

**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, May 16, 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 Johnathan Pera; Steven Edmond, Alternate (voting for Stephen Martinique); Freeholder Deputy Director Cassandra Lazzara; Freeholder Terry Duffy.

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

**MINUTES:** The minutes of the May 2, 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. Freeholder Deputy Director Lazzara and Freeholder Duffy abstained.

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

- Michael Lysicatos has been appointed the Planning Director. He looks forward to growing the department, moving projects forward, and working with other departments in the County to make all County projects work better.
- The County received \$1.5M from the federal government for construction of Phase I of the Highlands Rail Trail. Permits will be submitted for next week and should be ready for bidding by the end of year. The trail, in this phase, travels from Union Avenue in Wanaque north along water company property to Doty Road, then continues along Ringwood Avenue for a total of approximately two miles.
- Planning for Phase II of the Highlands Rail Trail is currently in progress. The department is talking to the Highlands Council for grant funding. Tourism is one of the primary purposes of the trail and the County would like to work with the commercial entities near the trail.

**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-19-016 – Beth Israel Messianic Congregation – 11 Railroad Avenue, Wayne**

This is a new site plan application in which the applicant has proposed several site improvements, including new parking spaces, new parking striping, a sign, a guard shed, and a generator with pad. The site does not have frontage along a County roadway.

All access to the site is via Railroad Avenue, a municipal street. There are no proposed sidewalk or landscaping improvements. The site does not impact County drainage. There are some easements on adjacent properties for which this property encroaches.

Staff explained that the site plan poses no impacts to County facilities and recommended that the application be granted unconditional approval.

A. Michael Rubin, attorney for the applicant, added that the applicant is currently in discussions with Morris County to provide an easement for their rail trail.

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-19-017 – Kingsland Street Parking (On3) – 340 Kingsland Street, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a five-story parking garage with 2,508 sq. ft. of retail space. The applicant is proposing to construct the garage in two phases. The first phase includes constructing the garage with 1,383 parking spaces and the retail space. The second phase includes adding 115 more parking spaces to the garage. The site is currently undeveloped, with some surface parking that is to be removed. The site does not have any frontage along a County roadway; however, the site is a part of Clifton's Hoffman-La Roche Redevelopment Plan Phase I. Access to the garage will be via several different roads within the ON3 development.

Drainage from the site, as elsewhere throughout the campus, connects into a system that drains into Essex County. There are six autumn blaze maple trees and two scarlet oak trees proposed to be planted around the perimeter of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must respond to the conditions that were provided for the previous application (SP-18-056), requiring the submission of a unified traffic study for all proposed projects that are part of the ON3 campus, as well as to schedule a meeting with staff to discuss the campus Master Plan before any additional review can be completed.

Sandy Galacio, attorney for the applicant, stated that this applicant is only affiliated with the parts of the ON3 campus for which they lease from the developer, and cannot address the staff's concern about traffic for the entire site.

Commissioner Edmond asked why the garage will be built in two phases. Richard Procanik, engineer for the applicant, was sworn in. Donald Ellis, Senior Vice President for Facilities

Management and Real Estate for Hackensack Meridian, was sworn in. Mr. Ellis explained that Phase I will serve near term parking needs, but they have built the garage in such a way that if additional parking becomes necessary they can build an expansion.

Chairman Simpson asked how to get over the hurdle of a unified traffic study. Mr. Procanik explained that the garage in this application is an extension of the medical school and was always intended to exist. Mr. Ellis stated that the applicant is comfortable with forecasting parking needs due to knowing the number of students and faculty at the medical school. County Engineer Pera stated that staff is concerned about traffic flow for the entire complex. Planning Director Lysicatos explained that having a clear idea of how permitting and phasing works for the applications currently open before the board will be helpful for clarifying how traffic will flow.

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

#### **00-016 – Villages at Totowa – 750 Totowa Road, Totowa**

Staff explained that this is a previously withheld major subdivision application in which the applicant proposed to subdivide the existing lots in order to construct a 213-unit townhome community. The property has frontage along Totowa Road. The application was previously granted unconditional approval on November 6, 2003, subject to a developer's agreement. Inspection of the site revealed a retaining wall was not built as approved and the application was withheld by the Planning Board on February 5, 2018. The applicant has since re-constructed the retaining wall. Per staff inspection, the wall has been re-constructed, but there was concern from the Board about a pipe extending through the wall.

County Engineer Pera explained how the purpose of pipes like these is to collect water underground and drain them away. Any excess water in the ground would drain via this "weep hole" in the wall. County Engineering staff have inspected the pipe during recent rain events and confirmed that there is no evidence of water flowing out of the pipe or erosion beneath it. The recommendation is to leave it as is, monitor it, and, if necessary, cap the pipe.

Commissioner Gervens made a motion to grant **unconditional approval** to the site plan application, with the stipulation that County staff will continue to monitor the wall drainage to ensure that the County right-of-way is not being adversely impacted. Freeholder Duffy seconded that motion. The motion passed unanimously.

#### **19-006 – Christian Health Care Center – 638-656 Goffle Hill Road, Hawthorne**

This is a previously withheld major subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of five lots (1.01, 1.02, 1.03, 1.04 and 1.05). The proposed lots will all have frontage along Goffle Hill Road. Four of the lots (1.02 through 1.05) contain single-family dwellings which were previously their own separate lots. All of the dwellings have existing driveways along Goffle Hill Road. The application was withheld by the Planning Board on April 4, 2019 with two conditions. The subdivision has been proposed in conjunction with a site plan application (SP-13-015) for the Christian Health Care Center, which is primarily in Wyckoff.

There are conditions that must be satisfied before the application can be granted unconditional approval. The submitted deed of dedication must be recorded by the applicant. Approval of the application is contingent on approval of the related site plan application (SP-13-015).

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

#### **SP-17-054 – Rooming House – 414 Main Street, Paterson**

This is a previously withheld site plan application in which the applicant has proposed to renovate an existing rooming building containing a rooming house and ground floor retail. The applicant has proposed to reduce the number of rooming units in the building from 20 to 14 in order to comply with the City of Paterson's zoning ordinance. Additionally, the applicant has proposed to construct a fire escape and provide new windows along the front of the building. The property has frontage along Main Street in Paterson. The application was withheld by the Planning Board on November 30, 2017 with 8 conditions.

There would not be any off-street parking or access driveways on the property, which has 82.9% building coverage. There are roof leaders connecting to the rear of the building. Staff will inspect the site to verify that there is no roof drainage discharging from the front of the building. No landscaping or shade trees have been proposed along the frontage of the site. There is an existing cellar door along the frontage of the building, which will need to be repaired and certified by a professional engineer.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. For the fire escape to be considered, the applicant must provide correspondence from the City stating that there are no alternatives to providing a front fire escape in order to bring the building up to code. Additionally, the fire escape would require an encroachment permit from the Board of Chosen Freeholders. The applicant must provide certification from a professional engineer that the cellar door, upon repair, will be able to handle an H15 loading. The applicant must receive an encroachment permit for the cellar door. The applicant must provide the Corridor Enhancement Fee of \$500.00 payable to Passaic County.

Commissioner Edmond questioned whether the proposed fire escape was the only option for the owner to comply with code, and recommended that the applicant consider interior renovations that would make the building fire code compliant without having to build a fire escape. In response to the correspondence provided by the applicant, Commissioner Edmond clarified that the addition of a fire escape is not only subject to Planning Board review but requires approval from the Board of Chosen Freeholders. Upon further discussion, it was decided that the previous condition should remain pending the result of applicant discussions with staff regarding emergency egress from the building.

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

**SP-18-014 – Proposed Bolla Market – 60 Riverview Drive, Totowa**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 2,953 sq. ft. convenience store at the site of an existing convenience store and gas station. The existing convenience store is to be demolished, while the existing gas pumps are to remain. The site is located along Riverview Drive in Wayne. The application was withheld by the Planning Board on April 4, 2019 with 9 conditions.

The applicant has proposed to maintain a right-in, right-out only driveway along Riverview Drive, at the northerly end of the property. Additional access is proposed along Edison Drive. There will be 24 off-street parking spaces located on the site. Per the Board's request, the applicant has proposed to construct new sidewalk along the Riverview Drive frontage of the site. The site slopes slightly towards the Riverview Drive right-of-way; the applicant has proposed trench drains at the driveway which, along with roof leaders from the gas station canopies, will connect to the County drainage system. Drainage from the convenience store building will connect into the Edison Drive drainage system. Shade trees are not proposed due to space limitations along Riverview Drive.

There are conditions that must be satisfied before the application can be granted unconditional approval. The note stating "variable width" must be removed from the plans, as there is a standard width along the Riverview Drive frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$3,570.00 payable to Passaic County.

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

**SP-18-067 – Mount Prospect Park – 62-66 Mount Prospect Avenue, Clifton**

This is a previously withheld site plan application in which the applicant has proposed to construct a two-story building with 36 dwelling units on Lot 11.01. The existing one-story day care center will be demolished. The lot has frontage along Mt. Prospect Avenue in Clifton. The application was withheld by the Planning Board on January 24, 2019 with 8 conditions.

There will be a total of 68 parking spaces on the site. The applicant will remove the existing curb cut along Mt. Prospect Avenue, and provide access to parking at the rear of the proposed building via an existing driveway along Sargeant Avenue. There will be emergency access between Lot 11.01 and Lot 10.01, which is under separate ownership. The applicant has proposed to replace curbing and sidewalk along the Mt. Prospect Avenue frontage of Lot 11.01. The site is sloped slightly away from Mt. Prospect Avenue. Inlets on the site will connect to an underground basin at the rear of the site. The applicant has proposed to plant six columnar red maple trees along the Mt. Prospect Avenue frontage of Lot 11.01.

Staff explained that the applicant must pay the Corridor Enhancement Fee of \$8,200.00, made payable to Passaic County, before an unconditional approval may be granted.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story apartment building. The building will contain 24 residential units. There are two existing buildings on the site that are to be demolished. The site has frontage along both Stevens Avenue and Center Avenue. The application was withheld by the Planning Board on March 21, 2019 with 24 conditions.

The applicant will reconstruct most of the curbing and sidewalk along Stevens Avenue. An internal sidewalk will connect the rear of the property to Stevens Avenue. The 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 on-site parking spaces. The site slopes towards Stevens Avenue. The plans show that stormwater will be collected and stored in an on-site detention system, with an outflow pipe to Center Avenue. There are six shade 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 zoning table must include the total square footage of impervious area, existing and proposed. The crosswalk striping must be removed from the driveway apron sidewalk. The applicant must request in writing from the Township of Little Falls that on-street parking be prohibited within the sight triangle along Stevens Avenue. The “NO PARKING ANY TIME” (R7-1) signs must be removed from the plans. The “NO STANDING ANY TIME” (R7-4) signs shall have single-headed arrows pointing left or right, as appropriate. The trench drain has a very narrow grate (3”). The trench drain must be Campbell Foundry Pattern 4526A or equivalent. The plans do not show any plantings in the proposed planting strip between the sidewalk and the roadway. The planting schedule must be revised to include all plantings shown on the landscape plan. The plans must indicate the location of the existing bus stop. The County will coordinate with the Township and NJTransit on the installation of any future walkway between Stevens Avenue and Center Avenue.

Staff discussed the previous comment requiring a sidewalk connecting the property to Central Avenue, and the ability of the Board to require an on-site walkway connecting to a County right-of-way. Planning Board Counsel Abdelhadi stated that requirement is within the Board’s jurisdiction of circulation to and from County roads. The Board agreed to re-iterate the condition.

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

**SP-19-018 – The Cestone Building – 238 Paterson Avenue, Little Falls**

This is a new site plan application in which the applicant has proposed to construct a two-story mixed-use building. The building will have 1,232 sq. ft. of ground-floor retail in two units. The 2<sup>nd</sup> floor will contain two one-bedroom apartment units. There is an existing, one-story building and an existing garage on the site that are both to be demolished. The site has frontage along Paterson Avenue.

The applicant has proposed to remove an existing curb cut along Paterson Avenue. Access to the proposed nine parking spaces will be via Jackson Avenue, which is a municipal street. The applicant is not proposing any new sidewalk or curbing along the Paterson Avenue frontage except at the location of the existing driveway that is being removed. The site slopes slightly away from Paterson Avenue. Roof leaders will connect to a proposed on-site dry well. There are two October glory maple trees proposed to be planted along the frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must include the total square footage of impervious area, existing and proposed. The applicant must submit signed and sealed copies of the referenced survey dated February 5, 2019. The survey and plans must show both sides of Paterson and Jackson Avenues. The curbing and sidewalk, along Paterson Avenue, must be replaced in accordance with County standards. The existing driveway apron should also be replaced with full-height curbing and sidewalk. The applicant should provide a walkway from the rear parking lot to building entrances. The applicant must submit drainage calculations. The pipe connection between the drywell and the storm drain inlet on Paterson Avenue must be removed. The existing bus stop along the Paterson Avenue frontage must be labelled on the plan. The applicant must provide the Corridor Enhancement Fee of \$1,011.00 payable to Passaic County.

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

**NEW BUSINESS – None.**

## **CORRESPONDENCE**

### **Unconditionally Approved Planning Board Applications**

Staff explained that the following applications have received unconditional approval since the previous Planning Board meeting on May 2, 2019:

1. SP-16-029– Crossroads Pavement & Maintenance – 826 Black Oak Ridge Road, Wayne
2. SP-17-005 – Hampshire Partners – 700 Union Boulevard, Totowa
3. SP-18-034 – Subcarrier Communications – 1 Skyline Drive, Wanaque
4. SP-19-005 – Front Street Redevelopment (NJCDC) – 52 Front Street, Paterson

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:29 PM that was seconded by Vice Chairman Diaz. The motion passed unanimously.

Respectfully submitted,



Michael Donnelly for  
MICHAEL LYSICATOS







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

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

**Michael Lysicatos AICP, PP**  
*Planning Director*

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

May 17<sup>th</sup>, 2019

Wayne Board of Adjustment  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Beth Israel Messianic Congregation; 11 Railroad Avenue, Wayne; Block 832, Lot 1 (Passaic County File Number SP-19-016)

Members of the Board,

The above referenced site plan dated December 21<sup>st</sup>, 2016, revised as of April 11<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 16<sup>th</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.

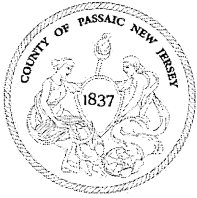
Best regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      Beth Israel Messianic Congregation  
A. Michael Rubin, Esq.      Tom Boorady, P.E.

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  
*Planning Director*

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

May 17<sup>th</sup>, 2019

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

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

Members of the Board,

The above referenced site plan dated February 28<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 16<sup>th</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:

The applicant must respond to the conditions that were provided for the previous application (SP-18-056) regarding the development of the larger ON3 site before any additional review can be completed. It is also recommended that the applicant schedule a meeting with staff to discuss the Master Plan for ON3. The previous comments, updated to include this application, are provided below:

In order for the County Traffic Engineer to properly assess the traffic impact of the entire On3 Campus, the applicant must submit a single, unified traffic study encompassing all proposed developments. The unified traffic study must compare the “no-build” vs. “build” scenarios, with those scenarios being defined as follows:

- a) “No-Build”: current (or 2017/2018 from previous counts) traffic volumes, projected to a future design year; and
- b) “Build”: all traffic to be generated by all of the following applications (and any additional development proposed for the On3 campus):
  - i. SP-17-029 (Seton Hall-Hackensack Meridian School of Medicine);
  - ii. SP-18-015 (Quest Diagnostics, 1153 Bloomfield Ave);
  - iii. SP-18-056 (100-200 Metro Blvd, 111 Ideation Way); and

Passaic County Planning Board  
Kingsland Street Parking Urban Renewal (SP-19-017)  
340 Kingsland Street, Clifton  
Block 80.02, Lots 4.03 & 4.04

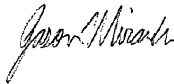
iv. SP-19-017 (Kingsland Street Parking Urban Renewal).

The six intersections that were requested to be studied (listed below) all must have a chart or table listing the delays and Levels of Service for each approach and the overall intersection, for the build and no-build scenarios defined above:

- a) Bloomfield Avenue / Isabella Street;
- b) Bloomfield Avenue / Knollwood Terrace;
- c) Route 3 EB ramp / Bloomfield Avenue;
- d) Route 3 WB ramp / Bloomfield Avenue;
- e) Route 3 EB ramp / Passaic Avenue; and
- f) Route 3 WB ramp / Passaic Avenue.

**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 Kingsland Street Parking Urban Renewal, LLC  
PB Nutclif Med, LLC PB Nutclif Master, LLC  
Charles B. Liebling, Esq. Stephen Powers, P.E. File



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**Michael Lysicatos AICP, PP**  
*Planning Director*

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

May 17<sup>th</sup>, 2019

Totowa Planning Board  
537 Totowa Road  
Totowa, NJ 07512

Re: Major Subdivision Review – Villages at Totowa; 750 Totowa Road, Totowa; Block 9, Lots 38, 39, 47, 48 & 49.02 (Passaic County File Number 00-016)

Members of the Board,

The above referenced final plat dated May 2<sup>nd</sup>, 2017, the as-built wall survey dated March 25<sup>th</sup>, 2019, and the correspondence dated March 13<sup>th</sup>, 2019 were reviewed by the Passaic County Planning Board on May 16<sup>th</sup>, 2019 pursuant to the provisions of the Passaic County Subdivision Resolution. The retaining wall has been re-constructed by the applicant, and the replacement wall has been inspected by staff and deemed in compliance with the previously approved plans. The “weep holes” in the wall will be periodically monitored by County staff to verify that there is no adverse impact to the County right-of-way. The amended Survey Monument Off-Set Map dated May 2<sup>nd</sup>, 2017 will be signed by the Planning Director.

This major 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.

Best regards,

Jason Miranda  
Senior Planner

CC: Passaic County Engineer

Pulte Group

File





## County of Passaic

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

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Michael Lysicatos AICP, PP  
Planning Director

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

May 17<sup>th</sup>, 2019

Hawthorne Board of Adjustment  
445 Lafayette Avenue  
Hawthorne, NJ 07506

Re: Major Subdivision Review – Christian Health Care Center Subdivision; 638-656 Goffle Hill Road, Hawthorne; Block 293, Lot 1 (Passaic County File Number 19-006)

Members of the Board,

The above referenced final plat dated January 18<sup>th</sup>, 2019, revised as of April 17<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 16<sup>th</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 major subdivision application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The submitted deed of dedication, which has been reviewed and deemed acceptable, must be recorded by the applicant.
2. Any approval of this application is conditional on approval of the related site plan application (SP-13-015).

**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  
Jerome A. Vogel, Esq.

Christian Health Care Center  
LAN Associates

File







# County of Passaic

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

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Michael Lysicatos AICP, PP  
*Planning Director*

## PLANNING BOARD

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

May 17<sup>th</sup>, 2019

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Rooming House; 414 Main Street, Paterson; Block 5901, Lot 11 (Passaic County File Number SP-17-054)

Members of the Board,

The above referenced site plan dated June 25<sup>th</sup>, 2014, revised as of January 20<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 16<sup>th</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:

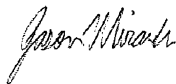
1. The County does not permit new fire escapes within the County right-of-way. Although fire escapes are not addressed in the Site Plan Resolution, any proposed fire escape within the County right-of-way is subject to the approval of an encroachment permit by the Board of Chosen Freeholders in addition to any approval by the Planning Board. It is recommended that the applicant schedule a meeting with County staff for any further discussion of a proposed fire escape.
2. The plans must clearly indicate how all roof drainage is handled.
3. The applicant must verify that there is no alternate access that does not require the continued presence of the cellar doors along the Main Street frontage. Provided that there is no alternate access, the applicant must provide certification from a professional engineer that the repaired cellar doors can handle an H15 loading. The applicant must also submit an encroachment permit application, as the cellar doors are located within the County right-of-way. The permit will require approval by the Board of Chosen Freeholders.
4. The blue sign overhanging the County right-of-way must be removed.

Passaic County Planning Board  
Rooming House (SP-17-054)  
414 Main Street, Paterson  
Block 5901, Lot 11

5. The applicant must provide the Corridor Enhancement Fee of \$500.00 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

Michael Romanik

File



## County of Passaic

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Michael Lysicatos AICP, PP  
Planning Director

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TEL (973) 569-4040  
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May 17<sup>th</sup>, 2019

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Proposed Bolla Market; 60 Riverview Drive, Wayne; Block 604, Lot 7  
(Passaic County File Number SP-18-014)

Members of the Board,

The above referenced site plan dated December 11<sup>th</sup>, 2017, revised as of April 25<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 16<sup>th</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.

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

1. The note stating “variable width”, for the Riverview Drive right-of-way, must be removed from the plans.
2. The applicant must provide the Corridor Enhancement Fee of \$3,570.00 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,

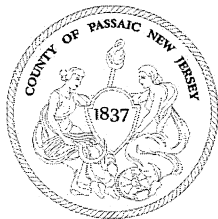
Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Stonefield Engineering & Design

Bolla Operating NJ Corporation  
F&E Realty Company

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**  
*Planning Director*

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

May 17<sup>th</sup>, 2019

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Mount Prospect Park; 62-66 Mount Prospect Avenue, Clifton; Block 36.01, Lots 10.01 & 11.01 (Passaic County File Number SP-18-067)

Members of the Board,

The above referenced site plan dated September 15<sup>th</sup>, 2016, revised as of March 22<sup>nd</sup>, 2019, was reviewed by the Passaic County Planning Board on May 16<sup>th</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  
Robert A. Gaccione, Esq.

Mount Prospect Park, LLC  
File

Perry E. Frenzel





# 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  
*Planning Director*

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

May 17<sup>th</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, revised as of April 23<sup>rd</sup>, 2019, was reviewed by the Passaic County Planning Board on May 16<sup>th</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:

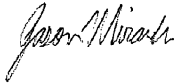
1. The zoning table must be updated to include the total square footage of impervious area, existing and proposed.
2. The applicant must provide a pedestrian walkway from the building to the Center Avenue sidewalk, for private use by residents of the building.
3. The crosswalk striping must be removed from the driveway apron sidewalk.
4. The applicant must request in writing from the Township of Little Falls that on-street parking be prohibited within the sight triangle along Stevens Avenue. The “NO PARKING ANY TIME” (R7-1) signs must be removed from the plans. The “NO STANDING ANY TIME” (R7-4) signs shall have single-headed arrows pointing left or right, as appropriate.
5. The proposed trench drain has a very narrow grate (3”). The trench drain must be Campbell Foundry Pattern 4526A or equivalent.
6. The plans do not show any plantings in the proposed planting strip between the sidewalk and the roadway. This must be addressed by the applicant.

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

7. The County will coordinate with the Township and NJTransit on the installation of any future walkway between Stevens Avenue and Center Avenue.
8. The plans must indicate the location of the existing bus stop along the Stevens Avenue frontage.

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      Highview Homes, LLC      Duva Associates  
John & John P. Jr. Romanauckas      Joseph D. Hanrahan, P.E.      File





# 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  
*Planning Director*

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

May 17<sup>th</sup>, 2019

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

Re: Site Plan Review – The Cestone Building; 238 Paterson Avenue, Little Falls; Block 227, Lot 3 (Passaic County File Number SP-19-018)

Members of the Board,

The above referenced site plan dated March 20<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 16<sup>th</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:

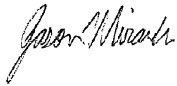
1. The zoning table must be updated to include the total square footage of impervious area, existing and proposed.
2. The applicant must submit signed and sealed copies of the referenced survey dated February 5, 2019.
3. The survey and plans must show both sides of Paterson and Jackson Avenues.
4. The curbing and sidewalk, along Paterson Avenue, must be replaced in accordance with County standards (see attached detail). The existing driveway apron should also be replaced with full-height curbing and sidewalk.
5. The applicant should provide a walkway from the rear parking lot to building entrances.
6. The applicant must submit drainage calculations.
7. The pipe connection between the drywell and the storm drain inlet on Paterson Avenue must be removed.
8. The existing bus stop along the Paterson Avenue frontage must be labelled on the plan.

Passaic County Planning Board  
The Cestone Building (SP-19-018)  
238 Paterson Avenue, Little Falls  
Block 227, Lot 3

9. The applicant must provide the Corridor Enhancement Fee of \$1,011.00 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 J. Veteri, Jr., Esq.

Cestone Associates, LLC  
David Fantina, P.E.

File