



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, May 2, 2019  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

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

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

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

**MINUTES:** The minutes of the April 4, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Metzler and seconded by Commissioner Martinique the minutes as noted above are officially adopted. Commissioner Redmon abstained from voting.

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

- The Department has received responses for the Request for Proposals (RFP) for the Paterson-Newark Transit Study. The department is currently in the process of reviewing the responses and will make its recommendation next week at the Planning & Economic Development Committee meeting in advance of the next Board of Chosen Freeholders meeting.
- The Department is preparing to submit permits for the Highlands Rail Trail in the coming weeks.
- The Department has begun the Spruce Street gateway project design phase with Engineering and the project consultant. The team walked the corridor from the Wayne Avenue Bridge to Market Street and will be working on executing contracts over the next few months.

**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.

**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.

Planning Board Counsel Abdelhadi stated that he spoke with the applicant's attorney and both agree that, because Wayne does not wish to accept the easement and the County does not accept sidewalk easements, that the existing sidewalk can be considered an implied easement for public use. As the sidewalk was previously constructed by the property owner, the action of the owner illustrated a clear manifestation that the sidewalk created for use by the public and is an implied public easement. Commissioner Edmond requested that concurring correspondence be received from the applicant's attorney.

A motion was made by Commissioner Gervens to **grant** the applicant's waiver request, on the condition that concurring correspondence is received from the applicant's attorney. The motion was seconded by Commissioner Redmon. The motion passed unanimously.

## **DEVELOPMENT REVIEW**

### **SP-19-001 – The Armory – 461-473 Market Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a seven-story mixed-use building on the site of the former Paterson Armory. The building will have ground-floor retail with a proposed restaurant, office space on the second floor, and 138 total apartment units. A parking garage located on the ground floor and lower level will contain 151 parking spaces. The existing Armory building is currently undergoing demolition, but the outer wall is to be preserved. The applicant is not proposing any curb cuts or driveway access via Market Street. Access to the parking garage will be via one driveway along 17<sup>th</sup> Avenue and one driveway along Rosa Parks Boulevard. There is an existing sidewalk along Market Street. The plans show that roof drains will connect into an on-site detention system. There is a proposed landscaped area in front of the building along Market Street. There are three callery pear trees proposed to be planted along the Market Street frontage of the site and a total of 47 trees proposed around the entire perimeter of the building.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name and address of the owner must be noted on the plans. The note "City of Paterson standards" for new curbing along Market Street must be removed from the plans. The curbing must be in accordance with County detail. The applicant must provide bumpouts at both corners along the Market Street frontage, in order to shorten pedestrian crossings and restrict parking near intersections. The four existing crosswalks at these corners must be replaced with continental-style crosswalks (ladder bars, but no transverse lines). The applicant must submit a traffic study, addressing what impact this project will have on the following intersections and including potential mitigation measures: Market Street / Straight Street; Market Street / Summer Street; Market Street / Madison Avenue; Madison Avenue / Park Avenue. The sight triangle for cars entering Market Street from Pennington Street must be shown on the plans. Parking must be prohibited along Market Street within this sight triangle. All existing drainage facilities in Market Street must be shown on the plans. The applicant must submit drainage calculations. If connecting into the Market Street drainage system, the connecting flow can be no higher than what currently flows into the system at that point. The plans must show all utility connections. The applicant must

provide additional shade trees and other plantings adjacent to the Market Street right-of-way. It is recommended that non-structural green stormwater infrastructure practices, as recommended in the Green Stormwater Infrastructure Element of the Passaic County Master Plan, be applied. The proposed callery pear trees are not recommended due to invasive traits. The applicant should coordinate with County staff to determine a replacement tree species. It is recommended that the applicant provide on-site bicycle parking. The applicant must provide the Corridor Enhancement Fee of \$3,630.00 payable to Passaic County.

Chairman Simpson asked if the traffic study would be limited to impacts and mitigation measures at the four intersections mentioned in the staff comments. County Engineer Pera confirmed that the study would be limited to the four intersections.

Michael Rubin was sworn in as the applicant's attorney. Mr. Rubin stated that the applicant will be able to address all of the comments, with the possible exception of the continental-style crosswalks; the applicant's engineer can discuss this with the County engineer to ensure that appropriate crosswalks are installed. Mr. Rubin also stated that interior parking was provided because on-street parking is limited in this section of Paterson.

Commissioner Metzler asked if the City of Paterson still owns this property. Mr. Rubin confirmed that the City is still the owner, but that the applicant, Mr. Florio, has already paid for the site and will be taking title of it soon. Mr. Rubin also stated that the City is responsible for the demolition of the remaining structure on the site.

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

#### **SP-19-014 – Proposed Dry Cleaner – 781 Van Houten Avenue, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing vacant retail building into a dry cleaner. The lot also contains a two-family dwelling. The site has frontage along Van Houten Avenue.

Access to the site will be via an existing curb cut along Van Houten Avenue. The applicant has proposed to replace the existing driveway apron. There is an adjacent driveway on Lot 5, which is built to the property line with the subject property. There is currently a bollard and an asphalt barrier on the property line to prevent vehicles from crossing over. The applicant is proposing two additional parking spaces to the existing nine spaces. An on-site turnaround is accommodated at the rear of the parking lot. The applicant has proposed partial sidewalk replacement and a new walkway from the frontage to the dwelling. The plans show a seepage pit at the rear of the property and a trench drain at the edge of the driveway. No connections into the County drainage system are shown on the plans. No new landscaping along the frontage has been proposed.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plan must include a key map, showing the entire site and its relationship to the surrounding area. The name and address of the applicant and the owner must be noted on the plan. The zoning table must provide separate rows for building coverage and impervious coverage. The plans must include a written scale, in addition to a graphic scale. The applicant must provide a

topographical survey, signed and sealed by a licensed surveyor. The application will require a waiver in order to allow the driveway to be located within 20 feet of a property line. The applicant must provide a raised driveway apron at the site driveway, in accordance with County detail. The driveway must be shown on the plan as on the detail. The applicant must provide a curbed island (with landscaping) to the north of the driveway, along the property line with Lot 5. A "STOP" bar, "STOP" sign, and centerline must be installed at the driveway. All striping must be noted as thermoplastic. A sign must be installed facing the angled parking spaces, stating "NO BACKING INTO STREET / USE TURNAROUND (with an arrow)". The applicant must provide drainage calculations. The existing drainage system in Van Houten Avenue may receive no additional flow from the site that under existing conditions. The applicant must provide shade trees along the Van Houten Avenue frontage, to the south of the driveway. The fence and curbing, for the landscaping along the southerly property line, must be removed from the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$1,810.00 payable to Passaic County.

Commissioner Metzler inquired about the location of the on-site turnaround and if it will be sufficient.

Anthony Giambrone, attorney for the applicant, was sworn in. A motion was made by Vice Chairman Diaz to qualify Frank D. Mileto of 14 Beaver Brook Drive, Long Valley, New Jersey, a licensed architect and professional planner, as an expert witness. Commissioner Redmon seconded that motion. The motion passed unanimously. Mr. Mileto was sworn in as the designer of the site plan. He stated that the two parking spaces in the garage are for the owner of the property, four parking spaces are for the dwelling on the property, and the remainder of the spaces are for the proposed dry cleaner. Mr. Mileto stated that the turnaround is necessary because of the shape of the property and the proximity of parking to the adjacent property – it was designed to prevent drivers from having to back out onto Van Houten Avenue. Mr. Mileto stated that a raised driveway apron already exists, but that it needs to be widened to accommodate the proposed driveway, and will be done so in accordance with County standards.

Commissioner Metzler asked how many points will be needed for vehicles to turn around. Mr. Mileto stated it could possibly be done without any, but that for larger cars or less confident drivers it would be a simple k-turn. He also stated that the proposed use is a low-traffic generator and there should not be many conflicts in the turnaround.

County Engineer asked if there is a dumpster on the property that would require a garbage truck to enter. Mr. Mileto stated that there is not.

Commissioner Edmond asked about the separation of the site driveway from the driveway on the adjacent property. Staff explained that the curbed island and parking space signs are being required to address this issue.

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

**SP-19-013 – Our Lady of the Valley Church (Phase II) – 630 Valley Road, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a one- and two-story addition onto an existing building. The addition will provide additional office and administrative space. Additionally, the applicant is proposing a redesign of the configuration of the driveways and access to the front entrance of the church, including a new drop-off lane and new parking spaces. A previous site plan application (SP-17-041) for a new rectory on this same lot was recently approved. All of the improvements requested as part of that application appear on the current site plan. The site has frontage along Valley Road.

Access to the site is via three existing curb cuts along Valley Road. The plan proposes adding 10 new parking spaces to the existing 362 spaces. The applicant is not proposing any new curb cuts or any new sidewalk or curbing. The plans show roof leaders will connect to seven dry wells that will be installed near the new building addition. There are no proposed connections into the County drainage system. There are no proposed landscaping improvements along the Valley Road frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The driveway along the property line with Lot 51 must be labelled as per the approved plans for the first phase (SP-17-041). The applicant must provide raised driveway aprons at all site driveways, in accordance with County detail. The driveways must be shown on the plans as on the detail. It is recommended that any new on-site walkways be a minimum of 5' in width, per ADA standards. The northerly, exit-only driveway must be narrowed to a maximum width of 16', in order to prohibit vehicles from exiting side by side. At the northerly, exit-only driveway, a new "STOP" sign must be installed. A "ONE WAY" sign must be installed at the end of the North/South connecting driveway. Two "DO NOT ENTER" (R5-1) signs must be installed where the back parking lot intersects the entrance driveway. The applicant must provide shade trees along the frontage of the Valley Road, located behind the sidewalk.

Anthony Fiorello, attorney for the applicant, was sworn in. Mr. Fiorello stated that he has read and reviewed the Board's comments and the applicant will be able to accommodate all of them. Mr. Fiorello stated that the applicant is beginning to obtain permits to demolish and build the new rectory, per the previous site plan application by this applicant. He also stated that the driveway on the southern boundary of the property will be abandoned as per the previous approval.

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

**SP-13-015 – Christian Health Care Center – 638-656 Goffle Hill Road, Hawthorne**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a senior living facility as an expansion for an existing health care center. The proposed campus lies mostly in Wyckoff in Bergen County, but part of the facility will extend into Hawthorne. The lot has frontage along Goffle Hill Road. The application was previously withheld in February 2014 with five conditions. This site plan application is being reviewed in conjunction with a recent subdivision application (19-006) that was withheld by the Board on April 4, 2019.

There is no access to the campus within Passaic County and none is proposed. The existing access is via an existing driveway along Mountain Avenue in Wyckoff and via a driveway near the intersection of Sicomac Avenue and Cedar Hill Avenue in Wyckoff. The applicant is proposing construction of a loop road around the new facility, parts of which will extend into Hawthorne. There will be 383 new parking spaces added, 19 of which will be in Hawthorne in an underground garage. The frontage along Goffle Hill Road in Hawthorne includes four single-family dwellings that are each proposed to be subdivided on to their own lots. There are no sidewalks currently along Goffle Hill Road and none are proposed. The sight slopes down towards Goffle Hill Road. Several inlets around the site will deliver stormwater to a grass swale infiltration basin that straddles the border of the two counties. There are 210 shade trees of various species proposed for the site, as well as several hundred ornamental trees and shrubs.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit the required Dam Safety Permit upon approval by the NJDEP. Any approval of this site plan application is conditional upon the approval of the associated subdivision application (19-006).

County Engineer Pera clarified that County Traffic Engineer spoke with the applicant's engineer regarding the pipe connecting to the Goffle Hill Road system and agreed that using an 18-inch pipe, as proposed, will be sufficient.

Commissioner Edmond asked where the overflow from the drainage basin goes. Commissioner Metzler asked how much and for what parts of the entire Health Care Center site is the drainage basin handling. Kenneth Carle, the applicant's architect and engineer, was sworn in. Mr. Carle stated that most of stormwater from the already-existing Health Care Center drains to an existing detention pond. He explained that the new site will drain to the new detention basin that is being built, and it will also absorb some of the uncontrolled stormwater flow from some of the existing driveways. He stated that because of the new detention basin being built as part of this site plan, there should be an overall reduction of stormwater leaving the entire Health Care Center site.

Commissioner Edmond requested that an extra inlet be provided adjacent to the emergency outflow along Goffle Hill Road, as the existing inlet may not be sufficient to contain all outflow from the site.

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

#### **SP-18-039 – Proposed Car Wash Facility – 105 Paterson-Hamburg Turnpike, Pompton Lakes**

Staff explained that this is an amended site plan application in which the applicant has proposed to construct a 3,274 sq. ft. car wash facility on a portion of a vacant lot. The site has frontage along both Paterson-Hamburg Turnpike and Ringwood Avenue in Pompton Lakes. The application was granted conditional approval by the Planning Board on December 13, 2018 with 1 condition.

The applicant has since amended the site plan to widen both driveways from 24' to 30'; relocate the entrance-only driveway further from the intersection; increase the width of on-site parking spaces

to 12'; relocate the trash enclosure; and relocate an existing traffic signal pole from the intersection to behind the sidewalk.

There are conditions that must be satisfied before the application can be granted unconditional approval. The curb ramp detail is incomplete; it must include all ADA-compliant details. The curb ramp must be placed parallel with Ringwood Avenue, and be aligned with the crosswalk. The applicant must provide an easement, to the Borough of Pompton Lakes, for the signal pole to be located on private property. The applicant must submit a revised signal plan, reflecting any changes to the existing signal due to the relocation of the signal pole.

Commissioner Martinique commented that right turns out of the site driveway going onto Ringwood Avenue will be very tight and may cause drivers to cross the centerline. Commissioner Edmond requested that the applicant provide turning templates to confirm that exit movements will not result in vehicles crossing the centerline.

Commissioner Metzler requested that staff confirm the location of bus stop and that any bus stops located along the property frontage be indicated on the plans.

Vice Chairman Diaz made a motion to grant **conditional approval** to the site plan application. Commissioner Redmon 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 in Totowa. 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 as originally approved. The applicant has submitted an as-built plan of the re-constructed wall. Staff explained that the wall was approved to be located in its current location within the right-of-way of Totowa Road. The applicant previously submitted a revised final plat. The previous final plat included survey monuments that were off-set by two feet; the plat has been revised with the monuments in the correct locations.

Commissioner Edmond requested that staff verify whether pipe that protracts through the wall was shown on any of the approved plans. If not, the wall drainage system will need to be assessed to determine impact to Totowa Road and additional action may be required of the applicant.

Commissioner Martinique made a motion to **withhold approval** of the site plan application until the next Board meeting, in order to allow staff to further research the wall drainage system and the previously approved plans. Commissioner Metzler seconded that motion. The motion passed unanimously.

**SP-18-041 – El Sitio Restaurant – 321 6<sup>th</sup> Avenue, Wayne**

Staff explained that is a previously withheld site plan application in which the applicant has proposed to construct a one-story addition of approximately 365 square feet in order to expand the kitchen area of the existing 1<sup>st</sup> floor restaurant. The site has frontage along E. 18<sup>th</sup> Street in Paterson. A 2½-story building, garage, and shed exist on site. There are no changes proposed to the restaurant seating or to the apartments above. The second and third floor each contain one apartment unit. The shed is to be removed. The garage is to remain. The application was withheld by the Planning Board on February 7, 2019 with 9 conditions.

Per Board request, the applicant has removed the proposed parking space from the location of the existing shed. The applicant has proposed a new driveway apron for the curb cut along 18<sup>th</sup> Street that provides access to the existing garage. Per Board request, new curbing, sidewalks, and ADA-compliant curb ramps have been proposed. The encroaching concrete wall is to be removed, while the fence is to be relocated onto the site. The applicant has applied for an encroachment permit to allow the second floor overhang and ventilation system to remain within the right-of-way of E. 18<sup>th</sup> Street. There is existing roof drainage that currently discharges onto E. 18<sup>th</sup> Street. The applicant has proposed to re-direct the roof drainage to a proposed seepage pit that will be installed at the rear of the property next to the garage. The applicant has proposed to plant two callery pear trees, which are not recommended due to invasive traits, along the E. 18<sup>th</sup> Street frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit a copy of the survey that is signed and sealed by the surveyor. The proposed curb replacement must begin at the northerly property line. The plans must include a detail for the proposed curb ramps. All roof leaders must be connected to the proposed storage system. The plans must include details for the proposed Stormtech chamber. The submitted encroachment permit application will require approval by the Board of Chosen Freeholders. The proposed Bradford pear trees are not recommended due to invasive traits. The applicant should coordinate with County staff to propose a more suitable tree species. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

Chairman Simpson asked if the curb ramp tiles shown on the plans are in the correct location at the corner of E. 18<sup>th</sup> Street and 6<sup>th</sup> Avenue. County Engineer Pera stated that they will need to be compliant when installed in the field.

Commissioner Metzler asked if the vents are in acceptable condition. County Engineer Pera verified that signed and sealed calculations were received acknowledging the structural integrity of the existing supports.

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-18-058 – Proposed Retail and Child Care Facility – 220-228 Berdan Avenue, Wayne**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an 8,452 sq. ft. retail building and a two-story, 10,797 sq. ft. child care facility. The site is currently occupied by four single-family dwellings, which will be demolished.



The site has frontage along Berdan Avenue in Wayne, adjacent to Wayne Hills High School. The application was withheld by the Planning Board on November 8, 2018 with nine conditions. The site will have access along Berdan Avenue via a right-in, right-out only driveway, which will replace an existing curb cut. The existing southerly driveway will be eliminated and replaced with sidewalk and curbing. The site will have a total of 77 parking spaces. There is existing sidewalk and curbing along the entire frontage of the site. The site is sloped slightly towards Berdan Avenue at the location of the driveway. The applicant has proposed trench drains at the driveway. Inlets will collect runoff from the remainder of the site. The trench drains and inlets will connect to an underground infiltration system. The system will have an outlet control structure, which will funnel stormwater to a riverstone drainage swale at the northeasterly corner of the site. The applicant has proposed four red maple shade trees along the Berdan Avenue frontage, with additional trees and plantings proposed throughout the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor. At the exit driveway, the applicant must provide a right-turn arrow marking that is followed by the word "ONLY". The "NO LEFT TURN" (R3-2) signs are not shown in the sign legend. There must be a total of four R3-2 signs, two for each prohibited left turn. Two of the signs must be installed on the opposite side of Berdan Avenue, directly across from each driveway. The applicant must request in writing that the Township pass an ordinance prohibiting left turns to and from the site. The applicant must provide the Corridor Enhancement Fee of \$4,549.00 payable to Passaic County.

Commissioner Edmond asked if the plans show the sight lines for the exit driveway. County Engineer Pera stated that he will confirm with the County Traffic Engineer.

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

#### **SP-19-015 – Chabad Center of Passaic County – 196 Ratzler Road, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing three-story, single-family dwelling into a pre-school. The applicant currently operates out of the building on Lot 12 and is proposing to connect the two lots with one-way traffic circulation for the pre-school. The site has frontage along Ratzler Road. The applicant will maintain two existing curb cuts along Ratzler Road. One is currently a two-way driveway that serves the religious center on Lot 12 and will be the only means of ingress for the proposed pre-school. The other is currently the driveway for the current dwelling and will serve as the only means of egress for the pre-school. The driveway on Lot 12 is proposed to be modified to allow access to the pre-school drop-off area and its 11 proposed parking spaces. Most of the site is sloped towards Laytham Brook on Lot 12, and the plans show that roof drains will connect into an existing on-site seepage pit. However, the existing driveways are slightly sloped towards the right-of-way. There are existing shade trees along the frontage of the site, but they are not indicated on the site plan. There is an existing County bridge over the Laytham Brook on Lot 12.

There are conditions that must be satisfied before the application can be granted unconditional approval. The right-of-way width of Ratzler Road must be noted on the plans. If the width varies, all

variations in width must be noted in the correct location. The applicant should dedicate right-of-way to, at a minimum, the extent of the Ratzer Road sidewalk. The plans must indicate the tax map centerline of Ratzer Road. The existing driveways will both require waivers from the site plan resolution in order to allow the driveways to remain within 10 feet of a property line. The plans must clearly indicate all driveway openings, including the dimensions. The applicant must provide an explanation for the proposed site circulation. Two "DO NOT ENTER" (R5-1) signs must be installed at the exit-only driveway. Two internal "DO NOT ENTER" (R5-1) signs must be installed to prevent the pre-school traffic from exiting using the driveway on Lot 12. A "STOP" sign and "STOP" bar must be installed at both driveways, and a double-yellow centerline at the two-way driveway. All striping must be noted as thermoplastic. The extent of the proposed access easement, between Lot 12 and Lot 13, must be clearly indicated on the plans. The plans must include driveway profiles for both driveways. A trench drain (Campbell Foundry 4526A or equivalent) must be installed at the exit driveway, immediately behind the Ratzer Road right-of-way line. There shall be no stormwater runoff towards Ratzer Road. All roof leaders must be shown on the plans, including connections to drainage systems. The plans must show any existing and/or proposed landscaping. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County, along with proof of not-for-profit status.

County Engineer Pera stated that the culvert will be widened as part of a County roadway widening project on Ratzer Road and would like to ensure that the easement is within the proposed area of disturbance. Acting Director Lysicatos stated that Planning staff will determine what is needed and will ask for a dedication within the Master Plan right-of-way.

Commissioner Metzler made a motion to grant **conditional approval** to the site plan application. Commissioner Redmon 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 April 4, 2019:

1. SP-18-033 – Allwood Investment Company – 955 Allwood Road, Clifton
2. SP-18-054 – Iglesia Christiana Pentecostal Church – 319-321 Straight Street, Paterson
3. SP-18-058 – AAA North Jersey – 418 Paterson-Hamburg Turnpike, Wayne.

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:56 PM that was seconded by Commissioner Martinique. The motion passed unanimously.

Respectfully submitted,



Michael Donnelly for  
MICHAEL LYSICATOS



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

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

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

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

May 3<sup>rd</sup>, 2019

Wayne Board of Adjustment  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Crossroads Pavement & Maintenance; 826 Black Oak Ridge Road,  
Wayne; Block 3305, Lots 87 & 89 (Passaic County File Number SP-16-029)

Members of the Board,

The above referenced site plan dated September 26<sup>th</sup>, 2013, revised as of July 3<sup>rd</sup>, 2018, was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution. The applicant's request for a waiver from the requirement to provide a Deed of Easement for the existing sidewalk located on the subject property was considered by the Passaic County Planning Board on May 2<sup>nd</sup>, 2019. It is the understanding of the Planning Board Counsel that the installation of a sidewalk on a private property is considered an "implied" easement for public access, as the action of the owner shows a clear manifestation that the sidewalk created be used by the public. The Board requests that the applicant's attorney provide correspondence concurring with the understanding of the Planning Board Counsel.

This site plan application continues to have a status of **conditional approval** pending receipt of the aforementioned correspondence from the applicant's attorney.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      Crossroads Pavement & Maintenance  
Jerome A. Vogel, Esq.      Houser Engineering      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  
*Acting Director*

## PLANNING BOARD

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

May 2<sup>nd</sup>, 2019

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – The Armory; 461-473 Market Street, Paterson; Block 4109, Lot 1  
(Passaic County File Number SP-19-001)

Members of the Board,

The above referenced site plan dated December 21<sup>st</sup>, 2018, revised as of February 1<sup>st</sup>, 2019, was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 name and address of the owner must be noted on the plans.
2. The note “City of Paterson standards” for new curbing along Market Street must be removed from the plans. The curbing must be in accordance with County detail (attached).
3. The applicant must provide bump outs at both corners along the Market Street frontage, in order to shorten pedestrian crossings and restrict parking near intersections. The four existing crosswalks at these corners must be replaced with continental-style crosswalks (ladder bars, but no transverse lines).
4. The applicant must submit a traffic study, addressing what impact this project will have on the following intersections and including potential mitigation measures:
  - a. Market Street / Straight Street;
  - b. Market Street / Summer Street;
  - c. Market Street / Madison Avenue; and
  - d. Madison Avenue / Park Avenue.

Passaic County Planning Board  
The Armory (SP-19-001)  
461-473 Market Street, Paterson  
Block 4109, Lot 1

5. The sight triangle for cars entering Market Street from Pennington Street must be shown on the plans. The applicant must request from the City of Paterson, in writing, that parking be prohibited along Market Street within this sight triangle. The applicant must provide “NO STOPPING OR STANDING” signs to delineate the parking prohibition.
6. All existing drainage facilities in Market Street must be shown on the plans.
7. The applicant must submit drainage calculations. If connecting into the Market Street drainage system, the connecting flow can be no higher than what currently flows into the system at that point.
8. The plans must show all utility connections.
9. The applicant must provide additional shade trees and other plantings adjacent to the Market Street right-of-way. It is recommended that non-structural green stormwater infrastructure practices, as recommended in the Green Stormwater Infrastructure Element of the Passaic County Master Plan, be applied.
10. The proposed callery pear trees are not recommended due to invasive traits. The applicant should coordinate with County staff to determine a replacement tree species.
11. It is recommended that the applicant provide on-site bicycle parking.
12. The applicant must provide the Corridor Enhancement Fee of \$3,630.00 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      461-473 Market Street, LLC      City of Paterson  
A. Michael Rubin, Esq.      DRG Architects      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

May 3<sup>rd</sup>, 2019

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

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

Members of the Board,

The above referenced site plan dated January 20<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 plan must include a key map, showing the entire site and its relationship to the surrounding area.
2. The name and address of the applicant and the owner must be noted on the plan.
3. The zoning table must include separate rows for building coverage and impervious coverage.
4. The applicant must provide a topographical survey, signed and sealed by a licensed surveyor.
5. The applicant must provide a raised driveway apron at the site driveway, in accordance with County detail (attached). The driveway must be shown on the plan as on the detail.
6. The applicant must provide a curbed island (with landscaping) to the north of the driveway, along the property line with Lot 5.
7. A “STOP” bar, “STOP” sign, and double-yellow centerline must be installed at the driveway. All striping must be noted as thermoplastic.

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

8. A sign must be installed facing the angled parking spaces, stating “NO BACKING INTO STREET, USE TURNAROUND” (with an arrow).
9. The applicant must provide drainage calculations.
10. The existing drainage system in Van Houten Avenue shall receive no additional flow from the site than under existing conditions.
11. The applicant must provide shade trees along the Van Houten Avenue frontage, to the south of the driveway.
12. The fence and curbing, for the landscaping along the southerly property line, must be removed from the County right-of-way.
13. The applicant must provide the Corridor Enhancement Fee of \$1,810.00 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      Stanley & Stacey Kwolek and Teduesz & Usula Kwolek  
1030 E. 174<sup>th</sup> St., LLC      Anthony Giambrone Jr., Esq.  
Frank D. Mileto, AIA      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  
Acting Director

## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

May 2<sup>nd</sup>, 2019

Wayne Board of Adjustment  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Our Lady of the Valley Church (Phase II); 630 Valley Road, Wayne;  
Block 1800, Lot 50 (Passaic County File Number SP-19-013)

Members of the Board,

The above referenced site plan dated February 22<sup>nd</sup>, 2019 was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 driveway along the property line with Lot 51 must be labelled (to be removed) as per the approved plans for the first phase (SP-17-041).
2. The applicant must provide raised driveway aprons (including sidewalks) at all site driveways, in accordance with County detail (attached). The driveways must be shown on the plans as on the detail.
3. It is recommended that any new on-site walkways be a minimum of 5' in width, per ADA standards.
4. The northerly, exit-only driveway must be narrowed to a maximum width of 16', in order to prohibit vehicles from exiting side by side.
5. At the northerly, exit-only driveway, a new "STOP" sign must be installed.
6. A "ONE WAY" sign must be installed at the end of the north/south connecting driveway.
7. Two "DO NOT ENTER" (R5-1) signs must be installed where the back parking lot intersects the entrance driveway.







**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**  
*Acting Director*

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

May 2<sup>nd</sup>, 2019

Hawthorne Board of Adjustment  
445 Lafayette Avenue  
Hawthorne, NJ 07506

Re: Site Plan Review – Christian Health Care Center; 638-656 Goffle Hill Road, Hawthorne;  
Block 293, Lot 1 (Passaic County File Number SP-13-015)

Members of the Board,

The above referenced site plan dated January 24<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 applicant must provide an extra inlet adjacent to the emergency outflow along Goffle Hill Road.
2. The applicant must submit the required Dam Safety Permit upon approval by the NJDEP.
3. Any approval of this site plan application is conditional upon the approval of the associated subdivision application (19-006).

**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      Christian Health Care Center  
Jerome Vogel, Esq.              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  
*Acting Director*

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

May 3<sup>rd</sup>, 2019

Pompton Lakes Planning Board  
25 Lenox Avenue  
Pompton Lakes, NJ 07442

Re: Site Plan Review – Proposed Car Wash Facility; 105 Paterson-Hamburg Turnpike, Pompton Lakes; Block 2905, Lot 11.04 (Passaic County File Number SP-18-039)

Members of the Board,

The above referenced site plan dated June 6<sup>th</sup>, 2018, revised as of January 24<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 amended site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The curb ramp detail is incomplete; it must show all details required for ADA compliance. The curb ramp must be placed parallel with Ringwood Avenue, and be aligned with the crosswalk.
2. The applicant must provide an easement, to the Borough of Pompton Lakes, for the signal pole to be located on private property.
3. The applicant must submit a revised signal plan, reflecting any changes to the existing signal due to the relocation of the signal pole.
4. The applicant must provide turning templates for vehicles exiting the site, showing the centerline of Ringwood Avenue.
5. The existing bus stop along the Ringwood Avenue frontage must be noted on the plan.

**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  
Proposed Car Wash Facility (SP-18-039)  
105 Paterson-Hamburg Turnpike, Pompton Lakes  
Block 2905, Lot 11.04

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
105 Hamburg Turnpike, LLC

Jerome A. Vogel, Esq.  
Stonefield Engineering & Design, LLC

File



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

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

May 3<sup>rd</sup>, 2019

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – El Sitio Restaurant; 321 6<sup>th</sup> Avenue, Paterson; Block 2112, Lot 25  
(Passaic County File Number SP-18-041)

Members of the Board,

The above referenced site plan dated October 8<sup>th</sup>, 2018, revised as of April 4<sup>th</sup>, 2019, and the architectural plans dated January 18<sup>th</sup>, 2018, revised as of April 17<sup>th</sup>, 2019, were both reviewed by the Passaic County Planning Board on May 2<sup>nd</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 applicant must submit a copy of the survey that is signed and sealed by the surveyor.
2. The curb replacement must be shown to extend to the northerly property line.
3. The plans must include a detail for the proposed curb ramp.
4. All roof leaders must be connected to the proposed storage system. The plans must include details for the proposed Stormtech chamber.
5. The applicant has submitted an encroachment permit application for the 2<sup>nd</sup> floor overhang and ventilation system supports. The permit has been reviewed and deemed acceptable by staff and will be forwarded to the Board of Chosen Freeholders for approval.
6. The proposed Bradford callery pear trees are not recommended due to invasive traits. The applicant should coordinate with County staff to propose a more suitable tree species.
7. The applicant must provide the Corridor Enhancement Fee of \$2,000.00, payable to Passaic County.

Passaic County Planning Board  
El Sitio Restaurant (SP-18-041)  
321 6<sup>th</sup> Avenue, Paterson  
Block 2112, Lot 25

**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  
Alan J. Mariconda, Esq.

El Sitio Restaurant BBQ, Inc.  
JCA Group, LLC

David Rodriguez  
File



# County of Passaic

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

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

May 3<sup>rd</sup>, 2019

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Proposed Retail Center & Child Care Facility; 220-228 Berdan Avenue, Wayne; Block 3200, Lot 16 (Passaic County File Number SP-18-058)

Members of the Board,

The above referenced site plan dated September 28<sup>th</sup>, 2018, revised as of April 2<sup>nd</sup>, 2019, was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 applicant must provide a topographical survey, signed and sealed by a licensed surveyor.
2. The applicant must provide a right-turn arrow marking, with the word “ONLY”, adjacent to the exit driveway.
3. The “NO LEFT TURN” (R3-2) signs are not shown in the table. There must be a total of four R3-2 signs, two for each prohibited left turn. Two of the signs must be installed on the opposite side of Berdan Avenue, directly across from each driveway. The applicant must request in writing that the Township pass an ordinance prohibiting left turns to and from the site.
4. The plans must be revised to show sight lines at the exit driveway.
5. The applicant must provide the Corridor Enhancement Fee of \$4,549.00 payable to Passaic County.

Passaic County Planning Board  
Proposed Retail Center & Child Care Facility (SP-18-058)  
220-228 Berdan Avenue, Wayne  
Block 3200, Lot 16

**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: Pointview Property Management, LLC      Passaic County Engineer      220 Berdan, LLC  
Jarmel Kizel Architects & Engineers      Stephen P. Sinisi, Esq.      File





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*Acting Director*

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

May 3<sup>rd</sup>, 2019

Wayne Board of Adjustment  
475 Valley Road  
Wayne, NJ 07470

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

Members of the Board,

The above referenced site plan dated March 7<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 2<sup>nd</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 right-of-way width of Ratzer Road must be noted on the plans. If the width varies, all variations in width must be noted in the correct location.
2. The applicant shall provide a right-of-way dedication, 33' from the tax map centerline of Ratzer Road, for the entire frontage of both lots. The applicant must provide copies of any existing easements for the bridge and/or sidewalk. The plans must indicate the tax map centerline of Ratzer Road.
3. The existing driveways will both require waivers from the site plan resolution in order to allow the driveways to be within 10 feet of a property line.
4. The plans must clearly indicate all driveway openings, including the dimensions.
5. The applicant must provide an explanation for the proposed site circulation.
6. Two "DO NOT ENTER" (R5-1) signs must be installed at the exit-only driveway.
7. Two internal "DO NOT ENTER" (R5-1) signs must be installed to prevent traffic from Lot 13 from exiting using the driveway on Lot 12.

Passaic County Planning Board  
Chabad Center of Passaic County (SP-19-015)  
196 Ratzer Road, Wayne  
Block 1602, Lots 12 & 13

8. Install a “STOP” sign and “STOP” bar at both driveways, and a double-yellow centerline at the two-way driveway. All striping must be noted as thermoplastic.
9. The extent of the proposed access easement, between Lots 12 & 13, must be clearly indicated on the plans.
10. The applicant must provide driveway profiles for both driveways.
11. A trench drain (Campbell Foundry 4526A or equal) must be installed at the exit driveway, immediately behind the Ratzer Road right-of-way line.
12. There shall be no stormwater runoff towards Ratzer Road. All roof leaders must be shown on the plans, including connections to drainage systems.
13. The plans must show any existing and/or proposed landscaping.
14. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County, along with proof of not-for-profit status.

**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      Chabad Center of Passaic County, Inc.  
Michael J. Sweeney, Esq.      William J. Darmstatter, P.E.      File