of Wanaque. The site currently has two driveways, located on both of the side property lines. Both driveways appear to be partially on adjacent properties. The applicant has not proposed any changes to the driveways. As the sidewalk is immediately adjacent to the curb, a raised apron is not feasible at the driveways. There are a total of 10 proposed parking spaces: six to the rear of the buildings and four along the frontage. The front four spaces may necessitate exiting vehicles backing out into the Ringwood Avenue right-of-way. The plans do not indicate any grading or drainage. No drainage calculations have been provided by the applicant. There is no existing or proposed landscaping along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name and address of the applicant and the owner must be noted on the site plan. The key map must include a north arrow and have the same orientation as the site plan. The zoning table must include the total square footage of impervious area. The applicant must submit two signed and sealed copies of the referenced survey prepared by McNally Engineering, LLC, dated August 13th, 2019. The applicant must request and receive a waiver from the Board to allow both driveways to remain within 10 feet of the side property lines. The parking along the front of the buildings, which will result in vehicles backing onto the sidewalk when exiting, must be removed.

The applicant must provide a cross-easement for the shared access with Lots 11.01 and 13. The plans must include elevation contours. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the Ringwood Avenue right-of-way. The applicant shall provide shade trees along the Ringwood Avenue frontage of the site, outside of the County right-of-way. The applicant must provide information on any tree removal proposed at the rear of the site. The applicant must provide the Corridor Enhancement Fee of \$1,460.00 payable to Passaic County.

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

OLD BUSINESS

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

SP-18-026; Lakeview Capital Investment; 371 Lakeview Avenue, Clifton

A motion to pass the resolution was made by Commissioner Redmon and seconded by Commissioner Metzler. The resolution passed unanimously.

SP-19-028; Three11 Senior Living Residence; 794 High Mountain Road, North Haledon

A motion to pass the resolution was made by Commissioner Redmon and seconded by Commissioner Gervens. The resolution passed unanimously.

SP-19-037; Mountain View Auto; 96 Newark-Pompton Turnpike, Wayne

A motion to pass the resolution was made by Commissioner Gervens and seconded by Commissioner Redmon. The resolution passed unanimously.

SP-19-039; Mane USA; 60 Demarest Drive, Wayne

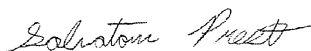
A motion to pass the resolution was made by Commissioner Metzler and seconded by Commissioner Gervens. The resolution passed unanimously.

NEW BUSINESS – NONE.

CORRESPONDENCE – NONE.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 5:34 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,



Salvatore Presti for MICHAEL LYSCATOS



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

November 15th, 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 October 23rd, 2019, was reviewed by the Passaic County Planning Board on November 14th, 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:

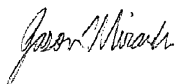
1. The name and address of the applicant and the owner must be noted on the plans. **Complete.**
2. The plans must be revised to include a graphic scale, in addition to a written scale. **Complete.**
3. The north arrow must have the same orientation for all plan diagrams. **Complete.**
4. The zoning 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. **Incomplete.**
7. The curbing must be replaced along the entire Lafayette Street frontage of the site, per County detail (attached). **Complete.**
8. The applicant must provide a raised driveway apron, per County detail (attached). 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 must be set back five 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 plans 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 25 feet to the west of the site driveway. The distances must be dimensioned on the plans, measured from the ends of the curb cut. The applicant must provide two “NO STANDING ANY TIME” signs at both ends of the requested prohibition, with arrows pointing towards the driveway. All correspondence with the City must be submitted. **Incomplete; the applicant must still provide copy of the requested correspondence with the City of Paterson.**
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. **Incomplete; the requested on-site ponding is not indicated. The plans show an overflow to Lafayette Street, but do not indicate any connections to any pipes running beneath Lafayette Street.**
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. **The typical section must be revised to state “2% Max. Slope” instead of “2% Min. Slope”.**
17. The site is adjacent to the proposed Lafayette Street station along the proposed Hudson-Bergen-Passaic Light Rail system. A copy of the station plans is attached. **Complete.**
18. The applicant must provide the Corridor Enhancement Fee of \$1,982.00 payable to Passaic County. **Incomplete.**
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.**

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

November 15th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – MFG Prestige Auto Group; 174 5th Avenue, Paterson; Block 2009, Lot 11
(Passaic County File Number SP-19-046)

Members of the Board,

The above referenced site plan dated November 2nd, 2017, revised as of October 29th, 2018, was reviewed by the Passaic County Planning Board on November 14th, 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:

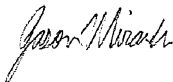
1. The title block must include the block and lot numbers and the name of the County.
2. The name and address of the owner and the applicant must be noted on the site plan.
3. The north arrows on the key map and the site plan must be orientated in the same direction.
4. The total square footage of impervious area must be noted in the zoning table.
5. The driveway along 5th Avenue must be closed (and replaced with full-height curbing) for the following reasons:
 - a) The Passaic County Site Plan Resolution restricts corner lots to having access solely along the municipal street;
 - b) The driveway on 5th Avenue is within the intersection (with no signal control), which is unsafe; and
 - c) Drivers turning right from River Street northbound onto 5th Avenue (a heavy movement) do not have adequate sight distance to see vehicles using the 5th Avenue driveway.

Passaic County Planning Board
Fabric Plus (SP-19-023)
840 Main Street, Paterson
Block 5605, Lot 3

6. The curbing and sidewalk must be replaced along the 5th Avenue frontage of the site, per County detail (attached).
7. The plans must include elevation contours.
8. The applicant must provide drainage calculations.
9. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the 5th Avenue right-of-way.
10. The 5th Avenue frontage shall include a five-foot planting strip, including shade trees.
11. The applicant must provide the Corridor Enhancement Fee of \$1,511.00 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 MFG Prestige Auto Group
Alan Mariconda, Esq. 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

November 15th, 2019

Wanaque Board of Adjustment
579 Ringwood Avenue
Wanaque, NJ 07465

Re: Site Plan Review – 895-897 Ringwood (Proposed Office); 895-897 Ringwood Avenue, Wanaque; Block 305, Lot 12 (Passaic County File Number SP-19-049)

Members of the Board,

The above referenced site plan dated August 8th, 2019 was reviewed by the Passaic County Planning Board on November 14th, 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:

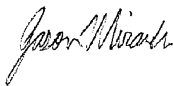
1. The name and address of the applicant and the owner must be noted on the site plan.
2. The key map must include a north arrow and have the same orientation as the site plan.
3. The zoning table must include the total square footage of impervious area.
4. The applicant must submit two signed and sealed copies of the referenced survey prepared by McNally Engineering, LLC, dated August 13th, 2019.
5. The applicant must request and receive a waiver from the Board to allow both driveways to remain within 10 feet of the side property lines.
6. The parking along the front of the buildings, which will result in vehicles backing onto the sidewalk when exiting, must be removed.
7. The applicant must provide a cross-easement for the shared access with Lots 11.01 and 13.
8. The plans must include elevation contours.

Passaic County Planning Board
Proposed Office (SP-19-049)
895-897 Ringwood Avenue, Wanaque
Block 305, Lot 12

9. The applicant must provide drainage calculations.
10. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the Ringwood Avenue right-of-way.
11. The applicant shall provide shade trees along the Ringwood Avenue frontage of the site, outside of the County right-of-way.
12. The applicant must provide information on any tree removal proposed at the rear of the site.
13. The applicant must provide the Corridor Enhancement Fee of \$1,460.00 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
John & Josephine Amica-Terra
McNally Doolittle Engineering, LLC

895-897 Ringwood Ave, LLC
Robert J. Bavagnoli
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2019-01 (SP-18-026)

WHEREAS, the applicant, Lakeview Capital Investment, LLC (“ the Applicant”) submitted a site plan application for the property located on Block 1.27, Lot 13 in the City of Clifton, New Jersey, with an address of 371 Lakeview Avenue, Clifton NJ 07011;

WHEREAS, the application was given a file number of SP-18-026 and the site plan prepared by Mark Martins Engineering, LLC, dated May 7th, 2018, was reviewed by the Passaic County Planning Board (“the Board”) on May 24th, 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 was required to update the zoning table to include both existing and proposed site information, including the total square footage of impervious area;
2. The Applicant was required to update the submitted survey prepared by Mark Martins Engineering, LLC, dated May 7th, 2018, indicating the existing bus stop along the Lakeview Avenue frontage of the site;
3. The Applicant was required to provide elevation profiles, including curbing and sidewalk, for both proposed doorways along the Lakeview Avenue frontage of the site;
4. The Applicant was required to provide bike parking along the Lakeview Avenue frontage of the site; and
5. The Applicant was required to provide the assessed Corridor Enhancement Fee of \$2,003.00 payable to Passaic County;

WHEREAS, the Applicant submitted a site plan prepared by Mark Martins Engineering, LLC, dated May 7th, 2018, revised as of September 24th, 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 Clifton Board of Adjustment; and

WHEREAS, the Applicant has proposed to remove two existing curb cuts, install new curbing and sidewalk, and plant three shade trees, *Cornus florida*, within the County right-of-way, 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 May 7th, 2018, revised as of September 24th, 2019, and all required County permits as stated above. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited

to the Clifton 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: _____

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2019-04 (SP-19-028)

WHEREAS, the applicant, Three11, LLC (“the Applicant”) submitted a site plan application for the property located on Block 63, Lot 5 in the Borough of North Haledon, New Jersey, with an address of 794 High Mountain Road, North Haledon, NJ 07508;

WHEREAS, the application was given a file number of SP-19-028 and the site plan prepared by Onello Engineering dated May 10th, 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 Applicant was required to provide copy of the referenced survey prepared by Solstice Surveying, signed and sealed by a licensed surveyor, dated August 28th, 2018;
2. The Applicant was required to re-construct the High Mountain Road sidewalk at a minimum of width of 5 feet;
3. The Applicant was required to construct both driveways to access High Mountain Road at a 90 degree angle;
4. Access was restricted to either one two-way driveway or two one-way driveways;
5. The Applicant was required to provide appropriate signing and striping at the driveways;
6. The Applicant was required to provide raised driveway aprons at both driveways, per County detail;
7. The Applicant was required to provide a driveway profile for the site driveways, including a maximum slope no greater than 2% for the first 50 feet back from the right-of-way line;
8. It was required that there could be no stormwater runoff to the High Mountain Road right-of-way; and
9. The Applicant was required to provide the assessed Corridor Enhancement Fee of \$2,956.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Onello Engineering, dated May 10th, 2019, revised as of August 2nd, 2019, which was reviewed by the Board on August 22nd, 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 Applicant was granted waivers from the previous requirements to re-construct the High Mountain Road sidewalk; re-construct the site driveways at a 90 degree angle; restrict access at either driveway; provide standard signing and striping at either driveway; provide raised driveway aprons at either driveway; and to provide a driveway profile;

2. The Applicant submitted copies of the referenced survey prepared by Solstice Surveying, dated August 28th, 2018;
3. The Applicant was required to provide details for decorative signs proposed at both site driveways;
4. The Board agreed that the proposed trench drains at both site driveways, which would connect into the High Mountain Road drainage system, would adequately address stormwater runoff concerns; and
5. The Applicant was required to provide the Corridor Enhancement Fee of \$2,956.00 payable to Passaic County.

WHEREAS, the Applicant submitted a "Site Signage" detail sheet prepared by Clover Hill Senior Living, dated August 30th, 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 North Haledon Planning Board;

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

WHEREAS, the Applicant has proposed work within the County right-of-way related to the installation of the aforementioned drainage connection, 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 May 10th, 2019, revised as of August 2nd, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the North Haledon 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. 2019-02 (SP-19-037)

WHEREAS, the applicant, Darles Realty, LLC (“the Applicant”) submitted a site plan application for the property located on Block 1413, Lot 29.02 in the Township of Wayne, New Jersey, with an address of 92 Newark-Pompton Turnpike, Wayne, NJ 07424;

WHEREAS, the application was given a file number of SP-19-037 and the site plan prepared by Darmstatter, Inc. dated November 13th, 2017, revised as of February 28th, 2019, was reviewed by the Passaic County Planning Board (“the Board”) on September 5th, 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 Applicant was required to submit copies of their existing easement permitting access to and from the site through the adjacent property located on Block 1413, Lot 4;
2. The Applicant was required to update the site plan to indicate all features of the site access driveway up to the intersection with Newark-Pompton Turnpike, including grading and drainage; and
3. It was required that stormwater runoff from the site be prevented from entering the right-of-way of Newark-Pompton Turnpike;

WHEREAS, the Applicant submitted a site plan prepared by Darmstatter, Inc. dated November 13th, 2017, revised as of September 27th, 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 Wayne Planning Board; and

WHEREAS, the Applicant has not proposed any work within the County right-of-way.

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 13th, 2017, revised as of September 27th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne 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. 2019-03 (SP-19-039)

WHEREAS, the applicant, Mane USA (“the Applicant”) submitted a site plan application for the property located on Block 746, Lot 1 in the Township of Wayne, New Jersey, with an address of 60 Demarest Drive, Wayne, NJ 07424;

WHEREAS, the application was given a file number of SP-19-039 and the site plan prepared by EI Associates dated August 5th, 2019 was reviewed by the Passaic County Planning Board (“the Board”) on September 19th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution;

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

1. The Applicant was required to provide information on expected truck traffic to the site, including information on the number of trucks expected to access the site each day;

WHEREAS, the Applicant submitted a written report prepared by Meryl Gonchar, Esq. dated October 8th, 2019, including information on the expected number of trucks servicing the site each day in comparison with current truck traffic to the site, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that the condition of the Board’s approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Wayne Planning Board; and

WHEREAS, the Applicant has not proposed any work within the County right-of-way.

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 August 5th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne 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: _____