



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, August 8, 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: William Gervens; Joseph Metzler; County Engineer Jonathan Pera; Steven Edmond, Alternate (voting for Kenneth Simpson), Stephen Martinique; Terry Duffy, Freeholder.

OTHERS PRESENT: Shabbir Q. Shehabuddin, Planning Board Counsel (sitting for John Abdelhadi); Michael Lysicatos, Planning Director; Jason Miranda, Senior Planner; Salvatore Presti, Planning Intern.

MINUTES: The minutes of the July 11, 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.

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

- Technical studies of Paterson-Newark Transit Market Study are underway, with the goal of understanding the transit market in Paterson as well as patterns in Passaic and Essex Counties. The project is advancing towards the establishment of a technical advisory committee in September.
- A pop-up event in Paterson yielded results showing there is a strong demand for direct bus routes between Hackensack and Paterson, demonstrating a demand for better transit services along the proposed Passaic-Bergen rail corridor.
- The department is applying for opportunity zone grants from the EDA in four municipalities to identify ways to attract businesses to the county.

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

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

DEVELOPMENT REVIEW

SP-19-020 – The Manor at Totowa – 102 Shepherds Lane, Totowa

This is a previously withheld application in which the applicant has proposed to construct a three-story apartment building attached to an existing three-story building. The existing building is currently used in a supportive/educational capacity for the Diocese of Paterson. There are a total of 120 residential units proposed. The site does not have frontage along a

County road. The current lot was created as part of a corresponding subdivision application (19-005), which was recently approved.

All access to the site and the proposed 303 parking spaces will be via Shepherds Lane. Parking will be divided between a surface lot and a proposed garage on the ground floor of the proposed building. The applicant has submitted a traffic study arguing that no traffic signal, or other mitigation, is necessary at the intersection of Shepherds Lane with Union Boulevard. Stormwater collected via inlets on-site will connect to an on-site detention basin, with an overflow connection to the municipal drainage system along Cumberland Avenue. The applicant has also proposed an additional inlet to mitigate stormwater flow along a spillway that extends to the cemetery property to the south.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit an improvement plan for the intersection of Shepherds Lane and Union Boulevard. The plan shall include bump-outs to physically restrict traffic to one lane in each direction along Shepherds Lane. The applicant must submit copies of any required NJDEP permits.

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

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

Staff explained that this is a new 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 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 jughandle 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 jughandle.

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, nine (9) common crapmyrtles, and 25 Leyland cypresses.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide verification that the half of the Master Plan right-of-way, extending for 50' from the centerline, has been dedicated along the Paterson-Hamburg frontage of the site. If not, the required dedication must be provided by the applicant. 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 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 applicant shall provide a dedication along the Alps Road Extension frontage of the site to accommodate the County's construction plans. In lieu of installing sidewalk and curbing along the Paterson-Hamburg Turnpike frontage of the site, the applicant shall provide the necessary dedication along that frontage to accommodate the County's construction plans. The applicant must provide concrete sidewalk, a minimum of 5' in width, and curbing (per County detail) along the entire Berdan Avenue frontage of the site. The applicant must provide raised driveway aprons across the Berdan Avenue driveway, in accordance with County detail. 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 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. 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. 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; 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. 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 diagram on next slide); and c) The word "YIELD" must be added to the pavement marking in advance of the yield bar. The applicant must provide the Corridor Enhancement Fee of \$32,998.00, made payable to Passaic County. It is recommended that the applicant meet with County staff to discuss the Board's comments and further coordination on the County construction project.

Commissioner Edmond asked when the signing and striping will be completed at the driveways. County Engineer Pera responded that the signs in question are recommended to be replaced at construction, despite the County project underway. Commissioner Edmond recommended that the shade trees be delayed until after the project, and if the new striping of the parking lot can be completed in a manner that does not have to be redistributed when the County constructs the jughandle improvement project.

Mark Semeraro, attorney for the applicant, stated that the site is under condemnation for the jughandle and as such the compensation for that would be included in the cost for the re-aligning of parking spaces. Mr. Semeraro stated that the jughandle overlay does not conflict with the improvements proposed to the site. Mr. Semeraro asked that the applicant not be required to bear the cost of re-striping prior to condemnation. County Engineer Pera commented that there are still jughandle elements being worked out, but once that is finalized there will need to be a formal striping plan.

Commissioner Edmond asked about demolition. Mr. Semeraro stated that the demolition of part of the CVS structure, as well as the Macy's structure, will result in about 5,000 square feet of space being lost. County Engineer Pera commented that the projects will not start and end at the same time, so it is imperative that the plans be coordinated.

Bryan Hekemian, an agent for the owner, stated that the plans work with the jughandle as is and that the applicant has shown cooperation with the County. Mr. Semeraro emphasized that the plan has had the same jughandle included for years, which should lay to rest any engineering concerns. Mr. Semeraro asked if a conditional approval could be granted based on the comments laid forth by staff. Commissioner Gervens expressed support for a conditional approval. Staff recommended that the application be withheld until areas of concern are further addressed.

A motion was made for a conditional approval by Freeholder Duffy, and seconded by Commissioner Metzler. A roll call vote was called. Stephen Martinique voted in the affirmative. The vote was then suspended.

A motion for a recess was made by Commissioner Metzler and seconded by Commissioner Martinique. The vote was passed unanimously, and the recess began at 5:42 PM. The meeting was resumed at 5:44 PM. Commissioner Gervens called the meeting back to order. Commissioner Martinique seconded.

Mr. Semeraro requested that the Board withhold approval of the application until the applicant had time to review the Board's comments. Mr. Semeraro also requested that the Board consider the application at the next Board meeting, when the applicant will provide a response to the comments. Planning Director Lysicatos stated that staff will schedule an appointment to meet with the applicant prior to the next Planning Board meeting.

Freeholder Duffy rescinded his motion for a conditional approval.

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

SP-19-018 – The Cestone Building – 238 Paterson Avenue, Little Falls

Staff explained that this is a previously withheld plan application in which the applicant has proposed to construct a two-story, mixed-use building. The application was withheld by the Planning Board on May 16, 2019 with 9 conditions.

Access to the site will be via Jackson Avenue which is a municipal street. There will be a total of 9 on-site parking spaces. The applicant has proposed to remove an existing curb cut along the Paterson Avenue frontage. The applicant has proposed to replace existing sidewalk and curbing along the Paterson Avenue frontage. The applicant has proposed to provide a sidewalk from the front sidewalk along Paterson Avenue to the rear parking lot. The site slopes slightly away from Paterson Avenue. Roof leaders will connect to a proposed on-site dry well. The dry well has an overflow connection to the Paterson Avenue drainage system. The proposed plans indicate that on-site ponding will take place prior to any overflow to the County drainage system. There are two “October Glory” maple trees proposed to be planted along the frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The walkway to the rear of the building should be connected to the walkway to the front sidewalk. The walkway entrance at the Jackson Avenue driveway does not appear to be in a safe location. The plans do not show an ADA-compliant access ramp to the proposed walkway. The applicant must submit storage calculations, based on handling runoff from the entire lot and using a 25-year design storm. There is only 0.15’ of grade difference between the low point and the high point for the on-site ponding. The proposed overflow is not acceptable, since it will “activate” at El. 136.00 and the top of the grate is 138.40. The on-site ponding would never occur. The site shall be designed to allow for up to 6” of on-site ponding prior to any overflow to Paterson Avenue. All pipes in Paterson Avenue must be indicated on the plans. The applicant must provide an explanation on the function of the proposed manhole. The existing bus stop along the Paterson Avenue frontage must be labelled on the plan. The applicant must provide the Corridor Enhancement Fee of \$1,011.00 payable to Passaic County.

Commissioner Edmond requested that the drainage connection be removed, with on-site ponding to take place prior to any runoff. County Engineer Pera added that there should be 6 inches of on-site ponding.

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

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

This is a new site plan application in which the applicant has been required to obtain a variance in regards to a change of use. The site is currently being used as an office building and contractor yard, but was formerly used as a garden center. The applicant has not proposed any

changes to the site. There are three existing buildings on the property: a two-story commercial office building, and two one-story storage buildings. The site is used for the storage of building materials, including mulch, gravel, and top soil. The site has frontage along Ringwood Avenue. Access to the site is provided by an existing driveway on Ringwood Avenue, and the site has 15 existing parking spaces. There is no signing or striping at the site driveway. There is no sidewalk along the Ringwood Avenue frontage, which is consistent with the rest of the corridor.

The submitted site plan does not indicate any existing grading or drainage, although catch basins were observed on the property during a site visit. The property was also observed to have a noticeable slope away from the county right of way. There is existing landscaping, including two shade trees, along the site's frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The plan submitted was done by an architect, but it is incorrectly labeled as a "Property Survey". The applicant must submit a survey, signed and sealed by a licensed surveyor, that shows the required elements for a site plan, such as: a) Grades/contours; b) Curbing or edge of pavement on frontage or across the street; and c) The property lines of the properties between the site and the Ringwood Avenue right-of-way. A centerline, stop bar, and "STOP" sign must be provided at the driveway. A driveway profile, showing a maximum slope of 2% within 50 feet of the right-of-way line, must be provided. A Corridor Enhancement Fee will be calculated upon receipt of a survey, based on the linear frontage of the property along Ringwood Avenue.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE

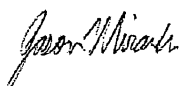
Unconditionally Approved Planning Board Applications

Staff explained that the following applications have received unconditional approval since the previous Planning Board meeting on July 11, 2019:

1. SP-19-013 – Our Lady of the Valley Church (Phase II) – 630 Valley Road, Wayne

ADJOURNMENT: Commissioner Gervens made a motion to adjourn the meeting at 6:11 PM that was seconded by Commissioner Edmond. The motion passed unanimously.

Respectfully submitted,



Jason Miranda for MICHAEL LYSICATOS



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 9, 2019

Totowa Board of Adjustment
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – The Manor at Totowa; 100 Shepherds Lane, Totowa; Block 12, Lot 1.02
(Passaic County File Number SP-19-020)

Members of the Board,

The above referenced site plan dated March 28th, 2019, revised as of July 16th, 2019, was reviewed by the Passaic County Planning Board on August 8th, 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 submit an intersection improvement plan for the intersection of Union Boulevard and Shepherds Lane, showing a one-lane exit including bump-outs to physically restrict traffic to one lane in each direction.
2. The applicant must submit copies of any required NJDEP permits.

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
Paul G. Jemas, Esq.

The Manor at Totowa, LLC
Patrick D. McClellan, P.E.

Joseph J. Staigar, P.E.
File



County of Passaic

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930 Riverview Drive, Suite 250
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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
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FAX (973) 812-3450

August 9, 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 8th, 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 verification that the half of the Master Plan right-of-way, extending for 50' from the centerline, has been dedicated along the Paterson-Hamburg frontage of the site. If not, the required dedication must be provided by the applicant.
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 a dedication along the Alps Road Extension frontage of the site to accommodate the County's construction plans.
5. In lieu of installing sidewalk and curbing along the Paterson-Hamburg Turnpike frontage of the site, the applicant shall provide the necessary dedication along that frontage to accommodate the County's construction plans.
6. The applicant must provide concrete sidewalk, a minimum of 5' in width, and curbing (per attached County detail) along the entire Berdan Avenue frontage of the site.
7. The applicant must provide raised driveway aprons across the Berdan Avenue driveway, in accordance with County detail.
8. The applicant must provide clarification on any conflicts between the proposed Retail B building and the existing sanitary easement that runs beneath it.
9. There is a discrepancy between the property line shown on sheet VT102 (Boundary & Topography Survey) and other plan sheets, which must be addressed.
10. 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.
11. 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.
12. 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;
 - b. The old "DO NOT ENTER" sign must be replaced with an R5-1 sign; and

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

- c. At the intersection of this driveway with the internal access roadway, the faded “ONE WAY” sign must be replaced.

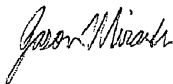
13. The following comments pertain to the one-way, exit driveway onto westbound Paterson-Hamburg Turnpike:
 - a. A second “YIELD” sign must be added on the right side of the driveway;
 - b. A yield line must be added (see attached diagram); and
 - c. The word “YIELD” must be added to the pavement marking in advance of the yield bar.

14. The applicant must provide the Corridor Enhancement Fee of \$32,998.00, made payable to Passaic County.

15. It is recommended that the applicant meet with County staff to discuss the Board’s comments and further coordination on the County construction project.

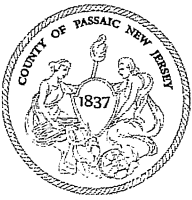
Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

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 9, 2019

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

Re: Site Plan Review – The Cestone Building; 238 Paterson Avenue, Little Falls; Block 227, Lot 3 (Passaic County File Number SP-19-018)

Members of the Board,

The above referenced site plan dated March 20th, 2019, revised as of July 18th, 2019, was reviewed by the Passaic County Planning Board on August 8th, 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:

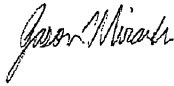
1. The walkway to the rear of the building should be connected to the walkway to the Paterson Avenue sidewalk. The walkway entrance at the Jackson Avenue driveway does not appear to be in a safe location. The plans do not show an ADA-compliant access ramp to the proposed walkway.
2. The applicant must submit storage calculations, based on handling runoff from the entire lot and using a 25-year design storm.
3. The pipe connection between the drywell and the storm drain inlet on Paterson Avenue must be removed. There is only 0.15' of grade difference between the low point and the high point for the on-site ponding. The proposed overflow is not acceptable, since it will "activate" at El. 136.00 and the top of the grate is 138.40. The on-site ponding would never occur. The site shall be designed to allow for up to 6" of on-site ponding before any runoff may occur. All pipes in Paterson Avenue must be indicated on the plans. The applicant must provide an explanation on the function of the proposed manhole along Paterson Avenue.
4. The existing bus stop along the Paterson Avenue frontage must be labelled on the plan.

Passaic County Planning Board
The Cestone Building (SP-19-018)
238 Paterson Avenue, Little Falls
Block 227, Lot 3

5. The applicant must provide the Corridor Enhancement Fee of \$1,011.00 payable to Passaic County.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
John J. Veteri, Jr., Esq.

Cestone Associates, LLC
David Fantina, P.E.

File



County of Passaic

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
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FAX (973) 812-3450

August 9, 2019

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

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

Members of the Board,

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

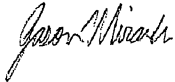
Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The plan is incorrectly labeled as a “Property Survey”; it must be labelled as a site plan.
2. The applicant must submit a survey, signed and sealed by a licensed surveyor, that shows the required elements for a site plan, such as:
 - a. Grades/contours;
 - b. Curbing or edge of pavement across the street; and
 - c. The property lines of the properties between the site and the Ringwood Avenue right-of-way.
3. A centerline, stop bar, and “STOP” sign must be provided at the driveway.
4. A driveway profile, showing a maximum slope of 2% within 50 feet of the right-of-way line, must be provided.
5. A Corridor Enhancement Fee will be calculated upon receipt of a survey, based on the linear frontage of the property along Ringwood Avenue.

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

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

Best regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer

Richard Cording

File