



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, May 30, 2019  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Simpson opened the meeting at 5:05 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; County Engineer Jonathan Pera; Steven Edmond, Alternate (voting for Stephen Martinique); Freeholder Terry Duffy.

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

**MINUTES:** The minutes of the May 16, 2019 meeting were read. There being no additions, corrections or deletions and upon motion being made by Commissioner Gervens and seconded by Vice Chairman Diaz the minutes as noted above are officially adopted.

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

- The Open Space Committee is moving forward with recommendations after completing their field visits. Presentations from applicants are forthcoming next week.
- A CBDG public hearing will occur at the next Board of Chosen Freeholders meeting. This is the public's opportunity to make comment on CDBG funding.
- The Paterson-Newark Transit market study will kick off on June 7. Planning staff is currently discussing the potential for focus groups with the ON3 developers.
- Planning staff are finishing contract work with a consultant and NJTPA for the Main Avenue corridor redesign in Passaic.
- There will be a public information center setup on June 24 at 7:00pm to present design drawings for first phase of the Highlands Rail Trail.

**PUBLIC PORTION:** Vice Chairman Diaz made a motion to open the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Freeholder Duffy made a motion to close the public portion that was seconded by Vice Chairman Diaz. The motion passed unanimously.

#### **DEVELOPMENT REVIEW**

##### **SP-19-020 – The Manor at Totowa – 100 Shepherds Lane, Totowa**

This is a new site plan application in which the applicant has proposed to construct a three-story apartment building attached to an existing three-story building. The existing building is currently used in a supportive/educational capacity for the Diocese of Paterson. There are a total of 120 residential units proposed. The site does not have frontage along a County road. This lot is

proposed as part of a corresponding subdivision application (19-005), which has not been fully approved.

All access to the site and the proposed 303 parking spaces will be via Shepherds Lane. Parking will be divided between a surface lot and a proposed garage on the ground floor of the proposed building. Stormwater collected via inlets on-site will connect to an on-site detention basin, with an overflow connection to the municipal drainage system. Per applicant correspondence, the municipal drainage pipe under Shepherds Lane connects to the Passaic River, bypassing the County drainage system along Union Avenue. The Cumberland Avenue frontage of the site, although not under County jurisdiction, is listed as a Bike/Pedestrian Priority Route in the Passaic County Master Plan.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The zoning table must be updated to include the existing square footage of impervious area. The existing facility closed in June 2016 due to declining enrollment. The traffic study takes credit for the existing use, claiming that 85 staff members were present a maximum licensed capacity. Since the facility closed, at less than maximum enrollment, no credit will be allowed for the prior use. The traffic study must be redone, showing the before/after delays at the Union Avenue/Shepherds Lane intersection. The 42" pipe that is routed under Union Boulevard, without connecting into the County drainage system, must be shown on a plan. The applicant must show where stormwater will travel from the emergency spillway, and how it will be handled. The applicant must submit copies of any required NJDEP permits. Approval of this site plan application is subject to the approval of the subdivision of the existing lot as part of application 19-005.

Commissioner Edmond inquired about the ownership of the drainage system that the applicant's system is tying into and whether it runs beneath Shepherds Lane. Staff advised that it is a municipal system, and that the indication from the applicant is that it runs to the Passaic River without connecting with the County system along Union Boulevard.

Paul Jemas, attorney for the applicant, was sworn in and introduced the applicant's engineer.

Patrick McClellan, engineer for the applicant, was sworn in. Mr. McClellan was accepted as an expert witness. He entered into testimony an exhibit (A) that shows that the drainage pipe does not cross under Union Boulevard. Mr. McClellan also stated that, regarding comment #2, the applicant may seek the prohibition of a left turn.

Mr. Jemas stated the applicant disagrees with the basis for the traffic study, but will be able to meet all of the conditions.

Commissioner Gervens stated appreciation of the re-use of the existing building. Freeholder Duffy concurred.

Planning Director Lysicatos inquired about the driveway on the north side of the property. Mr. McClellan stated that it is for emergency purposes only.

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

**SP-18-051 – Prop. Retail (The Parke at Hamburg) – 910 Paterson-Hamburg Turnpike, Wayne**

This is a previously withheld site plan application in which the applicant has proposed to construct a retail center consisting of: a 22,000 sq. ft. supermarket; a 5,000 sq. ft. restaurant; a 12,800 sq. ft. retail space; and a 13,080 sq. ft. pre-school. The existing single-family dwelling will be demolished. The application was withheld by the Planning Board on April 4, 2019 with 20 conditions.

There will be a total of 270 on-site parking spaces. The site will have access via two driveways along Paterson-Hamburg Turnpike: a combined access driveway at the intersection with Leonard Terrace and a right-in only driveway at the westerly end of the frontage. The applicant has proposed to construct a traffic signal at the intersection with Leonard Terrace. Vehicles travelling northbound on Leonard Terrace will be allowed to continue straight into the site; vehicles exiting the site at the driveway will be allowed to continue onto Leonard Terrace, as well as turn left or right. A left-turning lane will be installed along Paterson-Hamburg Turnpike for vehicles entering the site. The site is sloped towards Paterson-Hamburg Turnpike. Inlets throughout the site will connect to two detention basins. The applicant has proposed planting nine “Red Sunset” maples along the Paterson-Hamburg Turnpike frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit the revised site plan set with the next submission. The right-of-way width notations must be provided on the site plan. The applicant must provide an explanation for proposing an 8’ shoulder, as staff previously recommended a 10’ shoulder (with 8’ as a minimum). The curb ramps must be removed from the raised driveway apron at the entrance-only driveway. The crosswalk bars at the intersection must be placed parallel to the flow of traffic. The applicant must provide a separate exhibit showing all proposed easements for the sidewalk and landscaped buffer, which should be a public access easement, and the utility lines. The applicant must provide descriptions of all proposed easements, which should be provided to the Township of Wayne.

The applicant must submit revised drainage calculations based on the new drainage system. The flow into the County drainage system from the proposed connection shall be no higher than the flow which presently flows off of the site into Paterson-Hamburg Turnpike. Drainage changes must be shown on a site plan for complete review to be conducted. The applicant must provide construction details for both the Stormtrap detention basin and infiltration basin. It is not clear what “STORMTRAP DETAIL – 4” on sheet 18 refers to. Drainage changes must be shown on a site plan for complete review to be conducted. A detailed narrative must be provided describing a “failure scenario” for the proposed drainage system, and exactly where and how much stormwater would leave the site. Drainage changes must be shown on a site plan for complete review to be conducted.

The cycle length of the proposed signal must be 120 seconds, as that is the cycle length at the intersection of Valley Road and Paterson-Hamburg Turnpike. The applicant must provide time-based coordination between the two signals, using GPS modules to eliminate drift. Pedestrian

actuation is not needed for walking parallel to Paterson-Hamburg Turnpike; the “WALK” indication should be displayed for this pedestrian movement during Phases A and B. The 10-second vehicular extension for the site driveway/Leonard Terrace intersection must be removed. The applicant must explain what the 5-second delay, per Note 4 on the timing plan, refers to. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant. The specifications of the proposed signal equipment, as required by Wayne Township, must be included. The signed and sealed calculations, for the proposed retaining wall adjacent to the County right-of-way, must be provided prior to approval. The signed and sealed calculations, for the portion of the proposed modular concrete block retaining wall within 20 feet of the right-of-way, must be provided prior to approval. The applicant must provide a profile, including drainage, of the proposed wall. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 payable to Passaic County.

Commissioner Edmond stated that the 8’ shoulder requires explanation because it should be a minimum of 10’ in order to keep trucks out of the adjacent travel lane and the shoulder.

Commissioner Edmond asked if the applicant has a construction/phasing plan for the roadway improvements. Staff stated they will provide the applicant with procedures on how to construct these improvements.

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

#### **SP-19-019 – Kuller Road Substation (PSE&G) – 260 Kuller Road, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to upgrade public utility infrastructure by installing new process equipment to improve system reliability and station capacity. Correspondence from the applicant containing additional information on the proposed improvements has been provided to the Board. The site is currently an electrical substation and will remain so. The substation property is not located along a County road (it is over one acre in total impervious area) and will not impact any County facilities.

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

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

#### **SP-19-022 – U Metal – 219 Lafayette Street, Paterson**

This is a new site plan application in which the applicant has proposed to reoccupy an existing building with minor site improvements related to its use as a wire and cable processing and recycling center, including new parking lot striping and a new transformer. Correspondence from the applicant containing additional information on the proposed use has been provided to the Board. The existing one-story building will not be altered. The site has frontage along Lafayette Street on the East Side of Paterson.

The applicant will maintain an existing curb cut along Lafayette Street, which provides access to the site and the proposed 11 parking spaces. There is a gated driveway to the rear of the site, along Franklin Avenue. There are no landscape improvements proposed. The plans do not indicate grading or how stormwater will be collected.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. The name and address of the applicant and the owner must be noted on the plans. The north arrow does not have the correct orientation. The key map and plan must be oriented in the same direction. The zoning table must include the total square footage of impervious area, existing and proposed. The total square footage of the area of disturbance must be noted on the plans. The applicant must submit a survey, signed and sealed by a licensed surveyor. The survey must include topography, and show all utilities (including roof drainage) and the full extent of the existing curbing and sidewalk along Lafayette Street. The site plan must be overlaid on the requested survey. The applicant must justify the continued existence of the Lafayette Street driveway, as there is frontage along Franklin Street to the north. Truck turning movements must be shown at the Lafayette Street driveway. The applicant must provide a raised driveway apron with sidewalk at the Lafayette Street driveway. The applicant must provide drainage calculations. The applicant must provide shade trees along the Lafayette Street frontage of the site. The applicant must provide the Corridor Enhancement Fee of \$3,080.00 payable to Passaic County.

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

#### **CORRESPONDENCE**

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

Staff explained that the following applications have received unconditional approval since the previous Planning Board meeting on May 16, 2019:

1. SP-18-012 – Clifton Safe Storage – 1204 Broad Street, Clifton; and
2. SP-18-067 – Mount Prospect Park – 62-66 Mount Prospect Avenue, Clifton.

**ADJOURNMENT:** Commissioner Gervens made a motion to adjourn the meeting at 5:39 PM that was seconded by Freeholder Duffy. 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 31<sup>st</sup>, 2019

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – The Manor at Totowa; 100 Shepherds Lane, Totowa; Block 12, Lot 1.02  
(Passaic County File Number SP-19-020)

Members of the Board,

The above referenced site plan dated March 28<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 30<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 granted **withheld** pending receipt in an acceptable form of the following:

1. The zoning table must be updated to include the existing square footage of impervious area.
2. The estimated trip generation for this project is too low. The traffic study uses the “Mid-rise” apartment category, which includes apartment buildings ranging from three to ten stories. The building in question is three stories. A typical mid-rise apartment building is located within an easy walk to varied mass transit options. This project is 1,900 feet from a bus Route (#712), which is a local bus between Wayne and Hackensack. The proposed development appears to anticipate that most residents will use cars, since 303 parking spaces are proposed compared to 236 spaces required. A more accurate trip generation for this project can be obtained by using the “Low-Rise Apartment” category, using number of persons as the variable. Conservatively assuming two persons per unit (82% of the units are two bedrooms), results in 74 trips during the AM peak hour (vs. 41 trips in the traffic study), and 99 trips in the PM peak hour (vs. 53 trips in the study). The applicant must analyze the intersection of Union Boulevard and Shepherds Lane, to assess what impact these additional trips will have. No credit shall be taken for the prior use on the site, which closed three years ago. Currently, the Shepherds Lane approach to the intersection operates at a Level-of-Service “F”. This additional traffic, and the additional traffic generated by an approved 54-unit development across the street, will further degrade the performance of the intersection. Either a signal warrant study shall be conducted to

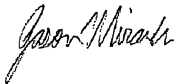
Passaic County Planning Board  
The Manor at Totowa (SP-19-020)  
100 Shepherds Lane, Totowa  
Block 12, Lot 1.01

determine if a signal is warranted here, or left turns shall be prohibited from Shepherds Lane onto Union Boulevard. Two lanes of traffic form on Shepherds Lane under current conditions, which impairs sight distance for cars entering Union Boulevard. If left turns are prohibited, eastbound traffic can easily use Chamberlain or Crosby Avenues instead. In that case, the applicant shall submit a signing and striping plan for County review and the Borough of Totowa will need to pass an Ordinance.

3. The 42" pipe that is routed under Union Boulevard, without connecting into the County drainage system, must be shown on a plan.
4. The applicant must show where stormwater will travel from the emergency spillway, and how it will be handled.
5. The applicant must submit copies of any required NJDEP permits.
6. Approval of this site plan application is subject to the approval of the subdivision of the existing lot as part of application 19-005.

**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      The Manor at Totowa, LLC  
Paul G. Jemas, Esq.              Patrick D. McClellan, P.E.                      File



# C-002

## EXISTING CONDITIONS

-2-

PROJECT NO.

TITLE

DATE 02/09/09

CHECKED BY AJ/FS

APPROVED BY AJ/FS

DRAWN BY MJD/ARF

REV.	DATE	BY	DESCRIPTION
1	02/07/09	FR	REV. FOR DUMPER

NOT FOR CONSTRUCTION

GRAPHIC SCALE



RETERA BLACK P.E.  
New Jersey License No. 12123

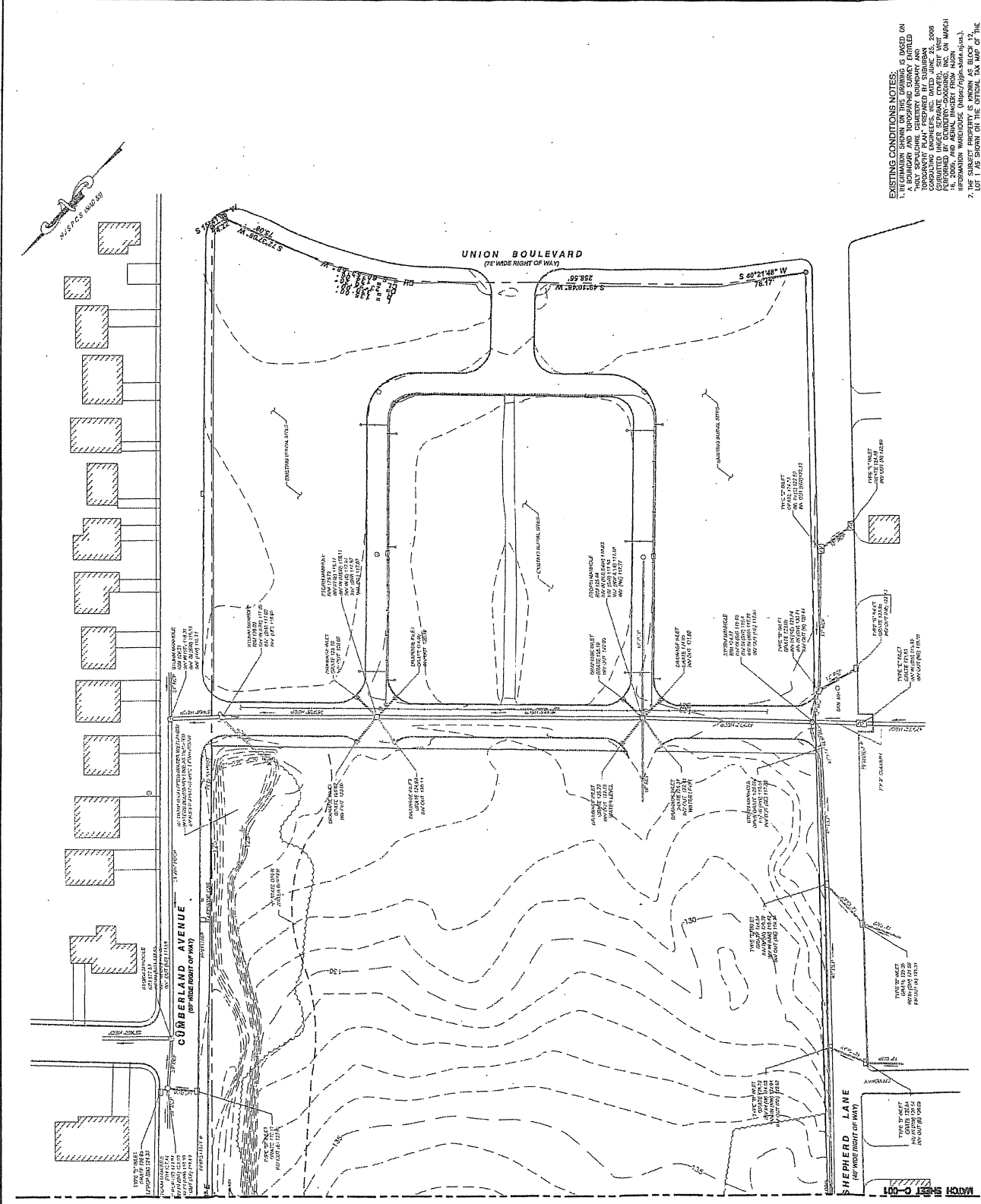
SEAL

HOLY SEPULCHRE  
CEMETERY  
BLOCK 12 LOT 1  
BOROUGH OF TOWNSHIP  
PASSAIC COUNTY, NEW JERSEY

Dewberry Goodkind, Inc.  
300 North 10th Street  
Passaic, NJ 07651  
Phone: (973) 261-1000  
Fax: (973) 261-1001  
www.dewberrygoodkind.com



- EXISTING CONDITIONS NOTES:
1. THE LAYOUT SHOWN ON THIS DRAWING IS BASED ON THE 1998 AERIAL PHOTOGRAPHY AND THE 1998 SURVEY OF THE PROPERTY. THE 1998 SURVEY WAS CONDUCTED BY THE ENGINEER AND THE 1998 AERIAL PHOTOGRAPHY WAS OBTAINED FROM THE PASSAIC COUNTY ENGINEERING DEPARTMENT. THE 1998 SURVEY IS DATED JUNE 25, 2008 AND THE 1998 AERIAL PHOTOGRAPHY IS DATED JUNE 25, 2008. THE 1998 SURVEY IS DATED JUNE 25, 2008 AND THE 1998 AERIAL PHOTOGRAPHY IS DATED JUNE 25, 2008.
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A B C D E



## 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 30<sup>th</sup>, 2019

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

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

Members of the Board,

The above referenced “Hamburg Turnpike Retail Road Improvement Plan” dated November 19<sup>th</sup>, 2018, revised as of April 30<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 30<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:

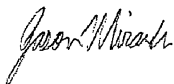
1. The right-of-way width notations must be provided on the site plan.
2. A deceleration lane must be provided for the right turn entrance, a minimum of 10’ in width, in order to accommodate truck access.
3. The curb ramps must be removed from the raised driveway apron at the entrance-only driveway. The crosswalk bars at the intersection must be placed parallel to the flow of traffic.
4. The applicant must provide a separate exhibit showing the proposed easements for the landscaped buffer and the utility lines. The applicant must dedicate right-of-way to interior edge of the sidewalk. The applicant must provide descriptions for the easements and dedication.
5. The applicant must submit revised drainage calculations based on the new drainage system. The flow into the County drainage system from the proposed connection shall be no higher than the flow which presently flows off of the site into Paterson-Hamburg Turnpike.
6. The applicant must provide construction details for both the Stormtrap detention basin and infiltration basin. It is not clear what “STORMTRAP DETAIL – 4” on sheet 18 refers to.

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

7. A detailed narrative must be provided describing a “failure scenario” for the proposed drainage system, and exactly where and how much stormwater would leave the site.
8. Pedestrian actuation is not needed for walking parallel to Paterson-Hamburg Turnpike; the “WALK” indication should be displayed for this pedestrian movement during Phases A and B. The 10-second vehicular extension for the site driveway/Leonard Terrace intersection must be removed. The applicant must explain what the 5-second delay, per Note 4 on the timing plan, refers to.
9. An agreement for the installation and future maintenance of the traffic signal must be entered into by the Township, the County, and the applicant. The specifications of the proposed signal equipment, as required by Wayne Township, must be included.
10. The signed and sealed calculations, for the proposed retaining wall adjacent to the County right-of-way, must be provided prior to approval. The wall is still shown in the Paterson-Hamburg Turnpike right-of-way; it must be shifted onto the private lot.
11. The signed and sealed calculations, for the portion of the proposed modular concrete block retaining wall within 20 feet of the right-of-way, must be provided prior to approval. The applicant must provide a profile, including drainage, of the proposed wall.
12. The applicant must submit full construction plans for the proposed roadway improvements. The plans must be standard roadway construction plans for Paterson-Hamburg Turnpike.
13. The applicant must provide the Corridor Enhancement Fee of \$11,122.00 payable to Passaic County.

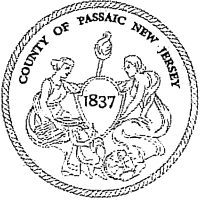
**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.**

Best regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      March Realty, LLC      Rage Realty, LLC  
Jerome A. Vogel, Esq.      Greg Oman, P.E.      File



## County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Planning Director*

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

May 31<sup>st</sup>, 2019

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Kuller Road Substation; 260 Kuller Road, Clifton; Block 16.01, Lot 40  
(Passaic County File Number SP-19-019)

Members of the Board,

The above referenced site plan dated January 29<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on May 30<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  
Steve Hansen

Gene Rotonda  
File

Robert Pollock



## 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 31<sup>st</sup>, 2019

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – U Metal; 219 Lafayette Street, Paterson; Block 2801, Lot 1 (Passaic County File Number SP-19-022)

Members of the Board,

The above referenced site plan dated October 26<sup>th</sup>, 2017, revised as of February 6<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on May 30<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:

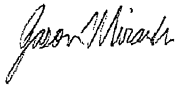
1. The name of the County must be included in the title block.
2. The name and address of the applicant and the owner must be noted on the plans.
3. The north arrow does not have the correct orientation.
4. The key map and plan must be oriented in the same direction.
5. The zoning table must include the total square footage of impervious area, existing and proposed.
6. The total square footage of the area of disturbance must be noted on the plans.
7. The applicant must submit a survey, signed and sealed by a licensed surveyor. The survey must include topography, and show all utilities (including roof drainage) and the full extent of the existing curbing and sidewalk along Lafayette Street. The site plan must be overlaid on the requested survey.
8. The applicant must justify the continued existence of the Lafayette Avenue driveway, as there is frontage along Franklin Street to the north.

Passaic County Planning Board  
U Metal (SP-19-022)  
219 Lafayette Street, Paterson  
Block 2801, Lot 1

9. Truck turning movements must be shown at the Lafayette Avenue driveway.
10. The applicant must provide a raised driveway apron with sidewalk at the Lafayette Avenue driveway, per attached detail.
11. The applicant must provide drainage calculations.
12. The applicant must provide shade trees along the Lafayette Street frontage of the site.
13. The applicant must provide the Corridor Enhancement Fee of \$3,080.00 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      U Metal LLC      Tivolacci Consulting LLC  
Alan J. Mariconda, Esq.      Matt Evans      File