

**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, February 07, 2019
930 RIVERVIEW DRIVE, SUITE 250, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:00 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; William Gervens; Stephen Martinique; Joseph Metzler; Nakima Redmon; Steven Edmond, Alternate (non-voting); County Engineer Jonathan Pera; Freeholder Deputy Director Sandy Lazzara, Alternate.

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Acting Planning Director; Jason Miranda, Senior Planner; Mike Donnelly, Assistant Planner.

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

- Passaic County turns 181 years old today, having officially become a county on this date in 1838.
- The Department is working towards finalizing the scope of work for the Morris Canal Greenway project, with February as a target for the scope to be sent out for design. This is the fourth and one of the final phases in the spending of a \$3m grant for this project.
- The Department is coordinating the implementation of the Green Stormwater Infrastructure Element. Staff will be presenting it at NJ Future's Redevelopment Forum in March and at the County Planners Association's monthly meeting. NJDEP is considering requirements for Green Infrastructure on all major developments.
- Committees in the New Jersey legislature have been discussing the possibility of expedited development review, which would allow applicants to pay an additional fee for a required 10-business day turnaround.
- The County will be working with NJTPA on concept development for Main Avenue in Passaic. Several concepts for reconstructing the roadway will be vetted and a preferred alternative selected.
- Starting tonight, Assistant Planner Michael Donnelly will be handling the minutes at Planning Board meetings.

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

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

MINUTES: The minutes of the January 24, 2019 meeting were read. Commissioner Edmond noted that he was listed as non-voting in those minutes, but that he did vote in place of Commissioner Martinique. Commissioner Gervens made a motion to accept the minutes with the requested correction. The motion was seconded by Commissioner Redmon. The minutes as noted above are officially adopted. Commissioner Martinique abstained from voting.

DEVELOPMENT REVIEW

SP-18-046 – Kinder Kastle – 871-879 Clifton Avenue, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 10,874 sq. ft. child day care facility. An existing commercial building and two dwellings on the site will be demolished. The site is located along Clifton Avenue near the intersection with Van Houten Avenue. The application was withheld by the Planning Board on January 10th with 5 conditions.

All access to the site would be via a full-access driveway along Clifton Avenue. The site will have a total of 21 off-street parking spaces. The parking lot will front Clifton Avenue, with the building to be located towards the rear of the site. Staff have identified a potential concern that the number of parking spaces and site layout will not be adequate for pick-up and drop-off procedures, and could result in an adverse impact to Clifton Avenue. The applicant has previously requested a waiver to allow access to the property from Clifton Avenue, stating that the slope of the property will not allow access from Kenyon Avenue. The siting of the building is limited due to the presence of a culvert running through the property. The site is sloped slightly towards Clifton Avenue.

The applicant has proposed to install a trench drain at the driveway in order to prevent stormwater runoff into the right-of-way. Additionally, an inlet will be installed at the northeasterly corner of the site. Weasel Brook, as a boxed culvert, runs underneath the site. Drainage will connect into a subsurface detention system, which will have an overflow connection into Weasel Brook. The applicant has proposed to plant three Okame cherry trees along the Clifton Avenue frontage of the site, outside of the right-of-way. Additionally, five pin oak trees will be planted along Kenyon and Henry Streets.

Staff explained that the applicant has satisfied all previous conditions, with the exception of the waiver that is still required from the Board.

County Engineer Pera added that a minimum of 8 parking spaces should be designated as pickup/drop-off only. The 8 spaces cannot include the proposed handicapped space, which must not be restricted for either employees or pick-up/drop-off.

The project engineer, Matthew Clark of MCB Engineering, was sworn in. Mr. Clark explained that the cross section shows a 33% slope, which was done because the City of Clifton asked for reinforcement of the slope.

Commissioner Edmond referenced the grading plan and requested why the applicant is infilling and creating a self-imposing hardship by proposing to elevate the front of the lot.

Mr. Clark stated that the rear of the lot is at 141 feet, and that by grading down to 134 feet in the rear of the lot there would need to be a 7 foot retaining wall behind the building where the playground will be. Mr. Clark added that the portion of the site adjacent to Kenyon Street, where a driveway would potentially be added, is at a lower elevation than the rest of the site. Mr. Clark concluded that the proposed Clifton Avenue driveway is optimal given the topography of the site.

The applicant's traffic engineer, Matthew Seckler of Stonefield Engineering, was sworn in. Mr. Seckler stated that emergency access would be compromised if Kenyon Street was used for the driveway as it would force emergency vehicles to make two hard right turns at 180 degrees, and would be difficult for a fire truck to use.

Commissioner Edmond recommended that the Board grant the waiver on the condition that the applicant submit a written request summarizing the arguments presented to the Board.

Commissioner Martinique made a motion to **grant** the waiver, allowing the proposed driveway along Clifton Avenue, on the condition that a written request is submitted for staff review. Commissioner Redmon seconded that motion. The motion passed unanimously.

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

SP-17-049 – Fattal’s Syrian Bakery – 967-977 Main Street, Paterson

Planning Board Counsel Abdelhadi recused himself from the review of this application.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish an existing two-story building along Main Street and a 2½-story dwelling to the rear of the site in order to construct a 2,064 sq. ft. building addition and a parking lot expansion. The application was withheld by the Planning Board on October 24th, 2017 with 8 conditions.

There will be a total of 35 parking spaces on the site, an increase from the existing 25 spaces. The applicant has proposed two driveways along Main Street: an entrance-only driveway to the north and an exit-only driveway to the south, both with rolling gates. The proposal includes the removal of asphalt in two areas near the front of the property to be replaced with grass. However, these grass areas are not to be curb separated. Per Board request, the applicant has proposed to replace the existing curbing and sidewalk along Main Street. The site is sloped slightly towards Main Street at the location of the proposed driveways; inlets on-site connect into the County’s drainage system along Main Street. The submitted plans do not indicate how stormwater runoff will be prevented from entering the County right-of-way. The applicant has proposed to plant three hedge maple trees along the Main Street frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. There must be no stormwater runoff into the County right-of-way. All runoff towards the right-of-way must be collected on-site. It is recommended that trench drains be provided at both driveways. The hedge maple tree is not recommended due to invasive traits. The applicant should coordinate with County staff on recommended tree species. The landscaped islands should be curbed and include plantings in addition to grass. The signs should state “NO STOPPING OR STANDING”. The sign to the south should be on the applicant’s side of the property line. The sign to the north should be placed on the north side of the northerly driveway, on the applicant’s side of the property line. There must be two “DO NOT ENTER” (R5-1) signs at each driveway, per previous comment. The “ONE WAY” signs must be located closer to Main Street. The plans must match the detail for the raised driveway apron, including a raised sidewalk and no driveway radius. The note should state that both curbing AND sidewalk will be replaced along the entire frontage. The plans must delineate the extent of the curbing and sidewalk replacement. The applicant should provide details on the operations of the proposed rolling gates, which should include information on hours of operation and how the gates will provide access to vehicles entering the site. There should be a note on the plan indicating the hours of operation of the gate. The graphic scale must be corrected to match what is shown on the plan.

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

SP-18-036 – Rooming House – 161 Lexington Avenue, Passaic

Planning Board Counsel Abdelhadi returned to the meeting.

This is a previously withheld site plan application in which the applicant has proposed to construct a driveway along the southerly side of the property, as well as a parking area and a two-car garage at the rear of the property. No structural modifications or changes to the existing three-story building are proposed. The first and second floors of the building each contain a two-bedroom apartment. The third floor contains 12 rooming house units. The application was withheld by the Planning Board on December 13th, 2018 with 5 conditions.

The applicant has requested a waiver to allow for a driveway within 10 feet of the property line. The parking area and garage will provide on-site parking for four vehicles and be reserved for use by the occupants of the two-bedroom apartments. The applicant will provide a 3-foot maximum retaining wall along the property line and, if needed, a 3-foot bollard in front of the neighbor's fence and one in front of the building to protect it from damage from cars traveling on the driveway. Lexington Avenue has on-street parking on both sides and has been designated a bike/pedestrian priority route. Construction of the 12-foot curb cut will result in the loss of on-street parking. The applicant has proposed to install a trench drain at the driveway, which will connect to an adjacent chamber. Roof drains and an additional trench drain further down the driveway will connect to two rear seepage pits. The existing shade tree along the frontage of the site will remain.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The driveway profile must be revised to show a maximum slope of 2% for at least the first 25 feet from the right-of-way line. Drainage calculations, reflecting the enlarged storage capacity of the proposed seepage pits, must be submitted. The entire driveway must be assumed impervious for the drainage calculations. The masonry wall detail must be revised to show the existing and proposed grades on both sides of the wall, noting the location of the property line.

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

SP-18-041 – El Sitio Restaurant – 321 6th Avenue, Paterson

Staff explained that is a previously withheld site plan application in which the applicant has proposed to construct a one-story addition of approximately 365 square feet in order to expand the kitchen area of the existing 1st floor restaurant. A 2½-story building, garage, and shed exist on site. There are no changes proposed to the restaurant seating or to the apartments above. The 2nd and 3rd floor each contain one apartment unit. The garage and shed are to remain. The application was withheld by the Planning Board on August 9th, 2018 with 10 conditions.

The applicant has proposed one off-street parking space adjacent to the existing garage. The proposed space will encroach into the County right-of-way with no turn around, requiring any vehicle parked in it to back into or out of the roadway. The applicant has proposed a new driveway apron for the curb cut along 18th Street that provides access to the garage and proposed space. Per Board request, new curbing, sidewalks, and ADA-compliant curb ramps have been proposed. There is existing roof drainage that discharges to 18th Street. The plans do not indicate how stormwater runoff will be prevented from entering the 18th Street right-of-way. The applicant has proposed to plant two shade trees along 18th Street; the species has not been noted.

There are conditions that must be satisfied before the application can be granted unconditional approval. The survey must be corrected to note the property along 18th Street in the City of Paterson. The note must state that all curbing and sidewalk along the 18th Street frontage will be replaced. The boundaries of the curbing and sidewalk must be clearly delineated on the plans. The proposed on-site parking space must be eliminated from the plans, as the space would encroach into the County right-of-way and require vehicles to back into or out of the right-of-way. The extension of the driveway apron to the north of the existing garage along 18th Street must be eliminated from the plans, which should show curbing and sidewalk in accordance with the County detail at that location. The existing driveway should be upgraded to a raised driveway apron in accordance with County detail. The plans must show all roof leaders. There must be no stormwater runoff from the site into the 18th Street right-of-way. The proposed planting strip should be a minimum of 5' in width. The species of the proposed shade trees must be noted on the plans. The existing fence line must be moved in order to be located entirely on the site. The applicant must apply for and receive an encroachment permit in order to allow the existing 2nd floor overhang and, if it is to remain, the existing concrete wall at the northerly end of the site. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

Chairman Simpson added that the survey and site plan should note the street as "E. 18th Street".

Chairman Simpson asked whether the curb cut is existing and if the applicant is proposing to widen it. Staff clarified that the curb cut currently extends the width of the garage, but is proposed to be extended to the property line in order to accommodate the proposed parking space. As the comments are requiring the space to be eliminated, the proposed extension should also be eliminated from the plans.

Chairman Simpson questioned whether the curb ramps at the intersection are designed correctly. Staff added a comment that the curb ramps must be designed per ADA standards.

Commissioner Edmond noted that the 2nd floor overhang is not shown on the survey.

Chairman Simpson noted that the supports for the building's ventilation system, which encroach into the right-of-way, should be examined by an engineer to verify their structural integrity.

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

SP-18-063 – Warehouse and Proposed Retail – 441 Newark-Pompton Turnpike, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a one-story retail building. The building will have 12,810 sq. ft. of ground-floor retail. There are two existing, one-story buildings on the site; a 28,859 sq. ft. warehouse that will remain, and a two-story brick structure that will be demolished. The site has frontage along Newark-Pompton Turnpike. The application was withheld by the Planning Board on December 13th, 2018 with 8 conditions.

The applicant has proposed a total of 67 new parking spaces for the retail building. Parking will be accessed from two driveways, both via curb cuts along Newark-Pompton Turnpike. One driveway is already existing and is used to access the existing warehouse building. The second driveway is proposed. An existing curb cut that accesses the to-be-demolished brick building will be closed. Per the Board's recommendation, new curbing and sidewalks with connections to the site's internal walkways have been proposed. The rear of the property is located along the Pompton River. There is an existing

stormwater collection system associated with the existing warehouse building that will be used to collect stormwater runoff from the proposed retail building. Inlets from the parking lot and roof will feed into the existing underground storage basin. There are six "Green Mountain" sugar maple trees proposed to be planted along the frontage of the site. The proposed path of the Morris Canal Greenway runs through the rear of the site, for which the client must still provide a copy of the easement.

There are conditions that must be satisfied before the application can be granted unconditional approval. The sidewalk must be a minimum of 5' in width. The applicant must provide raised driveway aprons, including sidewalk, at both driveways. The proposed landscaping, which should include shade trees, must be shown on the landscaping plan. The applicant should provide an access easement for the Morris Canal on the existing North Jersey District Water Supply Commission easement. The applicant must provide the Corridor Enhancement Fee of \$5,871.00 payable to Passaic County.

Acting Planning Director Lysicatos noted that the Morris Canal Greenway, mentioned previously in the Director's Report, runs through this property.

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

19-002 – DeCindio Subdivision – 117 Hillcrest Avenue, Woodland Park

This is a new minor subdivision application in which the applicant has proposed to subdivide the existing lot in order to create a total of two lots (3.01 & 3.02). A single-family dwelling will be constructed on proposed Lot 3.02, which is currently vacant with no structure. Proposed Lot 3.02 will have frontage along Whittaker Avenue, while the remainder lot 3.01 will have frontage along Hillcrest Avenue. There is no frontage along any County roadways. The applicant has proposed to construct a driveway with a new curb cut along Whittaker Avenue, which is a dead-end street with no existing sidewalks. No sidewalks or plantings have been proposed. The applicant has proposed to construct a seepage pit on the new lot with roof leader connections. There is no impact to county drainage systems.

Staff explained that the application does not pose any impact to County facilities and recommended that it be granted unconditional approval.

Commissioner Redmon made a motion to grant **unconditional approval** to the minor subdivision application. Vice Chairman Diaz seconded that motion. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS

2018 Annual Report – Development Review

Senior Planner Miranda presented the 2018 Annual Report for Development Review, highlighting site plan and subdivision review statistics from 2018 in relation to the trends of recent years. The report and presentation are attached to these minutes.

2018 Annual Report – Corridor Enhancement Program

Acting Planning Director Lysicatos presented the 2018 Annual Report for the Corridor Enhancement Program. The report included up-to-date details on the funds of the Corridor Enhancement Program, a summary of 2018 expenditures, and anticipated projects for 2019 and 2020. The report and presentation are attached to these minutes.

Chairman Simpson congratulated the Board and Department on a successful 2018.

CORRESPONDENCE – None.

ADJOURNMENT

Commissioner Metzler made a motion to adjourn the meeting at 6:34 PM that was seconded by Commissioner Martinique.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Donnelly", with a long horizontal line extending to the right.

Michael Donnelly for

MICHAEL LYSICATOS



Land Development Summary, 2018

Passaic County Department of Planning & Economic Development

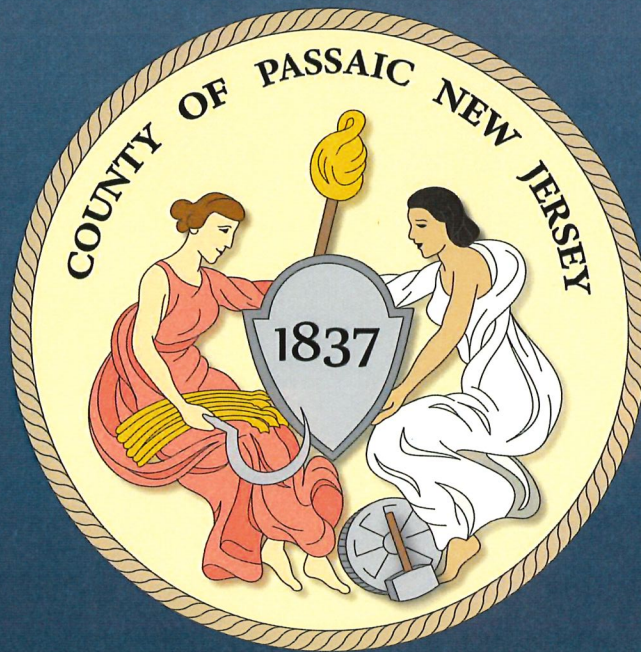
In 2018, the Passaic County Planning Board received 126 applications related to land development (125 were received in 2017). The overall number of submissions was 12.2% higher than the average for the years 2014-2017. The Planning Board reviewed a total of 102 applications, 77 of which were new applications (68 SP, 9 SD), 20 of which had previously been withheld, and 5 of which were amendments to previously approved applications. The remainder of the applications (24 out of 126) had received conditional approval prior to 2018. The number of applications which appeared before the Planning Board in 2018 was 8.5% greater than the 2014-2017 average.

There were a total of 18 subdivision applications received during the course of the year, down from 21 in 2017. Final approval was granted to 10 subdivisions. Of the 10 approved subdivisions; 4 were for residential properties, 3 were for mixed-use properties, 2 were for commercial properties, and 1 was for an industrial property. The resulting net increase in the number of building lots was 11. The total number of subdivisions approved in 2018 was down from 14 approved in 2017, but in line with other recent years.

A total of 108 site plan submissions were received. This represents a 3.8% increase from 2017 and exceeds the 2014-2017 average by 17.4%. Final approval was granted for 49 site plans, 6.5% greater than in 2017 and 19.5% higher than the 2014-2017 average. Site plan submissions from all municipalities, with the exception of Haledon and Prospect Park, were reviewed in 2018. Wayne had the most, 31, followed by Paterson with 24 and Clifton with 11. This trend was largely mirrored in approvals: There were 16 approved in Wayne and 13 approved in Paterson. The approved site plans accounted for an additional 373 dwelling units, 471,437 square feet of commercial space, 77,707 square feet of impervious area, and a reduction of 447 off-street parking spaces. The additional impervious area represents a 78.2% reduction from the total created in 2017. All major use types were represented: retail projects were the most common, with 13 of the 49 approved site plans being solely of that use. The breakdown for the remaining approvals is as follows: 11 institutional, 8 industrial, 7 mixed-use, 5 residential, 3 telecommunications facilities, and 2 storage facilities.

A total of \$243,283.80 in fees was collected in 2018. Of that, \$94,431 came from development review fees and \$148,852.80 came from contributions to the Corridor Enhancement Program (CEP). The total collected fees is down by 20.9% from 2017, although an increase of 27.1% from the 2014-2017 average. Although fees collected from the Corridor Enhancement Program decreased by 35% from 2017, the total was still higher than in other recent years. There was an increase of 20.2% in development review fees collected compared to 2017.

Corridor Enhancement Program Annual Report



2018

PASSAIC COUNTY PLANNING BOARD

ACTING DIRECTOR, MICHAEL LYSICATOS, AICP/PP

Introduction

On April 12th, 2005, the Passaic County Board of Chosen Freeholders adopted Resolutions amending the Passaic County Site Plan and Subdivision Resolutions and creating the Passaic County Corridor Enhancement program. On July 24th, 2008, the Passaic County Planning Board adopted the Passaic County Corridor Enhancement Plan as an element of the Passaic County Master Plan to implement the program. The Corridor Enhancement Plan was amended on June 5th, 2014, expanding the program to all County roads and creating new districts. Every municipality within the County is a separate district. Subsequently, the Site Plan and Subdivision Resolutions were amended on August 19th, 2014 to reflect the changes made to the Corridor Enhancement program.

One of the provisions of the Corridor Enhancement Plan is that the County Planning Director, on an annual basis, must submit a written report to the County Planning Board on the status of the Corridor Enhancement Program. The report is to list the amount of money in each district. The report must also provide a summary of any monies expended from the accounts in the previous year.

The Passaic County Department of Planning & Economic Development is pleased to present this report in fulfillment of these requirements. Included is an overview of the program funds and a breakdown by each of the districts. Additionally, a list of proposed activities is included for 2019 and 2020 for review and comment. The projects are implementation activities from the various master plan elements that the Planning Board is charged with developing and adopting in partnership with the Planning & Economic Development staff.

In the year ending December 31st, 2018, there was a total of \$54,552.84 in expenditures and \$148,852.80 in fees collected from the Corridor Enhancement Program. This leaves a total balance of \$87,578.32 for the municipal districts and \$0.00 in the Paterson-Hamburg Turnpike Corridor District, as of February 7th, 2019. Below are brief summaries of the fees that were collected in 2018 and the total balance of each district as of February 7th, 2019.

District	2018 Fees Collected
Bloomingtondale	\$4,530.40
Clifton	\$12,539.00
Haledon	\$0.00
Hawthorne	\$3,561.00
Little Falls	\$2,400.00
North Haledon	\$1,917.00
Passaic	\$1,100.00
Paterson	\$31,252.00
Pompton Lakes	\$15,134.00
Prospect Park	\$0.00
Ringwood	\$1,000.00
Totowa	\$5,457.40
Wanaque	\$3,376.00
Wayne	\$55,777.00
West Milford	\$7,678.00
Woodland Park	\$3,131.00
Total	\$148,852.80

**Passaic County Corridor Enhancement Program
Status Report by District as of February 7th, 2019**

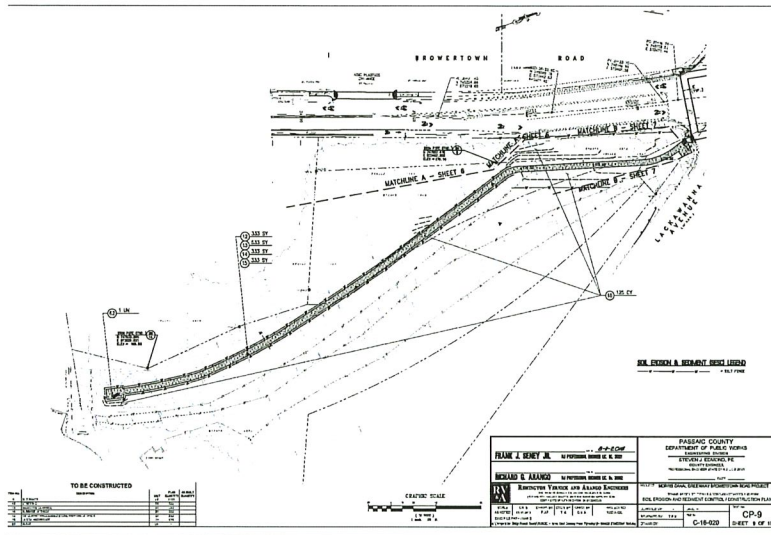
District	Total Amount Available
Bloomingtondale	\$0.10
Clifton	\$518.75
Haledon	\$20,528.80
Hawthorne	\$2,786.10
Little Falls	\$5.60
North Haledon	\$357.40
Passaic	\$1,920.60
Paterson	\$208.91
Pompton Lakes	\$10,092.09
Prospect Park	\$5,473.30
Ringwood	\$6,252.29
Totowa	\$12,082.40
Wanaque	\$21,025.29
Wayne	\$6,304.29
West Milford	\$21.80
Woodland Park	\$0.60
Total	\$87,578.32

County Intersection Summary

County Intersection	Total Amount Collected
Paterson-Hamburg Turnpike Corridor	\$0.00

Corridor Enhancement Activities in 2018

In the year ending December 31st, 2018, there was a total expenditure of \$54,552.84 from the Corridor Enhancement Program. The program was used to fund an array of projects throughout the County.



Funds from the program were used to complete the engineering design for the Morris Canal Greenway improvements along Browertown Road in Little Falls and Woodland Park. The project is slated for construction in the spring of 2018. The design funding allows the County to utilize more than \$740,000.00 in federal funding for construction of bicycle pedestrian facilities to connect the Morris Canal already completed in Woodland Park and Little Falls. Funding was also utilized to complete the design and fabrication of several wayfinding and interpretive maps/signs along the

Greenway route. The signs use the same design elements as the rest of the Greenway through New Jersey. A total of \$3,434 supported this effort.

The Borough of Bloomingdale submitted a request for \$15,075.00 to purchase and install pedestrian crossing signs with warning lights along Main Street. The request was approved and the signs installed and now functional along Main Street / Paterson-Hamburg Turnpike in support of pedestrian safety in the Borough's main commercial district.



Additional funds were used for the implementation of an intelligent transportation systems (ITS) project along Grand Street in Paterson. An additional \$5,000 was utilized to purchase cameras that would interact with the computer systems already installed through a previous grant of \$24,000 to the City of Paterson. The cameras will enable Paterson and County staff to work together in synchronizing the traffic at the Route 19 / Grand Street interchange by monitoring and tracking all traffic movements through artificial intelligence software and interactive reporting software.



The Paterson Safe Streets to Transit NJDOT grant supported project was installed in the fall of 2018. The project installed new sidewalks and improved pedestrian connections from the County Administration Complex along Grand Street to the Paterson Train Station from Railroad Avenue. A previous corridor enhancement expenditure of \$37, 999.79 was used completed design engineering in support of the \$250,000 grant.

The County Planning Department coordinated with the Department of Cultural and Historical Affairs to fabricate signs that would mark the path of the historic Washington – Rochambeau Trail through Wayne, Bloomingdale, Ringwood and Pompton Lakes. The trail is part of a series of roads used by the Continental Army under George Washington during their 1781 march to Yorktown. The trail was highlighted in the Heritage Tourism Element of the Passaic County Master Plan. The project helps cement the County’s legacy in the Crossroads of the American Revolution.

Funds were used to bolster the success of the County’s Complete Streets Program by allocating resources to complete corridor-wide bicycle, pedestrian and traffic safety improvements along High Mountain Road in North Haledon. The project brings traffic calming elements, bicycle facilities and other features aimed at reducing speeds and traffic crashes while providing safer access for the most vulnerable of users. More than \$31,000 has been allotted to complete the projects through the County’s Resurfacing Program which has been a companion to the Complete Streets Program since 2012. The project is expected to be implemented sometime in 2018.

Looking ahead, there are a number of new initiatives that will continue the work that has already been completed through the Wayfinding Program and other smaller-scale bicycle and pedestrian initiatives that address local requests for assistance.

Proposed Corridor Enhancement Activities for 2019-2020:

CMAQ Smart Signal Corridor (Clifton, Haledon, Passaic, Paterson, Wayne) - Design and inspection services - \$400,144

Wayfinding Phase II - \$91,000

- Wayfinding Signage – Preakness Valley Park (Totowa, Wayne)
- Wayfinding Signage – Oldham Road Campus (Preakness Hospital/PCIA/Police Academy/Safety Complex)

Wayfinding Phase II – Entrance Signs - \$163,123

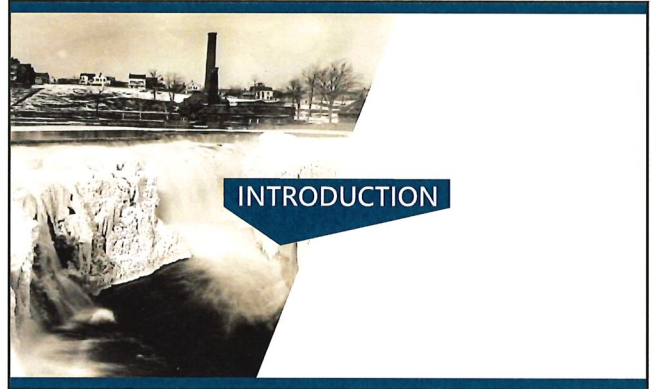
- “Welcome To” signs throughout the county

Morris Canal Greenway, Phase IV - \$250,000 (Wayne, Totowa, Little Falls)

- Design engineering for the fourth phase of the Morris Canal Greenway from Little Falls to Pompton Plains Crossroad along the historic portion of the Greenway currently owned and operated by the NJDWSC. The design will support the use of \$3 million in Regional Transportation Alternatives grant funding received in late 2018.

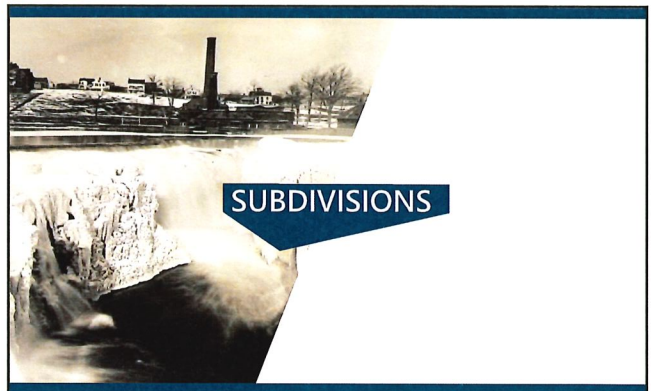


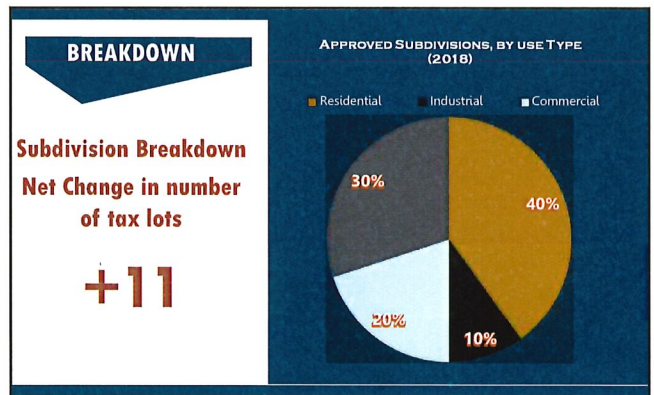
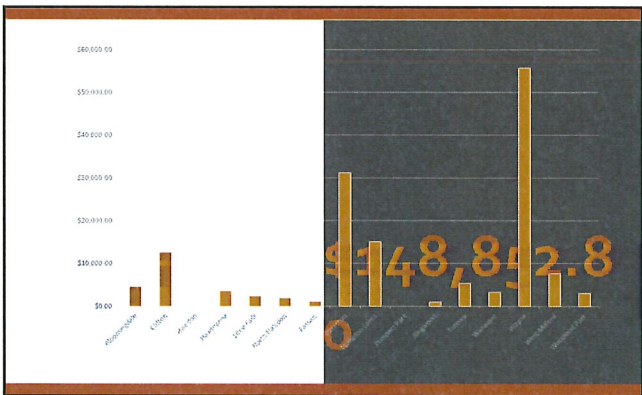
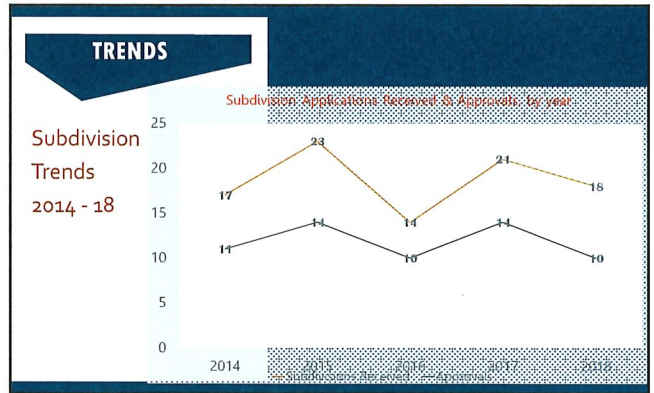
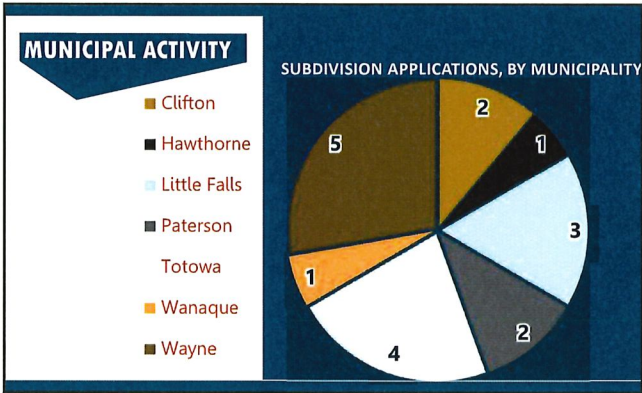
2018 Corridor Enhancement Program Summary
Passaic County Planning Board Meeting
February 7, 2019



APPLICATIONS

Total site plan and subdivision applications reviewed between 2014 to 2018







SITE PLAN ACTIVITY - 2018

In 2018, there were 49 site plan approvals concerning:

- 16,740,326 square feet of land
- +373 dwelling units
- -447 off-street parking spaces
- +471,437 of commercial sq. ft.
- +77,707 sq. ft. of impervious surfaces
- 3 additional cellular communications facilities

SUMMARY

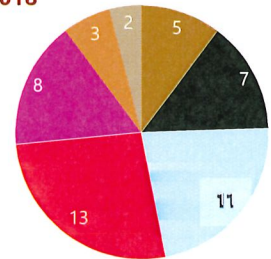
MAJOR DEVELOPMENTS (APPROVED) – 2018

- Belmont Estates – 944 Belmont Avenue, N. Haledon
 - 34 townhouse units on vacant lot
- Peykar Family Properties – 150 Totowa Road, Wayne
 - 459,822 sq. ft. commercial warehouse/office space
- Lakeside Commons – 30 Colfax Ave., Pompton Lakes
 - 4-story, 52-unit apartment building
- Bekdas Realty = 241-251 Crooks Avenue, Paterson
 - 4-story, 48-unit apartment building

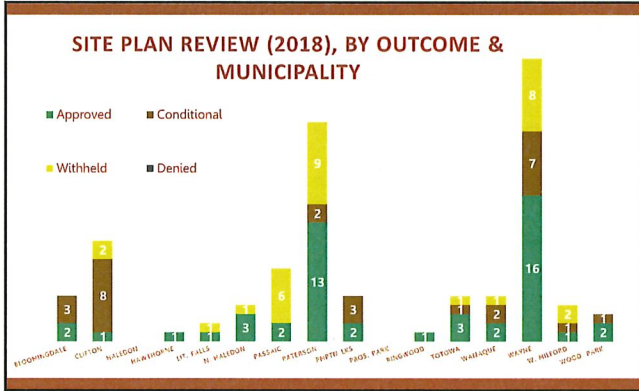
MAJOR DEVELOPMENTS

Breakdown of Approved Site Plans by Use Type, 2018

- Residential
- Institutional
- Industrial
- Storage
- Mixed Use
- Retail
- Telecommunications



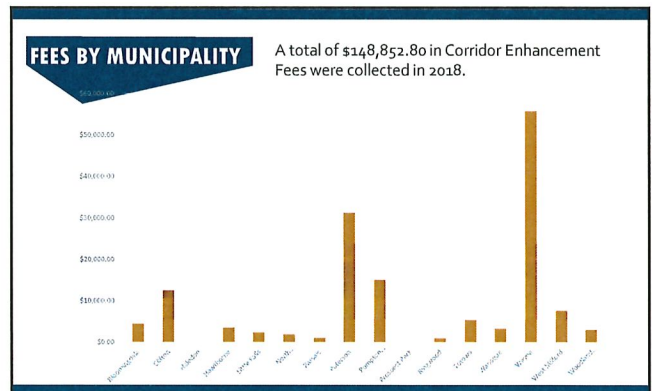
SITE PLAN ACTIVITY 2018

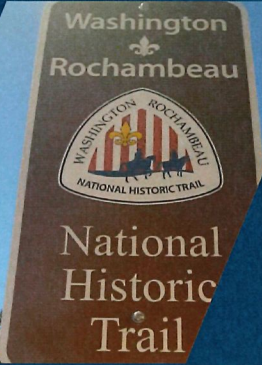


Fees Collected, 2014-2018

Year	2014	2015	2016	2017	2018
Review Fees	\$51,951	\$62,942	\$70,757	\$78,559	\$94,431
Corridor Enhancement Fees	\$44,036	\$128,716.90	\$99,839.20	\$229,129.80	\$148,852.80
Total	\$95,987	\$191,685.90	\$170,596.20	\$307,668.80	\$243,283.80

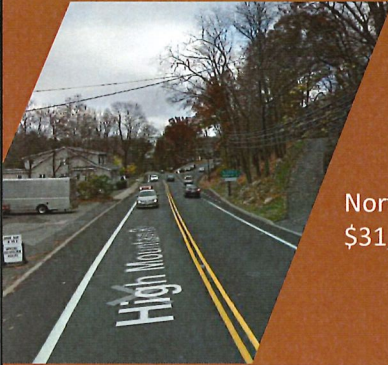
CORRIDOR ENHANCEMENT FEES





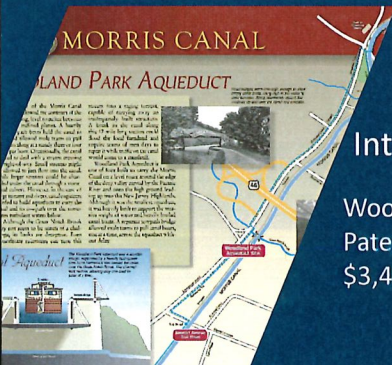
**Washington –
Rochambeau Trail
Signage**

Wayne, Pompton Lakes,
Bloomingdale,
Ringwood
\$3,4662.80



**High Mountain
Road Complete
Streets Project**

North Haledon
\$31,150.00



**MORRIS CANAL
LAND PARK AQUEDUCT**

**Morris Canal
Greenway
Interpretive Panels**

Woodland Park,
Paterson, Clifton
\$3,434.00



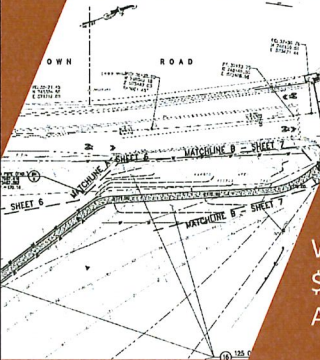
**Grand Street ITS
Project**

Paterson
\$5,000.00
(\$24,000.00 – 2017)



**Bloomington
Main Street
Pedestrian Safety
Signs**

Bloomington
\$15,075.00

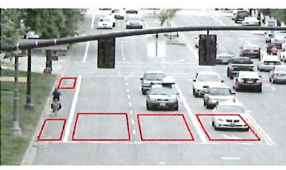



**Morris Canal
Greenway
Browertown Road
Design (Phase II)**

Woodland Park, Little Falls
\$40,725.82 (\$43,925
Allotted)

2019 PROJECTS

CMAQ Smart Signal Corridor
Design (Clifton, Haledon,
Passaic, Paterson, Wayne) -
\$400,144

2019 PROJECTS

Wayfinding Signage – Dey
Mansion and Golf Course
(Wayne, Totowa) - \$91,000




2019 PROJECTS

Wayfinding Signage Phase II
(Multiple Municipalities) -
\$163,123



2019 PROJECTS

Morris Canal Greenway –
Regional TAP Grant (Phase
IV) Design Services -
\$250,000 est.

