



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, April 4, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Vice Chairman Diaz, acting as Chairman, opened the meeting at 5:02 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: Miguel Diaz, Vice Chairman (sitting for Chairman Kenneth Simpson); William Gervens; Stephen Martinique; Joseph Metzler; Steven Edmond, Alternate (voting for Nakima Redmon); County Engineer Jonathan Pera

OTHERS PRESENT: John Pogorelec Jr., Planning Board Counsel (sitting for John Abdelhadi); Michael Lysicatos, Acting Planning Director; Jason Miranda, Senior Planner; Michael Donnelly, Assistant Planner.

MINUTES: The minutes of the March 21, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Commissioner Martinique the minutes as noted above are officially adopted. Vice Chairman Diaz abstained from voting.

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

- The Paterson-Newark Transit market study is moving forward with a pre-bid meeting tomorrow (April 5) and work starting in May.
- The conference room in Suite 200 will be the new Planning Board Meeting space for the foreseeable future.
- This year is the Passaic County Planning Board's 90th Anniversary and asked for the Board's feedback on ways to mark the occasion, similar to how it was for the Board's 80th Anniversary.

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

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

DEVELOPMENT REVIEW

SP-18-036 – Rooming House – 161 Lexington Avenue, Little Falls

Staff explained that is a previously withheld site plan application in which the applicant has proposed to construct a driveway along the southerly side of his property, as well as a parking area and a two-car garage at the rear of the property. No structural modifications or changes to the existing three-story building are proposed. The first and second floors of the building each contain a two-bedroom apartment. The third floor contains 12 rooming house units. The application was withheld by the Planning Board on February 7, 2019 with 3 conditions.

The parking area and garage will provide on-site parking for four vehicles and be reserved for use by the occupants of the two-bedroom apartments. The applicant has requested a waiver from the Board's requirement to provide a maximum grade of 2% within 25 feet of the right-of-way line. See the attached letter justifying the waiver request. The applicant has proposed to install a trench drain at the driveway, which will connect to an adjacent chamber. Roof drains and an additional trench drain further down the driveway will connect to two rear seepage pits. The existing shade tree along the frontage of the site will remain.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant has requested a waiver from providing a 2% slope within 25 feet of the County right-of-way. Staff recommend that the applicant be allowed to provide a maximum grade of 4% for 25 feet from the right-of-way line. The "Sample Masonry Retaining Wall Detail" on the site plan must be revised to show the driveway and the property line.

Marko Kopic, the owner and applicant, was sworn in and stated that only one apartment in the house will be using this driveway; none of the rooming house units will be using the proposed driveway.

Thomas Q. Stearns III, the applicant's engineer, was sworn in. He stated that they requested the waiver from the 2% slope requirement because removing that much dirt would affect the foundation of the rooming house structure. County Engineer Pera reminded the Board that the staff recommendation is a 4% slope for the first 25 feet. Mr. Stearns asked what happens if the contractors attempt 4% during construction but it does not work. Acting Director Lysicatos stated that any necessary changes during construction would constitute a field change and could be worked out with staff.

Commissioner Edmond asked if there are four parking spaces. Mr. Stearns stated there are four – two in the garage, two in front of the garage. Commissioner Edmond asked how people are going to turn around and/or exit the driveway onto the street. Mr. Stearns stated that only residents of the first floor apartment will be using the driveway and the parking spaces, not any of the rooming house members, allowing parking space use to be coordinated. Commissioner Edmond reiterated his concern with drivers backing into and out of the driveway. Mr. Stearns confirmed that if all four parking spaces were occupied, then backing out of the driveway would be necessary. Acting Director Lysicatos suggested modifying the plans for only three parking spaces instead of four; this would satisfy requirements and allow the turnaround in the driveway so that drivers would not be forced to back out.

Commissioner Gervens made a motion to **grant** a waiver allowing a 4% driveway slope within 25 feet of the right-of-way line. Commissioner Martinique seconded that motion. The motion passed unanimously.

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

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

This is a previously withheld site plan application in which the applicant has proposed to convert an existing single-family dwelling into a religious and cultural center. The site has frontage along Ratzer Road in Wayne. The applicant owns an adjacent lot along Hinchman Avenue and is proposing to construct a bridge over the Singac Brook to connect the two properties, which will require NJDEP approval. The application was withheld by the Planning Board on January 10, 2019 with 13 conditions.

The site will contain 55 new parking spaces. The applicant will remove the existing curb cut along Ratzer Road, and construct a new driveway and curb cut to provide access from Ratzer Road to the new parking and a portion of the existing driveway. The applicant has proposed to connect the parking lots and new pedestrian bridge with the religious center via sidewalks. Per the Board's request, a walkway has also been proposed between the religious center and the Ratzer Road sidewalk. The site will add 23,044 sq. ft. of new impervious surface. The site is sloped slightly towards Ratzer Road at the location of the proposed driveway. Inlets on the site will connect to an underground basin, which will have an outflow to a tributary of the Preakness Brook at the rear of the site. The applicant has proposed four shade trees along the Ratzer Road frontage. The applicant has proposed to plant three shade trees along the Ratzer Road frontage of the site, but the plans do not specify the species.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plan diagram must be revised to match the detail, showing the limits of the sidewalk and a flare instead of a radius. The applicant must still request a parking prohibition from Wayne Township for the Ratzer Road frontage of the site. The signs should state "NO STOPPING OR STANDING". The landscaping plan must include a planting schedule, which must note the name and quantity of each plant species. The shade trees must not be located within the sight triangle of the driveway or over sanitary sewer lines. The applicant must provide copies of all required permits upon approval by NJDEP. The applicant must provide verification of non-profit status. The applicant must provide copies of any cross-easements between the two property owners. The proposed bridge between the two lots must be maintained by the property owner(s). The applicant must provide the Corridor Enhancement Fee of \$6,351.00 payable to Passaic County. The Ratzer Road sidewalk must have a minimum of 5' in width OR provide 5' wide passing zones every 200 feet per ADA requirements.

Acting Director Lysicatos asked about the proposed sidewalk and whether it is ADA-compliant. County Engineer Pera stated that the new sidewalk is shown as four feet and should be five feet. Commissioner Edmond asked if the Ratzer Road sidewalk is only four feet. Acting Director Lysicatos stated that it is only four feet, but the new sidewalk that is connect the building with the Ratzer Road sidewalk will break up the ADA 200-foot limit and provide refuge.

Commissioner Metzler asked which NJDEP permits are outstanding. County Engineer Pera stated that a permit is required for the bridge over the brook that will connect the applicant's two properties. Commissioner Edmond inquired as to what happens if the NJDEP does not grant approval. Acting Director Lysicatos stated that the applicant would have to modify their plans and resubmit to the Board.

A. Michael Rubin, the applicant's attorney, was sworn in and asked if the applicant must still provide proof of their non-profit status even though they have previously done so years ago on a prior application. Acting Director Lysicatos stated that they must provide it.

Mr. Rubin stated that, as both properties have the same owner, they were not planning on obtaining a cross easement for the pedestrian bridge that will connect them. County Engineer Pera stated that since the properties are separate blocks and lots, it is prudent to obtain a cross easement in the case that one of the properties is eventually sold.

Mr. Rubin stated that he believes the applicant has satisfied all of the Board's requests other than the NJDEP permit. County Engineer Pera recommended geotech borings to ensure the bridge is designed properly.

Commissioner Edmond asked if the applicant owns the property on the site plan. Mr. Rubin stated that it is under contract. The purchase of the property is conditional upon obtaining all approvals, including from the NJDEP. Connecting the two properties is of utmost importance to the applicant and they will not pursue the property if the NJDEP does not grant approval.

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

SP-19-012 – Englewood Lab – 20 Campus Road, Totowa

Staff explained that this is a new site plan application in which the applicant has proposed to construct an addition to an existing office and manufacturing facility. The addition will add 16,372 sq. ft. of space to the existing building; however, the applicant claims they will reduce impervious surface by 60 sq. ft. The site has frontage along Totowa Road, which is designated as a Scenic & Historic Byway in the Passaic County Master Plan, in Totowa. All access to the site is via Campus Road. There are no driveways or curb cuts along Totowa Road and none are proposed. There is no existing or proposed sidewalk along Totowa Road. The applicant is not proposing any changes to the existing parking facilities. The applicant has not proposed any changes to drainage and claims there will be less runoff from the site as a result of the reduction in impervious surface. No sidewalk or landscape improvements have been proposed.

Staff explained that 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 plans. All plan diagrams must include a graphic scale, in addition to a written scale. The zoning table must note both the building coverage and impervious coverage. The plans must note the proposed area of disturbance. The applicant must submit copies of a topographic survey, signed and sealed by a licensed surveyor. The applicant must provide sidewalk along the entire Totowa Road frontage of the site. The applicant should provide curb ramps, per ADA standards, on both sides of the intersection with Campus Road. The applicant must provide an exhibit showing how impervious surface will be reduced. The applicant must provide additional landscaping, including shade trees, along the Totowa Road frontage. The applicant must provide the Corridor Enhancement Fee of \$3,203.00 payable to Passaic County.

Thomas Garlick, the applicant's attorney, was sworn in. Mr. Garlick stated that there is currently a driveway where the building addition is proposed, and stormwater that currently runs off will be contained. Acting Director Lysicatos acknowledged, but reiterated that this does not mean that impervious surface is being reduced.

Commissioner Edmond asked if the applicant had requested variances from Totowa. Mr. Garlick stated that they had and that Totowa has already approved the application.

Mr. Garlick asked if the applicant will be allowed to install a curb ramp on the other side of Campus Road. Commissioner Edmond stated that if the ramp is in the public right-of-way, not on another piece of private property, then the applicant can install it. County Engineer Pera further clarified that a topographical survey will confirm whether it is located within a public right-of-way.

Mr. Garlick provided that the frontage is already landscaped and that more landscaping will be added to the rear of the property as part of the building addition. Acting Director Lysicatos recommended that trees should be planted in conjunction with new sidewalk along the frontage.

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

00-016 – Villages at Totowa – 750 Totowa Road, Totowa

Staff explained that this is a previously withheld major subdivision application in which the applicant proposed to subdivide the existing lots in order to construct a 213-unit townhome community. The property has frontage along Totowa Road in Totowa. The application was previously granted unconditional approval on November 6, 2003, subject to a developer's agreement. Inspection of the site revealed a retaining wall was not built as approved and the application was withheld by the Planning Board on February 5, 2018.

The applicant has re-constructed the retaining wall. Per staff inspection, the wall has been re-constructed as originally approved. The applicant has submitted an as-built plan of the re-constructed wall. The applicant previously submitted a revised final plat. The previous final plat included survey monuments that were off-set by two feet; the plat has been revised with the monuments in the correct locations.

County Engineer Pera explained that it is unclear from the as-built plans if the wall was constructed outside of the property. The original plans will need to be consulted to determine that the wall was approved within the County right-of-way.

Commissioner Edmond noted that in one of the photos, there is a pipe discharging through the wall and requested more information about the pipe and any impacts to County drainage.

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

SP-18-014 – Proposed Bolla Market – 60 Riverview Drive, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 2,953 sq. ft. convenience store at the site of an existing convenience store and gas station. The existing convenience store would be demolished, while the existing pumps would remain. The site is located along Riverview Drive in Wayne. The application was withheld by the Planning Board on April 5, 2018 with 12 conditions.

The site will maintain its existing combined access driveway, with egress restricted to right-turns only, along Riverview Drive. Additional access will be along Edison Drive. There will be 17 off-street parking spaces located on the site. Per the Board's request, the applicant has proposed to construct new curbing and sidewalk along the Riverview Drive frontage of the site. The site slopes slightly towards the Riverview Drive right-of-way; the applicant has proposed trench drains at the driveway which, along with roof leaders from the gas station canopies, will connect to the County drainage system. Drainage from the convenience store building will connect into the Edison Drive drainage system. Shade trees are not proposed.

There are conditions that must be satisfied before the application can be granted unconditional approval. The right-of-way width of Riverview Drive must be noted on the plans. If the width varies, all variations in width must be noted in the correct location. There must be a raised driveway apron, with sidewalk, in accordance with County detail. A full-height, mountable curb must be provided around the concrete island. The centerline must be labelled on the plan. The flows to the Riverview Drive system are proposed to be reduced by 18%. It is not clear how this will be achieved, as there is no outlet control structure or significant reduction in impervious area. The applicant must provide an explanation of the proposed reduction in stormwater flows. The proposed sidewalk must be labelled. It must be noted whether the curbing is to be replaced. The applicant must provide copies of a survey, signed and sealed by a licensed surveyor. The applicant must provide the Corridor Enhancement Fee, which will be determined upon receipt of a survey, payable to Passaic County. The plans must include a detail for the proposed trench drain, which must be Campbell Foundry 2456A or equivalent. The applicant should coordinate with the Wayne Planning Board to provide appropriate signing and striping at the Edison Drive driveway.

Commissioner Metzler asked if the site will remain a gas station. Staff confirmed that it will remain as a gas station and Dunkin' Donuts, with the addition of a new convenience store.

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

SP-18-051 – Proposed Retail Center (March Realty) – 910 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to construct a retail center consisting of: a 22,000 sq. ft. supermarket; a 5,000 sq. ft. restaurant; a 12,800 sq. ft. retail space; and a 13,080 sq. ft. pre-school. The existing single-family dwelling will be demolished. The application was withheld by the Planning Board on September 27, 2018 with 34 conditions.

There will be a total of 270 on-site parking spaces. The site will have access via two driveways along Paterson-Hamburg Turnpike: a combined access driveway at the intersection with Leonard Terrace

and a right-in only driveway at the westerly end of the frontage. The applicant has proposed to construct a traffic signal at the intersection with Leonard Terrace. Vehicles travelling northbound on Leonard Terrace will be allowed to continue straight into the site; vehicles exiting the site at the driveway will be allowed to continue onto Leonard Terrace, as well as turn left or right. A left-turning lane will be installed along Paterson-Hamburg Turnpike for vehicles entering the site. The site is sloped towards Paterson-Hamburg Turnpike. Inlets throughout the site will connect to two detention basins. The applicant has proposed planting nine red sunset maples along the Paterson-Hamburg Turnpike frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The right-of-way width of Paterson-Hamburg Turnpike must be noted on the plans. If the width varies, all variations must be noted in the correct location. The applicant must provide a copy of the referenced Letter of Interpretation. The applicant must submit profiles for both of the proposed driveways. The applicant must provide a continental-style (ladder bars, no transverse lines) crosswalk at the signalized driveway. A raised driveway apron, with sidewalk, must be provided at the entrance-only driveway in accordance with County detail. Proposed inlet B3 (in the driveway), which is located at a low point, should be a double inlet. For the eastbound left-turn into the site, the study shows that there will be no queuing in the through lanes of Paterson-Hamburg Turnpike. This is based on a 26-second maximum left-turn phase. However, the signal timing on the plans shows a 12-second maximum for the phase. This must be addressed. The cycle length of the proposed signal must be 120 seconds, as that is the cycle length at the intersection of Valley Road and Paterson-Hamburg Turnpike. The applicant must provide time-based coordination between the two signals, using GPS modules to eliminate drift. The signal timing must be included on the same plan sheet as the signal head plan. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant. The specifications of the proposed signal equipment, as required by Wayne Township, must be included. The signed and sealed calculations, for the proposed retaining wall adjacent to the County right-of-way, must be provided prior to approval. The wall is still shown in the Paterson-Hamburg Turnpike right-of-way. It must be shifted onto the private lot. The signed and sealed calculations, for the portion of the proposed modular concrete block retaining wall within 20 feet of the right-of-way, must be provided prior to approval. Any architectural plans must be submitted once available. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 payable to Passaic County. The grading is incorrect at the west side of the main driveway curblin. Contour elevation 323 is shown two feet away from a B.C. elevation of 322.30. This must be addressed. The sidewalk, which must be a minimum of 5' in width, must be built up to the property line to provide a buffer between traffic and pedestrians. The proposed 15" RCPs along Paterson-Hamburg Turnpike must be increased to 18" within the pavement limits of the roadway.

Commissioner Edmond requested a 5 foot overhang easement due to the design of the utilities along the frontage.

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

SP-18-061 – Prop. Retail & Apartments – 141-147 West Broadway, Paterson

This is a previously withheld site plan application in which the applicant has proposed to rehabilitate a vacant two-story building into a three-story mixed-use building. The existing building will be converted into two units of ground-floor retail and four one-bedroom apartment units on the 2nd floor. The proposed 3rd floor addition will also have four one-bedroom apartment units. The applicant is also proposing to construct a three-story stair and elevator tower for access to the residential units. The site has frontage along West Broadway and is located within Paterson's First Ward Redevelopment Area. The application was withheld by the Planning Board on December 13, 2018 with 20 conditions.

The site will contain 6 parking spaces, accessed by a one-way entrance from Matlock Street. The one-way exit will be at an existing curb cut along West Broadway. The plans show that existing curbing, striping, and catch basin will be relocated so as to not encroach into the County right-of-way. Per the Board's request, the applicant has proposed to install a walkway from the West Broadway sidewalk to the building entrance. The site slopes towards West Broadway. The plans show that a trench drain along the driveway and roof leaders will connect into an on-site seepage pit. The applicant has proposed to plant a thornless honey locust and two Bradford callery pear trees along the frontage of the site in existing tree wells.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of any cross-easements with the owner of Lot 2. The applicant should verify ADA-compliance with the City, in regards to the on-site walkway and handicapped parking space. The driveway must be shown on the plan diagram in accordance with the apron detail. The curb ramp must be shown on the plan diagram per the detail. The plan and detail of the handicapped space are inconsistent. Parking should be prohibited adjacent to the exit driveway, up to the adjacent driveway to the north and for 20' to the south, measured from the end of the curb cut. The applicant must request, in writing, that the City pass an ordinance prohibiting the parking and provide copies of any correspondence. Signs stating "NO STOPPING OR STANDING", with arrows designating the prohibited zones, should be installed. Left turns should be safe provided that the parking prohibition is granted. The "STOP" bar and "STOP" sign must both be labelled on the site plan diagram. The striping must be noted on the site plan diagram as "thermoplastic". The applicant must provide a driveway profile showing 2% for 25 feet from the right-of-way line. The calculations must be revised to show the required storage and provided storage. The notes stating that no tank volume is required and that the proposed tank volume is 0 and the storage is OK must be removed from the calculations. The trench drain must be Campbell Foundry 2456A or equivalent. The two storage pits must be dimensioned on the plans and certified by a professional engineer. The planter boxes must be replaced with boxes that are 5' x 8', preserving a minimum sidewalk width of 5'. The proposed callery pear trees are not recommended due to the invasive traits of that species. The applicant should coordinate with County staff to select a replacement tree species. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. The proposed top and bottom of curb elevations along West Broadway are incorrect. The curb reveal must be 6". The scale does not appear to be correct.

Acting Director Lysicatos recommended that as the applicant is reconstructing the sidewalk, they should make the tree pits 5 feet by 10 feet as this will catch more water and will reduce paving costs for the applicant.

Commissioner Edmond noted that there have been persistent issues with the inlet in the front of the parking lot, as storm water that flows to it generally ends up flowing onto West Broadway. The applicant must address this issue.

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

SP-19-002 – IDIL Passaic – 26 Jefferson Street, Passaic

This is a previously withheld site plan application in which the applicant has proposed to construct an 111,111 sq. ft. warehouse and distribution facility on a vacant site. The proposed development is located within Passaic’s Eastside Redevelopment Area. The site, which has frontage along Jefferson Street, Hope Avenue, and Madison Street, does not have any frontage along a County roadway. The application was withheld by the Planning Board on January 24, 2019 with 6 conditions.

The site will have a total of 67 parking spaces and 27 truck loading spaces. The site will have access along both Jefferson and Madison Streets. The primary truck access will be to the rear of the building along Madison Street, which is adjacent to a Route 21 exit ramp. The sidewalk along Jefferson Street is proposed to be replaced. Roof leaders and inlets on the site will connect into the local drainage system. The site does not pose any direct impacts to County drainage facilities. The applicant has proposed to plant numerous shade trees and shrubs on-site and around the perimeter of the site. Weasel Brook runs through the site as a boxed culvert, which is protected by an easement.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of all required permits upon approval by the NJDEP.

County Engineer Pera noted that there is a culvert near the curb ramp and driveway along Jefferson Street and it should be verified whether or not the driveway will impact the culvert in any way. If there is any adverse impact, the driveway should be moved. The owner of the culvert, within the public right-of-way, must be identified.

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

19-006 – Christian Health Care Center Subdivision– 638-656 Goffle Hill Road, Hawthorne

This is a new major subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of five lots (1.01, 1.02, 1.03, 1.04 and 1.05). The proposed lots will all have frontage along Goffle Hill Road. Four of the lots (1.02 through 1.05) contain single-family dwellings which were previously their own separate lots. All of the dwellings have existing driveways along Goffle Hill Road. The subdivision has been proposed in conjunction with a site plan application (SP-13-015) for the Christian Health Care Center, which is primarily in Wyckoff.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The right-of-way width of Goffle Hill Road must be noted on the

plat. If the width varies, all variations must be noted in the correct location. Approval of this application is conditional on approval of the related site plan application (SP-13-015). Staff explained that the applicant has recently re-submitted that application to the Board and it will be heard in a subsequent meeting.

Commissioner Metzler asked if that site plan had an issue concerning a dam or a headwall on the property. Acting Director Lysicatos said that there was, but that would be heard when the site plan application appears before the Board. Commissioner Edmond asked if this channel is part of the subdivision. Commissioner Metzler questions the buffering of this channel. Acting Director Lysicatos reiterated that the channel would be addressed when the site plan application appears before the Board.

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

OLD BUSINESS

SP-16-029 – Crossroads Pavement & Maintenance – 826 Black Oak Ridge Road, Wayne

Staff explained that the applicant has requested a waiver from the requirement to provide a public access easement for an existing sidewalk that is located on the subject property. Prior to the current waiver request, the applicant had requested that Wayne Township accept the easement. The Township was not willing to accept a public access easement within the County's Master Plan right-of-way.

Per discussions with Planning Board Counsel Abdelhadi, it is possible that there is an implied easement once a sidewalk is built.

The Board agreed to table the item until the Planning Board Counsel has reviewed the legal ramifications of allowing a sidewalk to exist on private property without a public access easement.

NEW BUSINESS – None.

CORRESPONDENCE

Unconditionally Approved Planning Board Applications

There are no applications to report on for this meeting.

ADJOURNMENT: Commissioner Martinique made a motion to adjourn the meeting at 6:32 PM that was seconded by Commissioner Metzler. The motion passed unanimously.

Respectfully submitted,



Michael Donnelly 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
Acting Director

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

April 5th, 2019

Passaic Board of Adjustment
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Rooming House (Kopic); 161 Lexington Avenue, Passaic; Block 4110, Lot 5
(Passaic County File Number SP-18-036)

Members of the Board,

The above referenced site plan dated February 27th, 2017, revised as of February 8th, 2019, was reviewed by the Passaic County Planning Board on April 4th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution. The Board granted the applicant's waiver request to allow for steeper slopes adjacent to the County right-of-way.

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 driveway profile must be revised to show a maximum slope of 4% for at least the first 25 feet from the right-of-way line.
2. The "Sample Masonry Retaining Wall Detail" on the site plan must be revised to show the driveway and the property line.
3. The plans must be revised to include the required three, rather than four, on-site parking spaces in order to provide an adequate on-site turnaround. Turning templates must be added to the plans to demonstrate that the turnaround is adequate.

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
GB Associates

Marko Kopic
File

Alan J. Mariconda, Esq.



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
Acting Director

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

April 5th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

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

Members of the Board,

The above referenced site plan dated November 28th, 2018, revised as of February 20th, 2019, was reviewed by the Passaic County Planning Board on April 4th, 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:

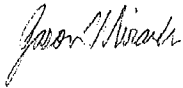
1. The on-site walkway should have a minimum width of 5 feet, per ADA standards.
2. The sidewalk along Ratzer Road must include passing zones, 5 feet in width, every 200 feet to comply with ADA standards.
3. The driveway apron on the plan diagram must be revised to match the detail, showing the limits of the sidewalk and a flare instead of a radius.
4. Parking must be prohibited along the Ratzer Road frontage of the site. The applicant must request the prohibition from Wayne Township and provide copies of any correspondence to the County. Pending approval from the Township, "NO STOPPING OR STANDING" signs must be provided along the site frontage.
5. The landscaping plan must include a planting schedule, which must note the name and quantity of each plant species. The shade trees must not be located within the sight triangle of the driveway or over sanitary sewer lines.

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

6. The applicant must provide copies of all required permits upon approval by NJDEP.
7. The applicant must provide copies of any cross-easements between the two property owners.
8. The proposed bridge between the two lots must be maintained by the property owner(s).
9. The applicant must provide verification of non-profit status.
10. The applicant must provide the Corridor Enhancement Fee of \$6,351.00 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 Vivekananda Vidyapith, Inc. A. Michael Rubin, Esq.
Estate of Norma Hinchman William J. Darmstatter, 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
Acting Director

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

April 5th, 2019

Totowa Board of Adjustment
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – Englewood Lab; 20 Campus Road, Totowa; Block 10.01, Lot 6 (Passaic County File Number SP-19-012)

Members of the Board,

The above referenced site plan dated January 18th, 2019 was reviewed by the Passaic County Planning Board on April 4th, 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 granted **withheld** pending receipt in an acceptable form of the following:

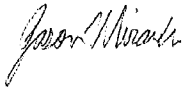
1. The name and address of the applicant and the owner must be noted on the plans.
2. All plan diagrams must include a graphic scale, in addition to a written scale.
3. The zoning table must note both the building coverage and impervious coverage.
4. The plans must note the proposed area of disturbance.
5. The applicant must submit copies of a topographic survey, signed and sealed by a licensed surveyor.
6. The applicant must construct sidewalk along the entire Totowa Road frontage of the site. The applicant should provide curb ramps, per ADA standards, on both sides of the intersection with Campus Road.
7. The applicant must provide an exhibit showing how impervious surface will be reduced.
8. The applicant must provide additional landscaping, including shade trees, along the Totowa Road frontage.

Passaic County Planning Board
Englewood Lab (SP-19-012)
20 Campus Road, Totowa
Block 10.01, Lot 6

9. The applicant must provide the Corridor Enhancement Fee of \$3,203.00 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 E. Landel, Esq.

Englewood Lab, Inc.
JR Frank Design, LLC

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
Acting Director

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

April 5th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Bolla Market; 60 Riverview Drive, Wayne; Block 604, Lot 7
(Passaic County File Number SP-18-014)

Members of the Board,

The above referenced site plan dated December 11th, 2017, revised as of March 15th, 2019, was reviewed by the Passaic County Planning Board on April 4th, 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:

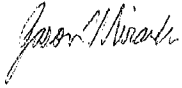
1. The right-of-way width of Riverview Drive must be noted on the plans. If the width varies, all variations in width must be noted in the correct location.
2. The applicant must provide a raised driveway apron, with sidewalk. A full-height, mountable curb must be provided around the concrete island.
3. The driveway centerline must be labelled on the plan.
4. The applicant should coordinate with the Wayne Planning Board to provide appropriate signing and striping at the Edison Drive driveway.
5. The stormwater flows to the Riverview Drive system are proposed to be reduced by 18%. It is not clear how this will be achieved, as there is no outlet control structure or significant reduction in impervious area. The applicant must provide an explanation of the proposed reduction in stormwater flows.
6. The plans must include a detail for the proposed trench drain, which must be Campbell Foundry 2456A or equivalent.

Passaic County Planning Board
Proposed Bolla Market (SP-18-014)
60 Riverview Drive, Wayne
Block 604, Lot 7

7. The proposed sidewalk along Riverview Drive must be labelled. It must be noted on the plan whether the curbing is to be replaced.
8. The applicant must provide copies of a survey, signed and sealed by a licensed surveyor.
9. The applicant must provide a Corridor Enhancement Fee, which will be determined upon receipt of a survey, 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 Bolla Operating NJ Corporation File
 Stonefield Engineering & Design F&E Realty Company



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Acting Director

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

April 5th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Retail Center; 910 Paterson-Hamburg Turnpike, Wayne; Block 3103, Lot 2 (Passaic County File Number SP-18-051)

Members of the Board,

The above referenced site plan dated August 29th, 2018, revised as of January 17th, 2019, and the roadway improvements plan dated November 19th, 2018, were both reviewed by the Passaic County Planning Board on April 4th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The right-of-way width of Paterson-Hamburg Turnpike must be noted on the plans. If the width varies, all variations must be noted in the correct location.
2. The applicant must provide a copy of the referenced Letter of Interpretation.
3. Profiles of both driveways must be provided, showing a grade of no more than 2% for the first 50 feet behind the right-of-way line.
4. A deceleration lane must be provided for the right turn entrance (truck access). The lane must be fully developed for the distance between the easterly property line, and the truck entrance driveway. It will also serve as a right-turn lane into the main site driveway.
5. The applicant must provide a continental-style (ladder bars, no transverse lines) crosswalk at the signalized driveway. A raised driveway apron, with sidewalk, must be provided at the entrance-only driveway in accordance with County detail (attached).

Passaic County Planning Board
Proposed Retail Center (SP-18-051)
910 Paterson-Hamburg Turnpike, Wayne
Block 3103, Lot 2

6. The applicant must dedicate right-of-way to allow for a sidewalk, 5' in width, and a buffer area, also 5' in width, between the curb and sidewalk. Utility poles shall be located behind the sidewalk. The applicant must provide a 5' overhang easement for the utilities.
7. The applicant must submit revised drainage calculations based on the new drainage system. The flow into the County drainage system from the proposed connection shall be no higher than the flow which presently flows off of the site into Paterson-Hamburg Turnpike.
8. The applicant must provide construction details for both the Stormtrap detention basin and infiltration basin. It is not clear what "STORMTRAP DETAIL – 4" on sheet 18 refers to.
9. A detailed narrative must be provided describing a "failure scenario" for the proposed drainage system, and exactly where and how much stormwater would leave the site.
10. The proposed 15" RCPs along Paterson-Hamburg Turnpike must be increased to 18" within the pavement limits of the roadway.
11. The grading is incorrect at the west side of the main driveway curblin. Contour elevation 323 is shown two feet away from a B.C. elevation of 322.30. This must be addressed.
12. Proposed inlet B3 (in the driveway), which is located at a low point, should be a double inlet.
13. The applicant must use the same concrete barrier detail (attached) that was used on the Paterson-Hamburg Turnpike/Valley Road jughandle project.
14. For the eastbound left-turn into the site, the study shows that there will be no queuing in the through lanes of Paterson-Hamburg Turnpike. This is based on a 26-second maximum left-turn phase. However, the signal timing on the plans shows a 12-second maximum for the phase. This must be addressed.
15. The cycle length of the proposed signal must be 120 seconds, as that is the cycle length at the intersection of Valley Road and Paterson-Hamburg Turnpike. The applicant must provide time-based coordination between the two signals, using GPS modules to eliminate drift. The signal timing must be included on the same plan sheet as the signal head plan.
16. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant. The specifications of the proposed signal equipment, as required by Wayne Township, must be included.

Passaic County Planning Board
Proposed Retail Center (SP-18-051)
910 Paterson-Hamburg Turnpike, Wayne
Block 3103, Lot 2

17. The signed and sealed calculations, for the proposed retaining wall adjacent to the County right-of-way, must be provided prior to approval. The wall is still shown in the Paterson-Hamburg Turnpike right-of-way; it must be shifted onto the private lot.
18. The signed and sealed calculations, for the portion of the proposed modular concrete block retaining wall within 20 feet of the right-of-way, must be provided prior to approval.
19. Any architectural plans must be submitted once available.
20. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 payable to Passaic County.

Best regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer March Realty, LLC Rage Realty, LLC
Jerome A. Vogel, Esq. Greg Oman, P.E. File



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
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Michael Lysicatos AICP, PP
Acting Director

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

April 8th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Proposed Retail & Apartments; 141-147 West Broadway, Paterson; Block 606, Lot 3 (Passaic County File Number SP-18-061)

Members of the Board,

The above referenced site plan dated February 20th, 2018 was reviewed by the Passaic County Planning Board on April 4th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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


1. The applicant must provide copies of any cross-easements with the owner of Lot 2.
2. The applicant should verify ADA-compliance with the City, in regards to the on-site walkway and handicapped parking space.
3. The driveway must be shown on the site plan in accordance with the apron detail, showing the limits of the sidewalk and a flare instead of a radius.
4. The curb ramp must be shown on the site plan per the detail.
5. The plans must clearly indicate the location of the proposed handicapped parking space, as the site plan diagram and the detail show different locations.
6. Parking should be prohibited adjacent to the exit driveway, up to the adjacent driveway to the north and for 20' to the south, measured from the end of the curb cut. The applicant must request, in writing, that the City pass an ordinance prohibiting the parking and provide copies of any correspondence. Signs stating "NO STOPPING OR STANDING", with arrows designating the prohibited zones, should be installed pending City ordinance.
7. The "STOP" bar and "STOP" sign must both be labelled on the site plan diagram. The striping must be noted on the site plan diagram as "thermoplastic".

Passaic County Planning Board
Proposed Retail & Apartments (SP-18-061)
141-147 West Broadway, Paterson
Block 606, Lot 3

8. The applicant must provide a driveway profile showing 2% for 25 feet from the right-of-way line.
9. The proposed top and bottom of curb elevations along West Broadway are incorrect. The curb reveal must be 6”.
10. There is an existing flooding problem, which affects West Broadway, stemming from the Type B inlet located at the northeasterly corner of the parking lot. Although the inlet is proposed to be replaced, the applicant must verify the presence and condition of any connecting pipes in order to determine the source of the issue.
11. The calculations must be revised to show the required storage and provided storage. The notes stating that no tank volume is required, that the proposed tank volume is 0, and that the storage is OK must be removed from the calculations. The trench drain must be Campbell Foundry 2456A or equivalent.
12. The two storage pits must be dimensioned on the plans and certified by a professional engineer.
13. The tree pits along West Broadway should be 5’ x 10’, provided that there is 5’ clearance between the tree pits and the parking lot curbing. The proposed callery pear trees are not recommended due to the invasive traits of that species. The applicant should coordinate with County staff to select a replacement tree species.
14. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.
15. Note: The scale does not appear to be correct.
16. Note: The revision date was not updated from the previous submission.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer 786 West Broadway, LLC
Alan J. 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
Acting Director

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

April 8th, 2019

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – IDIL Passaic; 26 Jefferson Street, Passaic; Block 4075.01, Lots 2, 3, 35.01, 37.01, 39-44, & 47 (Passaic County File Number SP-19-002)

Members of the Board,

The above referenced site plan dated December 19th, 2018, revised as of March 5th, 2019, was reviewed by the Passaic County Planning Board on April 4th, 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 details of any impact that the driveway will have on the culvert and obtain written permission to modify the culvert from the owner (within the right-of-way) OR shift the driveway to eliminate any impact to the culvert.
2. The applicant must provide copies of any required permits upon approval by the NJDEP.

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
Bradford A. Bohler, P.E.

IDIL Passaic, LLC
File

KAK Properties, LLC



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Acting Director

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

April 8th, 2019

Hawthorne Board of Adjustment
445 Lafayette Avenue
Hawthorne, NJ 07506

Re: Major Subdivision Review – Christian Health Care Center Subdivision; 638-656 Goffle Hill Road, Hawthorne; Block 293, Lot 1 (Passaic County File Number 19-006)

Members of the Board,

The above referenced preliminary subdivision plat dated January 18th, 2019 was reviewed by the Passaic County Planning Board on April 4th, 2019 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

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

1. The right-of-way width of Goffle Hill Road must be noted on the plat. If the width varies, all variations must be noted in the correct location.
2. Any approval of this application will be conditional on approval of the related site plan application (SP-13-015).

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 Christian Health Care Center
Jerome A. Vogel, Esq. LAN Associates

File