



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, August 22, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson 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: Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; William Gervens; Joseph Metzler; Nakima Redmon; County Engineer Jonathan Pera; Freeholder Terry Duffy.

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel (arrived at 5:12 PM); Elizabeth Ward, Principal Planner; Jason Miranda, Senior Planner; Salvatore Presti, Planning Intern.

MINUTES: The minutes of the August 8, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Gervens and seconded by Commissioner Metzler the minutes as noted above are officially adopted. Chairman Kenneth Simpson, Vice Chairman Miguel Diaz, and Commissioner Nakima Redmon abstained.

PLANNING DIRECTOR'S REPORT: Principal Planner Elizabeth Ward reported on the following initiatives:

- The Department is planning to submit an application for a County-wide bike plan study, funded by NJTPA.
- The Department was coordinating with engineering to schedule a road safety audit on Lakeview Avenue from the Market Street traffic circle in Paterson south to Clifton Avenue in Clifton.
- The first stakeholder meeting for the Paterson-Bergen-Hudson Transit Study has been scheduled for September 10th.

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

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

DEVELOPMENT REVIEW

SP-19-009 – Prop. Convenience Store – 415 Wagaraw Road, Hawthorne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a gas station and convenience store. Five existing buildings and the existing gas station canopy will be demolished. The site has frontage along both Wagaraw Road and Lincoln Avenue in Hawthorne. The application was withheld by the Board on June 27, 2019 with 13 conditions.

The applicant has proposed two access driveways along Wagaraw Road. There will be a full-access driveway along the westerly edge of the site. The applicant has requested a waiver to allow the easterly Wagaraw Road driveway to remain within 20 feet of the intersection, on the condition that it be signed as an entrance-only driveway. There will be two driveways along Lincoln Avenue. The southerly driveway will be right-in, right-out only. The northerly driveway will be restricted to exit-only. An existing curb cut along Lincoln Avenue will be closed and new sidewalk and curbing constructed at the location of this curb cut. The applicant has proposed to construct raised sidewalks across all site driveways. The plans show 29 proposed parking spaces and 12 proposed gas pumps. Pedestrian access from Lincoln Avenue to the convenience store has been proposed.

The site is sloped towards both Wagaraw Road and Lincoln Avenue. Trench drains are proposed at all site driveways, with connections into the systems along Wagaraw Road and Lincoln Avenue. On-site seepage pits are also proposed to handle roof runoff. Several shade trees are proposed along the Lincoln Avenue frontage of the site; the species is not indicated on the plans.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must also provide two "NO LEFT TURN" signs for the left-in turn. The applicant must provide a detail showing all drop curbs for the southerly Lincoln Avenue driveway. The site shall be design to provide up to 6" of on-site ponding prior to any overflow into the Lincoln Avenue drainage system. The proposed shade trees must be labelled on the site plan, in addition to the planting table. The northerly and southerly of the trees shall be relocated onto the site. The applicant must provide copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$7,165.00 payable to Passaic County. Staff recommended that the applicant's waiver request to permit the easterly Wagaraw Road driveway to remain be granted, on the condition that the driveway be entrance-only.

Commissioner Metzler inquired about the standing of the site's NJDEP permits. Ralph Faassa, attorney for the applicant, responded that they were going to apply for the permits. The site engineer, Bruce Rigg, testified that the applicant was waiting to obtain the Board's feedback before seeking the permits.

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

SP-18-033 – Allwood Investment Co. – 955 Allwood Road, Clifton

This is an amended site plan application in which the applicant has proposed to convert an existing restaurant and a night club into office space. There are no exterior changes proposed at the site, which is located on Allwood Road in Clifton. The site includes a total of four (4) commercial buildings; the changes are proposed to the westernmost building. The application was previously granted unconditional approval on April 29th, 2019.

The site has a total of five (5) driveways, all located along Allwood Road. Two driveways are adjacent to the intersection of Allwood Road and Clifton Avenue; an additional driveway is located at the intersection of Allwood and Richfield Terrace. Per the previously approved plans, the applicant had agreed to close the driveway immediately to the west of the intersection, along with signing and striping improvements at the other driveways. The applicant has now submitted revised plans showing the driveway to remain, as it is considered a fire lane. Correspondence from the City of Clifton Fire Chief, noting that the closure of the driveway would present issues with fire access, has been provided. The applicant has proposed that the driveway be restricted to ingress only.

Staff explained that the proposed one-way circulation for the two driveways is acceptable, with conditions. Both driveways must be narrowed to a maximum width of 18 feet. Both driveways must line up with the interior driveways that run between the buildings on the site. The circulation between the two driveways shall also be one-way. The applicant must provide sidewalk, 5 feet in width, and County standard curbing between the two driveways. Raised aprons with sidewalk must be constructed across both driveways, per County detail.

Commissioner Metzler asked if the driveway is marked as a fire lane. Gerald Friend, attorney for the applicant, stated that the fire lane will be marked as such. Joseph Staigar, traffic engineer for the applicant, was sworn in and stated that fire lanes are required to be a minimum of 20 feet in width. County Engineer Pera responded that the pertinent section of municipal code be sent to County staff, and it will be acceptable. If there is no municipal requirement, the fire lane can be no more than 18 feet in width.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing single-family dwelling into a senior living residence. The applicant has also proposed to pave a portion of the rear yard for parking. There are 12 assisted living units and 15 surface parking spaces proposed. The site has frontage along High Mountain Road. The application was withheld on June 27, 2019 with 8 conditions.

The applicant will maintain two existing curb cuts along High Mountain Road, which will provide access to parking via driveways on both sides of the building. A circular drive at the front of the building connects to both driveways. A waiver has been requested by the applicant to allow the existing driveway slopes, which are in excess of 2%, to remain as-is. A slope analysis was conducted by the applicant. The applicant has requested a waiver to allow both driveway to maintain two-way access, due to the expected light traffic generation and site layout. The loop between the two driveways will be signed as one-way. Similarly, the applicant has requested a waiver to allow the existing 50 degree driveway angles to be maintained. There will be three parallel parking spaces located near the north driveway and two parking spaces at the front of the building within the circular driveway. Nine (9) rear parking spaces will be accessed via a

one-lane driveway from the southerly curb cut. The applicant has requested a waiver to allow the existing, 4' sidewalk to remain, as the sidewalk is in good condition and the linear feet of frontage does not trigger ADA requirements for a passing zone.

Regarding drainage, the plans show that roof drains will empty into the driveways. The site slopes towards the County roadway. Trench drains are proposed at the end of the driveways to capture runoff and redirect it to the High Mountain Road drainage system. There are no proposed landscaping improvements.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide details for all proposed signs, whether decorative or standard. The applicant must provide the Corridor Enhancement Fee of \$2,956.00 payable to Passaic County. A signed and sealed survey has been submitted for review. Staff recommended that the applicant's waiver requests be granted. The requests pertain to re-construction of the sidewalk and driveways, construction of driveway aprons, access restrictions at each driveway, and revised driveway slopes.

Chairman Simpson asked for clarification on the waiver requests. Darian Wilson, a representative of the applicant, explained that residents of the facility are not permitted to have vehicles on the site and that the facility will have less traffic than the current use of the site as a single-family residence. Chairman Simpson asked why the applicant requested a waiver for striping. County Engineer Pera stated that although a standard "STOP" sign is not being required, decorative signs are to be provided instead. Mr. Wilson stated that his intention is to maintain the residential feel of the site, rather than a commercial feel. Freeholder Duffy commented that due to the new nature of the site, the signing waiver should be acceptable. County Engineer Jonathan Pera stated that the waivers are recommended due to the low volume of traffic to and from the site.

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

SP-19-031 – Preakness Shopping Center – 1210 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to demolish existing vacant commercial buildings and construct two retail buildings and one restaurant building. The buildings will have 329,715 sq. ft. of ground-floor retail. The new construction will be used for retail space. There are two existing, one-story buildings on the site that are to be demolished, and part of a strip mall that is to be demolished. The site has frontage along Paterson-Hamburg Turnpike and is adjacent to the Alps Road Extension, which is under municipal jurisdiction. The application was withheld on August 8, 2019 with 15 conditions.

The applicant will maintain the existing driveways along the Paterson-Hamburg Turnpike and Berdan Avenue frontages. The applicant has not proposed any changes to the existing sidewalk, which is missing along much of the Paterson-Hamburg Turnpike and Berdan Avenue frontages,

or curbing. The proposed site plan indicates that parking will be reduced from 2,039 to 1,930 spaces. The County has plans to construct a jug handle through the site, connecting Paterson-Hamburg Turnpike with Alps Road Extension. County staff are in negotiations with the applicant and property owner regarding the necessary takings and site accommodations for the proposed jug handle.

Regarding drainage, the plans show that roof drains will connect to catch basins throughout the site. The proposed restaurant building will connect to the drainage system along Paterson-Hamburg Turnpike. All other connections will be to the system along the Alps Road Extension. The applicant has proposed numerous shade trees, including 50 thornless honeylocusts, 9 common crapmyrtles, and 25 Leyland cypresses.

Staff explained that the applicant has not submitted revised plans, but has provided a response to the comments that were issued at the previous Board meeting. The applicant met with County staff between the meetings and has provided their comments accordingly. Staff recommended revised conditions in response to the meeting and the applicant's response letter. The applicant has verified that the Master Plan right-of-way has been dedicated along the Paterson-Hamburg Turnpike frontage of the site. This must be clearly indicated on the plans. The revised plans must include "partial" plans for the portions of the site including all frontage along Berdan Avenue and the remainder of the frontage along Paterson-Hamburg Turnpike. The applicant must provide exhibit(s) that illustrate the proposed construction plans agreed upon by County staff and the applicant's professionals. The exhibit(s) must show the site before and after the project, which must be designed to function properly in both conditions. The applicant shall provide an easement to Wayne Township along the Alps Road Extension frontage of the site to accommodate future pedestrian access. The applicant has agreed to dedicate a portion of the frontage along Paterson-Hamburg Turnpike, where the proposed westbound lane turning into the jughandle encroaches over the right-of-way line. The applicant shall only be required to provide sidewalk along the portion of the Berdan Avenue frontage where there is no existing sidewalk. The applicant shall not be required to construct raised driveway aprons at the Berdan Avenue driveway, but the existing driveway must maintain ADA compliance. The applicant must provide clarification on any conflicts between the proposed Retail B building and the existing sanitary easement that runs beneath it. There is a discrepancy between the property line shown on sheet VT102 (Boundary & Topography Survey) and other plan sheets, which must be addressed. The applicant has agreed to address signing and striping comments at the Berdan Avenue driveway, the easterly Paterson-Hamburg Turnpike driveway, the one-way entrance driveway from Paterson-Hamburg Turnpike, and the one-way exit driveway onto Paterson-Hamburg Turnpike. The applicant has requested a waiver from the Corridor Enhancement Fee, but staff recommend that it be reduced based on the linear feet of frontage along Paterson-Hamburg Turnpike that is impacted by the County's jughandle project.

Mark Semeraro, attorney for the applicant, explained that a parcel of land encroaching into the County right-of-way would be dedicated to the County. County Engineer Pera explained that the frontage along Paterson-Hamburg Turnpike will need to have sidewalk surveyed during the period of construction. County Engineer Pera clarified the striping and sidewalk stipulations

along Berdan Avenue as previously discussed. Chairman Simpson asked about the reduced Corridor Enhancement Fee. Mr. Semeraro commented that the applicant was justified in requesting a waiver of the Corridor Enhancement Fee, due to the decrease in square footage from the County's jughandle project. The Board discussed the request and agreed that a reduced fee should be assessed, based on the frontage of the property impacted by the jughandle project.

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

SP-19-036 – Flagship Automotive 1970 – 190 Union Avenue, Paterson

Planning Board Counsel Abdelhadi recused himself from the meeting.

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing structure single-story to use as a warehouse and showroom. A 30-space parking lot will be located at the rear of the building. There is no proposed new construction or demolition. The site has frontage along Union Avenue and has parking lot access via Linwood Avenue, a municipal road. A portion of the site is occupied by a trucking company, which has access to Berkshire Avenue. There are existing residential units on-site, which are to remain unchanged. Molly Ann Brook runs through the rear of the site. There is an existing driveway along the Union Avenue frontage, which access a garage in the front of the building. Per the applicant's correspondence, the driveway will not be open to the public and will be used by the owner to access the showroom. The driveway is immediately adjacent to the driveway on the neighboring lot, which utilizes the same curb cut. No changes to the sidewalk and curbing, which is in a deteriorated state, have been proposed. There is a sign attached to the building that encroaches into the County right-of-way.

Regarding drainage, the plans show that there are no roof leaders on the front of the structure, but there are roof leaders at the rear of the structure that drain into the parking lot. No grading is noted on the plans. The applicant has not proposed any landscaping. The section of Union Avenue along the frontage of the site is designated as a bicycle and pedestrian priority route in the Passaic County Master Plan, which recommends that bicycle and pedestrian facilities be given greater consideration in the review process.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plans must include a north arrow on all plan diagrams. The name and address of the applicant and the owner must be noted on the site plan. The plans must be sealed by the professional signing the plans. The applicant must submit a topographic survey, signed and sealed by a licensed surveyor. The lot lines of the former lots should be removed from the plans, which must clearly indicate the current lot boundaries. The applicant must justify the existing driveway along Union Avenue. It must be verified that vehicles will be able to turnaround within the building, as vehicles may not back into our out of Union Avenue. If there is access to the showroom through the rear lot, the driveway on Union Avenue must be eliminated and replaced with full-height curbing and sidewalk. The driveway curb cut must not

extend beyond the current extent, and barriers must be provided between the driveway and the adjacent property to the east. The existing curbing and sidewalk along Union Avenue must be replaced, per detail. The plans must show all existing drainage pipes and any pipes being connected into along Union Avenue or other streets. There must be no stormwater runoff from the site into the Union Avenue right-of-way. The applicant must submit drainage calculations. The applicant must provide any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

Sam St. Germain, a representative of the applicant, explained that the site is a car dealership. Commissioner Metzler inquired where cars that are being sold are going to be parked. Sam St. Germain stated that the cars will be parked inside the building. Jimmy Masarwa, owner of the property, explained that the applicant is renting multiple lots for the building and the parking. Mr. Masarwa further explained that the site plan submitted shows lots that are under common ownership but not being rented by the applicant. Staff and the Board discussed the situation with the applicant and landlord. It was recommended that the applicant meet with staff to discuss the conditions and clarify which portions of the larger property are being impacted by the application. County Engineer Pera clarified the survey and drainage requirements of the project.

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

Planning Board Counsel Abdelhadi returned to the meeting.

SP-16-046 – Woodland Park Pediatrics – 214 Lackawanna Avenue, Woodland Park

This is an amended site plan application in which the applicant has proposed to utilize the existing building as a child care facility and to construct an additional two-story building for medical (ground-floor) and residential (2nd floor) uses. The application was previously granted unconditional approval by the Board on August 3rd, 2018.

The applicant has now submitted plans with a revised drainage system. The applicant has proposed to install an overflow connection into the Lackawanna Avenue drainage system, which will require Board of Chosen Freeholders approval for a Storm Drain Connection permit. The stormwater management system has been re-designed to handle a 25 year storm event on-site, prior to any overflow. The calculations have been updated to show that the design has taken into account an increase in impervious surface area to the site. The stone design depth is 11.5" and 12". Stormwater on the site would flow into an underground detention system located beneath the parking lot along the westerly portion of the site.

Staff explained that the amended plans have been reviewed and are recommended for unconditional approval.

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

17-004 – SMS Real Estate Subdivision – 1599 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is an amended minor subdivision application in which the applicant had previously proposed to modify the lot line between Lots 11 and 12 in order to increase the size of Lot 12 by 26,938 sq. ft. The applicant has submitted revised plans showing an alternate lot line modification that would increase the size of Lot 12 by 26,679 sq. ft. The proposed changes are in conjunction with the applicant's revisions to a corresponding site plan (SP-17-017) for a building addition and parking lot expansion on the portion of the site that would be added to Lot 12.

There is a narrow strip of land (Block 3302, Lot 1) that separates the property from the right-of-way of Paterson-Hamburg Turnpike. This strip of land, designated as "park land" on the submitted plans, is owned by Wayne Township. The applicant has proposed to vacate the 50' right-of-way of Parkview Avenue that separates a portion of proposed Lot 12 from the park lane on Lot 1. Due to being on the Township's R.O.S.I., portions of the to-be-vacated right-of-way must remain under Township ownership as protected park land.

Staff explained that the amended plat has been reviewed and is recommended for unconditional approval.

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

SP-17-017 – SMS Real Estate Addition – 1599 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to construct a 3,878 sq. ft. building addition to an existing office building on Lot 12. The property has frontage along Paterson-Hamburg Turnpike in Wayne. In conjunction with an amended minor subdivision (17-004) for the same property, the applicant has proposed a revised parking layout on property that is currently part of Lot 11. There are no changes proposed to Lot 11. The application was withheld by the Planning Board on May 4th, 2017 with 3 conditions.

There will be 57 off-street parking spaces on Lot 12, an increase from the existing 20 spaces. All access to the site will be from Surrey Drive, a municipal street. A narrow strip of park land (Block 3302, Lot 1), owned by Wayne Township separates the property from the right-of-way of Paterson-Hamburg Turnpike. The applicant has requested a waiver from the Planning Board's comment asking for a sidewalk to be constructed along Paterson-Hamburg Turnpike from Surrey Drive to the existing bus stop along Hamburg Turnpike, as Wayne Township has granted the applicant a waiver from said sidewalk installation. The property is sloped towards the County roadway. Inlets on-site will connect to a sub-surface storage basin beneath the parking lot, with an overflow connection to the Paterson-Hamburg Turnpike drainage system.

Staff explained there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must clarify the proposed connection into the

15" RCP extending to Paterson-Hamburg Turnpike. The site must be designed to pond up to 6" prior to any stormwater runoff from the site, prior to any overflow to the Paterson-Hamburg Turnpike drainage system. The applicant must apply for a Storm Drain Connection permit, which will require the approval of the Board of Chosen Freeholders.

Chairman Kenneth Simpson asked for clarification on the drainage issue. County Engineer Pera recommended that the application be withheld as the applicant must demonstrate that the site drainage system can handle the requested on-site ponding.

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

SP-19-004 – Prop. Medical Office Building – 169 Minnisink Road, Totowa

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a four-story medical office building. The medical office building will have approximately 125,000 sq. ft. of commercial space. The development has frontage along Minnisink Road and is located in the Minnisink Road Redevelopment Zone. This application is a part of the North Jersey Developmental Center Redevelopment Plan. The application was withheld by the Board on February 21, 2019 with 14 conditions.

There are 520 proposed on-site parking spaces. Access to the site will be via a previously approved driveway (Public Way 'A') on Minnisink Road and via a newly proposed driveway on Vreeland Avenue, which is under NJDOT jurisdiction at that location. The applicant has prepared separate plans for that intersection and submitted to NJDOT, but has not shown those improvements on the plans submitted to the County. The applicant has proposed to install a signal at the intersection of Vreeland Avenue and Minnisink Road, which will be under NJDOT jurisdiction and was included in the applicant's submission to NJDOT. Per Board request, the applicant has also proposed to install a traffic signal at the intersection of Minnisink Road and Public Way 'A'. Minnisink Road will be widened from Vreeland Avenue to Roadway B in order to create a left turn lane into the site at both driveways. The applicant has proposed to install sidewalk along the frontage of Minnisink Road, up to the property line with Lot 19.02.

The site is sloped towards Minnisink Road. Public Way 'A' has an artificial low point designed to prevent water from entering the roadway. Inlets and roof leaders will connect to an on-site detention basin. The proposed site improvements include new lighting along Main Street and new landscaping, including 92 shade trees, 19 ornamental trees, and 6 evergreen trees.

There are conditions that must be satisfied before the application can be granted unconditional approval. The roadway improvement plans must show a raised driveway apron across proposed Public Way B. The original plan included a traffic study showing that there would be a signal at the intersection of Public Way 'B' and Minnisink Road. As there are no longer any plans for a signal, the driveway shall be re-designed to include a raised driveway apron as is typically required for unsignalized intersections. The crosswalk across Minnisink Road must be revised to show the ladder bars parallel with traffic. All proposed improvements to the section of frontage

that is under NJDOT jurisdiction must be shown on the plans, which shall also note the jurisdictional line. The applicant must also provide a hard copy and .pdf copy of NJDOT submission. The proposed sidewalk along Minnisink Road must be extended across the entire property frontage of Lot 19.02, with raised driveway aprons provided at the existing site driveway. The construction of the sidewalk was a condition of the approval of the original subdivision of the entire redevelopment site, and must be constructed by the applicant. The applicant must submit a four-party jurisdictional agreement for the proposed signal at the intersection of Minnisink Road and Vreeland Avenue. The applicant has proposed to install a signal at the intersection of Minnisink Road and Public Way 'A'. The applicant must submit a three-party agreement for the maintenance of the signal. If Public Way 'B' is to be an unsignalized intersection with Minnisink Road, then left-out turns must be prohibited. Those turns can be made at the signalized intersection with Public Way 'A'. The applicant must provide confirmation from NJDOT that no improvements are being required at the intersection of Minnisink Road and the I-80 eastbound exit ramp. The plans must show the location of the noted low-impact development practices and any associated construction details.

Commissioner Gervens asked how many traffic lights were originally proposed. County Engineer Pera responded that four were originally proposed, while only two are currently proposed.

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

SP-19-023 – Fabric Plus – 840-842 Main Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct a two-story retail building with ground level parking. There is an existing, one-story building on the site that will be demolished. The site has frontage along Main Street. A site plan application (SP-12-002) to construct a second floor addition to the existing building was approved in 2015. The proposed addition was never constructed. The application was withheld by the Board on June 13th, 2019 with 13 conditions.

The applicant has proposed three (3) on-site parking spaces. The applicant will widen an existing curb cut along Main Street, which will provide access to the proposed parking spaces. The applicant has proposed to replace the existing curbing and sidewalk along the frontage, and to provide a raised sidewalk across the proposed curb cut. The applicant has agreed to prohibit left turns out of the proposed driveway, with appropriate signing to be provided. The existing cellar door along the frontage of the site is to be removed. The existing canopy within the County right-of-way is also proposed to be removed. Regarding drainage, the plans show that an on-site inlet and roof leaders will connect into an on-site seepage pit. An existing connection into the Main Street drainage system is to be removed. The applicant has not proposed any shade trees or other landscaping.

Staff explained there are conditions that must be satisfied before the application can be granted unconditional approval. The architectural plans must be revised to note the right-of-way line of Main Street. All footings for the proposed columns must be outside of the County

right-of-way. There must be no overhang into the right-of-way. The turning templates show entering and exiting vehicles colliding with each other. The driveway must be revised to eliminate this conflict. The applicant must clarify whether there would be any truck traffic to the site, as the driveway as currently configured would not accommodate trucks. The plans must clearly indicate that all curbing and sidewalk will be replaced. This must be delineated on the plans. The entire driveway must be covered by the requested raised apron. The existing apron cannot remain. The ladder bars of the crosswalk must be parallel with traffic. The transverse lines must be removed. The drainage calculations are still not acceptable. The applicant is proposing 558 cubic feet, but needs 914 cubic feet of storage. The applicant has proposed to remove the cellar door. The applicant must verify the presence of any vaults underneath the sidewalk. There must be no underground structures in the County right-of-way. The proposed cantilevered section of the building, the columns, and the footings must not encroach into the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$992.00 payable to Passaic County.

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

Vice Chairman Diaz left the meeting at 6:34 PM.

SP-19-035 – Allied Brothers Tri-State Builders – 20 Parish Drive, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to renovate a two-story structure for commercial use. The building will have 2,461 sq. ft. of a ground floor showroom and second floor commercial offices. There will be 24 parking spaces on the site. There is an existing, one-story building on the site that is to be renovated. The site has frontage along Parish Drive in Wayne, with much of the frontage extending onto Pal Drive. There is an existing sidewalk along the Parish Drive frontage, which ends at the driveway. The applicant has not proposed any changes to the sidewalks or curbing. A ramp will be installed at the front of the structure to comply with ADA requirements. The applicant has not proposed any changes to the driveway, which is at the intersection of Parish Drive and Pal Drive.

The site is sloped away from the County right-of-way. The applicant has not provided information regarding drainage at the site. There are existing shade trees along the site frontage, which are to remain. The site is located near the Morris Canal Greenway crossing of Parish Drive, to the east.

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 site plans must be revised to show any existing roof leaders and their connecting pipes. The applicant must provide a "STOP" sign and double yellow centerline at the driveway. All striping must be thermoplastic. The applicant must provide the Corridor Enhancement Fee of \$665.00 payable to Passaic County.

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

19-007 – Hemlock Road Subdivision – 155 Long Hill Road, Little Falls

This is a new minor subdivision application in which the applicant has agreed to accept an existing private right-of-way that is being granted by the current owners, the Sacred Heart Armenian Catholic Church of Paterson. The current Lot 2 is 145,743 sq. ft. in area, and will be have one new lot separated from its area. The new lot, covering the dedicated right-of-way will encompass 16,870 sq. ft. The grantee lot's new area will be 128,873 sq. ft., and will continue to be occupied by the church and its parking lot. The Township has proposed to pave (the road is currently gravel) and widen the road to current engineering standards. It is not clear whether the construction is proposed as part of this current application or as part of a forthcoming site plan application. Hemlock Road intersects with Long Hill Road, and is offset from the signalized intersection of Long Hill Road and Notch Road (which includes the church driveway immediately to the east of Hemlock Road).

Staff explained that the Township must submit the Hemlock Road improvement plans for County review prior to the issuance of any approvals for the subdivision. County Engineer Pera explained that engineering details will need to be provided.

Freeholder Duffy made a motion to grant **conditional approval** to the minor subdivision application. Commissioner Gervens seconded that motion. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE

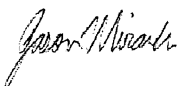
Unconditionally Approved Planning Board Applications

Staff explained that the following applications have received unconditional approval since the previous Planning Board meeting on August 8, 2019:

1. Wireless Telecommunications Facility (SP-18-057) – 92 Washington Street, Paterson;
2. Prop. Condominiums (SP-17-062) – 165 Lakeside Road, West Milford; and
3. The Walk at Stevens (SP-19-007) – 133-135 Stevens Avenue, Little Falls.

ADJOURNMENT: Commissioner Gervens made a motion to adjourn the meeting at 6:42 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,



Jason Miranda for MICHAEL LYSCATOS



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
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www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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August 23rd, 2019

Hawthorne Board of Adjustment
445 Lafayette Avenue
Hawthorne, NJ 07506

Re: Site Plan Review – Gas Station & Prop. Convenience Store (Vish Dev Star, LLC); 415 Wagaraw Road, Hawthorne; Block 19, Lots 5, 17, 18, 19, 20 & 21 (Passaic County File Number SP-19-009)

Members of the Board,

The above referenced site plan dated February 4th, 2019, revised as of July 15th, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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.

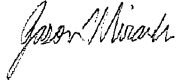
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. At the southerly Lincoln Avenue driveway, the applicant must provide an additional two “NO LEFT TURN” signs for the left-in turn.
2. The applicant must provide a detail showing all drop curbs for the southerly Lincoln Avenue driveway.
3. The site shall be design to provide up to 6” of on-site ponding prior to any overflow into the Lincoln Avenue drainage system.
4. The proposed shade trees must be labelled on the site plan, in addition to the planting table. The northerly and southerly of the trees shall be relocated onto the site.
5. The applicant must provide copies of any required NJDEP permits.
6. The applicant must provide the Corridor Enhancement Fee of \$7,165.00 payable to Passaic County.

Passaic County Planning Board
Gas Station & Prop. Convenience Store (SP-19-009)
415 Wagaraw Road, Hawthorne
Block 19, Lots 5, 17, 18, 19, 20 & 21

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,

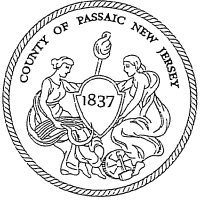


Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Ralph E. Faasse, Esq.

Vish Dev Star, LLC
Rigg Associates, PA

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

August 23rd, 2019

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Allwood Investment Co.; 955 Allwood Road, Clifton; Block 66.01, Lots 1 & 5
(Passaic County File Number SP-18-033)

Members of the Board,

The above referenced site plan dated July 20th, 2018, revised as of July 30th, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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 amended site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

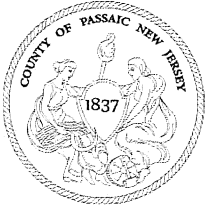
1. The proposed ingress and egress for the two driveways adjacent to the intersection of Allwood Road and Clifton Avenue is acceptable, under the following conditions:
 - a. Both driveways must be narrowed to a maximum width of 18 feet.
 - b. Both driveways must line up with the interior driveways that run between the buildings on the site.
 - c. The on-site circulation between the two driveways shall also be one-way.
 - d. The applicant must provide sidewalk, a minimum of 5 feet in width, and County standard curbing (see attached detail) between the two driveways.
 - e. Raised sidewalk must be constructed across both driveways, per attached detail.

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 Allwood Investment Co. William Darmstatter, P.E.
Gerald G. Friend, Esq. 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

August 23rd, 2019

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

Re: Site Plan Review – Three11 Senior Living Residence; 794 High Mountain Road, North Haledon; Block 63, Lot 5 (Passaic County File Number SP-19-028)

Members of the Board,

The above referenced site plan dated May 10th, 2019, revised as of August 2nd, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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 has submitted a survey for review by County staff.
2. The applicant must provide details for all proposed signs, whether decorative or standard, at the site driveways.
3. The applicant must provide the Corridor Enhancement Fee of \$2,956.00 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
Onello Engineering

Darian Wilson
Edward E. Easse, AIA

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

September 4th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Preakness Shopping Center; 1210 Paterson-Hamburg Turnpike, Wayne;
Block 3205, Lot 7 (Passaic County File Number SP-19-031)

Members of the Board,

The above referenced site plan dated April 29th, 2019 was reviewed by the Passaic County Planning Board on August 22nd, 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 plans must clearly indicate the half of the Master Plan right-of-way, extending for 50' from the centerline, which was previously dedicated along the Paterson-Hamburg frontage of the site.
2. The revised plans must include "partial" plans for the portions of the site including all frontage along Berdan Avenue and the remainder of the frontage along Paterson-Hamburg Turnpike.
3. The plans are currently being coordinated by multiple County departments and the applicant's professionals in regards to the County's plans to construct a jughandle through the site. The applicant must provide exhibit(s) that illustrate the proposed construction plans agreed upon by County staff and the applicant's professionals. The exhibit(s) must show the site before and after the project, which must be designed to function properly in both conditions. The plans must include appropriate striping to accommodate the proposed jughandle.

Passaic County Planning Board
Preakness Shopping Center (SP-19-031)
1210 Paterson-Hamburg Turnpike, Wayne
Block 3205, Lot 7

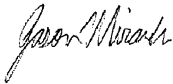
4. The applicant shall provide an easement to the Township of Wayne for pedestrian access along the Alps Road Extension for the extent of the jughandle project.
5. The applicant shall provide a dedication for an existing encroachment, where the proposed westbound lane turning into the jughandle encroaches over the right-of-way line.
6. The applicant must provide concrete sidewalk, a minimum of 5' in width, and curbing along the portion of the Berdan Avenue frontage of the site where there is no existing sidewalk.
7. The applicant must provide clarification on any conflicts between the proposed Retail B building and the existing sanitary easement that runs beneath it.
8. There is a discrepancy between the property line shown on sheet VT102 (Boundary & Topography Survey) and other plan sheets, which must be addressed.
9. The following comments pertain to the Berdan Avenue driveway:
 - a. The "STOP" sign is too low, it must be seven (7) feet from the bottom of the sign to the ground;
 - b. The existing "DO NOT ENTER" (R5-1) sign is faded and must be replaced;
 - c. A stop bar must be installed; and
 - d. The two (2) "NO LEFT TURN" (R3-2) signs at the south corner of the island are faded and must be replaced.
 - e. The southerly curb ramp, in the concrete island, is too low and has issues with soil build-up from rain events.
 - f. At the southernmost curb ramp, the applicant will need to provide an adequate landing to accommodate the requested sidewalk.
10. The following comments pertain to the easterly Paterson-Hamburg Turnpike driveway:
 - a. A new "KEEP RIGHT" (R4-7) sign must be installed;
 - b. A "ONE WAY" sign must be installed on the concrete median barrier, opposite the exit lane of the driveway; and
 - c. The existing "KEEP RIGHT" (R4-7) and "NO LEFT TURN" (R3-2) signs are mounted too low.
11. The following comments pertain to the one-way entrance driveway (left-in turns only) from Paterson-Hamburg Turnpike:
 - a. A two-faced "ONE WAY" sign must be installed at the entrance;

Passaic County Planning Board
Preakness Shopping Center (SP-19-031)
1210 Paterson-Hamburg Turnpike, Wayne
Block 3205, Lot 7

- b. The old "DO NOT ENTER" sign must be replaced with an R5-1 sign; and
 - c. At the intersection of this driveway with the internal access roadway, the faded "ONE WAY" sign must be replaced.
12. The following comments pertain to the one-way, exit driveway onto westbound Paterson-Hamburg Turnpike:
- a. A second "YIELD" sign must be added on the right side of the driveway;
 - b. A yield line must be added (see attached diagram); and
 - c. The word "YIELD" must be added to the pavement marking in advance of the yield bar.
13. The applicant must provide the reduced Corridor Enhancement Fee of \$19,992.00, made payable to Passaic County, based on the linear feet of frontage along Paterson-Hamburg Turnpike that will be included in the jughandle project.

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 Passaic County Counsel Wayne PSC, LLC
 Brian Hekemian Gerard Fitamant, P.E. Mark J. Semeraro, Esq.
 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

August 23rd, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Flagship Automotive 1970; 190 Union Avenue, Paterson; Block 1315, Lots 3, 5, 6, 17, 18 & 19 (Passaic County File Number SP-19-036)

Members of the Board,

The above referenced site plan dated January 25th, 2019, revised as of August 5th, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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 site plan must include a north arrow for all plan diagrams.
2. The name and address of the applicant and the owner must be noted on the site plan.
3. The plans must be sealed by the professional signing the plans.
4. The applicant must provide a survey, signed and sealed by a licensed surveyor, showing topography across the site.
5. The lot lines of the former lots should be removed from the plans, which must clearly indicate the current lot boundaries.
6. The applicant must justify the existing driveway along Union Avenue. It must be verified that vehicles will be able to turnaround within the building, as vehicles may not back into or out of the Union Avenue right-of-way. If there is access to the showroom through the

Passaic County Planning Board
Flagship Automotive 1970 (SP-19-036)
190 Union Avenue, Paterson
Block 1315, Lots 3, 5, 6, 17, 18 & 19

rear lot, the driveway on Union Avenue must be eliminated and replaced with full-height curbing and sidewalk.

7. The driveway curb cut must not extend beyond the current extent, and barriers must be provided between the driveway and the adjacent property to the east.
8. The existing curbing and sidewalk along Union Avenue must be replaced, per detail (attached).
9. The plans must show all existing drainage pipes and any pipes being connected into along Union Avenue or other streets. There must be no stormwater runoff or discharge from the site into the Union Avenue right-of-way.
10. The applicant must submit drainage calculations.
11. The applicant must provide any required NJDEP permits.
12. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

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

Best regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Alan Mariconda, Esq.
2071 Haring Street, Inc.

Flagship Automotive 1970, LLC
Michael Romanik
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

August 23rd, 2019

Woodland Park Planning Board
5 Brophy Lane
Woodland Park, NJ 07424

Re: Site Plan Review – Woodland Park Pediatrics; 214 Lackawanna Avenue, Woodland Park – Block 122; Lot 1 (Passaic County File Number SP-16-046)

Members of the Board,

The above referenced site plan dated July 26th, 2016, revised as of August 7th, 2018, was reviewed by the Passaic County Planning Board on August 22nd, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

This amended site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Roads Department at 307 Pennsylvania Avenue, Paterson, NJ 07503, (973) 881-4500. The Roads Department staff will determine the required permits along with the amount of bonds that must be posted in order to do work within the County right-of-way. The applicant may be required to submit a traffic control plan to the Roads Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer Northeast Property Investments, LLC
Robert C. Hess, Esq. MCB Engineering Associates, 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
Director

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

August 23rd, 2019

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Minor Subdivision Review – SMS Realty Subdivision; 1599 Paterson-Hamburg Turnpike,
Wayne; Block 3303, Lots 11 & 12 (Passaic County File Number 17-004)

Members of the Board,

The above referenced subdivision plat dated January 12th, 2017, revised as of July 3rd, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 2019 pursuant to the provisions of the Passaic County Subdivision Resolution.

This amended minor subdivision application has been granted **unconditional approval**.

Best regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
A. Michael Rubin, Esq.
File

SMS Real Estate, LLC
William J. Darmstatter

Calvary Gospel Church
James P. Cutillo



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

August 23rd, 2019

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – SMS Realty Building Addition; 1599 Paterson-Hamburg Turnpike,
Wayne; Block 3303, Lots 11 & 12 (Passaic County File Number SP-17-017)

Members of the Board,

The above referenced site plan dated January 12th, 2017, revised as of July 3rd, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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 clarify the proposed connection into the 15" RCP extending to Paterson-Hamburg Turnpike. The site must be designed to pond up to 6" prior to any stormwater runoff from the site, prior to any overflow to the Paterson-Hamburg Turnpike drainage system. The applicant must apply for a Storm Drain Connection permit, which will require the approval of the Board of Chosen Freeholders.

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.
File

SMS Real Estate, LLC
William J. Darmstatter

Calvary Gospel Church
James P. Cutillo



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

August 23rd, 2019

Totowa Planning Board
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – Proposed Medical Office Building (NJDC Urban Renewal); 169 Minnisink Road, Totowa; Block 154, Lot 19.03 (Passaic County File Number SP-19-004)

Members of the Board,

The above referenced site plan dated February 28th, 2018, revised as of July 15th, 2019, and the “Roadway Improvement Plans” dated January 17th, 2019, revised as of July 31st, 2019, were both reviewed by the Passaic County Planning Board on August 22nd, 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:

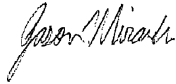
1. The original submission included a traffic study stating that there would be a signal at the intersection of Public Way ‘B’ and Minnisink Road. As there are no longer any plans for a signal, the driveway shall be re-designed to include a raised driveway apron as is typically required for unsignalized intersections.
2. The crosswalk across Minnisink Road must be revised to show the ladder bars parallel with traffic.
3. The applicant must provide a hard copy and .pdf copy of the referenced construction plans submitted to NJDO. All proposed improvements to section under NJDOT jurisdiction must be shown on the plan sets, which shall also note the jurisdiction line.
4. The installation of sidewalk along the property frontage of Lot 19.02 was a condition of the approval of the original subdivision (17-016) of the entire redevelopment site, and was included on the approved site plan for the data center application (SP-17-059). The sidewalk must be installed by the applicant.
5. The applicant must submit a four-party agreement for County review, pertaining to the proposed signal at Minnisink Road and Vreeland Avenue.

Passaic County Planning Board
Proposed Medical Office Building (SP-19-004)
169 Minnisink Road, Totowa
Block 154, Lot 19.03

6. The applicant must submit a three-party agreement for County review, pertaining to the proposed signal at Minnisink Road and Public Way 'A'.
7. If Road B is to be an unsignalized intersection with Minnisink Road, then left-out turns must be prohibited. Those turns can be made at the signalized intersection with Road A.
8. The applicant must provide confirmation from NJDOT that no improvements are being required at the intersection of Minnisink Road and the I-80 eastbound exit ramp.
9. Regarding the proposed low impact development practices, the plans must show the location of the noted improvements and include associated construction details.

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
Dynamic Engineering Consultants, PC

NJDC Urban Renewal, 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
Director

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

August 23rd, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Fabric Plus; 840 Main Street, Paterson; Block 5605, Lot 3 (Passaic County File Number SP-19-023)

Members of the Board,

The above referenced site plan dated May 17th, 2018, revised as of July 29th, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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:

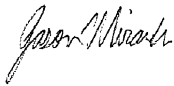
1. The architectural plans must be revised to note the right-of-way line of Main Street. The proposed cantilevered section of the building, the columns, and the footings must all be entirely outside of the County right-of-way.
2. The submitted turning templates show entering and exiting vehicles colliding with each other. The driveway must be revised to eliminate this conflict. The applicant must clarify whether there would be any truck traffic to the site, as the driveway as currently proposed would not accommodate trucks.
3. The plans must clearly indicate that all curbing and sidewalk will be replaced. This must be delineated on the plans.
4. The entire site driveway must be covered by the requested raised apron. The existing apron cannot remain.
5. Regarding the crosswalk across Main Street, the ladder bars must be parallel with traffic and the transverse lines must be removed.
6. The drainage calculations are still not acceptable. The applicant is proposing 558 cubic feet, but needs 914 cubic feet of storage.

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

7. The applicant has proposed to remove the cellar door. The applicant must verify the presence of any vaults underneath the sidewalk. There must be no underground structures in the County right-of-way.
8. The applicant must provide the Corridor Enhancement Fee of \$992.00 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
Koestner Associates

Tahqiq Abbasi
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

August 23rd, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Allied Brothers Tri-State Builders; 20 Parish Drive, Wayne; Block 703, Lot 38
(Passaic County File Number SP-19-035)

Members of the Board,

The above referenced site plan dated January 29th, 2019, revised as of July 3rd, 2019, was reviewed by the Passaic County Planning Board on August 22nd, 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 a survey, signed and sealed by a licensed surveyor.
2. The site plans must be revised to show any existing roof leaders and their connecting pipes.
3. The applicant must provide a “STOP” sign and double yellow centerline at the driveway. All striping must be thermoplastic.
4. The applicant must provide the Corridor Enhancement Fee of \$665.00 payable to Passaic County.

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

Best regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Donald G. Matthews, Esq.
James P. Cutillo

Allied Brothers Tri-State Builders, LLC
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
Director

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

August 23rd, 2019

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

Re: Site Plan Review – Hemlock Road Subdivision; 155 Long Hill Road, Little Falls; Block 178, Lot 2 (Passaic County File Number 19-007)

Members of the Board,

The above referenced subdivision plat dated December 6th, 2016 was reviewed by the Passaic County Planning Board on August 22nd, 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.

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

1. The Township must submit the Hemlock Road improvement plans for County review prior to the issuance of any unconditional approval of this subdivision application.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer Township of Little Falls
Sacred Heart Armenian Catholic Church of Paterson
Joseph M. Wenzel, Esq. Frank Krupinski, PLS File