



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 27, 2019
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:01 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; County Engineer Jonathan Pera; Steven Edmond, Alternate (voting for Stephen Martinique); Freeholder Terry Duffy.

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 13, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Gervens and seconded by Commissioner Metzler the minutes as noted above are officially adopted. Chairman Simpson and Freeholder Duffy abstained.

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

- The Department presented at a public session for the Highlands Rail Trail in Wanaque. Approximately 60 members of the public attended to learn about Phase I of the trail. Some residents of the Borough expressed concerns about privacy, but others spoke in favor of the trail. The Department will continue to work with residents and present modified plans in the fall. Plans for the trail have been sent to NJDEP for project permits and the Department is working with NJDOT for authorization.
- The Department is working to prepare for the 2020 Census, including coordinating with the 16 municipalities on the Participant Statistical Areas Program (PSAP).

PUBLIC PORTION: Commissioner Metzler 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 Vice Chairman Diaz. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-19-028 – Assisted Living Facility (Three11, LLC) – 794 High Mountain Road, North Haledon

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing single-family dwelling into an assisted living facility. The applicant has also proposed to pave a portion of the rear yard for parking. There are 12 assisted living units and 15 surface parking spaces proposed. The site has frontage along High Mountain Road.

The applicant will maintain two existing curb cuts along High Mountain Road, which will provide access to parking via driveways on both sides of the building. A circular drive at the front of the building connects to both driveways. There will be three parallel parking spaces located near the north driveway and two parking spaces at the front of the building within the circular driveway. Nine rear parking spaces will be accessed via a one-lane driveway from the southerly curb cut. Regarding drainage, the plans show that roof drains will empty into the driveways. The site slopes towards the County roadway. There are no proposed sidewalk or landscape improvements.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of the referenced survey, signed and sealed by a licensed surveyor, dated August 28, 2018. The sidewalk must be a minimum of 5' in width. Both driveways must access High Mountain Road at a 90 degree angle. The allowable design is either one two-way driveway or two one-way driveways. The applicant shall provide appropriate signing and striping, including a white "STOP" bar and a "STOP" sign, and a double yellow centerline for a two-way driveway OR two "ONE WAY" signs for one-way driveways. All striping shall be noted as thermoplastic. The applicant must provide raised driveway aprons at both driveways, per County detail. The plans must match the detail, including a raised sidewalk and including a flare instead of a radius. Detectable warning surfaces shall still be provided. The applicant must provide a driveway profile for the site driveway(s). The maximum slope shall be no greater than 2% for the first 50 feet back from the right-of-way line. There shall be no stormwater runoff to the High Mountain Road right-of-way. The applicant must provide the Corridor Enhancement Fee of \$2,956.00 payable to Passaic County.

Angelo Onello, site engineer, was sworn in. Mr. Onello stated that North Haledon does not currently have any assisted living residences and that the proposed facility will have 12 units and accommodate 13 residents. This will be a low-intensity use and the residents will not be allowed to have vehicles. Traffic will be limited to two staff members and occasionally the owners. Mr. Onello explained that the building is a well-suited for this type of assisted living use. As impervious coverage is to be reduced and the plan will not worsen the current drainage situation, the applicant is requesting a waiver from drainage improvements. Mr. Onello stated that the required slope will be met on the north driveway, but cannot be done on the south driveway. Employees will be required to park on the north side parking lot and will use the northerly driveway. Mr. Onello stated that one-way site circulation will be burdensome for visitors.

Commissioner Edmond asked if cars in the southerly parking lot could turn right up the circular driveway to go out the north driveway. Mr. Onello replied that the topography would make that difficult and reiterated that this is a very low intensity use.

Chairman Simpson asked what the plan is to stop stormwater from running off into High Mountain Road. Mr. Onello replied that stormwater currently runs off to High Mountain Road. Staff informed the applicant that when a site plan comes before the Board for review, the site is

subject to total review and needs to be brought to current County site plan standards. Mr. Onello requested a waiver, on the basis that drainage is not currently an issue and stormwater will go directly into an inlet near the southerly driveway that leads to the Molly Ann Brook across the street. The Board stated that no stormwater may run off into a County roadway; at a minimum, it must be collected on-site and piped into the County drainage system. Planning Director Lysicatos asked for the Board's opinion about the requested waiver from providing the required 2% slope at the south driveway. County Engineer Pera stated that, for the waiver request to be considered, the applicant must provide a profile showing the closest feasible alternative. A written justification will need to be submitted along with the profile and waiver request.

Exhibit A, an aerial image of the site, was entered into evidence. The exhibit is attached to these minutes.

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

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

This is a previously withheld site plan application in which the applicant has proposed to construct a convenience store. The existing gas station will remain, but with a new canopy and pumps. Five existing buildings and the existing gas station canopy will be demolished. The site has frontage along both Wagaraw Road and Lincoln Avenue in Hawthorne. The site is located along two Bicycle and Pedestrian Priority Corridors. The application was withheld by the Planning Board on March 22, 2019 with 20 conditions.

The applicant has proposed two access driveways along Wagaraw Road. There will be a full-access driveway along the westerly edge of the site. The applicant has also proposed to retain the driveway closest to the intersection as an entrance-only driveway, despite the Board's request to remove the driveway. The driveway will require a waiver to remain, as it is located within 20 feet of the intersection. There will be two driveways along Lincoln Avenue. The southerly driveway will be right-in, right-out only. The northerly driveway will be restricted to exit-only. An existing curb cut along Lincoln Avenue will be closed and new sidewalk and curbing constructed at the location of this curb cut. The plans show 29 proposed parking spaces and 12 proposed gas pumps. Pedestrian access to the convenience store from Lincoln Avenue has been proposed. The site slopes towards both Wagaraw Road and Lincoln Avenue. Two drainage pits and two trench drains at the Wagaraw Road driveways have been proposed, both connecting into the County system. Several shade trees are proposed along the Lincoln Avenue frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The existing and proposed square footage of impervious area must be noted on the plans. The plans shall be revised to include pedestrian access from the Wagaraw Road sidewalk. The proposed island at the southerly Lincoln Avenue driveway must be more restrictive in order to prohibit left turns. Two signs must be prohibited for each left

turn. The "STOP" and "NO LEFT TURN" signs must be placed on separate posts. The westerly Wagaraw Road driveway will require a waiver from the Site Plan Resolution to remain within 20 feet of an intersection. The applicant must provide a written justification for providing driveway access at that location, for consideration by the Planning Board. The applicant will need to provide two "DO NOT ENTER" (R5-1) signs. The proposed location of the air pump and vacuum station poses safety issues to users due to its location adjacent to a driveway. The applicant shall relocate the station to a location that does not present such safety issues. The curb cut at the driveway must be reduced to a maximum width of 30'. The sidewalk along Wagaraw Road must be a minimum of 5' in width for the entire frontage of the site, per ADA standards. Raised driveway aprons must be provided along Wagaraw Road. The plan diagram must be revised to match the detail. The driveway aprons must be shown in accordance with the detail, including raised sidewalks across the driveways and driveway flares instead of radii. Detectable warning surfaces shall be provided. At the westerly Wagaraw Road driveway, the centerline must not extend past the "STOP" bar. The applicant must provide a drainage system to handle stormwater runoff from the entire site. The submitted drainage calculations are not acceptable. The design must handle 100% of the runoff from the site, not just the additional impervious area. The landscape plan must note the species of the three proposed shade trees along the Lincoln Avenue frontage. The applicant must provide copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$7,165.00 payable to Passaic County.

Commissioner Edmond asked how wide the hatched strip by the air pumps is. Louis Luglio, traffic engineer for the applicant, was sworn in and stated that the striped area is approximately 8 feet in width. The applicant would like to maintain the pumps in the proposed location and will designate the first parking space next to it for the air pump. Commissioner Edmond stated customers will not pull into the spot and the hatched area is not large enough. County Engineer Pera asked if the hatched area could be curbed to prevent drivers from attempting to park there. Mr. Luglio agreed to extend the curbing from the air pumps up to the edge of the driveway.

Mr. Luglio stated that, regarding the easterly Wagaraw Road driveway, the applicant would like to retain this driveway and is willing to convert it to entrance-only for deliveries as it would be easier for fuel trucks to execute this turn than at other driveways. Commissioner Edmond asked if trucks could enter at the westerly Wagaraw Road driveway instead. Mr. Luglio stated that this would be difficult, as it would require trucks to exit at the southerly Lincoln Avenue driveway and would impact traffic at the intersection.

Vice Chairman Diaz asked how many deliveries there are to the site, per day. Rakesh Naik, the owner, was sworn in and stated that there will be one gas delivery every day. Other vendors also come in, but their vehicles are not the size of the fuel trucks. Mr. Naik stated that the traffic flow currently works very well.

Commissioner Edmond asked if Lincoln Avenue permits a southbound right turn at a red light; if so, conflicts at the driveway could present an issue. Staff asked if the Wagaraw Road driveway

can be angled. Mr. Luglio replied that it cannot because left-in turns are necessary for delivery to work.

Planning Director Lysicatos stated that staff consider the proposed interior sidewalk acceptable as is and recommend that this comment be removed.

Mr. Luglio stated that he will defer drainage issues to the site engineer. Planning Director Lysicatos clarified that drainage concerns need to be considered for the entire site, not just for the additional impervious area. Staff clarified that there can be no sheet flow from the site into Wagaraw Road; at a minimum, stormwater must be collected on-site and piped directly into the County drainage system.

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

SP-18-051 – The Parke at Hamburg – 910 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a retail center consisting of: 25,540 sq. ft. of retail space; 9,960 sq. ft. of restaurant space; and a 12,850 sq. ft. pre-school. The existing single-family dwelling will be demolished. The application was withheld by the Planning Board on May 30, 2019 with 13 conditions.

There will be a total of 333 on-site parking spaces. The site will have access via two driveways along Paterson-Hamburg Turnpike: a combined access driveway at the intersection with Leonard Terrace and a right-in only driveway at the westerly end of the frontage. The applicant has proposed to construct a traffic signal at the intersection with Leonard Terrace. Vehicles travelling northbound on Leonard Terrace will be allowed to continue straight into the site; vehicles exiting the site at the driveway will be allowed to continue onto Leonard Terrace, as well as turn left or right. A left-turning lane will be installed along Paterson-Hamburg Turnpike for vehicles entering the site. The applicant has proposed to install a shoulder for trucks turning into the westerly driveway from Paterson-Hamburg Turnpike. The site is sloped towards Paterson-Hamburg Turnpike. Inlets throughout the site will connect to two detention basins. The applicant has proposed planting 13 Pyramidal European hornbeam and six Pacific Sunset maple trees along the Paterson-Hamburg Turnpike frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The crosswalk bars of the Paterson-Hamburg Turnpike crossing must be placed parallel to the flow of traffic. The submitted easement description and exhibit have been reviewed and deemed to be acceptable. The applicant must submit a copy of the recorded easement. The signal timing must include an offset to the Valley Road signal, and an analysis of the optimization of the synchronization. Pedestrian signal heads 14 and 15 shall display "WALK" in Phase A. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant. The specifications of the proposed signal equipment, as required by Wayne Township, must be included. The signed and

sealed calculations, for the proposed retaining wall adjacent to the County right-of-way, must be provided prior to approval. The signed and sealed calculations, for the portion of the proposed modular concrete block retaining wall within 20 feet of the right-of-way, must be provided prior to approval. The applicant must provide a profile, including drainage, of the proposed wall. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 payable to Passaic County.

Jerome Vogel, attorney for the applicant, stated that the applicant has met with staff and their primary concerns have been addressed. The remaining conditions will be addressed by the applicant. Mr. Vogel stated that the easement will be recorded and submitted to the County. Regarding the traffic signal, the Township has agreed to own the signal but installation and maintenance will be paid for by the applicant. The applicant will provide an agreement for the retaining wall proposed in the County right-of-way.

Commissioner Edmond asked how much the encroachment of the wall impacts the right-of-way. Staff stated that there is no significant impact. Commissioner Edmond requested that the maintenance agreement include a clause for the removal of the wall when the adjacent property is developed. Mr. Vogel stated that the agreement will have such a clause that the applicant would have it removed on request of the County, once the adjacent property is developed. Louis March, the applicant, was sworn in and testified that the wall would be removed in such a situation.

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

SP-18-060 – Proposed 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 Paterson-Hamburg Turnpike and Church Lane, both County roads, in Wayne. The application was withheld by the Planning Board on November 29, 2018 with 15 conditions.

The site will now have a full-access driveway along Church Lane and a 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. The applicant has proposed pedestrian access to the entrance of the bank building. 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 two hedge maple trees along the frontages of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The seal on the survey must be from the State of New Jersey. The plans show a parking space within 20 feet of the right-of-way at the entrance drive along Church Lane. The parking space must be removed from that location. The plans must match the details for raised driveway aprons at both the Church Lane and Paterson-Hamburg Turnpike driveways. The plans must show the raised sidewalk across the driveways and show a flare instead of a radius. Detectable warning surfaces shall be provided. At the Church Lane driveway, the centerline must be noted as double yellow. The striping at the Paterson-Hamburg Turnpike driveway must be noted as thermoplastic. The "KEEP RIGHT" (R4-7) sign at the Paterson-Hamburg Turnpike driveway must be labelled. The Church Lane driveway must be re-configured to allow vehicles to exit perpendicular to Church Lane. The existing drainage systems in Church Lane and Paterson-Hamburg Turnpike must be analyzed for adequacy. 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 applicant must provide the Corridor Enhancement Fee of \$8,802.00 payable to Passaic County.

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

19-003 – Park Lane Subdivision – 335-415 Main Street, Little Falls

Staff explained that this is a previously withheld minor subdivision application in which the applicant has proposed to consolidate the existing lots in order to create two remainder lots (3.01 & 3.02). As part of a corresponding site plan application (SP-19-003), a single four-story, multi-family apartment building with 185 units and a parking garage will be constructed on proposed Lot 3.01. Ten buildings totaling 102 new townhouse units and surface parking will be constructed on proposed Lot 3.02. Both proposed lots will have frontage along Main Street. The existing uses on these lots contain a mix of single-family residential, business and industrial offices, warehousing, and a restaurant. The lots are located in the Singac Industrial Zone Redevelopment Area. The application was withheld by the Planning Board on February 22, 2019 with 5 conditions.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit a final plat. The grantee of the existing stormwater easement must be noted on the plat. The applicant must provide a copy of the easement. The proposed grantee of the new stormwater easement must be noted on the plat. The applicant must provide a description of the proposed easement.

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

SP-19-003 – Park Lane Development – 335-415 Main Street, Little Falls

This is a previously withheld site plan application in which the applicant has proposed to construct a 4-story, multi-family apartment building and 10 three-story townhouse buildings on two newly subdivided lots. The apartment building will have 185 units and the townhouses will

have 102 units, for a total of 287 new residential units and 412,854 sq. ft. There are several existing uses, which includes a mix of single-family residential, business and industrial offices, warehousing, and a restaurant. All of these buildings will be demolished. The development has frontage along Main Street and is located in the Singac Industrial Zone Redevelopment Area. The application was withheld by the Planning Board on February 22, 2019 with 30 conditions. See the attached letter outlining the conditions.

The applicant has proposed to reconstruct the curbing and sidewalk and create two driveways along Main Street. There are 534 parking spaces proposed, which will be divided amongst surface parking, town house garages, and a parking garage located behind the apartment building. The proposed site improvements include new lighting along Main Street and new landscaping, including 10 shade trees, 47 evergreen trees, and 48 ornamental trees, all of various species. Stormwater runoff is collected on-site, but no detention has been proposed. All stormwater is directed into existing drainage systems.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The note stating "Variable Width R.O.W. (Tax Map)" must be removed from the survey. The plans must clearly indicate the dimensions of the sidewalk, which must be a minimum of 5' in width. The plans must match the details for raised driveway aprons at both driveways, including raised sidewalks across the driveways and driveway flares instead of radii. Detectable warning surfaces shall be provided. The centerline must be noted as double yellow. The "STOP" bar must be noted as white. The requested pedestrian refuge at the easterly driveway must be shown on the plans. The applicant must provide "before and after" signal timing plans. The applicant must provide AM Peak Hour calculations for both signals. Tables 1, 2, 5 & 6 of the traffic study are missing. The applicant must submit a complete traffic study. The requested inlet opposite inlet C3 must be clearly indicated on the plans. The applicant must provide an analysis of how flow from a 34" x 53" elliptical pipe AND a 24" x 38" elliptical pipe will combine to flow into an 18" x 24" culvert under Main Street. The applicant must analyze provided cover on all drainage pipes within the County right-of-way. The existing conditions plan shows drainage flowing to the existing inlet from three directions, with no outlet (at Grey Rock Avenue). An inlet or manhole must be provided where the 34" x 53" elliptical pipe makes a right angle turn at Main Street opposite Grey Rock Avenue. The applicant must provide the analysis and calculations (drainage area map, time of concentration determination, runoff curve numbers, etc.) that determined the 56.80 cubic feet per second flow in line A7-A6. The applicant must coordinate with staff to provide plantings in the 5' strip in accordance with the guidelines contained in the Green Stormwater Infrastructure Element of the Passaic County Master Plan. The applicant must provide a maintenance agreement for review by County staff. The County recommends that the applicant consider use of green stormwater infrastructure practices to handle stormwater generated by the site, in accordance with the Green Stormwater Infrastructure Element of the Passaic County Master Plan. The site should utilize non-structural green infrastructure practices within the requested 5' planting strip adjacent to the roadway. The proposed lighting within the County right-of-way must be included in the maintenance agreement. The applicant must provide a bus shelter at the existing NJTransit bus stop along the frontage of the property. The bus shelter must be included

in the maintenance agreement. There are no architectural plans in the submission. If there are any architectural plans available, they should be submitted to the County. The applicant must submit copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$22,176.00 payable to Passaic County. The applicant shall meet with County staff to address the Planning Board's issues with the submitted plans.

Commissioner Edmond stated that, in regards to the comment about the two elliptical pipes flowing into the culvert under Main Street, the condition should be modified to require concurrence of the owner of the receiving system after the stormwater exits the County right-of-way.

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

SP-19-027 – Harvey Switching Station – 121 St. Andrews Boulevard, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to upgrade public utility infrastructure by installing new process equipment to improve system reliability and station capacity. The site is currently an electrical substation and will remain so. The substation property is not located along a County road (it is over one acre in total impervious area) and will not impact any County facilities. The site poses no impact to County facilities and staff recommended that the application be granted unconditional approval.

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

SP-19-029 – Prop. Light Industrial & Office Building – 316-334 Colfax Avenue, Clifton

This is a new site plan application in which the applicant has proposed to construct a one-story light industrial and office building. The building will have 18,501 sq. ft. of ground-floor light industrial on Lot 17. A 19-space surface parking lot will be located on Lot 16. An existing one one-story building and one-and-a-half story dwelling with an accompanying garage will all be demolished. The site has frontage along Colfax Avenue.

The applicant will maintain the existing curb cut along Colfax Avenue near the western edge of the property and close an existing curb cut to the east. Access to parking and loading bays will be via the remaining curb cut and via a private road located on the adjacent property. The applicant has proposed new sidewalk and curbing along the frontage. Regarding drainage, the plans show that roof leaders and inlets will connect to a culvert running along the westerly edge of the site. Ownership of the culvert is not indicated. Additional landscaping has been proposed, but no shade trees are to be provided along the frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must note separately the existing and proposed square footages of building coverage and impervious coverage. The square footage of the proposed area of disturbance shall be noted on Sheet C2.1. The curbing and sidewalk

replacement, along the entire frontage of the site, must be completed in accordance with County detail. The sidewalk must be a minimum of 5' in width, and shall be extended up to the right-of-way line. The applicant must provide a raised apron at the site driveway, per County detail. The plans must match the detail, including a raised sidewalk and a flare instead of a radius. Detectable warning surfaces shall still be provided. The applicant must provide a white "STOP" bar and double yellow centerline at the Colfax Avenue driveway. All striping shall be noted as thermoplastic. The "STOP" sign must be labelled on the plans. The applicant shall provide a crosswalk across the driveway to the east of the site. The crosswalk shall be continental-style (ladder bars, but no transverse lines). The applicant must provide more information on the culvert that is located to the west of the site, including ownership. Drainage from the site must not be connected to the Colfax Avenue drainage system, but to the culvert. This may require permission from the adjacent property owner, as well as the owner of the culvert. The applicant must provide a copy of the easement for the driveway to the east of the site. The applicant must provide shade trees along the site frontage, outside of the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$5,436.00 payable to Passaic County.

Chairman Simpson asked about the driveway design. Staff referenced the submitted turning templates showing that a WB-67 would need the widened exit lane to avoid jumping the curb. Chairman Simpson stated that this design would not force vehicles to exit perpendicularly. A comment will be added requesting that the applicant verify whether WB-67 vehicles will be necessary for the operation of the site.

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

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

Staff explained that this is a new 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, that is to be demolished, currently occupy the site. The site has frontage along Lafayette Street and is located within Paterson's Fourth Ward Redevelopment Area.

Access to the parking garage will be via a new curb cut along Lafayette Street as well as Montgomery Place, a municipal street. The applicant has proposed new curbing and sidewalk along Lafayette Street. The plans indicate that four recharge pits will be installed, but do not indicate how water will be conveyed to them. There are six shade trees proposed to be planted along 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 name and address of the applicant and the owner must be noted on the plans. The zoning table must be revised to include existing site information, where applicable. The square footage of the proposed area of disturbance shall be noted on sheet S-3. 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. If the Board grants a waiver to permit the driveway, additional comments will be provided. 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. The lighting shall be per local standards. The applicant must submit a maintenance agreement, as the lighting is within the County right-of-way. The proposed door along Lafayette Avenue must either swing inwards or be recessed from the right-of-way. The applicant must clarify whether the existing cellar door along Lafayette Street is to be removed. The applicant must provide a footing plan. The applicant must submit drainage calculations. The plans must show all roof leaders. 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 applicant must provide the Corridor Enhancement Fee of \$2,253.00 payable to Passaic County.

Kim Freeman, a resident of Paterson, provided public comment regarding this application. Mr. Freeman stated that Montgomery Street is a dead end, and that closing the Lafayette Street driveway would create traffic issues on Montgomery Street.

Commissioner Metzler made a motion to **withhold approval** of the site plan application. Freeholder Duffy 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 13, 2019:

1. SP-18-014; Proposed Bolla Markey; 60 Riverview Drive, Wayne;
2. SP-18-056; Proposed Parking Garage (ON3 Office Towers); 100-200 Metro Boulevard, Clifton; and
3. SP-18-058; Proposed Retail Center & Child Care Facility; 220-228 Berdan Avenue, Wayne.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 6:50 PM that was seconded by Freeholder Duffy. The motion passed unanimously.

Respectfully submitted,



Michael Donnelly for
MICHAEL LYSICATOS



County of Passaic

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
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June 28th, 2019

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

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

Members of the Board,

The above referenced site plan dated May 10th, 2019 was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must provide copies of the referenced survey, signed and sealed by a licensed surveyor, dated August 28, 2018.
2. The High Mountain Road sidewalk must be a minimum of 5' in width.
3. Both driveways must access High Mountain Road at a 90 degree angle.
4. The allowable design is either one two-way driveway or two one-way driveways.
5. The applicant shall provide appropriate signing and striping, including a white "STOP" bar and a "STOP" sign, and a double yellow centerline for a two-way driveway OR two "ONE WAY" signs for one-way driveways. All striping shall be noted as thermoplastic.
6. The applicant must provide raised driveway aprons at both driveways, per County detail (attached). The plans must match the detail, including a raised sidewalk across the driveway and an apron flare instead of a radius. Detectable warning surfaces shall still be provided.
7. The applicant must provide a driveway profile for the site driveway(s). The maximum slope shall be no greater than 2% for the first 50 feet back from the right-of-way line. If

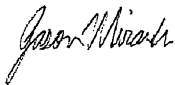
Passaic County Planning Board
Three11 Assisted Living Facility (SP-19-028)
794 High Mountain Road, North Haledon
Block 63, Lot 5

that is not feasible, the applicant must submit plans showing the closest feasible alternative along with a justification letter for consideration by the Planning Board.

8. There shall be no stormwater runoff to the High Mountain Road right-of-way.
9. The applicant must provide the Corridor Enhancement Fee of \$2,956.00 payable to Passaic County.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Onello Engineering

Darian Wilson
Edward E. Easse, AIA

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 28th, 2019

Hawthorne Board of Adjustment
445 Lafayette Avenue
Hawthorne, NJ 07506

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

Members of the Board,

The above referenced site plan dated February 4th, 2019, revised as of May 31st, 2019, was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

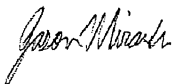
1. The existing and proposed square footage of impervious area must be noted on the plans.
2. At the southerly Lincoln Avenue driveway, the proposed island must be more restrictive in order to effectively prohibit left turns. Two “NO LEFT TURN” signs must be prohibited for each left turn. The “STOP” sign must be placed on a separate post.
3. As the easterly Wagaraw Road driveway is located within 20 feet of the intersection, the driveway will require a waiver from the Site Plan Resolution to be permitted at that location. The applicant must provide a written justification for providing driveway access at that location, for consideration by the Planning Board. The applicant will need to provide two “DO NOT ENTER” (R5-1) signs. Turning templates will need to be provided showing all lanes on Wagaraw Road.
4. The proposed location of the air pump and vacuum station poses safety issues to users due to its location adjacent to a driveway. The applicant shall relocate the station to a location that does not present such safety issues OR extend the curbing up to the proposed driveway in order to prevent any conflicts with traffic exiting the site.

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

5. The curb cut at the westerly Wagaraw Road driveway must be reduced to a maximum width of 30'.
6. The sidewalk along Wagaraw Road must be a minimum of 5' in width, in order to comply with ADA standards, for the entire frontage of the site and should extend to the property line.
7. Raised driveway aprons must be provided along Wagaraw Road as well as Lincoln Avenue. All driveway aprons must be shown in accordance with the detail, including raised sidewalks across the driveways and apron flares instead of radii. Detectable warning surfaces shall still be provided.
8. At the westerly Wagaraw Road driveway, the centerline must not extend past the "STOP" bar.
9. The applicant must provide a drainage system to handle stormwater runoff from the entire site. At a minimum, all stormwater must be collected on-site and piped into the County system.
10. The submitted drainage calculations are not acceptable. The design must handle 100% of the runoff from the site, not just the additional impervious area.
11. The landscape plan must note the species of the three proposed shade trees along the Lincoln Avenue frontage.
12. The applicant must provide copies of any required NJDEP permits.
13. The applicant must provide the Corridor Enhancement Fee of \$7,165.00 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
Ralph E. Faasse, Esq.

Vish Dev Star, LLC
Rigg Associates, PA

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 28th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Retail Center; 910 Paterson-Hamburg Turnpike, Wayne; Block 3103, Lot 2 (Passaic County File Number SP-18-051)

Members of the Board,

The above referenced site plan dated August 29th, 2018, revised as of June 3rd, 2019, and the “Road Improvement Plans” dated November 19th, 2018, revised as of June 11th, 2019, were both reviewed by the Passaic County Planning Board on June 27th, 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:

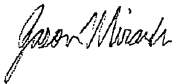
1. The crosswalk bars of the Paterson-Hamburg Turnpike crossing must be placed parallel to the flow of traffic.
2. The submitted easement description and exhibit, for the proposed 7’ utility easement, have been reviewed and deemed to be acceptable. The applicant must submit a copy of the recorded easement.
3. The signal timing must include an offset to the Valley Road signal, and an analysis of the optimization of the synchronization. Pedestrian signal heads 14 and 15 shall display “WALK” in Phase A.
4. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant. The specifications of the proposed signal equipment, as required by Wayne Township, must be included.

Passaic County Planning Board
Proposed Retail Center (SP-18-051)
910 Paterson-Hamburg Turnpike, Wayne
Block 3103, Lot 2

5. The signed and sealed calculations, for the proposed retaining wall adjacent to the County right-of-way, must be provided prior to approval. The applicant must submit a maintenance agreement for the portion of the wall within the Paterson-Hamburg Turnpike right-of-way. The agreement must require the applicant to remove the wall in the event that the neighboring property is developed.
6. The signed and sealed calculations, for the portion of the proposed modular concrete block retaining wall within 20 feet of the right-of-way, must be provided prior to approval. The applicant must provide a profile, including drainage, of the proposed wall.
7. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 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 March Realty, LLC Rage Realty, LLC
Jerome A. Vogel, Esq. Greg Oman, 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 28th, 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 June 11th, 2019, was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

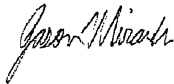
1. The seal on the survey must be from the State of New Jersey.
2. The plans show a parking space within 20 feet of the right-of-way at the entrance drive along Church Lane. This parking space must be removed from that location.
3. The plans must match the details for raised driveway aprons at both the 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.
4. The Church Lane driveway must be re-configured to allow vehicles to exit perpendicular to Church Lane.
5. At the Church Lane driveway, the centerline must be noted as double yellow.
6. At the Paterson-Hamburg Turnpike driveway, the striping must be noted as thermoplastic. The "KEEP RIGHT" (R4-7) sign must be labelled.

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

7. The existing drainage systems in Church Lane and Paterson-Hamburg Turnpike must be analyzed for adequacy.
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.
9. The applicant must provide the Corridor Enhancement Fee of \$8,802.00 payable to Passaic County.

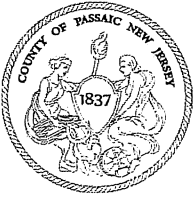
Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer 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
Totowa, New Jersey 07512

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 28th, 2019

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

Re: Minor Subdivision Review – Park Lane Subdivision; 335-415 Main Street, Little Falls; Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01 (Passaic County File Number 19-003)

Members of the Board,

The above referenced minor subdivision plat dated May 15th, 2019 was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

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

1. The grantee of the existing stormwater easement must be noted on the plat. The applicant must provide a copy of the easement.
2. The proposed grantee, which shall not be the County, of the new stormwater easement must be noted on the plat. The applicant must provide a description of the proposed easement.

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 Little Falls Developers Urban Renewal, LLC
Little Falls Townhome Redevelopers Urban Renewal, LLC
Robert Kalkan Hunter's Investment Group, LLC
229 Cleveland Ave, LLC 361 Main Street, LLC
Little Falls Realty, LLC Norman W. Jacobus, Jr.
Rainbow Caterers, Inc. Timko Main Street, LLC
Eagle Machine & Instrument, Inc. Bowman Consulting Group, Ltd. 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 28th, 2019

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

Re: Site Plan Review – Park Lane Development; 335-415 Main Street, Little Falls; Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01 (Passaic County File Number SP-19-003)

Members of the Board,

The above referenced site plan dated November 11th, 2018, revised as of May 15th, 2019, was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

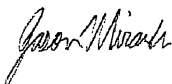
1. Note: The comment letter refers to the incorrect sheet numbers. This should be corrected in future submissions.
2. The applicant shall meet with County staff to address the Planning Board's issues with the submitted plans.
3. The note stating "Variable Width R.O.W. (Tax Map)" must be removed from the survey.
4. The plans must clearly indicate the dimensions of the sidewalk, which must be a minimum of 5' in width.
5. The plans must match the detail for a raised driveway apron at both driveways, including raised sidewalks across the driveways and apron flares instead of radii. Detectable warning surfaces shall still be provided.
6. At the westerly driveway, the centerline must be noted as double yellow. The "STOP" bar must be noted as white.
7. The requested pedestrian refuge at the easterly driveway must be shown on the plans.
8. The applicant must provide "before and after" signal timing plans, as well as AM Peak Hour calculations for both signals.
9. Tables 1, 2, 5 & 6 of the traffic study are missing. The applicant must submit a complete traffic study.
10. The requested inlet opposite inlet C3 must be clearly indicated on the plans.

Passaic County Planning Board
Park Lane Development (SP-19-003)
335-415 Main Street, Little Falls
Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01

11. The applicant must provide an analysis of how flow from a 34" x 53" elliptical pipe AND a 24" x 38" elliptical pipe will combine to flow into an 18" x 24" culvert under Main Street. The applicant must analyze provided cover on all drainage pipes within the County right-of-way and verify concurrence of approval from the owner of the receiving system.
12. The existing conditions plan shows drainage flowing to the existing inlet from three directions, with no outlet (at Grey Rock Avenue). An inlet or manhole must be provided where the 34" x 53" elliptical pipe makes a right angle turn at Main Street opposite Grey Rock Avenue.
13. The applicant must provide the analysis and calculations (drainage area map, time of concentration determination, runoff curve numbers, etc.) that determined the 56.80 cubic feet per second flow in line A7-A6.
14. The applicant must coordinate with staff to provide plantings in the 5' strip in accordance with the guidelines contained in the Green Stormwater Infrastructure Element of the Passaic County Master Plan. The applicant must provide a maintenance agreement for review by County staff.
15. The County recommends that the applicant consider use of green stormwater infrastructure practices to handle stormwater generated by the site, in accordance with the Green Stormwater Infrastructure Element of the Passaic County Master Plan.
16. The proposed lighting within the County right-of-way must be included in the maintenance agreement.
17. The applicant must provide a bus shelter at the existing NJTransit bus stop along the frontage of the site. The shelter must be included in the maintenance agreement.
18. There are no architectural plans in the submission. If there are any architectural plans available, they must be submitted to the County.
19. The applicant must submit copies of any required NJDEP permits.
20. The applicant must provide the Corridor Enhancement Fee of \$22,176.00 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 Little Falls Developers Urban Renewal LLC
Little Falls Townhome Redevelopers Urban Renewal LLC
Robert Kalkan Hunter's Investment Group, LLC
229 Cleveland Ave LLC 361 Main Street LLC
Little Falls Realty LLC Norman W. Jacobus, Jr.
Rainbow Caterers Inc. Timko Main Street, LLC
Eagle Machine & Instrument, Inc. Bowman Consulting Group, Ltd. 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 28th, 2019

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Harvey Switching Station; 121 St. Andrews Boulevard, Clifton; Block 47.12, Lot 3; Block 41.08, Lot 2 (Passaic County File Number SP-19-027)

Members of the Board,

The above referenced site plan dated March 26th, 2019 was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County 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 Gene Rotonda Robert Pollock
Steve Hansen 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 28th, 2019

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Proposed Light Industrial & Office Building; 316-334 Colfax Avenue, Clifton; Block 28.02, Lots 16 & 17 (Passaic County File Number SP-19-029)

Members of the Board,

The above referenced site plan dated November 27th, 2018, revised as of May 8th, 2019, was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The zoning table must note separately the existing and proposed square footages of building coverage and impervious coverage.
2. The square footage of the proposed area of disturbance shall be noted on Sheet C2.1.
3. The curbing and sidewalk replacement, along the entire frontage of the site, must be completed in accordance with County detail (attached). The sidewalk must be a minimum of 5' in width, and shall be extended up to the right-of-way line.
4. The applicant must provide a raised apron at the site driveway, per County detail (attached). The plans must match the detail, including a raised sidewalk across the driveway and an apron flare instead of a radius. Detectable warning surfaces shall still be provided.
5. The applicant must provide a white "STOP" bar and double yellow centerline at the Colfax Avenue driveway. All striping shall be noted as thermoplastic. The "STOP" sign must be labelled on the plans.
6. The applicant shall provide a crosswalk across the driveway to the east of the site. The crosswalk shall be continental-style (ladder bars, but no transverse lines).

Passaic County Planning Board
Proposed Light Industrial & Office Building (SP-19-029)
316-334 Colfax Avenue, Clifton
Block 28.02, Lots 16 & 17

7. The applicant shall install an ADA-compliant curb ramp on the Colfax Avenue frontage across from the curb ramp on the west side of the intersection with Kathryn Street.
8. The applicant must provide more information on expected truck traffic to the site, including whether WB-67 vehicles will need to be accommodated.
9. The applicant must provide more information on the culvert that is located to the west of the site, including ownership.
10. Drainage from the site must not be connected to the Colfax Avenue drainage system, but to the culvert. This may require permission from the adjacent property owner, as well as the owner of the culvert.
11. The applicant must provide a copy of the easement for the driveway to the east of the site, which should clarify whether the applicant will have a right to access the driveway.
12. The applicant must provide shade trees along the site frontage, outside of the County right-of-way.
13. The applicant must provide the Corridor Enhancement Fee of \$5,436.00 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.

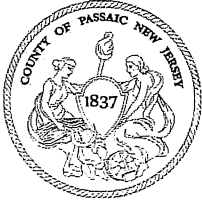
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Bertin Engineering

320 Colfax Ave, 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 28th, 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 January 23rd, 2019, was reviewed by the Passaic County Planning Board on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The name and address of the applicant and the owner must be noted on the plans.
2. The zoning table must be revised to include existing site information, where applicable.
3. The square footage of the proposed area of disturbance shall be noted on sheet S-3.
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.
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).
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.

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

7. The proposed door along Lafayette Avenue must either swing inwards or be recessed from 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.
9. The applicant must provide a footing plan.
10. The applicant must submit drainage calculations.
11. The plans must show all roof leaders.
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.
13. The applicant must provide the Corridor Enhancement Fee of \$2,253.00 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 JCM Investors 1012, LLC
Alan Mariconda, Esq. Matthew Evans File

