



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 13, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

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

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

MINUTES: The minutes of the May 30, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Gervens and seconded by Commissioner Redmon the minutes as noted above are officially adopted. Commissioners Martinique, Metzler, and Redmon abstained.

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

- The department has hired a new intern, Salvatore Presti, who will be working for the duration of the summer. He will be helping out staff with many projects, including the County's Complete Streets database, Green Infrastructure pilot projects, and Main Avenue in Passaic.
- The department has begun multiple large studies, which will set the stage for future:
 - Main Avenue (Passaic), which is focusing on the parking areas in the median of Main Avenue. This will entail traffic counts and public sessions, then lead into concept designs.
 - Staff has begun collecting data on the Highlands economic study of downtown Bloomingdale using Miovision, which monitors all the conditions on the street.
- There will be a Public Information Session at the Wanaque Municipal Building at 7:00pm on June 24 for Phase I of the Highlands Rail Trail, which will give the public the opportunity to find out more about the project.

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

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

DEVELOPMENT REVIEW

SP-19-017 – Kingsland Street Parking Urban Renewal (ON3) – 340 Kingsland Street, Clifton

Commissioner Martinique recused himself.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a five-story parking garage. The application was withheld by the Planning Board on May 30, 2019 due to the condition that the Planning Board would like to receive and review a single, unified traffic study encompassing all four proposed developments at the ON3 campus that have open applications before the Board. The unified traffic study must compare the “no-build” vs. “build” scenarios. The six intersections that were requested to be studied all must have a chart or table listing the delays and Levels of Service for each approach and the overall intersection, for the build and no-build scenarios defined above. The six intersections are: Bloomfield Avenue / Isabella Street; Bloomfield Avenue / Knollwood Terrace; Route 3 EB ramp / Bloomfield Avenue; Route 3 WB ramp / Bloomfield Avenue; Route 3 EB ramp / Passaic Avenue; and Route 3 WB ramp / Passaic Avenue.

The applicant has submitted the required traffic study. Staff have reviewed the study and recommend that it be revised to include a summary of the proposed signal timing changes at the Route 3 / Bloomfield Avenue interchange. The responsible party for implementing these changes (NJDOT or the applicant) must be identified, and this shall be included in a Developer’s Agreement.

Commissioner Edmond asked if the developer’s agreement is going to state who will be responsible for the traffic signals, road widening, etc. Planning Director Lysicatos stated that is the last part to be worked out and this is what Planning staff is asking for.

Commissioner Gervens stated that if the site the parking garage is going to serve is already occupied, the garage will not be creating additional demand beyond what currently exists.

Matthew Seckler, the traffic engineer for the applicant, was sworn in. Mr. Seckler stated that this particular application is taking the existing parking for the medical school and putting it into a garage; there is no new trip generation. A traffic study was already done for the medical school and that application has been approved. However, the Board’s staff has asked for a single cumulative-effect study for all projects at the On3 site and that has been submitted. The Knollwood and Isabella intersections are related to a Quest Diagnostics development – any occupancy related to the Quest application is tied to the improvements at those two intersections. The Route 3 ramps, for which the County has plans and has applied to the NJDOT for permits, are also tied to the Quest Diagnostics application. Planning Director Lysicatos asked if the developer’s agreement should be tied to Quest. Mr. Seckler stated that it would be most appropriate.

Sandy Galacio, the applicant’s attorney, stated that the applicant for this site plan application is not PB Nutclif, the master developer for the ON3 campus.

Cecelia Lassiter, the attorney for PB Nutclif, the master developer, stated that Quest Diagnostics has purchased the property to which the developer's agreement will be tied, and that PB Nutclif does not own that property.

Rich Procanik, site engineer for all ON3 developments with the exception of Quest Diagnostics, was sworn in and asked for unconditional approval of this parking garage application. He stated that this application is not tied to the Quest Diagnostics application and its related traffic improvements. The medical school was previously approved, was the first application for the campus, and is part of the site master plan. Mr. Procanik stated there is a dire need for parking at the school.

Upon further discussion, the Board agreed that the application can be granted an unconditional approval. The approval letter will note that staff will coordinate with the applicant's traffic engineer in regards to the aforementioned updates to the submitted traffic study, but the actual improvements will be included in a developer's agreement for the Quest Diagnostics application only.

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

SP-19-024 – Electric Vehicle Charging Stations – 30 Kingsland Road, Clifton

This is a new site plan application in which the applicant has proposed to install electric vehicle charging stations in the parking lot of a Target store. There are 14 existing parking spaces within that section of the parking lot; that number will be reduced to six electric vehicle charging stations. There are no other changes proposed to the site, which has frontage along Kingsland Road in Clifton.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The plans must be revised to show a "STOP" sign on the right side of the exit lane at the easterly, unsignalized driveway along Kingsland Road. The plans must be revised to note that all striping shall be refreshed at both driveways along Kingsland Road. The applicant must provide a Corridor Enhancement Fee payable to Passaic County. Staff recommend that the applicant be assessed a reduced fee of \$1,300.00 based on the linear feet of frontage along the proposed electric vehicle charging stations.

Duncan Prime, the attorney for the applicant, clarified that SAI Group (not Target) is the applicant. SAI Group is solely responsible for installing charging stations, while Target owns and operates the site. SAI is leasing a small area of their parking lot to install and operate the charging stations. The applicant has not been granted permission to install any improvements outside of the area of the charging stations.

Upon further discussion, the Board agreed that the applicant should only be required to show the requested improvements on a site plan submission at this time. Completion of the improvements will not be required as a condition of approval.

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

SP-19-026 – 103-107 Fair Street Apartments – 103-107 Fair Street, Paterson

This is a new site plan application in which the applicant has proposed to construct a 10-story mixed-use building. The building will have 7,670 sq. ft. of ground-floor retail. An on-site garage will provide 217 parking spaces. Surface parking currently exists on Lot 1. A two-story brick building on Lot 2 will be demolished. The site does not have frontage along a county roadway and does not impact any county facilities.

Access to the parking garage will be via a curb cut along Fair Street. The applicant is proposing new curbing and sidewalk along Fair Street, Paterson Avenue, and Hamilton Avenue. Twelve callery pear trees are proposed along the sidewalk around the site boundary.

Staff explained that there are no conditions that must be satisfied before the application can be granted unconditional approval.

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

SP-18-064 – Proposed Apartments – 920 Belmont Avenue, North Haledon

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct four residential buildings and a club house. There will be a total of 213,356 sq. ft. of residential space in 180 units. The site has frontage along Belmont Avenue and is located within North Haledon's Belmont Avenue Redevelopment Area. A 181-unit, townhouse development (SP-15-021) was approved for the site in 2016, but was never constructed. The application was withheld by the Planning Board on March 7, 2019 with 7 conditions.

The site will contain 387 parking spaces. The applicant will maintain an existing curb cut along Belmont Avenue, which will provide access to the buildings and parking. The driveway will have a center median in place of a centerline. The applicant has proposed a drop curb, crosswalk, and curb ramps in lieu of a raised driveway apron. The applicant has proposed to construct sidewalk along Belmont Avenue and provide sidewalks and curbing leading up the driveway from Belmont Avenue to the buildings. The site is sloped steeply away from Belmont Avenue. Inlets throughout the site will connect to a rear stormwater management basin. There are no proposed connections to the County's drainage system. The applicant has proposed to plant a row of American elm trees adjacent to the entrance driveway along Belmont Avenue, along with median landscaping.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plans show only the proposed building and impervious coverage. The existing areas of coverage must also be shown. The applicant must provide a pedestrian refuge in lieu of

a raised driveway apron at the site driveway. The crosswalk shall be continental design (ladder bars, but no transverse lines). The detectable warning surfaces and curb ramps must be placed parallel to Belmont Avenue and be in line with the crosswalk. Copies of the required permits must be submitted to the County upon approval by the NJDEP.

Staff added that the applicant should provide a detailed view of the crosswalk and pedestrian island, as well as modifying the curb ramps and detectable warnings so that they are facing perpendicular. Commissioner Edmond requested that the crosswalk and ramps be moved back so that they are located outside the County right-of-way.

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

SP-19-011 – Ward Street Parking Garage – 143-173 Ward Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct an eight-story parking garage with 2,768 square feet of first floor retail space. The existing seven-story parking garage is to be demolished. The site has frontage along Market Street. The site is located in the Ward Street Redevelopment Zone and along a Bicycle and Pedestrian Priority Corridor. The application was withheld by the Planning Board on March 21, 2019 with 10 conditions.

There will be 865 parking spaces in the garage, plus an additional 90 surface lot parking spaces. Access will be via an existing driveway along Ward Street and a reconstructed existing driveway along Market Street. An existing driveway on Railroad Avenue will be closed. The applicant has proposed to construct a raised driveway apron at the Market Street driveway. The plans show two trench drains at the Market Street driveway and a subsurface infiltration system for rooftop drainage. There are no proposed landscape improvements.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a copy of the referenced survey that is signed and sealed by a licensed surveyor. The plans must show all utilities along Market Street. The plans must show ADA-compliant curb ramps at the corner of Market Street and Railroad Avenue. The crosswalks shall be continental-style (ladder bars, but no transverse lines). The applicant must provide new curbing and sidewalk along the Market Street frontage of the site, per County detail. The plans must include the County detail for the raised driveway apron. The "STOP" bar must be 12" inches in width. The curb must be painted yellow along the Market Street frontage. The applicant must install two "DO NOT ENTER" (R5-1) signs after the exit gate, to force traffic left towards the exit driveway. The drainage report states that the overflow will connect into the Ward Street system, but the plans show a connection into the Market Street system. The applicant must provide an analysis for what will occur if the infiltration system fails. This condition cannot result in overland flow into Market Street. It is recommended that the intersection of Railroad Avenue and Ward Street, which includes a slip lane and island, be re-configured to improve traffic flow and pedestrian safety.

Commissioner Edmond suggested that staff make a more specific recommendation on the re-configuration of the island at Railroad Avenue and Ward Street, to remove the slip lane and provide a standard curb radius.

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

SP-19-015 – Chabad Center of Passaic County – 296 Ratzler Road, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing three-story, single-family dwelling into a pre-school. The applicant currently operates out of the building on Lot 12 and is proposing to connect the two lots with one-way traffic circulation for the pre-school. The site has frontage along Ratzler Road. The application was withheld by the Planning Board on May 2, 2019 with 14 conditions.

The applicant will maintain two existing curb cuts along Ratzler Road. One is currently a two-way driveway that serves the religious center on Lot 12 and will be the only means of ingress for the proposed pre-school. The other is currently the driveway for the current dwelling and will serve as the only means of egress for the pre-school. The driveway on Lot 12 is proposed to be modified to allow access to the pre-school drop-off area and its 11 proposed parking spaces. The applicant has requested waivers from the Site Plan Resolution to allow the existing driveways to continue operating within 10 feet of the side property lines. Most of the site is sloped towards Laytham Brook on Lot 12, and the plans show that roof drains will connect into an existing on-site seepage pit. However, the existing driveways are slightly sloped towards the right-of-way. There are existing shade trees along the frontage of the site that are indicated to remain. There is an existing County bridge over the Laytham Brook on Lot 12.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant shall dedicate right-of-way to, at a minimum, the extent of the Ratzler Road sidewalk. The applicant must submit a description for the proposed dedications. Copies of any existing bridge and/or sidewalk easements must be submitted.

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

SP-19-021 – 260-262 Main Street Apartments – 260-262 Main Street, Paterson

This is a new site plan application in which the applicant has proposed to renovate the second through sixth floors of an existing building into 21 residential units. The first floor of the building is currently occupied by and will remain retail. There will be no on-site parking or driveways. The site has frontage along Main Street and is located in the Downtown Commercial Historic District. The building, known as the Mainmark Building, is a contributing building to the DCHD.

There are no proposed sidewalk or landscape improvements. The applicant is not proposing any new impervious surface as the lot is currently 100% impervious. The applicant has not indicated

how storm water runoff will be handled. The section of Main Street adjacent to the site is designated as a bicycle and pedestrian priority route in the Passaic County Master Plan, which states that bicycle and pedestrian concerns should be prioritized during the development review process.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. The name and address of the owner and the applicant must be noted on the plans. The zoning table must include the total square footage of impervious coverage, existing and proposed. The applicant must submit an updated survey, signed and sealed by a licensed surveyor, showing both sides of Main Street and Market Street, right-of-way width, and all street improvements including utilities, lighting, signals, crosswalks, etc. Additional comments may be provided. The applicant must verify whether the cellar door along Market Street will be removed. If not, the cellar door must be shown on the site plan and the applicant must apply for an encroachment permit. For the permit to be considered by the Planning Board and the Board of Chosen Freeholders, the applicant must provide certification from a professional engineer that the vault can handle an HS-20 load. Verify the location of any vaults located below the sidewalk along Main and Market Streets. If there are any, the sidewalk must be examined by a structural engineer. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders. The doors must be revised to either swing inwards or be recessed. They cannot swing into the County right-of-way. The applicant must provide a plan showing pedestrian routes to/from Paterson Parking Authority off-site parking lots. The applicant must provide the Corridor Enhancement Fee of \$3,189.00 payable to Passaic County.

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

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

Staff explained that this is a new site plan application in which the applicant has proposed to construct a two-story retail building with ground level parking. Three parking spaces are proposed. There is an existing, one-story building on the site that will be demolished. The site has frontage along Main Street. A site plan application (SP-12-002) to construct a second floor addition to the existing building was approved in 2015. The proposed addition was never constructed.

The applicant will widen an existing curb cut along Main Street, which will provide access to the proposed parking spaces. No landscaping or sidewalk improvements have been proposed. Regarding drainage, the plans show that roof leaders will connect into an on-site seepage pit. The section of Main Street adjacent to the site is designated as a bicycle and pedestrian priority route in the Passaic County Master Plan, which states that bicycle and pedestrian concerns should be prioritized during the development review process.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plans must include a written scale in addition to a graphic scale. The applicant must submit any architectural plans for the proposed structure. The plans must be revised to include turning templates. The applicant must provide a survey, signed and sealed by a licensed surveyor. The survey must show all existing conditions on both sides of Main Street. Additional comments may be provided. The applicant must install new sidewalk and curbing along the Main Street frontage, per County detail. The applicant must install a raised driveway apron at the site driveway, per County detail. The applicant must replace the existing Main Street crosswalk with a continental style (ladder bars, but no transverse lines) crosswalk. The applicant must provide appropriate signing and striping at the driveway, including a "STOP" sign, a stop bar (12", white, thermoplastic), and a double yellow center line. All signing and striping must be noted on the plans. The drainage calculations are not acceptable. Runoff from the entire site must be handled in the developed condition. The applicant must verify whether the cellar door along Main Street will be removed. If not, the cellar door must be shown on the site plan and the applicant must apply for an encroachment permit. For the permit to be considered by the Planning Board and the Board of Chosen Freeholders, the applicant must provide certification from a professional engineer that the vault can handle an HS-20 load. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders. The applicant must provide the Corridor Enhancement Fee of \$992.00 payable to Passaic County.

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

SP-19-025 – 202-206 Main Street Apartments – 202-206 Main Street, Paterson

This is a new site plan application in which the applicant has proposed to renovate the second through fifth floors of an existing building into 20 residential units. The first floor of the building is currently occupied by retail that will remain. There will be no on-site parking or driveways. The site has frontage along Main Street. Both structures are contributing buildings to the Downtown Commercial Historic District.

There are no proposed sidewalk or landscape improvements. The applicant is not proposing any new impervious surface as the lot is currently 100% impervious. The applicant has not indicated how roof runoff will be handled. The section of Main Street adjacent to the site is designated as a bicycle and pedestrian priority route in the Passaic County Master Plan, which states that bicycle and pedestrian concerns should be prioritized during the development review process.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. The name and address of the owner and the applicant must be noted on the plans. The zoning table must include the total square footage of impervious coverage, existing and proposed. The

applicant must install two ADA-compliant curb ramps at the intersection of Main Street and Ellison Street. Main Street is listed as Market Street on the plans. This must be corrected. Ellison Street is listed as Ellis Street on the elevation. This must be corrected. The applicant must provide an elevation plan for the Main Street frontage. The applicant must submit a survey, signed and sealed by a licensed surveyor, showing both sides of Main Street and Ellison Street, right-of-way width, and physical conditions including utilities, lighting, signals, crosswalks, etc. The applicant must verify the location of any vaults located below the sidewalk along Main Street. If there are any, the sidewalk must be examined by a structural engineer. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders. The applicant must provide a plan showing pedestrian routes to/from Paterson Parking Authority off-site parking lots. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Commissioner Redmon 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 May 30, 2019:

1. SP-17-026; Cooke Building Charter School; 14-21 Market Street, Paterson;
2. SP-17-044; Tulfra Self-Storage; 10 Kingsland Street, Clifton;
3. SP-17-059; NJDC Urban Renewal (Data Center); 169 Minnisink Road, Totowa;
4. 15-014; Hamburg 3517 Real Estate; 2000 Paterson-Hamburg Turnpike, Wayne; and
5. 19-005; Catholic Church of St. John the Baptist Subdivision; 319 Cumberland Avenue, Totowa.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 6:24 PM that was seconded by Commissioner Martinique. 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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2019

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Kingsland Street Parking Urban Renewal; 340 Kingsland Street, Clifton;
Block 80.02, Lots 4.03 & 4.04 (Passaic County File Number SP-19-017)

Members of the Board,

The above referenced site plan dated February 28th, 2019, and the “Traffic Impact Letter Report” dated May 24th, 2019, were both reviewed by the Passaic County Planning Board on June 13th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **unconditional approval**. Staff will coordinate with the applicant’s traffic engineer in regards to minor updates to the traffic report. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

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

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer Kingsland Street Parking Urban Renewal, LLC
PB Nutclif Med, LLC PB Nutclif Master, LLC
Charles B. Liebling, Esq. Stephen Powers, P.E. File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2019

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Proposed Electric Vehicle Charging Stations; 30 Kingsland Road, Clifton; Block 83.01, Lot 1.02 (Passaic County File Number SP-19-024)

Members of the Board,

The above referenced site plan dated September 14th, 2018, revised as of May 9th, 2019, was reviewed by the Passaic County Planning Board on June 13th, 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 all plans and reports.

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

1. The plans must be revised to show a “STOP” sign on the right side of the exit lane at the easterly, unsignalized driveway along Kingsland Road.
2. The plans must be revised to note that all striping shall be refreshed at both driveways along Kingsland Road.
3. The applicant must provide a reduced Corridor Enhancement Fee of \$1,300.00, based on the linear feet of frontage along the proposed electric vehicle charging stations, made 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
Target Corp T-1822

SAI Group
Duncan M. Prime, Esq.

Advantage Engineers
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

June 14th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 103-107 Fair Street Apartments; 103-107 Fair Street, Paterson; Block 3706, Lots 1 & 2 (Passaic County File Number SP-19-026)

Members of the Board,

The above referenced site plan dated February 19th, 2019, revised as of March 12th, 2019, was reviewed by the Passaic County Planning Board on June 13th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **unconditional approval**. It is recommended that the applicant use a different species of tree for the proposed plantings than the callery pear, as it is considered invasive and is prone to structural issues. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

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

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer JCM Investors 1012, LLC Nick Daurio
DRG Architects 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

June 14th, 2019

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

Re: Site Plan Review – Proposed Apartments (920 Belmont Acquisition, LLC); 920 Belmont Avenue, North Haledon; Block 30, Lots 12 & 12.01 (Passaic County File Number SP-18-064)

Members of the Board,

The above referenced site plan dated October 19th, 2018, revised as of May 23rd, 2019, was reviewed by the Passaic County Planning Board on June 13th, 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 all plans and reports.

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

1. The plans note only the proposed building and impervious coverage. The existing square footages of coverage must also be noted.
2. The applicant must provide a pedestrian refuge in lieu of a raised apron at the site driveway. The crosswalk shall be continental design (ladder bars, but no transverse lines). The detectable warning surfaces and curb ramps must be placed parallel to Belmont Avenue and be in line with the crosswalk. The crossing shall be located outside of the County right-of-way. All requested driveway improvements must be shown on a separate plan that only shows the driveway area.
3. Copies of any required permits must be submitted to the County upon approval by the NJDEP.

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

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer 920 Belmont Acquisition, LLC
Jerome A. Vogel, Esq. Eric L. Keller, P.E. File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Ward Street Parking Garage; 143-173 Ward Street, Paterson; Block 6204, Lot 2 (Passaic County File Number SP-19-011)

Members of the Board,

The above referenced site plan dated July 5th, 2018, revised as of May 15th, 2019, was reviewed by the Passaic County Planning Board on June 13th, 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 all plans and reports.

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

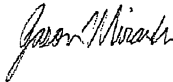
1. The applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor.
2. The plans must show ADA-compliant curb ramps at the corner of Market Street and Railroad Avenue. The crosswalks shall be continental-style (ladder bars, but no transverse lines).
3. The applicant must provide new curbing and sidewalk along the Market Street frontage of the site, per County detail (attached).
4. The plans must include the County detail (attached) for the raised driveway apron.
5. The “STOP” bar must be 12” inches in width.
6. The yellow curb paint must be refreshed along the Market Street frontage. An additional “NO PARKING ANY TIME” sign must be provided adjacent to the “STOP” bar, with an arrow pointing towards the driveway.
7. The applicant must install two “DO NOT ENTER” (R5-1) signs after the exit gate, to force traffic left towards the exit driveway.

Passaic County Planning Board
Ward Street Parking Garage (SP-19-011)
143-173 Ward Street, Paterson
Block 6204, Lot 2

8. The drainage report states that the overflow will connect into the Ward Street system, but the plans show a connection into the Market Street system. The applicant must provide an analysis for what will occur if the infiltration system fails. This condition cannot result in overland flow into Market Street.
9. The applicant has submitted an encroachment permit application for the proposed overhang of the County right-of-way, which will require approval by the Board of Chosen Freeholders. The applicant must provide structural details showing how the decorative feature will be attached to the structure in a safe manner. If this feature should detach, it will impact the sidewalk at 51 mph (in the County right-of-way).
10. It is recommended that the intersection of Railroad Avenue and Ward Street be re-configured, through the removal of the slip lane and provision of a standard curb radius, in order to improve both traffic flow and pedestrian safety.

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 City of Paterson Parking Authority
Richard R. Turano, Esq. Timothy Tracy

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

June 14th, 2019

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Chabad Center of Passaic County; 196 Ratzer Road, Wayne; Block 1602, Lots 12 & 13 (Passaic County File Number SP-19-015)

Members of the Board,

The above referenced site plan dated March 7th, 2019, revised as of May 29th, 2019, was reviewed by the Passaic County Planning Board on June 13th, 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 all plans and reports.

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

1. The applicant shall dedicate right-of-way to, at a minimum, the extent of the Ratzer Road sidewalk for both lots. The applicant must submit a description for the proposed dedications.
2. Copies of any existing bridge and/or sidewalk easements must be 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
Michael J. Sweeney, Esq.

Chabad Center of Passaic County, Inc.
William J. Darmstatter, P.E.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 260-262 Main Street Apartments; 260-262 Main Street, Paterson; Block 4704, Lot 11 (Passaic County File Number SP-19-021)

Members of the Board,

The above referenced site plan dated February 25th, 2019, revised as of March 14th, 2019, was reviewed by the Passaic County Planning Board on June 13th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file for all plans and reports.

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

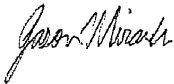
1. The name of the County must be included in the title block.
2. The name and address of the owner and the applicant must be noted on the plans.
3. The zoning table must include the total square footage of impervious coverage, existing and proposed.
4. The applicant must submit an updated survey, signed and sealed by a licensed surveyor, showing both sides of Main Street and Market Street, right-of-way width, and all street improvements including utilities, lighting, signals, crosswalks, etc. Additional comments may be provided.
5. The applicant must verify whether the cellar door along Market Street will be removed. If not, the cellar door must be shown on the site plan and the applicant must apply for an encroachment permit. For the permit to be considered by the Planning Board and the Board of Chosen Freeholders, the applicant must provide certification from a professional engineer that the vault can handle an HS-20 load.

Passaic County Planning Board
260-262 Main Street Apartments (SP-19-021)
260-262 Main Street, Paterson
Block 4704, Lot 11

6. The applicant must verify the location of any vaults located below the sidewalk along Main and Market Streets. If there are any present, the sidewalk must be examined by a structural engineer and a structural report issued.
7. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders.
8. The doors must be revised to either swing inwards or be recessed. They cannot swing into the County right-of-way.
9. The applicant must provide a plan showing pedestrian routes to/from Paterson Parking Authority off-site parking lots.
10. The applicant must provide the Corridor Enhancement Fee of \$3,189.00 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 262 Main Realty Corporation
Alan J. Mariconda, Esq. WJG Architects, LLC File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2019

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 202-206 Main Street Apartments; 202-206 Main Street, Paterson; Block 4501, Lots 20 & 21 (Passaic County File Number SP-19-025)

Members of the Board,

The above referenced site plan dated March 12th, 2019, revised as of March 14th, 2019, was reviewed by the Passaic County Planning Board on June 13th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file for all plans and reports.

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

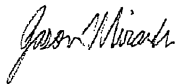
1. The name of the County must be included in the title block.
2. The name and address of the owner and the applicant must be noted on the plans.
3. The zoning table must include the total square footage of impervious coverage, existing and proposed.
4. The applicant must install two ADA-compliant curb ramps at the intersection of Main Street and Ellison Street.
5. Main Street is listed as Market Street on the plans. This must be corrected.
6. Ellison Street is listed as Ellis Street on the elevation. This must be corrected.
7. The applicant must provide an elevation plan for the Main Street frontage.
8. The applicant must submit a survey, signed and sealed by a licensed surveyor, showing both sides of Main Street and Ellison Street, right-of-way width, and physical conditions including utilities, lighting, signals, crosswalks, etc. Additional comments may be provided.

Passaic County Planning Board
202-206 Main Street Apartments (SP-19-025)
202-206 Main Street, Paterson
Block 4501, Lots 20 & 21

9. The applicant must verify the location of any vaults located below the sidewalk along Main Street. If there are any, the sidewalk must be examined by a structural engineer and a structural report issued.
10. The survey and site plan must show all existing or proposed canopies and other encroachments, which will require the submission of an encroachment permit application to remain within the County right-of-way. Approval of an encroachment permit is subject to additional review by the Board of Chosen Freeholders.
11. The applicant must provide a plan showing pedestrian routes to/from Paterson Parking Authority off-site parking lots.
12. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer 202-206 Main Street Associates
Alan J. Mariconda, Esq. WJG Architects, LLC File

