



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, July 11, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:03 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: Kenneth Simpson, Chairman; Miguel Diaz, Vice Chairman; William Gervens; Joseph Metzler; Nakima Redmon; County Engineer Jonathan Pera; Steven Edmond, Alternate (voting for Stephen Martinique).

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

MINUTES: The minutes of the June 27, 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:

- Introduction of Salvatore Presti, an intern who will be taking minutes for the current meeting.
- The Board of Chosen Freeholders have taken action on the Open Space Program: all projects that require less than \$100,000 in funding have been approved, and all projects requiring funds over \$100,000 will need to undergo a public hearing later in the summer.
- An Art Walk has been planned, with the intention of introducing art onto Spruce Street in conjunction with the Spruce Street Gateway Project from the Great Falls Circulation Study.
- County staff are considering numerous options to install green infrastructure at county facilities and along county roadways.
- The Paterson-Newark Rapid Transit Market Study is ongoing.

PUBLIC PORTION: Commissioner Gervens made a motion to open the meeting to the public which was seconded by Vice Chairman Diaz. 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-19-014 – Prop. Dry Cleaner – 781 Van Houten Avenue, Clifton

Staff explained that this is a previously withheld plan application in which the applicant has proposed to convert an existing vacant retail building into a dry cleaner. The lot also contains a two-family dwelling. The application was withheld by the Planning Board on May 2, 2019 with 13 conditions.

Access to the site will be via an existing curb cut along Van Houten Avenue. There will be a total of 10 on-site parking spaces. The applicant has proposed to construct a new raised apron at the existing driveway. There is an adjacent driveway on Lot 5, which is built to the property line with the subject property. There is currently a bollard and an asphalt barrier on the property line to prevent vehicles from crossing over. The applicant has proposed to construct a curbed island between the barriers and the driveway. An on-site turnaround is accommodated at the rear of the parking lot. The applicant has proposed partial sidewalk replacement and a new walkway from the frontage to the dwelling. The roof leaders will drain to a seepage pit at the rear of the site. A trench drain at the site driveway will drain to an additional seepage pit. No connections into the County drainage system are proposed. The plans do not show any additional shade trees along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. The plans must delineate a raised sidewalk, a minimum of 4' in width, across the driveway apron. The applicant shall provide a 20' centerline, which must be perpendicular to the "STOP" bar and roadway. The "STOP" bar cannot extend beyond the centerline. The seepage pits must be designed to handle 100% of the runoff from the site, not just the difference between existing and proposed. The applicant must provide a 15' offset from the front property line to the proposed seepage pit. The pipe must be a minimum of 10" in width. The plans do not show any proposed shade trees along the frontage. The signature block for the County Planning Board must be removed from the plans. The plans must be signed and sealed by the referenced project engineer.

Anthony Giambrone, attorney for the applicant, and Frank Mileto, architect for the applicant, were sworn in before the Board. Commissioner Edmond commented on the parking layout of the plans and asked if the angled parking can be reversed. Mr. Mileto stated that the diagonal parking spaces have existed for 20 years, and should remain as customers are used to the layout. It was explained that the business does not rely on walk-in traffic, but ships out to other businesses. Mr. Mileto explained that signs are proposed that will indicate to vehicles to turnaround at the rear of the site rather than back out onto Van Houten Avenue. Commissioner Edmond asked if any consideration has been given to reversing the diagonal parking spots, which would require vehicles to turnaround on-site prior to parking. County Engineer Pera commented that a reversal would result in the loss of a parking space. Mr. Mileto stated that the business is frequented by regular customers that are aware of the parking arrangement, and does not attract "impulse" shoppers.

Mr. Mileto stated that the project engineer has submitted drainage plans and that stormwater will be directed to two on-site seepage pits. Planning Director Lysicatos commented that the drainage system must be designed to handle all, rather than a portion of the site's stormwater runoff. Mr. Mileto stated that a trench drain is proposed at the driveway entrance to prevent stormwater from entering the roadway. County Engineer Pera commented that the drainage calculations must be updated to account for drainage of the entire site.

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

SP-19-033 – Laurel Grove Cemetery – 295 Totowa Road, Totowa

This is a new site plan application in which the applicant has proposed to construct a new mausoleum at an existing cemetery. The mausoleum will have 5,751 sq. ft. of ground-floor coverage. The proposed mausoleum will be built on a vacant area of the site, which has frontage along both Totowa Road and Riverview Drive.

There are currently two driveways along the Totowa Road frontage. There is a westerly driveway, adjacent to the proposed mausoleum, which provides access to existing parking. There is an easterly driveway at the intersection of Totowa Road and Riverview Drive, which is restricted to entrance-only. No changes are proposed to either driveway. There are no driveways along the remainder of the Riverview Drive frontage of the site. The applicant has proposed to construct an internal sidewalk from the parking lot to the proposed mausoleum, as well as around the perimeter of the new structure. There are no proposed sidewalk or curbing improvements proposed along the Totowa Road frontage. The applicant has proposed to install a new inlet near the new mausoleum, but the plans do not indicate where stormwater is collected or if it connects into the County system. There are no proposed landscaping improvements.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The plans must note the existing and proposed impervious area. At the westerly Totowa Road driveway, the applicant must provide a new centerline, "STOP" bar, and "STOP" sign. The centerline must be noted as "double yellow". The "STOP" bar must be noted as "white" and be perpendicular to Totowa Road. All striping must be noted as "thermoplastic". The crosswalk across the Westerly Totowa Road driveway is faded and shall be re-striped per the continental-style. The applicant should provide a barrier-free access ramp from the parking lot to the walkway adjacent to the proposed mausoleum. The plans must show the terminus of the 48" RCP that is noted as "terminus unknown" on the grading & drainage plan. The Corridor Enhancement Fee should be calculated based on a limited frontage, along Totowa Road by the westerly driveway, given the scope of the project and the size of the property. The fee of \$11,306.00 must be provided payable to Passaic County.

Commissioner Edmond asked Planning Board Counsel Abdelhadi if it would be necessary to recuse himself, as his family owns grave plots at the cemetery. Planning Board Counsel Abdelhadi confirmed that Commissioner Edmond did not need to recuse himself. Anthony

Fiorello, attorney for the client, commented that the cemetery was running out of space, hence why they have proposed new construction. Mr. Fiorello stated no objections to the comments made by the staff. Planning Director Lysicatos recommended conditional approval.

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

SP-19-030 – 188 Lafayette Apartments – 188 Lafayette Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a four-story, mixed-use building. The building will have 5,339 sq. ft. of ground-floor retail space. A 60-space parking garage will be located on the ground floor. The 2nd – 4th floors will contain 60 apartment units. A vacant lot and an existing, one-story building, which is to be demolished, currently occupy the site. The site is located within Paterson's Fourth Ward Redevelopment Area. The application was withheld by the Planning Board on June 27, 2019 with 13 conditions.

The applicant has requested a waiver from the Board's requirement to prohibit access along Lafayette Street. The building's garage would be accessed via a new curb cut along Lafayette Street as well as from Montgomery Place, a municipal street. The applicant has proposed to restrict left-hand turns onto Lafayette Street. The curbing and sidewalk along Lafayette Street are to be replaced. The plans indicate that roof leaders will connect to five proposed recharge pits. There are six Zelkova serrata trees proposed to be planted along the frontages of the site: three on Lafayette Street and three on Montgomery Place.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant has requested a waiver to allow the driveway, with left turns onto Lafayette Street to be prohibited. The waiver is recommended by staff on the condition that the right-turn arrow must be accompanied by the word "ONLY" in thermoplastic striping; a raised driveway apron, with raised sidewalk and driveway flares, must be provided and shown on the site plan as per the detail; the applicant must provide additional details on the proposed operation of the garage; the applicant must request a waiver, with a written justification, for any parking spaces proposed within 20 feet of the Lafayette Street right-of-way; the applicant must verify whether the proposed parking satisfies all local requirements; and on-street parking must be prohibited on the westerly side of the driveway, for 20' from the edge of the curb line. "NO STANDING ANYTIME" signs, with arrows, must be provided and the applicant must request the prohibition in writing from the City. The applicant must submit a maintenance agreement, for the proposed lighting within the Lafayette Street right-of-way, for County review. The plans still show door swings encroaching into the County right-of-way. The doors must either be recessed or swing inwards. All striping at the Lafayette Street driveway must be noted as thermoplastic. The "encroachment detail" must be labelled as a "footing detail". The applicant shall coordinate with the local construction official on the footing excavation requirements along property lines with adjacent properties. The drainage system in the garage shall be graded to allow on-site ponding up to 6" before any stormwater flow into the Lafayette Street drainage system is permitted. The shade tree immediately to the west of the driveway must be

moved out of the sight triangle of vehicles exiting the driveway. The applicant must provide the Corridor Enhancement Fee of \$2,253.00 payable to Passaic County.

Commissioner Edmond asked if access to Lafayette Street would be controlled. Planning Director Lysicatos responded that access to the parking lot would be controlled by garage doors.

Commissioner Edmond asked about the distance of the garage door to Lafayette Street. Matthew Evans, architect for the applicant, stated that there is 12 feet to the curb and the revised plan allows for cars to stack up on the curb without impacting traffic. Commissioner Edmond requested that the revised plans show this.

Mr. Evans stated that the door can be recessed by five (5) feet. The door on Montgomery will also be recessed. Commissioner Edmond asked about lighting, and Planning Director Lysicatos explained that the client needs to submit a maintenance or encroachment agreement for the lighting as it is proposed within the County right of way. Mr. Evans asked about the comments regarding site drainage. County Engineer Pera explained that the on-site ponding will allow drainage issues to be detected by the applicant before they can impact public facilities.

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

SP-18-060 – Prop. Bank of America – 1005 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to construct a 3,675 sq. ft. bank building with a drive-through. The existing commercial building and adjacent dwelling will be demolished. The applicant previously proposed a medical office building in addition to the proposed bank, but the medical office building has been eliminated from the plans. The site has frontage along both Paterson-Hamburg Turnpike and Church Lane. The application was withheld by the Planning Board on June 27, 2019 with 9 conditions.

The site will now have a full-access driveway along Church Lane and a right-in, right-out only driveway along Paterson-Hamburg Turnpike. The Paterson-Hamburg Turnpike driveway will be restricted to right-in and right-out turn movements. There will be a total of 21 parking spaces on the site. The applicant has proposed to replace the existing curbing and sidewalk along both frontages of the site. There will be a pedestrian walkway to the entrance of the bank building from Paterson-Hamburg Turnpike. The site slopes slightly towards the Church Lane; a trench drain has been proposed at the southerly of the two driveways. Roof leaders and inlets will connect to an on-site basin. An outlet control structure will connect the system to Paterson-Hamburg Turnpike. The applicant has proposed to plant three “Red Sunset” red maple and three hedge maple trees along the frontages of the site, all outside of the County right-of-way.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The crosswalk bars must be removed from the raised sidewalks. The “STOP” bars must be a minimum of 4’ from the nearest edge of sidewalk. The

applicant must provide a barrier, in place of the proposed striping, to prevent vehicles from exiting onto Church Lane at unsafe angles. The plans must show turning templates to verify that the barrier is acceptable. The extra "KEEP RIGHT" (R4-7) sign, for vehicles entering from Paterson-Hamburg Turnpike, must be removed from the plans. The outlet pipe into the Paterson-Hamburg Turnpike drainage system must be reduced from 15" to 12" inches in diameter. The calculations show that a 12" pipe can still handle the design discharge. The drainage plan must indicate the same T.G. elevation of 350.40, in the same location. The ridgeline, adjacent to the Church Lane driveway, must be indicated on both sheets. The sidewalk shall be a minimum width of 5' along the entire Church Lane frontage.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to rehabilitate a vacant two-story building and construct a third-floor addition. The existing building will be converted into two units of ground-floor retail and four one-bedroom apartment units on the 2nd floor. The proposed 3rd floor addition will also have four one-bedroom apartment units. The applicant is also proposing to construct a three-story stair and elevator tower for access to the residential units. The site is located within Paterson's First Ward Redevelopment Area. The application was withheld by the Planning Board on April 4, 2019 with 14 conditions.

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

There are conditions that must be satisfied before the application can be granted unconditional approval. The proposed walkway between the driveway and Lot 2 must be raised and curbed to prevent cross travel between the two lots. The plans delineate the raised sidewalk across the driveway apron and show a flare at the end of the driveway apron, as per the detail. The applicant must submit copies of all correspondence with the City regarding the requested parking prohibition. The signs must all be shown on the site plan in the previously requested locations. The "STOP" bar must be noted as "white". The "STOP" sign detail shows a "RIGHT TURN ONLY" sign on the same post; the signs must be placed on separate posts. The applicant must provide two "DO NOT ENTER" (R5-1) signs, one for each side of the driveway. All signs must be labelled on the plans. The slopes shown on the profile do not appear to be

mathematically incorrect. This must be addressed. The plans must note the size and material of the proposed replacement pipe between the site Type B inlet located at the northeasterly corner of the parking lot and the proposed seepage pit. The trench drain must be noted as Campbell Foundry pattern 4526A. The calculations must be revised to state that three seepage pits are proposed. The date on the drainage calculations must be corrected (received on 6/26 but dated 7/14/2019). All three seepage pits must be dimensioned and labelled. The seepage pit proposed adjacent to the West Broadway driveway shall be relocated to avoid any conflicts with the underground electric line. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

Commissioner Edmond stated that the front inlet has been out of operation, hence why the pipe must be replaced and brought up to standard. Planning Director Lysicatos proposed adding a condition that the applicant submit an inspection report and clean out the drainage system, and that they must provide photos and verify the system's connection, prior to the replacement of the existing inlet and pipe. The applicant should also provide details on the on the new inlet and pipes, including the elevations of the invert and seepage pit.

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

SP-19-007 – The Walk at Stevens – 133-135 Stevens Avenue, Little Falls

This is a previously withheld site plan application in which the applicant has proposed to construct a three-story apartment building. The building will contain 24 residential units. There are two existing buildings on the site that are to be demolished. The site has frontage along both Stevens Avenue and Center Avenue. The application was withheld by the Planning Board on May 16, 2019 with 8 conditions.

The applicant will reconstruct most of the curbing and sidewalk along Stevens Avenue. An internal sidewalk will connect the rear of the property to Stevens Avenue. The applicant has requested a waiver from the Board's requirement to install an internal sidewalk to Center Avenue, on the basis that the sidewalk would require the elimination of on-site parking and would not provide pedestrians with an advantage when walking to and from the NJTransit station. The existing driveway along the eastern edge of the property will be removed and its curb cut closed. Access will be via an existing curb cut along Stevens Avenue, with 37 on-site parking spaces proposed. The site is sloped towards Stevens Avenue. The plans show that stormwater will be collected and stored in an on-site detention system, with an outflow pipe to Center Avenue. The applicant has proposed to plant eight "Kwanzan" flowering cherry trees and two arborvitae trees along the frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant has requested a waiver, which is recommended by staff, on the basis that the walkway would not improve pedestrian access to the NJTransit station and would require a large decrease in the number of on-site parking spaces. Detectable warning surfaces shall be added on both sides of the raised sidewalk across the driveway. The

“NO STANDING ANY TIME” (R7-4) sign proposed at the north end of the site must have an arrow pointing to the left.

Commissioner Edmond clarified that he would be satisfied with a walkway from the edge of the parking lot to the Center Avenue sidewalk, and does not consider it necessary to construct a walkway across the parking lot. Planning Director Lysicatos stated that the applicant would like to control access to the site, as it would not provide a benefit in walking distance to downtown or the train station. The Board discussed the waiver request. Commissioner Redmon and Vice Chairman Diaz called for a roll call vote on granting a waiver from the walkway requirement. The results of the roll call vote are as follows: Edmond, No; Redmon, No; Gervens, No; Simpson, No; Metzler, Yes; Diaz, Yes; Pera, Yes. The Board voted 4-3 to deny the waiver request. After the roll call vote, the Board agreed to modify the comment to require a walkway only from the edge of the parking lot to the Center Avenue sidewalk.

Chairman Simpson made a motion to grant **conditional approval** to the site plan 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 June 27, 2019:

1. SP-18-036 – Rooming House (Kopic) – 161 Lexington Avenue, Passaic
2. 17-002 – Riverside Terrace Subdivision – 416-462 5th Avenue, Paterson
3. 19-004 - NJDC Urban Renewal (Phase II) – 169 Minnisink Road, Totowa

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

Respectfully submitted,



Michael Donnelly for
MICHAEL LYSICATOS



County of Passaic

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

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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July 12th, 2019

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Proposed Dry Cleaner; 781 Van Houten Avenue, Clifton; Block 42.02, Lot 7
(Passaic County File Number SP-19-014)

Members of the Board,

The above referenced site plan dated January 20th, 2019, revised as of June 18th, 2019 was reviewed by the Passaic County Planning Board on July 11th, 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 plan must include a key map, showing the entire site and its relationship to the surrounding area. **Complete.**
2. The name and address of the applicant and the owner must be noted on the plan. **Complete.**
3. The zoning table must include separate rows for building coverage and impervious coverage. **Complete.**
4. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. **Incomplete; a survey was not submitted.**
5. The applicant must provide a raised driveway apron at the site driveway, in accordance with County detail (attached). The driveway must be shown on the plan as on the detail. **The plans must delineate the raised sidewalk, a minimum of 4' in width, across the driveway apron.**
6. The applicant must provide a curbed island (with landscaping) to the north of the driveway, along the property line with Lot 5. **Complete.**
7. A "STOP" bar, "STOP" sign, and double-yellow centerline must be installed at the driveway. All striping must be noted as thermoplastic. **The applicant shall provide a 20' centerline,**

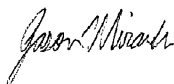
Passaic County Planning Board
Proposed Dry Cleaner (SP-19-014)
781 Van Houten Avenue, Clifton
Block 42.02, Lot 7

which must be perpendicular to the “STOP” bar and roadway. The “STOP” bar cannot extend beyond the centerline.

8. A sign must be installed facing the angled parking spaces, stating “NO BACKING INTO STREET, USE TURNAROUND” (with an arrow). **Complete.**
9. The applicant must provide drainage calculations. **The seepage pits must be designed to handle 100% of the runoff from the site, not just the difference between existing and proposed.**
10. The existing drainage system in Van Houten Avenue shall receive no additional flow from the site than under existing conditions. **The applicant must provide a 15’ offset from the front property line to the proposed seepage pit. The pipe must be a minimum of 10” in width.**
11. The applicant must provide shade trees along the Van Houten Avenue frontage, to the south of the driveway. **Incomplete; the submitted plan does not show any proposed shade trees in the requested location.**
12. The fence and curbing, for the landscaping along the southerly property line, must be removed from the County right-of-way. **Complete.**
13. The applicant must provide the Corridor Enhancement Fee of \$1,810.00 payable to Passaic County. **Complete.**
14. **New Comment: The signature block for the County Planning Board must be removed from the plans.**
15. **New Comment: The plans must be signed and sealed by the referenced project engineer.**

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 Stanley & Stacey Kwolek and Teduesz & Usula Kwolek
1030 E. 174th St., LLC Anthony Giambrone Jr., Esq.
Frank D. Mileto, AIA File



County of Passaic

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

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

August 7th, 2019

Totowa Planning Board
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – Laurel Grove Cemetery; 295 Totowa Road, Totowa; Block 119, Lots 2 & 4 (Passaic County File Number SP-19-033)

Members of the Board,

The above referenced site plan dated April 1st, 2019, revised as of July 22nd, 2019, was reviewed 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:

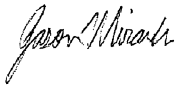
1. The plans must note the existing and proposed impervious area. **The table only notes the increase in impervious area, not the existing or proposed impervious area.**
2. At the westerly Totowa Road driveway, the applicant must provide a new centerline, “STOP” bar, and “STOP” sign. The centerline must be noted as “double yellow” and be perpendicular to the “STOP” bar. The “STOP” bar must be noted as “white” and be parallel to Totowa Road. All striping must be noted as “thermoplastic”. **The “STOP” bar must be noted as “white”. All striping must be noted as “thermoplastic”. There must be a minimum of 4’ in width between the crosswalk and the “STOP” bar, which must be dimensioned.**
3. The crosswalk across the westerly Totowa Road driveway is faded and shall be re-striped per the continental-style (ladder bars, no transverse lines). **Complete.**
4. The applicant should provide a barrier-free access ramp from the parking lot to the walkway adjacent to the proposed mausoleum. **Complete.**
5. The plans must show the terminus of the 48” RCP that is noted as “terminus unknown” on the grading and drainage plan. **Complete.**

Passaic County Planning Board
Laurel Grove Cemetery (SP-19-033)
295 Totowa Road, Totowa
Block 119, Lots 2 & 4

6. The applicant must provide the reduced Corridor Enhancement Fee of \$11,306.00 payable to Passaic County. **Complete.**

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
Anthony Fiorello, Esq.

Laurel Grove Cemetery
Dynamic Engineering

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
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July 12th, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 188 Lafayette Apartments; 188 Lafayette Street, Paterson; Block 3302, Lots 7, 8, 68 & 69 (Passaic County File Number SP-19-030)

Members of the Board,

The above referenced site plan dated July 24th, 2018, revised as of July 2nd, 2019, was reviewed by the Passaic County Planning Board on July 11th, 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 name and address of the applicant and the owner must be noted on the plans.
Complete.
2. The zoning table must be revised to include existing site information, where applicable.
Complete.
3. The square footage of the proposed area of disturbance shall be noted on sheet S-3.
Complete.
4. The applicant shall remove the proposed Lafayette Avenue driveway from the plans and provide all access to Montgomery Place, as the Site Plan Resolution prohibits driveway access to County roadways if a site also has access to a municipal street. **The Board granted the applicant a waiver to allow a driveway along Lafayette Street, with egress restricted to vehicles turning right. The waiver is contingent on the following conditions:**

Passaic County Planning Board
188 Lafayette Apartments (SP-19-030)
188 Lafayette Street, Paterson
Block 3302, Lots 7, 8, 68 & 69

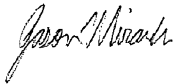
- a. **The right-turn arrow must be accompanied by the word “ONLY”. All striping at the driveway must be noted as thermoplastic.**
 - b. **A raised driveway apron, with raised sidewalk, must be provided and shown on the site plan as per the detail (attached).**
 - c. **The applicant must provide details on the proposed operation of the garage door, which shall be recessed 5’ from the right-of-way line.**
 - d. **The applicant must request a waiver, with a written justification, for any parking spaces proposed within 20’ of the Lafayette Street right-of-way.**
 - e. **The applicant must verify whether the proposed stacked parking satisfies all local requirements, and provide a detail showing how the stacked parking will operate without an adverse impact to traffic flow on Lafayette Street.**
 - f. **On-street parking must be prohibited on the westerly side of the driveway, for 20’ from the edge of the curb line. “NO STANDING ANYTIME” (R7-4) signs, with arrows, must be provided. The applicant must request the prohibition in writing from the City of Paterson and provide copies of all correspondence.**
5. It must be clearly indicated that the curbing and sidewalk will be replaced along the entire frontage of the site in accordance with County detail (attached). **Complete.**
 6. The proposed lighting shall be per local standards. The applicant must submit a maintenance agreement, as the lighting is within the County right-of-way. **The applicant shall apply for an encroachment permit, which will require the approval of the Board of Chosen Freeholders, in lieu of a maintenance agreement. The permit must include language stating that the applicant is required to maintain the proposed lighting within the right-of-way.**
 7. The proposed door along Lafayette Avenue must either swing inwards or be recessed from the right-of-way. **Incomplete; the submitted plans show a doorway with a swing encroaching into the right-of-way.**
 8. The applicant must clarify whether the existing cellar door along Lafayette Street is to be removed. If not, the door must be analyzed by a structural engineer and a structural report provided. **Complete.**
 9. The applicant must provide a footing plan. **The detail must be labelled as a “footing detail”. The applicant shall coordinate with the local construction official on the footing excavation requirements along property lines with adjacent properties.**

Passaic County Planning Board
188 Lafayette Apartments (SP-19-030)
188 Lafayette Street, Paterson
Block 3302, Lots 7, 8, 68 & 69

10. The applicant must submit drainage calculations. **The drainage system in the garage shall be graded to allow on-site ponding up to 6" depth before any stormwater flow into the Lafayette Street drainage system is permitted.**
11. The plans must show all roof leaders. **Complete.**
12. The applicant must provide a landscaping table, noting the species for all existing and proposed plantings. The plans must include a detail of the proposed planter boxes. **The proposed shade tree immediately to the west of the driveway must be relocated outside of the sight triangle of vehicles exiting at the driveway.**
13. The applicant must provide the Corridor Enhancement Fee of \$2,253.00 payable to Passaic County. **Incomplete; the requested fee has not been submitted.**

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 JCM Investors 1012, LLC
Alan Mariconda, Esq. Matthew Evans File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

July 12th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Bank of America; 1005 Paterson-Hamburg Turnpike, Wayne;
Block 2704.01, Lots 1 & 5 (Passaic County File Number SP-18-060)

Members of the Board,

The above referenced site plan dated May 16th, 2018, revised as of July 2nd, 2019, was reviewed by the Passaic County Planning Board on July 11th, 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:

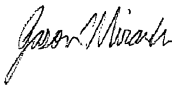
1. The seal on the survey must be from the State of New Jersey. **Complete.**
2. The plans show a parking space within 20 feet of the right-of-way at the entrance drive along Church Lane. This parking space must be removed from that location. **Complete.**
3. The plans must match the details for raised driveway aprons at both the Church Lane and Paterson-Hamburg Turnpike driveways. The plans must show raised sidewalk across both driveways and show apron flares instead of radii. Detectable warning surfaces shall still be provided. **The crosswalk bars must be removed from the raised sidewalks. The “STOP” bars must be a minimum of 4’ from the nearest edge of sidewalk.**
4. The Church Lane driveway must be re-configured to allow vehicles to exit perpendicular to Church Lane. **The applicant must provide a barrier, in place of the proposed striping, to prevent vehicles from exiting onto Church Lane at unsafe angles. The plans must show turning templates to verify that the barrier is acceptable.**
5. At the Church Lane driveway, the centerline must be noted as double yellow. **Complete.**

Passaic County Planning Board
Proposed Bank of America (SP-18-060)
1005 Paterson-Hamburg Turnpike, Wayne
Block 2704.01, Lots 1 & 5

6. At the Paterson-Hamburg Turnpike driveway, the striping must be noted as thermoplastic. The “KEEP RIGHT” (R4-7) sign must be labelled. **The extra “KEEP RIGHT” (R4-7) sign, for vehicles entering from Paterson-Hamburg Turnpike, must be removed from the plans.**
7. The existing drainage systems in Church Lane and Paterson-Hamburg Turnpike must be analyzed for adequacy. **The outlet pipe into the Paterson-Hamburg Turnpike drainage system must be reduced from 15” to 12” inches in diameter. The calculations show that a 12” pipe can still handle the design discharge.**
8. At the Church Lane driveway, the drainage plan shows a T.G. elevation of 349.66, but the grading plan shows an elevation of 350.40. The grading plan must be redone. **The drainage plan must indicate the same T.G. elevation of 350.40, in the same location as on the grading plan. The ridgeline, adjacent to the Church Lane driveway, must be indicated on both sheets.**
9. The applicant must provide the Corridor Enhancement Fee of \$8,802.00 payable to Passaic County. **Complete.**
10. **New comment: The sidewalk must be a minimum of 5’ in width along the entire Church Lane frontage of the site.**

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 Bank of America
Arthur’s Self Storage II, Inc. Stonefield Engineering File



County of Passaic

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

PLANNING BOARD
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July 16th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated February 20th, 2018, revised as of June 14th, 2019, was reviewed by the Passaic County Planning Board on July 11th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must provide copies of any cross-easements with the owner of Lot 2. **The proposed walkway between the driveway and Lot 2 must be raised and curbed to prevent cross travel between the two lots.**
2. The applicant should verify ADA-compliance with the City, in regards to the on-site walkway and handicapped parking space. **Complete.**
3. The driveway must be shown on the site plan in accordance with the apron detail, showing the limits of the sidewalk and a flare instead of a radius. **Incomplete; the limits of the raised sidewalk across the driveway apron must be delineated on the plans. The plans must also show flares at the end of the apron, as on the County detail.**
4. The curb ramp must be shown on the site plan per the detail. **Complete.**
5. The plans must clearly indicate the location of the proposed handicapped parking space, as the site plan diagram and the detail show different locations. **Complete.**
6. Parking should be prohibited adjacent to the exit driveway, up to the adjacent driveway to the north and for 20' to the south, measured from the end of the curb cut. The applicant must request, in writing, that the City pass an ordinance prohibiting the parking and provide copies

of any correspondence. Signs stating “NO STOPPING OR STANDING”, with arrows designating the prohibited zones, should be installed pending City ordinance. **The applicant must submit copy of their correspondence with the City. The signs must all be indicated on the site plan in the previously requested locations.**

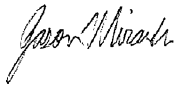
7. The “STOP” bar and “STOP” sign must both be labelled on the site plan diagram. The striping must be noted on the site plan diagram as “thermoplastic”. **The “STOP” bar must be noted as “white”. The “STOP” sign detail shows a “RIGHT TURN ONLY” sign on the same post; the signs must be placed on separate posts. The applicant must provide two “DO NOT ENTER” (R5-1) signs, one for each side of the driveway. All signs must be labelled on the plans.**
8. The applicant must provide a driveway profile showing 2% for 25 feet from the right-of-way line. **The slopes shown on the profile do not appear to be mathematically correct. This must be addressed by the applicant.**
9. The proposed top and bottom of curb elevations along West Broadway are incorrect. The curb reveal must be 6”. **Complete.**
10. There is an existing flooding problem, which affects West Broadway, stemming from the Type B inlet located at the northeasterly corner of the parking lot. Although the inlet is proposed to be replaced, the applicant must verify the presence and condition of any connecting pipes in order to determine the source of the issue. **The applicant shall inspect the existing inlet conditions, elevation and depths, and provide an inspection report. The plans must note the size and material of the proposed replacement pipe and include a detail of the proposed replacement inlet.**
11. The calculations must be revised to show the required storage and provided storage. The notes stating that no tank volume is required, that the proposed tank volume is 0, and that the storage is OK must be removed from the calculations. The trench drain must be Campbell Foundry 2456A or equivalent. **The trench drain must be noted as Campbell Foundry pattern 4526A. The calculations must be revised to state that three seepage pits are proposed. The date on the drainage calculations must be corrected (received on 6/26 but dated 7/14/2019).**
12. The two storage pits must be dimensioned on the plans and certified by a professional engineer. **All three seepage pits must be dimensioned and labelled. The seepage pit proposed adjacent to the West Broadway driveway shall be relocated to avoid any conflicts with the underground electric line.**
13. The tree pits along West Broadway should be 5’ x 10’, provided that there is 5’ clearance between the tree pits and the parking lot curbing. The proposed callery pear trees are not recommended due to the invasive traits of that species. The applicant should coordinate with County staff to select a replacement tree species. **Complete.**

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

14. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. **Incomplete; the requested fee has not been submitted.**
15. The scale does not appear to be correct. **Complete.**
16. The revision date was not updated from the previous submission. **Complete.**

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer 786 West Broadway, LLC
 Alan J. Mariconda, Esq. Matt Evans File



County of Passaic

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

PLANNING BOARD
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July 12th, 2019

Little Falls Board of Adjustment
225 Main Street
Little Falls, NJ 07424

Re: Site Plan Review – The Walk at Stevens; 133-135 Stevens Avenue, Little Falls; Block 9, Lots 20 & 21 (Passaic County File Number SP-19-007)

Members of the Board,

The above referenced site plan dated February 11th, 2019, revised as of June 17th, 2019, was reviewed by the Passaic County Planning Board on July 11th, 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:

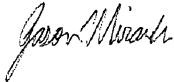
1. The zoning table must be updated to include the total square footage of impervious area, existing and proposed. **Complete.**
2. The applicant must provide a pedestrian walkway from the building to the Center Avenue sidewalk, for private use by residents of the building. **The Board denied a full waiver of the requirement to provide pedestrian access to Center Avenue. Instead, the applicant must provide a walkway between the Center Avenue sidewalk and the edge of the parking lot.**
3. The crosswalk striping must be removed from the driveway apron sidewalk. **Detectable warning surfaces shall be added on both sides of the raised sidewalk across the driveway.**
4. The applicant must request in writing from the Township of Little Falls that on-street parking be prohibited within the sight triangle along Stevens Avenue. The “NO PARKING ANY TIME” (R7-1) signs must be removed from the plans. The “NO STANDING ANY TIME” (R7-4) signs shall have single-headed arrows pointing left or right, as appropriate. **The “NO STANDING ANY TIME” (R7-4) sign proposed at the north end of the site must have an arrow pointing to the left.**

Passaic County Planning Board
The Walk at Stevens (SP-19-007)
133-135 Stevens Avenue, Little Falls
Block 9, Lots 20 & 21

5. The proposed trench drain has a very narrow grate (3"). The trench drain must be Campbell Foundry Pattern 4526A or equivalent. **Complete.**
6. The plans do not show any plantings in the proposed planting strip between the sidewalk and the roadway. This must be addressed by the applicant. **Complete.**
7. The County will coordinate with the Township and NJTransit on the installation of any future walkway between Stevens Avenue and Center Avenue. **Complete.**
8. The plans must indicate the location of the existing bus stop along the Stevens Avenue frontage. **Complete.**

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 Highview Homes, LLC Duva Associates
John & John P. Jr. Romanauckas Joseph D. Hanrahan, P.E. File