



# 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

**Passaic County Planning Board**  
**Regular Meeting**  
**930 Riverview Drive, Suite 200, Totowa, NJ 07512**  
**Thursday, May 2<sup>nd</sup>, 2019**  
**5:00 PM**

### Agenda

#### Chairman's Announcement – Open Public Meeting Act

#### Roll Call

Minutes: April 4<sup>th</sup>, 2019

#### Planning Director's Report

#### Public Comment & Questions

#### Development Review:

1. SP-18-039; Proposed Car Wash Facility  
105 Paterson-Hamburg Turnpike, Pompton Lakes  
Block 2905, Lot 11.04  
Site Plan (Amended)  
Owner: 105 Hamburg Turnpike, LLC

3. SP-13-015; Christian Health Care Center  
638-656 Goffle Hill Road, Hawthorne  
Block 293, Lot 1  
Site Plan (Previously Withheld)  
Owner: Christian Sanatorium

5. SP-18-058; Prop. Retail & Child Care Facility  
220-228 Berdan Avenue, Wayne  
Block 3200, Lot 16  
Site Plan (Previously Withheld)  
Owner: Pointview Property Management, LLC

2. 00-016; Villages at Totowa  
750 Totowa Road, Totowa  
Block 9, Lots 38, 39, 47, 48 & 49.02  
Major Subdivision (Previously Withheld)  
Owner: Pulte Homes of NJ

4. SP-18-041; El Sitio Restaurant  
321 6<sup>th</sup> Avenue, Paterson  
Block 2112, Lot 25  
Site Plan (Previously Withheld)  
Owner: David Rodriguez

6. SP-19-001; The Armory  
461-473 Market Street, Paterson  
Block 4109, Lot 1  
Site Plan (New Application)  
Owner: City of Paterson

Applications 7-9 on next page

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7. SP-19-013; Our Lady of the Valley Church  
630 Valley Road, Wayne  
Block 1808, Lot 50  
Site Plan (New Application)  
Owner: Our Lady of the Valley Church

8. SP-19-014; Proposed Dry Cleaner  
781 Van Houten Avenue, Clifton  
Block 42.02, Lot 7  
Site Plan (New Application)  
Owner: Stanley & Stacey Kwolek

9. SP-19-015; Chabad Center of Passaic County  
196 Ratzel Road, Wayne  
Block 1602, Lot 13  
Site Plan (New Application)  
Owner: Chabad Center of Passaic County, Inc.

**Old Business**

SP-16-029; Crossroads Pavement & Maintenance  
826 Black Oak Ridge Road, Wayne  
Block 3305, Lots 87 & 89  
Site Plan (Conditionally Approved)  
Owner: Crossroads Properties, LLC

**New Business**

**Correspondence**

Unconditionally Approved Planning Board Applications

**Adjournment**