



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, September 19, 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; Steve Edmond, Alternate (voting for Nakima Redmon); Joseph Metzler; County Engineer Jonathan Pera.

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director; Jason Miranda, Senior Planner; Salvatore Presti, Planning Intern.

MINUTES: Senior Planner Miranda requested that the minutes of the September 5th, 2019 meeting be corrected to add an exhibit (A-1) for SP-19-032. A motion to adopt the minutes, with the correction, was made by Commissioner Metzler and seconded by County Engineer Pera. The vote was passed unanimously, with Vice Chairman Diaz abstaining.

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

- Planning staff attended a meeting with representatives of NJ Transit and other stakeholders to discuss the Paterson-Newark Transit Market Study. The meeting was beneficial in establishing capital constraints, and that the focus of the project is to provide multi-modal transit. Once recommendations are submitted, they will be shared with the Planning Board.
- Planning staff met with NJDOT representatives to discuss Phase 4 of the Morris Canal Greenway project, extending through Wayne, Totowa, and Little Falls. The department is progressing with design towards authorization.
- Staff have been coordinating with the County's Census Complete Count Committee, which will be conducting outreach activities in advance of the 2020 decennial census.

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a one-story light industrial and office building. The building will have 18,501 sq. ft. of ground-floor light industrial on Lot 17. A 19-space surface parking lot will be located on Lot 16. An existing one-story building and one-and-a-half-story dwelling with an

accompanying garage will all be demolished. The site has frontage along Colfax Avenue. The application was withheld by the Planning Board on June 27th, 2019 with 13 conditions. The applicant will expand an existing curb cut along Colfax Avenue near the western edge of the property, which is currently used as a residential driveway, and close an existing curb cut to the east. Access to parking and loading bays will be via the remaining curb cut, which will be re-constructed as a raised apron, and via a private road located on the adjacent property (Lot 1) to the east. The applicant has submitted copy of an easement permitting use of the driveway on Lot 1. The applicant has provided correspondence stating that the site is not being constructed for a specific tenant and is being designed to accommodate WB-67 vehicles in case such access is demanded by a future tenant. The applicant has proposed to construct new sidewalk and curbing along the Colfax Avenue frontage. At the Board's request, the applicant has proposed to install a crosswalk across the curb cut for the driveway serving Lot 1. The site is fairly level at the location of the site driveway. Inlets and roof drainage from the southeasterly portion of the site are to connect into the Colfax Avenue drainage system. Inlets and roof drainage from the northwesterly portion of the site are to connect to a culvert running along the westerly edge of the site. Ownership of the culvert is not indicated, although the applicant has stated that only a portion of the culvert runs through the subject property and that it is likely owned by the City of Clifton. Seven shade trees (Ginkgo Biloba) have been proposed along the Colfax Avenue frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. Detectable warning surfaces shall still be provided at the site driveway. The stop bar must be located a minimum of 4 feet from the edge of the sidewalk. The applicant shall install an ADA-compliant curb ramp on the Colfax Avenue frontage across from the curb ramp on the west side of the intersection with Kathryn Street. The applicant must verify the ownership of the culvert, and provide verification that they have received permission to connect into the culvert. The applicant must provide more information on the proposed truck operations. The plans show a one-way circulation pattern for all vehicles except for the garbage truck. The applicant must provide the Corridor Enhancement Fee of \$5,436.00 payable to Passaic County. Commissioner Edmond questioned the requested location of the curb ramp opposite Kathryn Street, as the ramp would likely interfere with the driveway apron. The applicant should review the conditions and provide the ramp on the east side of the driveway, across from the eastern end of Kathryn Street, if the requested location is not feasible.

Commissioner Metzler inquired about ownership of the culvert. Planning Director Lysicatos responded that the applicant will need to verify ownership of the culvert, as it was not stated on the site plan or in the response letter. County Engineer Pera added that the culvert owner would need to grant permission to the applicant and to grant right of discharge to the County if the applicant did not own the culvert.

Chairman Simpson made a motion to open a public portion specifically in regard to this application. The motion was seconded by Commissioner Metzler. Mitchell Fishman, owner of Lot 20 (to the north of the subject property), and James Hobin, owner of Lot 3 (to the southeast of the subject property) were both sworn in. Mr. Fishman stated that the easement only

permitted access to Colfax Avenue from the applicant's property via Lot 2. Mr. Fishman informed the board that he is filing a lawsuit against the applicant on the basis that the current plans are in violation of the easement. Mr. Fishman argued that a truck backing out of one of the proposed loading zones will block the easement, and prevent access to his property. Planning Director Lysicatos commented that Planning staff will re-review the site plan and submitted easement.

Mr. Fishman also commented that a group of students from Clifton High School, across Colfax Avenue from the site, had requested a flashing light crosswalk to cross Colfax Avenue. Staff will review the conditions at the crossing to determine if such a crosswalk is warranted. Chairman Simpson mentioned that the crosswalk request should be discussed with the City of Clifton.

Commissioner Metzler made a motion to close the public portion for this application. The motion was seconded by Vice Chairman Diaz. The motion was approved unanimously.

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

SP-19-036 – Flagship Automotive 1970 – 190 Union Avenue, Paterson

Planning Board Counsel Abdelhadi recused himself from the meeting.

This is a previously withheld site plan application in which the applicant has proposed to renovate an existing single-story structure to use as a warehouse and showroom. A 30-space parking lot will be located at the rear of the building. There is no proposed new construction or demolition. The site has frontage along Union Avenue and has parking lot access via Linwood Avenue, a municipal road. There are existing residential units on-site, which are to remain unchanged. Molly Ann Brook runs through the rear of the site. The application was withheld by the Board on August 22nd, 2019 with 12 conditions. There is an existing driveway along the Union Avenue frontage, which accesses a garage in the front of the building. Per the applicant's correspondence, the driveway will not be open to the public and will be used by the owner to access the showroom. The applicant has agreed to restrict the driveway to use as an entrance. The driveway is immediately adjacent to the neighboring driveway on Lot 4, which utilizes the same curb cut. The applicant has proposed to provide raised curbing between the driveway and the adjacent property. The driveway apron will be replaced with a raised apron. New sidewalk and curbing is proposed along the remainder of the Union Avenue frontage. The site has additional access along Linwood Avenue. The applicant has proposed to fill in an existing cellar door along the Union Avenue frontage. The plans show that there are existing roof leaders at the front of the structure that discharge to the ground. The applicant has proposed to re-direct all roof drainage to the rear. The applicant has proposed to construct a 3' landscape strip along the Union Avenue frontage, but has not specified if any shade trees will be planted.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. Staff recommended that a waiver be granted to allow the Union Avenue driveway to remain, on the condition that the driveway be restricted to

entrance-only. The applicant shall provide two "DO NOT EXIT" signs and a two-faced "ONE WAY" sign at the driveway entrance. The applicant must provide any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County. The revision date is noted as 9/5/2018; this must be updated in future submissions.

Sam St. Germain, the applicant, was sworn in and explained that the site is non-mechanical and will be used as a showroom. Commissioner Edmond asked who will drive cars to the site. Mr. St. Germain responded that he and his employees are the only ones who will be driving cars through the front driveway. Commissioner Edmond asked that additional signage be provided to indicate that the front driveway was for authorized personnel only. The orientation of the cars on the floor plan should also be revised to reflect the one-way circulation pattern.

Commissioner Metzler made a motion to grant **conditional approval** to the site plan application. Vice Chairman Diaz seconded that motion. The motion passed unanimously. Planning Board Counsel Abdelhadi returned to the meeting.

SP-18-053 – NBS Realty – 442-446 10th Avenue, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to operate an auto sales business in an existing building. The parking lot will be striped to accommodate both visitor parking and spaces for vehicles that are on sale. The existing liquor store and 2nd floor apartment will remain. The site has frontage along 10th Avenue in Paterson. The application was withheld by the Planning Board on October 11th, 2018 with 9 conditions. There will be a total of 10 on-site parking spaces, four (4) of which will be set aside for vehicles that are on sale. The site will have maintain driveways on both 10th Avenue and East 27th Street; an existing gate is to remain along 10th Avenue to restrict access to the site. There is an existing curb cut along 10th Avenue, where a gate separates the site from the County right-of-way. The applicant has proposed to relocate the curb cut away from the property line, and will provide new curbing and sidewalk along the remainder of the 10th Avenue frontage. The applicant has submitted an encroachment permit application for the existing cellar door along the 10th Avenue frontage. The required certification has not been provided. The applicant has proposed to install a trench drain at the 10th Avenue driveway. The trench drain will connect into two seepage pits beneath the parking lot. The applicant has not proposed to plant any shade trees or other landscaping along 10th Avenue.

There are conditions that must be satisfied before the application can be granted unconditional approval. Drainage calculations have been submitted. The building area is not included in the calculations. The site must be designed to allow for on-site ponding prior to any overflow to 10th Avenue. Additionally, the site has to be designed to prevent stormwater flows bypassing the trench drain and flowing into 10th Avenue. The square footage of the proposed area of disturbance shall be noted on the plans. The applicant must provide two shade trees along 10th Avenue, between the sidewalk and the roadway and including the location of the existing curb cut. The trees shall be placed in planter boxes (4' in width and 10' in length) that would allow for the minimum 5' sidewalk width. The applicant should coordinate with County staff regarding the species and location of the requested trees. The applicant has submitted an

encroachment permit for the cellar door, but must still provide the previously requested certification. The applicant must also provide the Corridor Enhancement Fee of \$1,504.00 payable to Passaic County.

Commissioner Edmond inquired about the proposed gate access on 10th Avenue. He stated that, if the driveway is not going to be used, the gate and curb cut should be removed and a fence installed. Commissioner Edmond requested that there be an internal curb to prevent stormwater runoff from entering the County right-of-way.

Chairman Simpson inquired whether the proposed stairwell encroached on the County right-of-way. Senior Planner Miranda responded that staff will review the encroachment permit application and require the stairwell to be included.

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

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

This is a previously withheld site plan application in which the applicant has proposed to reoccupy an existing building. Minor site improvements have been proposed related to its use as a wire and cable processing and recycling center, including new parking lot striping and a new transformer. The existing one-story building will not be altered. The site has frontage along Lafayette Street. The application by the Planning Board on May 30th, 2019 with 13 conditions. A total of 13 on-site parking spaces are proposed. The applicant has proposed to maintain an existing curb cut along Lafayette Street, which is to be re-constructed as a raised apron. There is a gated driveway to the rear of the site, along Franklin Street. The applicant has not provided any justification for the proposed circulation pattern. The site slopes slightly towards the Lafayette Street right-of-way. The applicant has submitted drainage calculations, but has not proposed any on-site stormwater collection. There are four (4) shade trees, Zelkova Serrata, proposed along Lafayette Street.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The title block has been added to the plans, but owner and applicant information must be filled in. The applicant must provide signed and sealed copies of the referenced survey by Anthony Maltese, PLS. The applicant must provide justification for the proposed circulation pattern, with access along Lafayette Street and not Franklin Street. The applicant should consider one-way circulation, entering from Lafayette Street and exiting onto Franklin Street. The drainage calculations show the entire site as non-impervious surface. The calculations must account for all drainage for the entire site. The 2- and 25-year stormwater flows are shown as identical. The two referenced seepage pits are not shown on the plans. The applicant must provide the Corridor Enhancement Fee of \$3,080.00 payable to Passaic County.

Vice Chairman Diaz commented that he has witnessed truck activity blocking Lafayette Street, causing traffic to back up and stop on the nearby train tracks. The Board requested that the

circulation pattern be re-considered, with vehicles entering from Franklin Street and exiting onto Lafayette Street.

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

SP-19-039 – Mane USA – 60 Demarest Drive, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a two-story building addition. The building will add 28,195 sq. ft. of commercial space. The two existing structures on site are to remain. The site has frontage along Demarest Drive, a municipal road, and does not have any frontage along any County roads. The applicant will maintain two existing driveways that will connect to on-site parking. The applicant has proposed an additional 31 parking spaces, bringing the number of spaces from 93 to 123. The applicant has proposed to construct new drive aisles on site to allow deliveries in the rear of the site. The applicant has proposed to add five additional truck loading spaces, for a total of 10. The applicant has proposed to construct sidewalk along the Demarest Drive frontage of the site. Drainage will be collected on-site. Three separate subsurface detention systems will be provided, with an overflow connection to Demarest Drive. The proposed drainage will have no impact to any County facilities. The applicant has proposed to plant 56 trees on site. Two shade trees will be planted near the Demarest Drive frontage: one Red Point Maple and one American Sweetgum.

Staff explained that the application had been reviewed by staff and is recommended for unconditional approval, as there are no proposed impacts to County facilities.

Commissioner Edmond requested that the applicant provide information on the frequency of the trucks entering the site and where trips will be generated from, as there is a concern with truck traffic accessing Demarest Drive from Fairfield Road.

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-19-040 – Prop. Generator – 220 Paterson-Hamburg Turnpike, Wayne

This is a new site plan application in which the applicant has proposed to install a new generator at an existing medical facility. The generator installation will also include a utility deck for access to and servicing of the generator. There are no proposed changes to the remainder of the site. The site has frontage along Paterson-Hamburg Turnpike. The site has an existing driveway along Paterson-Hamburg Turnpike. The driveway is restricted to right-in and right-out turns. The site has additional access to University Drive. The site will lose three parking spaces for the generator installation, with a total of 809 spaces to remain. There is no existing sidewalk along the frontage of the site. The applicant has not proposed any right-of-way improvements. The applicant has not provided any grading or drainage information outside of the area of the proposed generator. There are existing shade trees along the Paterson-Hamburg Turnpike frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The following comments pertain to signing and striping at the Paterson-Hamburg Turnpike driveway: (a) the existing "STOP" sign at the Paterson-Hamburg Turnpike driveway is too low; there must be seven feet minimum from the bottom of sign to ground; (b) the stop bar and the "STOP" pavement markings at the Paterson-Hamburg Turnpike driveway must be redone with white, thermoplastic paint; (c) the existing R3-2 ("NO LEFT TURN") sign across Paterson-Hamburg Turnpike from the exit driveway must be replaced; (d) the sign with text "NO LEFT TURN" that is under the existing "STOP" sign must be replaced with a with a standard R3-2 ("NO LEFT TURN") sign, on a separate post; (e) a new R3-2 ("NO LEFT TURN") sign for eastbound traffic must be added on the left side of Paterson-Hamburg Turnpike; and (f) the existing R3-2 ("NO LEFT TURN") sign for eastbound traffic on the right side of Paterson-Hamburg Turnpike must be replaced with a new R3-2 sign, located 50 feet to the east of the existing sign. The applicant must provide the Corridor Enhancement Fee of \$8,065.00 payable to Passaic County. It is recommended by staff that the fee be reduced due to the low impact nature of the proposed site plan.

Commissioner Edmond asked that, as a condition of approval, the Corridor Enhancement Fee be reduced to \$1,000.00.

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

OLD BUSINESS – None.

NEW BUSINESS – Planning Director Michael Lysicatos mentioned that Planning staff were considering itemizing and returning unconditional approvals to the Board so that they may be approved by resolution. The intention is to more efficiently "spell out" what the conditions of an applicant's unconditional approval are; this should allow both staff and the applicant to more easily understand what has been required for an unconditional approval in one document.

CORRESPONDENCE

Unconditionally Approved Planning Board Applications

1. SP-17-031 – Proposed 7-Eleven Store – 547 Van Houten Avenue, Clifton

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 6:21 PM that was seconded by Vice Chairman Diaz. The motion passed unanimously.

Respectfully submitted,



Jason Miranda for MICHAEL LYSICATOS



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 20th, 2019

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

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

Members of the Board,

The above referenced site plan dated November 27th, 2018, revised as of July 19th, 2019, was reviewed by the Passaic County Planning Board on September 19th, 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:

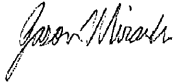
1. Detectable warning surfaces shall still be provided at the driveway crossing.
2. The stop bar must be placed a minimum of 4 feet from the edge of the sidewalk.
3. The curb ramp shall be opposite the existing curb ramp on the west side of Kathryn Street. If that location is not feasible, the ramp shall be placed opposite the curbing on the east side of Kathryn Street.
4. The applicant must provide more information on the proposed circulation pattern, as the plans show a one-way circulation pattern for all trucks except for the garbage truck. All movements for each vehicle must be shown on the turning templates.
5. The applicant must verify the ownership of the culvert running through a portion of the property. If the culvert is owned by the applicant, a right to discharge must be provided to the County for the existing discharge from the Colfax Avenue system into the culvert.
6. The applicant must provide verification that they have permission to connect the site's drainage system into the culvert.

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

7. The applicant has submitted a copy of the easement, permitting use of the private driveway on Lot 1, for County review.
8. The applicant must provide the Corridor Enhancement Fee of \$5,436.00 payable to Passaic County.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Bertin Engineering

320 Colfax Ave, LLC
File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 20th, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Flagship Automotive 1970; 190 Union Avenue, Paterson; Block 1315, Lots 3 & 5
(Passaic County File Number SP-19-036)

Members of the Board,

The above referenced site plan dated January 25th, 2019, revised as of September 5th, 2019*, was reviewed by the Passaic County Planning Board on September 19th, 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 Board granted a waiver to allow the Union Avenue driveway to remain, on the condition that the driveway be restricted to entrance-only. The applicant shall provide two “DO NOT EXIT” signs and a two faced “ONE WAY” sign at the driveway entrance. The “ONE WAY” sign shall have an “AUTHORIZED PERSONNEL ONLY” signed attached to it. The floor plan must be revised to show the vehicles correctly oriented away from the driveway.

*Note: The revision date is noted as 9/5/2018; this must be updated in future revisions.

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
AK Architecture, LLC

Flagship Automotive 1970, LLC
2071 Haring Street, Inc.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 20th, 2019

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – NBS Realty; 442-446 10th Avenue, Paterson; Block 3310, Lot 1 (Passaic County File Number SP-18-053)

Members of the Board,

The above referenced site plan dated December 11th, 2016, revised as of November 21st, 2018, was reviewed by the Passaic County Planning Board on September 19th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

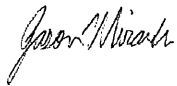
1. The applicant must clarify the proposed gate and driveway operations along 10th Avenue. If the driveway is not going to be used, the curb cut must be removed and replaced with curbing and sidewalk and the gate removed and replaced with a fence.
2. The building area must be included in the calculations. The site must be designed to allow for up to 6" of on-site ponding prior to any overflow to 10th Avenue. Interior curbing must be provided adjacent to the existing gate in order to prevent bypass of the trench drain or other drainage facility. The square footage of the proposed area of disturbance must be noted on the plans.
3. The applicant must provide two shade trees along 10th Avenue, between the sidewalk and the roadway and including the location of the existing curb cut. The trees should be placed in planter boxes (4' in width and 10' in length) that would allow for the minimum 5' sidewalk width. The applicant should coordinate with County staff regarding the species and location of the requested trees.
4. The encroachment permit must be revised to include the stairs along the 10th Avenue frontage. The applicant must still submit the previously requested certification for the cellar door.

Passaic County Planning Board
NBS Realty (SP-18-053)
442-446 10th Avenue, Paterson
Block 3310, Lot 1

5. The applicant must provide the Corridor Enhancement Fee of \$1,504.00 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 NBS Realty, LLC Alan J. Mariconda, Esq.
GB Engineering, LLC File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 20th, 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 26th, 2017, revised as of August 27th, 2019, was reviewed by the Passaic County Planning Board on September 19th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

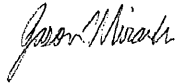
Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The title block has been added, but the owner and applicant information must be filled in.
2. The applicant must provide signed and sealed copies of the referenced survey by Anthony Maltese, PLS.
3. The applicant must provide justification for the proposed circulation pattern, with access along Lafayette Street and not Franklin Street. The applicant should consider one-way circulation, entering from Franklin Street and exiting onto Lafayette Street.
4. The applicant has submitted drainage calculations. The calculations show the entire site as non-impervious surface. The calculations must account for all drainage for the entire site. The 2-year and 25-year storm water flows are shown as identical. The two referenced seepage pits are not shown on the plans.
5. The applicant must provide the Corridor Enhancement Fee of \$3,080.00 payable to Passaic County.

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

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



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 20th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Mane USA; 60 Demarest Drive, Wayne; Block 746, Lot 1
(Passaic County File Number SP-19-039)

Members of the Board,

The above referenced site plan dated August 5th, 2019 was reviewed by the Passaic County Planning Board on September 19th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant must provide information on expected truck traffic to the site, including any information on the expected trip generation and the number of trucks that are expected to access the site each day.

Best regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer Mane USA
Meryl Gonchar, Esq. EI 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
Director

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

September 20th, 2019

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Generator (Vitas Inpatient Hospice Unit); 220 Paterson-Hamburg Turnpike, Wayne; Block 2904, Lots 8 & 9 (Passaic County File Number SP-19-040)

Members of the Board,

The above referenced site plan dated May 7th, 2019 was reviewed by the Passaic County Planning Board on September 19th, 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 following comments pertain to signing and striping at the Paterson-Hamburg Turnpike driveway:
 - a. The existing “STOP” sign at the Paterson-Hamburg Turnpike driveway is too low. There must be seven (7) feet minimum from the bottom of sign to ground.
 - b. The stop bar and the “STOP” pavement markings at the Paterson-Hamburg Turnpike driveway must be redone with white, thermoplastic paint.
 - c. The existing R3-2 (“NO LEFT TURN”) sign across Paterson–Hamburg Turnpike from the exit driveway must be replaced.
 - d. The sign with text “NO LEFT TURN” that is under the existing “STOP” sign must be replaced with a with a standard R3-2 (“NO LEFT TURN”) sign, on a separate post.
 - e. A new R3-2 (“NO LEFT TURN”) sign for eastbound traffic must be added on the left side of Paterson-Hamburg Turnpike.
 - f. The existing R3-2 (“NO LEFT TURN”) sign for eastbound traffic on the right side of Paterson-Hamburg Turnpike must be replaced with a new R3-2 sign, located 50 feet to the east of the existing sign.

Passaic County Planning Board
Proposed Generator (SP-19-040)
220 Paterson-Hamburg Turnpike, Wayne
Block 2904, Lots 8 & 9

2. The applicant must provide the reduced Corridor Enhancement Fee of \$1,000 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 Cowles

Vitas Healthcare Corporation Atlantic
L2A Land Design, LLC

File