



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, March 21, 2019  
930 RIVERVIEW DRIVE, SUITE 250, TOTOWA, NJ 07512**

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

**MEMBERS PRESENT:** Kenneth Simpson, Chairman; William Gervens; Stephen Martinique; Joseph Metzler; Steven Edmond, Alternate (voting for Nakima Redmon); County Engineer Jonathan Pera; Freeholder Duffy (arrived at 5:32 PM)

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

**MINUTES:** The minutes of the March 7, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Commissioner Gervens the minutes as noted above are officially adopted.

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

- The Paterson-Newark Transit Market Study will go out to bid on Friday, 3/22.
- The New Jersey County Planner's Association discussed advancing efforts on a new State Plan at the NJ Business Action Center.
- The annual Redevelopment Forum includes several items of importance to Passaic County. Paterson's Mayor Sayegh highlighted numerous projects in the City. Eugene Diaz presented on the proposed On3 development. The New Jersey Economic Development Authority briefed attendees on the technology grant provided to Passaic County.

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

**DEVELOPMENT REVIEW**

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

Staff explained that this is a new 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. 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 Memorial Drive will be closed. The applicant has not proposed any sidewalk or curbing improvements. 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.

There are conditions that must be satisfied before the application can be granted unconditional approval. The title block must include the address, block and lot numbers, and the name of the municipality. The name and address of the applicant and the owner must be noted on the plans. The applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor. The plans must show all physical features within the right-of-way of Market Street, including curbing, sidewalk, centerlines, crosswalks, and utilities. Additional comments may be provided in response. It is recommended that the applicant schedule a meeting with County staff to discuss the site plan. The applicant must submit drainage calculations. The plans must be revised to show the proposed connection to the Market Street combined sewer system. The trench drain shall be a Campbell Foundry model 4526A or equivalent. The plans show incorrect inverts for the inlet located in the surface parking lot (69.00). This must be addressed. The submitted architectural elevations show an overhang into the Market Street right-of-way. There cannot be any encroachment or overhang into the right-of-way. The applicant should clarify whether on-site bicycle parking will be provided.

Commissioner Edmond expressed a concern with the proposed driveway configuration. Staff added that the driveway configuration will be a subject of discussion at a meeting with the applicant.

Richard Turano, the applicant's attorney, referred to members of the project team to provide testimony. Bob Weissenborn, the applicant's architect, was sworn in and provided testimony. Two exhibits were entered into the testimony. Mr. Weissenborn provided overviews of Exhibit A, showing a rendering of the proposed garage, and Exhibit B, showing the proposed site plan. It was clarified that the surface parking lot is intended for future development.

William Albanese, the construction management consultant, was sworn in and provided testimony. Mr. Albanese clarified that the existing garage will be deconstructed in order to allow the new construction to take place in a sequenced manner.

Commissioner Simpson questioned how the existing demand will be accommodated during construction. Tony Perez, the Executive Director of the Paterson Parking Authority, was sworn in and provided testimony. Mr. Perez stated the demand will be accommodated by existing garages on Ellison Street, Church Street, and at Center City. Jitney services will be provided between the NJTransit station and the garages throughout the 18-24 month construction schedule.

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

#### **SP-17-049 – Fattal's Syrian Bakery – 967-977 Main Street, Paterson**

Planning Board Counsel Abdelhadi recused himself from the meeting for the duration of the review.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish an existing two-story building along Main Street and a 2½-story dwelling to the rear of the site in order to construct a 2,064 sq. ft. building addition and a parking lot expansion. The application was withheld by the Planning Board on February 7, 2019 with 9 conditions.

There will be a total of 41 parking spaces on the site, an increase from the existing 25 spaces, six of which are proposed to be reserved for employee parking. The applicant has proposed two driveways

along Main Street: an entrance-only driveway to the north and an exit-only driveway to the south, both with rolling gates. The applicant has requested a waiver from replacing the existing curbing and sidewalk along Main Street. The site is sloped slightly towards Main Street at the location of the proposed driveways. Inlets on-site connect into the County's drainage system along Main Street. The applicant has proposed to install trench drains at both driveways in order to prevent runoff from entering Main Street. The applicant has proposed to plant three Allegheny serviceberry trees along the Main Street frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. Staff recommend that the three spaces closest to the driveways still be removed and replaced with curbed, landscaped islands. The applicant will need to provide signing ("EMPLOYEE PARKING ONLY") for the other three spaces, pending Board granting of waiver. The "DO NOT ENTER" signs must use MUTCD code R5-1, not K-6610. The northerly driveway must be revised on the plans to match what is shown at the southerly driveway (with a flare instead of a radius). The hours of operation of the proposed rolling gates must be noted on the plans. The relocated inlet has incorrect grate and invert calculations. The two pipes connecting into the relocated inlet must be labelled with inverts. Staff also recommended that the Board waive the requirement to replace curbing and sidewalk, as the existing curbing and sidewalk has been inspected and deemed to be in acceptable condition.

Commissioner Edmond recommended that a waiver, allowing for all six spaces to remain as employee-only parking (within signing), be granted on the condition that the spaces are moved an additional foot away from the rolling gates. Freeholder Duffy made a motion to **grant** the waiver request. Commissioner Martinique seconded that motion. The motion passed unanimously.

Freeholder Duffy made a motion to **grant** the requested waiver from replacing the curbing and sidewalk along the Main Street frontage. Commissioner Martinique seconded that motion. The motion passed unanimously.

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

Planning Board Counsel Abdelhadi returned to the meeting.

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

Staff explained that this is a new site plan application in which the applicant has proposed to construct a three-story apartment building. The building will contain 24 residential units. There are two existing buildings on the site that are to be demolished. The site has frontage along both Stevens Avenue and Center Avenue. The applicant will reconstruct most of the curbing and sidewalk along Stevens Avenue. An internal sidewalk will connect the rear of the property to Stevens Avenue. The existing driveway along the eastern edge of the property will be removed and its curb cut closed. Access will be via an existing curb cut along Stevens Avenue. The applicant is proposing 34 parking spaces. The site slopes towards Stevens Avenue. The plans show that stormwater will be collected and stored in an on-site detention system. There are three flowering cherry trees proposed to be planted along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a copy of the referenced survey dated December 14<sup>th</sup>, 2018, signed and sealed by a licensed surveyor. The zoning table should include existing site information, in

addition to required and proposed information and as applicable. The word "County" must be removed from the sidewalk and curbing notes. The sidewalk along Stevens Avenue must be a minimum of 5' in width. The width should be indicated on the plan diagram and on the County sidewalk detail. The sidewalk should be constructed to the property line, but be located entirely within the County right-of-way. The plans must note the dimensions of the driveway adjacent to Stevens Avenue. A raised driveway apron, including sidewalk, must be provided at the site driveway in accordance with County detail. The plan diagram must be revised to match the detail. At the site driveway, the plans must include a double-yellow centerline. All striping must be noted as thermoplastic. The plans should indicate whether there are any proposed assigned parking spaces (i.e. for the double-stacked spaces). The applicant should clarify whether the sight distance shown on the plans is accurate. The applicant must request in writing from the Township of Little Falls that on-street parking be prohibited within the sight triangle along Stevens Avenue. Pending approval by the Township, the plans should be revised to include "NO STOPPING OR STANDING" signs on both ends of the sight triangle. The signs must be located on the applicant's side of the property line. A trench drain must be installed at the site driveway, on the subject property immediately behind the right-of-way line. The plans must be revised to show all proposed roof leader routing and connections into the drainage system. The plans must include a plan view of outlet control structure #102. The plans must note the elevation of the overflow weir. The submitted drainage calculations show that 0.76 cfs will flow into Stevens Avenue; this must be reduced to 0 cfs. The submitted drainage calculations show that the 25-year flow to Center Avenue is 2.52 cfs, but that the proposed 18" pipe will be able to handle 7 cfs. The pipe must be reduced in size to 12", in order to match the anticipated maximum flow to Center Avenue. There must be a planting strip, a minimum of 5' in width, between the sidewalk and the roadway. The planting strip should include non-structural plantings. Additional shade trees must be provided between the sidewalk and the building, as well as to the south of the site driveway. The applicant must submit copies of any architectural plans. It is recommended that the applicant provide on-site bicycle parking for residents. The proposed lighted bollards must be moved out of the Stevens Avenue right-of-way. The applicant should clarify any plans for a pedestrian connection between Stevens and Center Avenues, which was discussed at the pre-application meeting. The applicant must provide the Corridor Enhancement Fee of \$5,112.00 payable to Passaic County.

Commissioner Edmond inquired about the specific function of the stormwater system.

David Gunia, a representative of the developer, was sworn in and provided testimony. Sheet flow from the site will enter an on-site system with an overflow connection to the Center Avenue drainage system. Mr. Gunia clarified that any plans for a pathway between Stevens Avenue and Center Avenue, and ultimately to the NJTransit station, will be proposed by the Township and NJTransit and will not be a part of this site plan application.

Commissioner Edmond requested that the applicant provide an on-site walkway connecting to the Center Avenue sidewalk.

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

**18-009 – Paterson Habitat for Humanity Subdivision – 142-144 Hamilton Avenue, Paterson**

This is a previously withheld minor subdivision application in which the applicant has proposed to subdivide an existing lot (1) in order to create a total of two lots (1.01 & 1.02). The applicant has proposed to construct a single-family dwelling on each of the new lots, which are currently vacant. The property has frontage along Straight Street. The application was withheld by the Board on February 21, 2019 with 1 condition. The applicant has proposed to construct driveways along the Hamilton Avenue frontage of the site. At the Board's request, the applicant has proposed to install new curbing and sidewalk along the Straight Street frontage of the site. The applicant has proposed to install storage chambers to the rear of the dwellings, which will connect to the roof leaders. The plans indicate that the site's design will direct all runoff towards the Hamilton Avenue frontage.

Staff explained that the applicant has met all conditions and recommended that the application 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-18-055 – North East Table Tennis Club – 225 Colfax Road, Wayne**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 24,200 sq. ft. table tennis facility on an undeveloped, wooded lot. The site will have access along Colfax Road via a combined driveway, with a total of 81 parking spaces. The applicant has proposed to construct on-site walkways and crosswalks connecting the parking lot to the entrance of the facility. Per the Board's request, the applicant has proposed to construct a sidewalk connecting the on-site walkway to the intersection of Sharon Road (where there is an existing sidewalk on the opposite side of Colfax Road). The facility will be limited to a portion of the site, much of which is located within State-designated Wetlands Areas. The site is sloped towards Colfax Road; the applicant has proposed to install a trench drain at the driveway. The trench drain will connect into an on-site surface basin, which will then flow to an underground detention basin. There are inlets proposed throughout the site, which will also connect to the basins. No connection into the County drainage system is proposed. The applicant has proposed landscaping along the frontage and in the parking lot. Replacement trees have also been proposed in the 50' Wetlands Area buffer. The two Wetlands Areas will remain undisturbed.

There are conditions that must be satisfied before the application can be granted unconditional approval. A raised apron, with sidewalk, must be provided across the driveway per County detail. The sidewalk must be a minimum of 5' in width. The proposed crosswalk should be continental-style. The plans must include the curb ramp detail. The flared end section storm water outfall must be re-aligned in order to be parallel to the swale. The invert of inlet B1 is higher than the grate elevation. This must be addressed. The applicant must provide copies of all required permits upon approval by NJDEP. The landscaping schedule must clearly correspond with the plantings shown on the landscaping plan. The County recommends the use of green infrastructure to address drainage concerns. The applicant must provide the Corridor Enhancement Fee of \$21,849.00 payable to Passaic County.

Staff presented an additional concern with the proposed deforestation and replanting plan. The applicant should provide written evidence that the plan meets any local planting ordinance and shade tree commission requirements.

Commissioner Edmond added that the entire stormwater outfall pipe should be made parallel to the right-of-way, rather than just the flared end section.

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

Freeholder Duffy left the meeting at 6:32.

#### **19-005 – Church of St. John the Baptist – 319 Cumberland Avenue, Totowa**

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of two lots (1.01 and 1.02). Proposed lot 1.01 has frontage along Union Boulevard. There is an existing cemetery on proposed lot 1.01, which will continue to be used as a cemetery. The use of proposed lot 1.02, which was formerly home to the Mount Saint Joseph Children's Center, has not yet been determined. The site slopes steeply at the rear of proposed lot 1.02 towards Union Avenue before leveling off.

Staff explained that the applicant must address issues at the existing driveway before the application can be granted unconditional approval. The "STOP" sign must be re-installed at the proper height (7 feet from bottom of sign to ground). The driveway striping ("STOP" bar and centerline) must be refreshed.

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

#### **SP-19-008 – Kingwood Flex – 1590-1610 Union Valley Road, West Milford**

Staff explained that this is a new site plan application in which the applicant has proposed the partial demolition and expansion of a mixed-used building and other site improvements. The four existing residential units will remain. The current 24,201 ft<sup>2</sup> of existing commercial space will be reduced to 19,145 ft<sup>2</sup>. Access to the site will remain via the existing driveway along New Jersey Avenue. There is no access proposed from Union Valley Road. The applicant is proposing 69 parking spaces; there are 84 currently existing. The applicant has not proposed any sidewalk or curbing improvements along Union Valley Road. The site slopes away from Union Valley Road towards the rear of the property. There is one American hornbeam tree proposed to be planted along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a copy of referenced survey, signed and sealed by a licensed surveyor. The plans must show the full extent of the Union Valley Road right-of-way, including all features (centerline, curbing, sidewalk, and utilities). Additional comments may be provided in response. There must be curbing and sidewalk along the entire frontage in accordance with County detail. The sidewalk must be a minimum of 5' in width, and must be routed around the utility poles which are currently located in the path of the existing sidewalk. The applicant must provide copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$5,295.00 payable to Passaic County.

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

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

This is a new site plan application in which the applicant has proposed to construct a gas station and convenience store. 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 applicant is proposing to retain the two access driveways on Wagaraw Road. There will be two driveways along Lincoln Avenue. An existing curb cut along Lincoln Avenue will be closed and new sidewalk and curbing constructed at the location of this curb cut. No other sidewalk or curbing improvements have been proposed. The plans show 30 proposed parking spaces and 12 proposed gas pumps. 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. Landscape improvements are proposed along both frontages, including one star magnolia tree along Lincoln Avenue.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must be revised to include existing site information, in addition to required and proposed information and as applicable. The right-of-way width of Wagaraw Road must be noted on the plans. If the width varies, all variations in width must be noted in the correct location. The plans must be revised to include pedestrian access from both the Wagaraw Road and Lincoln Avenue sidewalks. The northerly Lincoln Avenue driveway should be re-designed in order to allow vehicles to exit perpendicular to the roadway. The southerly Lincoln Avenue driveway must be modified to include a concrete island in order to physically restrict left-out turns. The applicant must provide appropriate signing for the proposed restrictions. The easterly Wagaraw Road driveway must be removed from the plans, as it is located within 20 feet of the intersection. Curbing and sidewalk, 5' in width, must be provided in place of the driveway in accordance with County detail. The proposed air pump and vacuum station must be moved from the westerly Wagaraw Road driveway. The applicant should consider re-siting the proposed retail building in order to better accommodate the requested pedestrian access and safe vehicle ingress and egress. The sidewalk along Wagaraw Road must be a minimum of 5' in width for the entire frontage of the site. Raised driveway aprons, including sidewalk, must be provided at all site driveways in accordance with County detail. The plan diagram must be revised to match the detail. At the Wagaraw Road driveway, the plans must be revised to include a double-yellow centerlines with thermoplastic striping. There must be no stormwater runoff from the site into either County right-of-way. The existing trench drain at the Wagaraw Road driveway must be replaced, as it is too narrow in width and must be longer to prevent runoff from entering the roadway. The applicant should provide a Campbell Foundry model 2465A or equivalent. The plans must show all roof leaders and any connections into the drainage system. 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 plans must indicate the extent of the floodplain. There must be a 5' planting strip, with shade trees, along the Lincoln Avenue frontage. A sidewalk, a minimum of 5' in width, must be provided behind the planting strip and within the County right-of-way. 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 requested that truck turning movements be submitted that show movements at the driveways and throughout the site.

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

**SP-19-010 – The Islamic Center of Passaic County – 99 Vesper Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a two-story building and renovate an existing three-story building and an existing one-story building for a new community center. The site has frontage along Genessee Avenue, Railway Avenue and Vesper Street, but does not have any frontage along a County roadway. The applicant is proposing new sidewalk and curbing along Vesper Street, Genessee Avenue, and West Railway Avenue. There are currently no driveways or curb cuts along the property. Access to the site will be via two curb cuts along Genessee Avenue, one curb cut along Vesper Street, and one along West Railway Avenue. The applicant is proposing 58 parking spaces. The site plan has no impact on County drainage facilities. The applicant is proposing 8 trees along Vesper Street and 7 along West Railway Avenue.

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 Martinique seconded that motion. The motion passed unanimously.

**OLD BUSINESS**

**SP-16-029 – Crossroads Pavement & Maintenance – 826 Black Oak Ridge Road, Wayne**

Staff explained that the applicant has requested a waiver from the requirement to provide a public access easement for an existing sidewalk that is located on the subject property. Prior to the current waiver request, the applicant had requested that Wayne Township accept the easement. The Township was not willing to accept a public access easement within the County’s Master Plan right-of-way.

The Board agreed to table the item until the Planning Board Counsel has reviewed the legal ramifications of allowing a sidewalk to exist on private property without a public access easement.

**NEW BUSINESS**

**Revision to Planning Board Schedule (Location of Meetings)**

Staff explained that future Planning Board meetings will need to be held in the adjacent office suite (200). It is required that notice be provided that all remaining dates in 2019 will be held at 930 Riverview Drive, Suite 200, Totowa, NJ 07512. Staff presented a revised Planning Board schedule, with all meeting dates and times unchanged.

Commissioner Metzler made a motion to **adopt** the revised Planning Board schedule. Commissioner Martinique seconded that motion. The motion passed unanimously.

**Green Acres Letter of Support**

Staff explained that additional requests for letters of support, in relation to the NJDEP’s Green Acres program, have been received for signature by the Planning Board Chairman. The letters all express support for proposed improvements to be completed through Green Acres grants. Staff provided an overview of the projects:

1. The Borough of Prospect Park is proposing to construct a soccer field at Hofstra Park.
2. The Township of Little Falls is proposing the improvement of existing facilities at Duva Field.
3. The Hamilton Partnership for Paterson is proposing landscaping improvements at the planned Alexander Hamilton Visitor Experience Center in Great Falls National Historical Park.



4. The Land Conservancy of New Jersey is proposing riparian restoration at the West Brook Preserve in West Milford.

Chairman Simpson agreed to sign the letters.

**CORRESPONDENCE**

**Unconditionally Approved Planning Board Applications**

Staff explained that, from now on, all applications that have received unconditional approval through staff review will be reported on and the approval letters included in the minutes. There are no applications to report on for this meeting.

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 7:06 PM that was seconded by Commissioner Martinique.

Respectfully submitted,



Jason Miranda for

MICHAEL LYSICATOS





## County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
*Acting Director*

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

March 25<sup>th</sup>, 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 5<sup>th</sup>, 2018, revised as of August 27<sup>th</sup>, 2018, and the architectural plans dated January 2019, were both reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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:

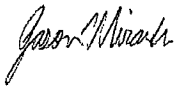
1. The title block must include the address, block and lot numbers, and the name of the municipality.
2. The name and address of the applicant and the owner must be noted on the plans.
3. The applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor.
4. The plans must show all physical features within the right-of-way of Market Street, including curbing, sidewalk, centerlines, crosswalks, and utilities. Additional comments may be provided in response. It is recommended that the applicant schedule a meeting with County staff to discuss the site plan.
5. The applicant must submit drainage calculations.
6. The plans must be revised to show the proposed connection to the Market Street combined sewer system.
7. The trench drain shall be a Campbell Foundry model 4526A or equivalent.

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

8. The plans show incorrect inverts for the inlet located in the surface parking lot (69.00). This must be addressed.
9. The submitted architectural elevations show an overhang into the Market Street right-of-way. There cannot be any encroachment or overhang into the right-of-way.
10. The applicant should clarify whether on-site bicycle parking will be provided.

**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

Exhibit A

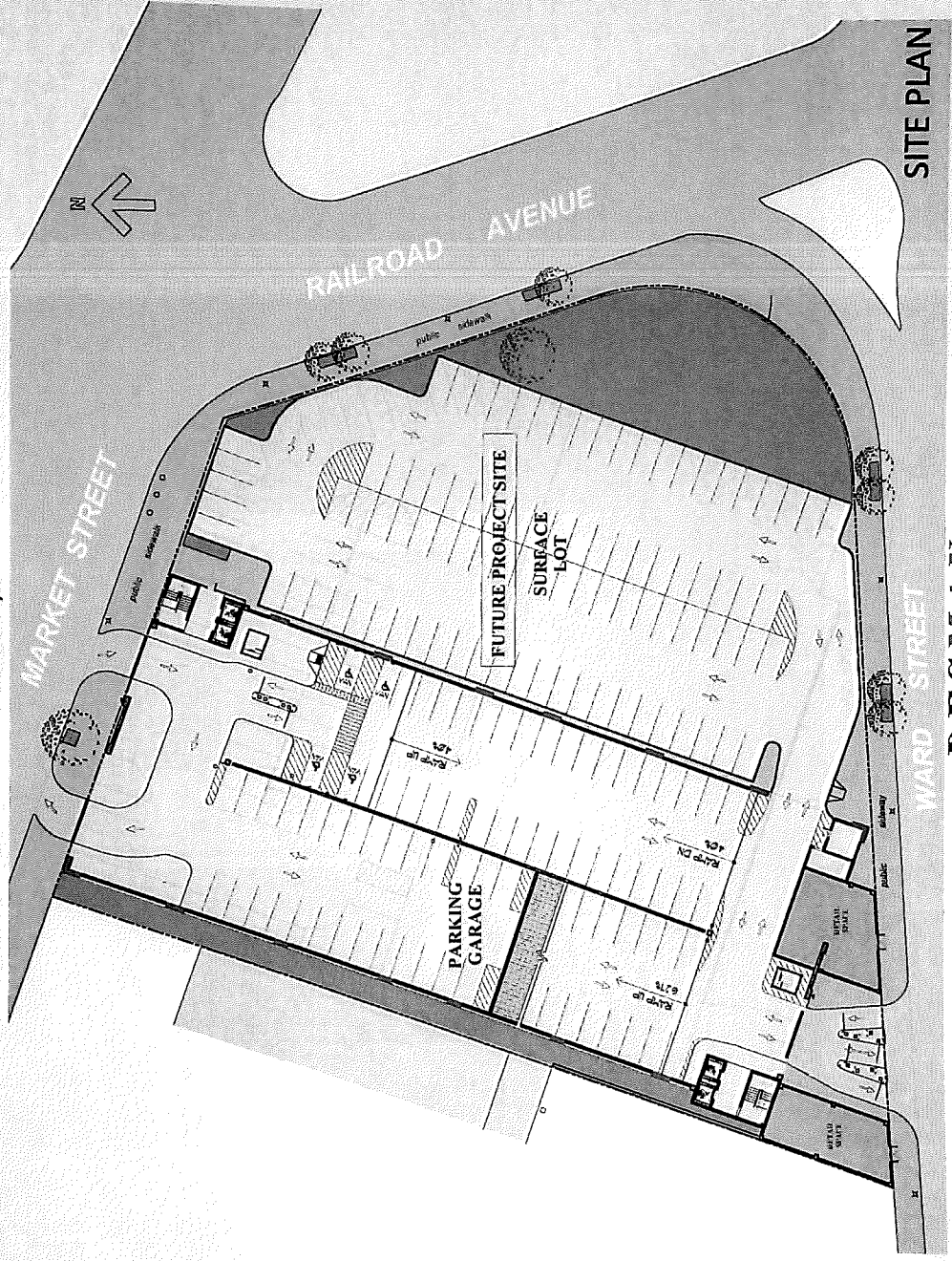
Ward Street Parking Garage  
Paterson Parking Authority  
Paterson, NJ



**DESMAN**  
DESIGN GROUP, INC.

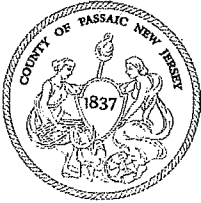
Exhibit B

**Ward Street Parking Garage**  
Paterson Parking Authority  
Paterson, NJ



**SITE PLAN**

**DESMAN**  
Design Management



# County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
*Acting Director*

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

March 22<sup>nd</sup>, 2019

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Fattal’s Syrian Bakery; 967-977 Main Street, Paterson; Block 6707, Lots 15, 16, 17 & 19 (Passaic County File Number SP-17-049)

Members of the Board,

The above referenced site plan dated June 13<sup>th</sup>, 2018, revised as of February 28<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution. In response to requests by the applicant, the Board agreed to waive conditions requiring the removal of parking within 20 feet of the County right-of-way and the replacement of all curbing and sidewalk along the frontage of the site.

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 Board has agreed to allow the six parking spaces adjacent to the site driveways to remain, on the condition that they are signed (“EMPLOYEE PARKING ONLY”) and that the location of the rolling gates is revised and does not impact the three spaces closest to the driveways.
2. The “DO NOT ENTER” signs must use MUTCD code R5-1, not K-6610.
3. The northerly driveway must be revised on the plans to match what is shown at the southerly driveway (with a flare instead of a radius).
4. The hours of operation of the proposed rolling gates must be noted on the plans.
5. The relocated inlet has incorrect grate and invert calculations. The two pipes connecting into the relocated inlet must be labelled with inverts.

**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.**

Passaic County Planning Board  
Fattal's Syrian Bakery (SP-17-049)  
967-977 Main Street, Paterson  
Block 6707, Lots 15, 16, 17 & 19

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      Fattal's Syrian Bakery Inc.      Alan J. Mariconda, Esq.  
Bleeker Architectural Group      File





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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

**Michael Lysicatos AICP, PP**  
*Acting Director*

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

March 22<sup>nd</sup>, 2019

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

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

Members of the Board,

The above referenced site plan dated February 11<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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:

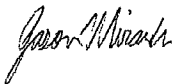
1. The applicant must provide a copy of the referenced survey dated December 14<sup>th</sup>, 2018, signed and sealed by a licensed surveyor.
2. The zoning table should include existing site information, in addition to required and proposed information and as applicable.
3. The word “County” must be removed from the sidewalk and curbing notes.
4. The sidewalk along Stevens Avenue must be a minimum of 5’ in width. The width should be indicated on the plan diagram and on the County sidewalk detail. The sidewalk should be constructed to the property line, but be located entirely within the County right-of-way.
5. The applicant must provide a pedestrian walkway to the Center Avenue sidewalk.
6. The plans must note the dimensions of the driveway adjacent to Stevens Avenue.
7. A raised driveway apron, including sidewalk, must be provided at the site driveway in accordance with County detail (attached). The plan diagram must be revised to match the detail.
8. At the site driveway, the plans must include a double-yellow centerline. All striping must be noted as thermoplastic.
9. The plans should indicate whether there are any proposed assigned parking spaces (i.e. for the double-stacked spaces).
10. The applicant should clarify whether the sight distance shown on the plans is accurate.

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

11. The applicant must request in writing from the Township of Little Falls that on-street parking be prohibited within the sight triangle along Stevens Avenue. Pending approval by the Township, the plans should be revised to include "NO STOPPING OR STANDING" signs on both ends of the sight triangle. The signs must be located on the applicant's side of the property line.
12. A trench drain must be installed at the site driveway, on the subject property immediately behind the right-of-way line.
13. The plans must be revised to show all proposed roof leader routing and connections into the drainage system.
14. The plans must include a plan view of outlet control structure #102.
15. The plans must note the elevation of the overflow weir.
16. The submitted drainage calculations show that 0.76 cfs will flow into Stevens Avenue; this must be reduced to 0 cfs.
17. The submitted drainage calculations show that the 25-year flow to Center Avenue is 2.52 cfs, but that the proposed 18" pipe will be able to handle 7 cfs. The pipe must be reduced in size to 12", in order to match the anticipated maximum flow to Center Avenue.
18. There must be a planting strip, a minimum of 5' in width, between the sidewalk and the roadway. The planting strip should include non-structural plantings. Additional shade trees must be provided between the sidewalk and the building, as well as to the south of the site driveway.
19. The applicant must submit copies of any architectural plans.
20. It is recommended that the applicant provide on-site bicycle parking for residents.
21. The proposed lighted bollards must be moved out of the Stevens Avenue right-of-way.
22. The applicant should clarify any plans for a pedestrian connection between Stevens and Center Avenues, which was discussed at the pre-application meeting.
23. The applicant must submit copies of any review letters received from the Township of Little Falls.
24. The applicant must provide the Corridor Enhancement Fee of \$5,112.00 payable to Passaic County.

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
John & John P. Jr. Romanauckas

Highview Homes, LLC  
Joseph D. Hanrahan, P.E.

Duva Associates  
File



# County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
*Acting Director*

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

March 22<sup>nd</sup>, 2019

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Minor Subdivision Review – Paterson Habitat for Humanity Subdivision; 142-144 Hamilton Avenue, Paterson; Block 3612, Lot 1 (Passaic County File Number 18-009)

Members of the Board,

The above referenced minor subdivision plat dated March 9<sup>th</sup>, 2018 and the “Plot Plan” dated June 21<sup>st</sup>, 2018, revised as of February 23<sup>rd</sup>, 2019, were reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 2019 pursuant to the provisions of the Passaic County Subdivision Resolution.

This minor subdivision 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 Roads Department at 307 Pennsylvania Avenue, Paterson, NJ 07503, (973) 881-4500. The Roads 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 Roads 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  
Joseph Golden, P.E.

Gerald Anderson  
File



## County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

**Michael Lysicatos AICP, PP**  
*Acting Director*

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

March 28<sup>th</sup>, 2019

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – North East Table Tennis Club; 225 Colfax Road, Wayne; Block 3517, Lot 26 (Passaic County File Number SP-18-055)

Members of the Board,

The above referenced site plan dated August 13<sup>th</sup>, 2018, revised as of February 22<sup>nd</sup>, 2019, was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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:

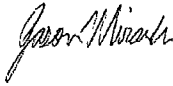
1. The following comments pertain to the proposed sidewalk connection:
  - a. A raised apron, with sidewalk, must be provided across the driveway per County detail (attached).
  - b. The sidewalk must be a minimum of 5' in width.
  - c. The proposed crosswalk should be continental-style (ladder bars, no transverse lines).
  - d. The plans must include the curb ramp detail (attached).
2. The storm water outfall pipe must be re-aligned in order to be parallel to the Colfax Road right-of-way.
3. The invert of inlet B1 is higher than the grate elevation. This must be addressed.
4. The applicant must provide copies of all required permits upon approval by NJDEP.

Passaic County Planning Board  
North East Table Tennis Club (SP-18-055)  
225 Colfax Road, Wayne  
Block 3517, Lot 26

5. The landscaping schedule must clearly correspond with the plantings shown on the landscaping plan.
6. The applicant must provide any correspondence from local boards/commissions in regards to the site plan's conformance with tree removal and replacement requirements.
7. The County recommends the use of green infrastructure to address drainage concerns.
8. The applicant must provide the Corridor Enhancement Fee of \$21,849.00 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      Nader Fahimi      Malgorzata Serafin-Fahimi  
A. Michael Rubin, Esq.      Darmstatter, Inc.      File



# County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
Acting Director

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

March 22<sup>nd</sup>, 2019

Totowa Planning Board  
537 Totowa Road  
Totowa, NJ 07512

Re: Minor Subdivision Review – The Catholic Church of St. John the Baptist Subdivision; 319 Cumberland Avenue, Totowa; Block 12, Lot 1 (Passaic County File Number 19-005)

Members of the Board,

The above referenced subdivision plat dated March 1<sup>st</sup>, 2019 was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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.

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

1. The following comments pertain to the Union Boulevard driveway:
  - a) The “STOP” sign must be re-installed at the proper height (7 feet from bottom of sign to ground).
  - b) The driveway striping (“STOP” bar and centerline) must be refreshed.
2. Note: Any future site plan on lot 1.02 proposing a total of one acre or more of impervious area must be submitted for review by the Passaic County Planning Board.

**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  
Gregory J. Castano, Jr.

The Catholic Church of St. John the Baptist  
Joseph F. Barbieri, Jr.

File



## County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

**Michael Lysicatos AICP, PP**  
*Acting Director*

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

March 22<sup>nd</sup>, 2019

West Milford Planning Board  
1480 Union Valley Road  
West Milford, NJ 07480

Re: Site Plan Review – Kingwood Flex; 1590-1610 Union Valley Road, West Milford; Block 6401, Lots 1 & 3 (Passaic County File Number SP-19-008)

Members of the Board,

The above referenced site plan dated March 1<sup>st</sup>, 2019 was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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 a copy of the referenced survey, signed and sealed by a licensed surveyor.
2. The plans must show the full extent of the Union Valley Road right-of-way, including all features (centerline, curbing, sidewalk, and utilities). Additional comments may be provided in response. There must be curbing and sidewalk along the entire frontage in accordance with County detail (attached). The sidewalk must be a minimum of 5' in width, and must be routed around the utility poles which are currently located in the path of the existing sidewalk.
3. The applicant must provide copies of any required NJDEP permits.
4. The applicant must provide the Corridor Enhancement Fee of \$5,295.00 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  
Dynamic Engineering Consultants, PC

Kingwood Flex, LLC  
File



# County of Passaic

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

[www.passaiccountynj.org](http://www.passaiccountynj.org)

**Michael Lysicatos AICP, PP**  
*Acting Director*

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

March 22<sup>nd</sup>, 2019

Hawthorne Board of Adjustment  
445 Lafayette Avenue  
Hawthorne, NJ 07506

Re: Site Plan Review – Gas Station & 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 4<sup>th</sup>, 2019, revised as of February 14<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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 be revised to include existing site information, in addition to required and proposed information and as applicable.
2. The right-of-way width of Wagaraw Road must be noted on the plans. If the width varies, all variations in width must be noted in the correct location.
3. The plans must be revised to include pedestrian access from both the Wagaraw Road and Lincoln Avenue sidewalks.
4. The northerly Lincoln Avenue driveway should be re-designed in order to allow vehicles to exit perpendicular to the roadway.
5. The southerly Lincoln Avenue driveway must be modified to include a concrete island in order to physically restrict left-out turns. The applicant must provide appropriate signing for the proposed restrictions.
6. The easterly Wagaraw Road driveway must be removed from the plans, as it is located within 20 feet of the intersection. Curbing and sidewalk, 5' in width, must be provided in place of the driveway in accordance with County detail (attached).
7. The proposed air pump and vacuum station must be moved from the westerly Wagaraw Road driveway.

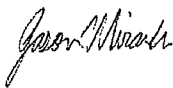


Passaic County Planning Board  
Gas Station & Convenience Store (SP-19-009)  
415 Wagaraw Road, Hawthorne  
Block 19, Lots 5, 17, 18, 19, 20 & 21

8. The applicant should consider re-siting the proposed retail building in order to better accommodate the requested pedestrian access and safe vehicle ingress and egress.
9. The sidewalk along Wagaraw Road must be a minimum of 5' in width for the entire frontage of the site and should extend to the property line.
10. Raised driveway aprons, including sidewalk, must be provided at all site driveways in accordance with County details (attached). The plan diagram must be revised to match the details.
11. At the Wagaraw Road driveway, the plans must be revised to include a double-yellow centerlines with thermoplastic striping.
12. The applicant must submit revised plans showing truck turning templates throughout the site.
13. There must be no stormwater runoff from the site into either County right-of-way.
14. The existing trench drain at the Wagaraw Road driveway must be replaced, as it is too narrow in width and must be longer to prevent runoff from entering the roadway. The applicant should provide a Campbell Foundry model 2465A or equivalent.
15. The plans must show all roof leaders and any connections into the drainage system.
16. The submitted drainage calculations are not acceptable. The design must handle 100% of the runoff from the site, not just the additional impervious area.
17. The plans must indicate the extent of the floodplain.
18. There must be a 5' planting strip, with shade trees, along the Lincoln Avenue frontage. A sidewalk, a minimum of 5' in width, must be provided behind the planting strip and within the County right-of-way.
19. The applicant must provide copies of any required NJDEP permits.
20. 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](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
Acting Director

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

March 22<sup>nd</sup>, 2019

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – The Islamic Center of Passaic County; 99 Vesper Street, Paterson; Block 7005, Lots 1, 6, 7, 8 & 13 (Passaic County File Number SP-19-010)

Members of the Board,

The above referenced site plan dated April 6<sup>th</sup>, 2018, revised as of February 11<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on March 21<sup>st</sup>, 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  
Alan J. Mariconda, Esq.

The Islamic Center of Passaic County  
Sonja Ommundsen

File

254 SOUTH MAIN STREET  
SUITE 406  
NEW CITY, NEW YORK 10956

LAW OFFICES  
**JEFFER, HOPKINSON & VOGEL**

1600 ROUTE 208 NORTH  
HAWTHORNE, NEW JERSEY 07506  
(973) 423-0100

MAILING ADDRESS:  
P.O. BOX 607  
HAWTHORNE, NJ 07507

WRITER'S E-MAIL:  
JVOGEL@JHVLA.COM

FACSIMILE (973) 423-5614

March 21, 2019

Jason Miranda, P.P.  
County of Passaic  
Department of Planning & Economic Development  
930 Riverview Drive, Suite 250  
Totowa, NJ 07512

Re: Crossroads Pavement & Maintenance LLC  
Block 3305, Lots 87 and 89  
Your File No. SP-13-023)

Dear Mr. Miranda:

This correspondence is forwarded in response to the only open item in the review letter of November 17, 1918, that is the dedication of property for a sidewalk.

We drafted an appropriate easement and upon submission was advised that it should run to the Township of Wayne rather than the County of Passaic.

Subsequently, the Township of Wayne declined to accept the obligation for a sidewalk.

The subsequent suggestion for a conveyance of the area in fee to the County would disrupt and affect the various municipal approvals and calculations inherent in the utilization of the property.

Accordingly, it would be appreciated if the County Planning Board would consider either the acceptance of the drafted easement or a cancelation of the condition.

Thank you in advance for your consideration.

Very truly yours,  
  
JEROME A. VOGEL  
For the Firm

JAV/fdb  
cc: Client

**PASSAIC COUNTY PLANNING BOARD SCHEDULED MEETINGS – REMAINDER OF 2019**

April 4 (Submission Deadline: 3/22)

April 18 (SD: 4/5)

May 2 (SD: 4/18)

May 16 (SD: 5/3)

May 30 (SD: 5/17)

June 13 (SD: 5/31)

June 27 (SD: 6/14)

July 11 (SD: 6/28)

July 25 (SD: 7/12)

August 8 (SD: 7/26)

August 22 (SD: 8/9)

September 5 (SD: 8/23)

September 19 (SD: 9/6)

October 3 (SD: 9/20)

October 17 (SD: 10/4)

October 30 (Wednesday) (SD: 10/18)

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November 14 (SD: 11/4)

December 5 (SD: 11/22)

December 19 (SD: 12/6)

January 2, 2020 (SD: 12/17/2019)

January 16, 2020 (SD: 1/3/2020)

All Passaic County Planning Board Meetings are held on Thursdays (unless noted otherwise) at 5:00 p.m. in Suite 200, in the Offices of the Passaic County Department of Senior Services, located at the Totowa Business Center, 930 Riverview Drive, Totowa, New Jersey 07512.