



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, April 9th, 2020
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Senior Planner Jason Miranda opened the meeting at 5:08 PM through a Webex Video Conference Call as posted on the Passaic County website, and read the notice that the requirements of the Open Public Meeting Act had been met. Planning Director Michael Lysicatos then proceeded to the roll call.

MEMBERS PRESENT: Miguel Diaz, Chairman; Nakima Redmon, Vice Chair; Freeholder Pat Lepore; Kenneth Simpson; Jonathan Pera, County Engineer; Steven Edmond, Alternate (sitting for William Gervens).

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

MINUTES: A motion to adopt the minutes of the March 12th, 2020 meeting was made by Vice Chair Redmon and seconded by Chairman Diaz. The motion passed unanimously.

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

- The Planning Department continues to operate during the public health emergency. Applicants seeking to submit new applications or contact the department regarding submitted applications can do so via email.

PUBLIC PORTION: Vice Chair Redmon made a motion to open the meeting to the public which was seconded by Commissioner Edmond. The motion passed unanimously.

Hearing noon come forward on the call or submit written notification on the chat function, Commissioner Edmond made a motion to close the public portion that was seconded by Vice Chair Redmon. The motion passed unanimously.

DEVELOPMENT REVIEW

19-003 – Park Lane Subdivision – 385 Main Street, Little Falls

This is a previously withheld minor subdivision application in which the applicant has proposed to consolidate the existing lots in order to create two remainder lots (3.01 & 3.02). As part of a corresponding site plan application (SP-19-003), a single four-story, multi-family apartment building with 185 units and a parking garage will be constructed on proposed Lot 3.01. Ten buildings totaling 102 new townhouse units and surface parking will be constructed on proposed Lot 3.02. Both proposed lots will have frontage along Main Street. The existing uses on these lots contain a mix of single-family residential, business and industrial offices, warehousing, and a restaurant. The lots are located in the Singac Industrial Zone

Redevelopment Area. The application was withheld by the Planning Board on February 13th, 2020 with 2 conditions.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a draft of the proposed easement for County review.

No comments were made by staff or the Board.

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

SP-19-044 – Totowa Animal Hospital – 819 Riverview Drive, Totowa

This is a previously withheld site plan in which the applicant has proposed to construct a 2,651 sq. ft. addition to an existing animal hospital building. The current kennel and accessory building are to be demolished. The site has frontage along Riverview Drive in Totowa. The site plan was withheld on October 20th, 2020 with 13 conditions. The applicant has proposed two site driveways, with a one-way circulation pattern: vehicles will enter the site at the southerly driveway and exit at the northerly driveway. Both driveways are located within 10 feet of the side property lines. The applicant has proposed to construct a 4 foot wide sidewalk across the site frontage, including driveway aprons at both the driveway entrance and exit. The site is sloped towards the County right-of-way at both proposed driveways. The applicant has proposed a drainage inlet at both the driveway entrance and exit. The inlet does not extend across the length of the driveway. Roof drainage is shown to connect into two on-site drywells, with an overflow connection into the Riverview Drive drainage system. The applicant has proposed one shade tree along the county frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The boundary is still mislabeled to the north of the building. The applicant must submit signed and sealed copies of the referenced survey by Morgan Surveying dated February 27th, 2019. The actual widths of Riverview Drive must be noted at the exact locations where the width changes, along with the curb line on the opposite side of Riverview Drive. The sidewalk must be five (5) feet in width. The applicant must provide turning templates, including for a garbage truck. The plans must show the existing driveway and the approved driveway located across the property line to the south, to show any potential conflicts. Any waiver should be conditioned on both driveways being narrowed away from the property lines. The northerly driveway shall be narrowed to 15 feet in width. The seepage pit system must be designed to allow for up to 6 inches of on-site ponding prior to any overflow to Riverview Drive. The applicant shall provide trench drains, Campbell Foundry pattern 4526A or equivalent, at both driveways to collect all runoff. The drainage easement information should be included on the requested survey. It is recommended that the applicant provide additional shade trees on the subject property. The applicant must provide the Corridor Enhancement Fee

of \$1,827.00 payable to Passaic County. The applicant shall coordinate with the Borough Construction Official on the proposed removal of encroachments on neighboring Lot 7.

Freeholder Lepore stated the importance of the driveway having a separate entrance and exit for safety purposes, given the location along Riverview Drive.

Angelo Onello, engineer for the applicant, was sworn in. He addressed the nature of the driveways in the proposed plan and stated that he will provide turning templates to the Board. Chairman Diaz made a motion to grant **conditional approval** to the site plan application. Vice Chair Redmon seconded that motion. The motion passed unanimously.

SP-19-052 – New Street Two-Family Homes – 147-153 New Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to construct five (5) two family homes. An existing 2-story structure and garage have already been demolished. The buildings will each occupy 2,500 sq. ft. Each dwelling unit will have access to a common residential access street connecting to their driveways. Each dwelling will have 2 parking spaces, for a total of 4 parking spaces per individual structure. The applicant has proposed connecting the residential access street to New Street. No sidewalk has been proposed on the site. The Board withheld this site plan application on December 19th, 2019 with 14 conditions. Regarding drainage, the plans show that roof drains will connect into three (3) dry wells on site. Drainage calculations have been provided for the site. The site slopes towards the New Street County Right-of-Way. No landscaping is proposed along the county frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must dedicate one foot of the Master Plan right-of-way, in order to accommodate a 5-foot sidewalk without reducing the width of the roadway. It is recommended that the applicant coordinate with the City on the appropriate width of the interior sidewalk. The applicant must demonstrate the need for the requested waiver. It must be shown what the required grading would require in terms of on-site modifications and the applicant must demonstrate that the requirement is infeasible or presents a hardship. The applicant must provide the closest feasible alternative to the required grading. The apron is shown to conflict with the utility pole. The apron should be revised to avoid any conflicts. The applicant shall provide a trench drain at the end of the driveway, including calculations showing that there will be no bypass. The plans must show any connecting pipes from the inlet to the New Street drainage system, including size and dimensions. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. The applicant has requested that the Corridor Enhancement Fee be waived due to the proposed corridor improvements. The applicant must coordinate with the City to verify that the footings of the proposed buildings will be located entirely within the property and that there will be no adverse drainage impacts to adjacent properties. The test pits must be completed now, as part of the design process, and not during construction.

The board considered the request from the applicant to waive/amend the corridor enhancement fee but there was no motion made by any of the members. Therefore the request was denied and the applicant must submit the assessed fee of \$2,000.00.

No comments were made by staff or the Board.

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

SP-20-004 – John P. Holland Charter School

This is a previously withheld site plan application in which the applicant has proposed to convert an existing office building into a charter school. The building will have 101,880 sq. ft. for educational use. The applicant has not proposed new construction of any structures. The site has frontage along Squirrelwood Road in Woodland Park. The site plan application was withheld by the planning board on February 13th, 2020 with 8 conditions.

The applicant will maintain the existing parking lot layout and does not propose any changes to the two driveways located along Squirrelwood Road. The northern most driveway contains an existing concrete island, and includes a two-lane exit. The driveway is adjacent to the I-80 interchange. An additional driveway is located to the south and is a standard two-way driveway. The applicant has proposed the removal of parking spaces from their parking lot to construct a playground. There will be a total of 302 parking spaces, a reduction from the current 325 spaces. The applicant has not proposed any changes to the sidewalk or curbing along the Squirrelwood Road frontage. The site is sloped towards Squirrelwood Avenue. Regarding the drainage, the applicant has indicated several inlets and pipes on-site, but has not indicated if any roof leaders connect to the system. In addition, an indicated pipe appears to head towards Squirrelwood Road, but no connection to the Squirrelwood Road drainage system is shown. No landscaping improvements have been proposed along Squirrelwood Road.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The jurisdictional map should be obtained from NJDOT. The applicant must still provide a crosswalk at the northerly Squirrelwood Road driveway. The crosswalk should be continental-style (ladder bars, but no transverse lines). The note says that signing and striping will be “field evaluated and replaced, as necessary”. The note must be replaced with a note stating that all signing and striping at driveways with County right-of-ways shall be replaced. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

No comments were made by staff or the Board.

Alexander Lomei, engineer for the applicant, was sworn in. He stated that the applicant will address the Board’s concerns.

Chairman Diaz made a motion to grant **conditional approval** to the site plan application. Vice Chair Redmon seconded that motion. The motion passed unanimously, with Freeholder Lepore abstaining.

SP-20-008 – The Wonder of Learning Academy – 655-671 Main Street, Paterson

This is a previously withheld site plan application in which the applicant has proposed to operate a child-care facility in an existing three-story building. The facility will contain approximately 4,300 sq. ft. of interior building area and 3,230 sq. ft. of rooftop playground area. The entire structure includes 53,000 sq. ft. of mixed-use hospital space. A 73-space parking garage is located within the building. The parking lot has driveway access along Mary Street, a municipal street. The site also has frontage along Main Street. This site plan application was withheld by the Board on February 7th with six (6) conditions.

Per the submitted Paterson Planning Board staff report, the child care facility will serve up to 60 children and will primarily cater to employees of the St. Joseph’s Regional Medical Center. Of the 73 spaces in the parking garage, two will be designated spaces and eight will be used for short-term visits including drop-off and pick-up. All parents will be required to physically walk their children into and out of the entrance of the facility, which will be located on Main Street. There is an existing parking prohibition along most of the Main Street frontage of the site. The applicant has submitted additional information on pick-up and drop-off procedures. The applicant has not submitted any information regarding drainage. There is an existing tree planting strip along the Main Street frontage that is largely unplanted.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. It must be noted that the signs will state “NO STOPPING OR STANDING”. A sign detail must be included in the plan set. The requested prohibition must be granted by the City prior to the issuance of any unconditional approvals. The applicant must provide the Corridor Enhancement Fee of \$3,908.00 payable to Passaic County.

No comments were made by the staff or Board.

Daniel Gopen, owner of the building, was sworn in. He informed staff that the check was sent to the Board in March.

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

SP-20-011 – Prop. Mixed-Use Building – 199-207 West Broadway, Paterson

This is a new site plan application in which the applicant has proposed to construct a four-story apartment building. The site is currently vacant save for a small portion of an existing frame building to be demolished. The site is currently occupied by a large rock outcropping, which will be levelled. The buildings will have 1,424 sq. ft. of retail on the ground floor, and 4,434 sq. ft. of residential space on the second through fourth floors. A 5-space parking lot will be constructed

on the ground floor with a full-access driveway proposed along West Broadway. The driveway is proposed adjacent to a side property line, and two parking spaces are proposed within 20 feet of the right-of-way. The applicant has proposed installing a concrete curb cut and driveway apron onto West Broadway; the applicant has also proposed replacing the existing sidewalk along the site frontage. Regarding drainage, the plans show that a roof leader will connect to five (5) proposed seepage pits to be constructed in the parking lot. A proposed trench drain at the driveway and inlet in the parking lot will also connect to the seepage pits. Drainage calculations have been provided for the site. The applicant has proposed planting two poplar trees along the West Broadway frontage.

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 title sheet. The right-of-way of West Broadway must be noted on the site plan. The applicant must submit a signed and sealed copy of the referenced survey completed by DMC Associates, Inc. The applicant must receive a waiver to permit a driveway within 10 feet of a side property line. The applicant must receive a waiver for the two parking spaces located within 20 feet of the West Broadway right-of-way. The parking spaces shall be signed as “residential only” and be assigned to specific units. The centerline striping must be noted as thermoplastic. The width of the sidewalk must be noted adjacent to the proposed shade trees. The 3.5-foot walkway, at the northerly end of the site, must be adequately labelled on the plans. The walkway must be incorporated into the drainage plan to prevent any runoff to the West Broadway right-of-way. The plans must note the top of grate elevation for the trench drain. The applicant must conduct soil boring tests for the proposed seepage pit system. The applicant must provide a detail of the proposed footings, which must not encroach into the West Broadway right-of-way. The applicant must coordinate with the City to verify that the footings of the proposed retaining wall do not extend onto the neighboring property. The light fixtures on the building must be recessed to avoid encroachment into the right-of-way. The doors along West Broadway must be slightly recessed to avoid any encroachment into the right-of-way. The applicant must provide the Corridor Enhancement Fee of \$1,999.00 payable to Passaic County.

Commissioner Edmond raised concerns about the ability of the drivers in the parking lot to turn around and back out without backing out in to the roadway. The Board requested that the applicant provide an adequate on-site turnaround in the proposed parking lot. This will require the inclusion of turning templates on the revised plans.

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

SP-20-012 – Arbor Ridge Addition – 261 Terhune Drive, Wayne

This is a new site plan application in which the applicant has proposed to construct a two-story addition to an existing rehabilitation center. The addition will add 7,007 sq. ft. of rehabilitation center space. No demolition is proposed. The site currently has an entrance-only driveway at

the northerly end of the property and an exit-only driveway at the southerly end. The applicant has not proposed any changes to the driveways. The parking lot will be reduced by one parking space from 61 spaces to 60. There is an existing sidewalk along the Terhune Drive frontage. Regarding drainage, the plans show that the addition will connect to the existing roof collection system. Two inlets located in the grass will connect to an existing drainage system. The site is sloped steeply away from Terhune Drive. The applicant has not provided drainage calculations. The applicant has proposed removing two existing trees and planting three evergreen trees and two deciduous trees.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The plans must note all variations in right-of-way width along the Terhune Drive frontage of the site. The applicant must provide an easement to accommodate the sidewalk on the applicant's property. The easement must be provided to Wayne Township. The applicant must provide raised aprons at both site driveways, per County detail. The striping at both driveways must be refreshed. The applicant must install a new "STOP" sign (existing one is faded) at the proper height, 7 feet from bottom of sign to ground level. The applicant must provide two "DO NOT ENTER" (R5-1) signs, one at each side of the exit driveway. The applicant must install one internal "DO NOT ENTER" (R5-1) sign at the north end, right side, of the driveway parking aisle. The applicant must submit copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$10,900.00 payable to Passaic County.

Commissioner Edmond inquired about setting dedications for future improvements along Terhune Drive. After some discussion, the Board agreed that a dedication will need to be provided to accommodate the existing sidewalk along Terhune Drive.

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

SP-20-013 – Bayside Associates – 352 Ringwood Avenue, Wanaque

This is a new site plan application in which the applicant has proposed to remove existing landscape debris and pavers and to resurface the parking area for use as a sales and rental yard for construction-related equipment. No construction or demolition is proposed. The applicant will maintain the existing driveway entrance and exit onto Ringwood Avenue. The applicant has proposed to remove the existing paver driveway entrance and resurface it with asphalt. There is an existing sidewalk along Ringwood Avenue. No drainage details have been provided. The site does not appear to slope towards the County right-of-way. No changes to the sidewalk have been proposed. There are existing shade trees along the Ringwood Avenue frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The right-of-way of Ringwood Avenue must be noted on the site plan. The applicant must provide a signed and sealed copy of the referenced survey by

George J. Anderson. The centerline must be double yellow. The plans must note the dimension from the property line to the first parking space, which must be a minimum of 20 feet. The applicant must provide a positive drainage plan, including grades, and calculations. The plans must also include a driveway profile. There shall be no runoff to the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$4,000.00 payable to Passaic County.

Matthew Allen, applicant, was sworn in. Commissioner Edmond inquired about the use of the site. Matthew Allen stated that the site would be used for equipment rentals to municipal governments. Commissioner Edmond requested that the applicant provide turning templates indicating that an on-site turnaround is provided.

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

OLD BUSINESS

SP-20-006 – Dunkin’ Walk-In Refrigerator – 1521 Union Valley Road, West Milford

Staff explained that this application has been granted conditional approval. The applicant has requested that the Corridor Enhancement Fee of \$3,200.00 be waived due to the requested roadway re-striping.

After some discussion, the Board agreed that a reduction of the fee was warranted.

A motion to reduce the Corridor Enhancement Fee to \$250 was made by Chairman Diaz. Vice Chair Redmon seconded the motion. The motion passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Vice Chair Redmon made a motion to adjourn the meeting at 7:05 PM that was seconded by Chairman Diaz. The motion passed unanimously.

Respectfully submitted,



Salvatore Presti 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

April 13th, 2020

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

Re: Minor Subdivision Review – Park Lane Subdivision; 335-415 Main Street, Little Falls; Block 77, Lots 3, 4, 5, 6.02, 7, 8, 8.01, 9, 17, 18, 20 & 20.01 (Passaic County File Number 19-003)

Members of the Board,

The above referenced minor subdivision plat dated November 11th, 2018, revised as of January 28th, 2020, was reviewed by the Passaic County Planning Board on April 9th, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

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

1. The grantee of the existing stormwater easement must be noted on the plat. The applicant must provide a copy of the easement. **Complete.**
2. The proposed grantee, which shall not be the County, of the new stormwater easement must be noted on the plat. The applicant must provide a description of the proposed easement. **The applicant must provide a draft of the proposed easement for County review.**

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 Little Falls Developers Urban Renewal, LLC/Little Falls
Townhome Redevelopers Urban Renewal, 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

April 13th, 2020

Totowa Planning Board
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – Totowa Animal Hospital; 819 Riverview Drive, Totowa; Block 171, Lot 6.01
(Passaic County File Number SP-19-044)

Members of the Board,

The above referenced site plan dated September 30th, 2019, revised as of March 19th, 2020, was reviewed by the Passaic County Planning Board on April 9th, 2020 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 boundary between Lot 5 and Lot 6.01 must be correctly labeled. **The boundary is still mislabeled to the north of the building.**
2. The applicant must submit signed and sealed copies of the referenced survey by Morgan Surveying dated February 27th, 2019. **Incomplete.**
3. The right-of-way width must be noted on the plans. If the width varies, all variations must be noted in the correct location. **The actual widths of Riverview Drive must be noted at the exact locations where the width changes, along with the curb line on the opposite side of Riverview Drive.**
4. The applicant must provide curbing (see attached detail) and sidewalk along the entire frontage of the site. The sidewalk must be consistent with the standards of the Morris Canal Greenway Feasibility Study. **The sidewalk must be five (5) feet in width.**
5. The walkway from the building exit must connect to the requested sidewalk. **Complete.**
6. The southerly driveway shall be removed and replaced with full-height curbing. The northerly driveway can be designed for two-way traffic. The two parking spaces closest to Riverview Drive may remain, on the condition that they are designated and signed for use by employees only. **The applicant must provide turning templates, including for a garbage truck, for the two proposed one-way driveways. The plans must show the existing driveway and the approved**

Passaic County Planning Board
Totowa Animal Hospital (SP-19-044)
819 Riverview Drive, Totowa
Block 171, Lot 6.01

driveway located to the south (along the frontage of Lot 2.01), to show any potential conflicts.

7. The applicant must provide a raised apron (see attached detail), with sidewalk, at the northerly driveway. **Complete.**
8. The applicant must request a waiver to allow the northerly driveway to remain within 10 feet of the side property line. Any expansion of the driveway shall be on the side away from the property line. **The northerly driveway shall be narrowed to 15 feet in width, away from the property line. If feasible based on the requested turning templates, the applicant shall narrow the southerly driveway away from the property line.**
9. The connection into the Riverview Drive drainage system must be removed from the plans. The applicant must address all drainage on-site. **The seepage pit system must be designed to allow for up to 6 inches of on-site ponding prior to any overflow to Riverview Drive.**
10. There shall be no runoff into the Riverview Drive right-of-way. **The applicant shall provide trench drains, Campbell Foundry pattern 4526A or equivalent, at both driveways to collect all runoff.**
11. The plans indicate a drainage easement adjacent to the northerly driveway. It must be clarified what the easement is for and to whom it is being granted. **The information should be included on the requested survey.**
12. The applicant must provide shade trees along the frontage of the site. **It is recommended that the applicant provide additional shade trees along the frontage of the site, on the subject property and outside of the sight triangle of the exit driveway.**
13. The applicant must provide the Corridor Enhancement Fee of \$1,827.00 payable to Passaic County. **Complete.**
14. **The applicant shall coordinate with the Borough Construction Official on the proposed removal of encroachments on neighboring Lot 7.**

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
Onello Engineering

Adel Hamdan
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

April 13th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – New Street Two-Family Homes; 147 & 151-153 New Street, Paterson; Block 5103, Lots 17 & 18 (Passaic County File Number SP-19-052)

Members of the Board,

The above referenced site plan dated November 7th, 2018, revised as of February 17th, 2020, was reviewed by the Passaic County Planning Board on April 9th, 2020 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 for all plans and reports.

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 cover sheet. **Complete.**
2. The zoning table must include both the existing and proposed area (sq. ft.) of impervious and building coverage. **Complete.**
3. The applicant must provide the referenced survey prepared by Morgan Engineering, dated 7/1/2015. **Complete.**
4. The applicant must indicate the County Master Plan right-of-way width of 60 feet along the New Street frontage of the site. Based on the noted current right-of-way width of 35 feet, this would be placed 12.5 feet beyond the current right-of-way line. **The applicant must dedicate one foot of the Master Plan right-of-way, in order to accommodate a 5-foot sidewalk without reducing the width of the roadway.**
5. The applicant shall provide sidewalk and curbing, per County detail (attached), along the frontage of the site. **The sidewalk must be a minimum of five (5) feet in width.**
6. The applicant shall provide an on-site walkway connecting the proposed residences to the sidewalk along New Street, as per RSIS requirements (N.J.A.C. 5:21-4.5). **It is recommended that the applicant coordinate with the City on the appropriate width of the interior sidewalk.**
7. The applicant must provide a driveway profile. The driveway may have a maximum slope of 2% for the first 50 feet back from the right-of-way line of New Street. **The applicant must demonstrate the**

Passaic County Planning Board
New Street Two-Family Homes (SP-19-052)
147 & 151-153 New Street, Paterson
Block 5103, Lots 17 & 18

need for the requested waiver. It must be shown what the required grading would require in terms of on-site modifications. The applicant must demonstrate that the requirement is infeasible or presents a hardship. The applicant must provide the closest feasible alternative to the required grading.

8. A double yellow centerline, 25 feet in length with thermoplastic striping, must be provided at the site driveway. **Complete.**
9. The plans must be revised to indicate the turning movement radii for all movements at the driveway. The utility pole may be an obstruction. The centerline of New Street, and both edges of pavement, must be indicated. **The apron is shown to conflict with the utility pole. The apron should be revised to avoid any conflicts.**
10. The proposed driveway drainage is not workable. The applicant shall provide either a trench drain or provide an inlet on each side of the driveway. **The applicant shall provide a trench drain at the end of the driveway, including calculations showing that there will be no bypass.**
11. The applicant must also provide drainage calculations, which must indicate that no runoff will bypass the drainage structure onto New Street. The amount of the overflow may not exceed what currently enters the existing inlet from the site. Any additional runoff from the site must be handled by the seepage pit system, which may need to be enlarged. **Complete.**
12. The plans must be revised to indicate all drainage pipes connecting with the existing inlet that is being connected into. **The plans must show any connecting pipes from the inlet to the New Street drainage system, including size and dimensions.**
13. Shade trees should be provided between the sidewalk and the first dwelling. **Complete.**
14. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. **The requested waiver was not granted. The applicant must still provide the above-stated fee.**
15. **The applicant must coordinate with the City to verify that the footings of the proposed buildings will be located entirely within the property and that there will be no adverse drainage impacts to adjacent properties.**
16. **The test pits must be completed now, as part of the design process, and not during construction.**

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

Bahman Izadmehr

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

April 13th, 2020

Woodland Park Planning Board
5 Brophy Lane
Woodland Park, NJ 07424

Re: Site Plan Review – John P. Holland Charter School; 5 Garret Mountain Plaza, Woodland Park; Block 32, Lot 2 (Passaic County File Number SP-20-004)

Members of the Board,

The above referenced site plan dated December 30th 2019, revised as of March 12th, 2020, was reviewed by the Passaic County Planning Board on April 9th, 2020 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 plans must note the right-of-way width of Squirrelwood Road up to the jurisdictional line, which should also be indicated. If the width varies, all variations in width must be noted in the correct location. **The jurisdictional map should be obtained from NJDOT (contact – Anthony Sytko).**
2. The applicant must submit two signed and sealed copies of the referenced surveys by Control Point Associates, Inc. **Complete.**
3. The northerly Squirrelwood Road driveway shall be reconstructed to include a crosswalk, pedestrian refuge, and ADA-compliant curb ramps. The two-lane exit must be reconfigured to a one-lane exit. **The applicant must still provide a crosswalk at the northerly Squirrelwood Road driveway. The crosswalk shall be continental-style (ladder bars, but no transverse lines).**
4. The two-lane exit at the New Street driveway must be reconfigured to a one-lane exit. **Complete (no longer required).**
5. The applicant shall replace and refresh all signing and striping at all Garret Mountain Plaza driveways along Squirrelwood Road and New Street. **The note says that signing and striping will be “field evaluated and replaced, as necessary”. The note must be replaced with a note stating that all signing and striping at driveways with County right-of-ways shall be replaced.**

Passaic County Planning Board
John P. Holland Charter School (SP-20-004)
5 Garret Mountain Plaza, Woodland Park
Block 32, Lot 2

6. The applicant must provide cross-easements for shared access with other sites at Garret Mountain Plaza. **Complete.**
7. The applicant must submit their plans and traffic report to NJDOT for review and comment. The applicant must coordinate with NJDOT on the I-80/Squirrelwood Road bridge deck replacement project currently in the concept development phase. The primary contact for that project is Anthony Sytko, who can be contacted at 609-530-2110 or anthony.sytko@dot.nj.gov. **Complete.**
8. The following comments pertain to the proposed trip generation figures:
 - a) The applicant must justify the 30% sibling credit. **Complete.**
 - b) There will be 1,237 students, but the trip generation figures show only 777 students arriving (plus three buses). **Complete.**
 - c) The estimated trip generation must include employees. **Complete.**
 - d) The trip distribution figures are not consistent. During the AM peak hour, 410 trips are noted to enter the site from New Street southbound, but only 191 trips are noted to leave the site via New Street northbound. **Complete.**
9. The following intersections must be studied for potential traffic impacts:
 - a) Squirrelwood Road / Jackson Avenue / Rte. 80 eastbound entrance ramp. **Complete.**
 - b) Spruce Street / Grand Street. **Complete.**
 - c) Grand Street / New Street. **Complete.**
 - d) Glover Avenue / McBride Avenue. **Complete.**
 - e) Glover Avenue / Nagle Street (unsignalized). **Complete.**
10. The applicant must provide copies of any available architectural plans. **Complete.**
11. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County. **The applicant must submit a scan of the check in PDF format. Upon resumption of normal operations, staff will verify that the check was submitted.**

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
G.O.P.-5, LLC

John P. Holland Charter School
Bohler Engineering

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

April 13th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – The Wonder of Learning Academy; 655-671 Main Street; Block 5805, Lots 20, 21, 22, 23, 24 & 25 (Passaic County File Number SP-20-008)

Members of the Board,

The above referenced site plan dated November 18th, 2019, revised as of March 10th, 2020, was reviewed by the Passaic County Planning Board on April 9th, 2020 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 name of the County must be included in the title block. **Complete.**
2. The name and address of the applicant must be noted on the plans. **Complete.**
3. The applicant must provide information on the proposed pick-up and drop-off procedures. It should be clarified whether there are any access restrictions or controls for the parking garage. **Complete.**
4. In order to prevent pick-up and drop-off of children along the Main Street frontage, the applicant must submit a written request to the City to prohibit stopping and standing along that entire frontage. Two “NO STOPPING OR STANDING” signs, with arrows pointing towards each other, must be provided at either end of the frontage. **It must be noted that the signs will state “NO STOPPING OR STANDING”. A sign detail must be included in the plan set. The requested prohibition must be granted by the City prior to the issuance of any unconditional approvals.**
5. All parking spaces designated for the facility shall be indicated on the basement plan. The spaces must be signed appropriately. **Complete.**

Passaic County Planning Board
The Wonder of Learning Academy (SP-20-008)
655-671 Main Street, Paterson
Block 5808, Lots 20-25

6. The applicant must provide the Corridor Enhancement Fee of \$3,908.00 payable to Passaic County. **Complete.**

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
Straight Street Properties, LLC
JR Frank Design, LLC

The Wonder of Learning Academy
Alan J. Mariconda, Esq.
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

April 13th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 199-207 West Broadway, Paterson; Block 608, Lots 10, 11 & 12 (Passaic County File Number SP-20-011)

Members of the Board,

The above referenced site plan dated October 24th, 2019 was reviewed by the Passaic County Planning Board on April 9th, 2020 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 title sheet.
3. The right-of-way of West Broadway must be noted on the site plan.
4. The applicant must submit a signed and sealed copy of the referenced survey completed by DMC Associates, Inc.
5. The applicant must request a waiver, with sufficient justification, to permit a driveway within 10 feet of a side property line.
6. The applicant must receive a waiver for the two parking spaces located within 20 feet of the West Broadway right-of-way. The parking spaces shall be signed as “residential-only” and be assigned to specific units.
7. The applicant must provide an on-site turnaround within the proposed parking lot. Vehicles will not be permitted to back into and out of the County right-of-way.
8. The centerline striping must be noted as thermoplastic.

Passaic County Planning Board
Prop. Mixed-Use Building (SP-20-011)
199-207 West Broadway, Paterson
Block 608, Lots 10, 11 & 12

9. The width of the sidewalk must be noted adjacent to the proposed shade trees.
10. The 3.5-foot walkway, at the northerly end of the site, must be adequately labelled on the plans. The walkway must be incorporated into the drainage plan to prevent any runoff to the West Broadway right-of-way.
11. The plans must note the top of grate elevation for the trench drain.
12. The applicant must conduct soil boring tests for the proposed seepage pit system.
13. The applicant must provide a detail of the proposed footings, which must not encroach into the West Broadway right-of-way.
14. The applicant must coordinate with the City to verify that the footings of the proposed retaining wall do not extend onto the neighboring property.
15. The light fixtures on the building must be recessed to avoid encroachment into the right-of-way.
16. The doors along West Broadway must be slightly recessed to avoid any encroachment into the right-of-way.
17. The applicant must provide the Corridor Enhancement Fee of \$1,999.00 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
Abdelmoeen Dandis
File

Marissa Escurra DuBiel, Esq.
Nassir Almukhtar, RA



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

April 13th, 2020

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Arbor Ridge Addition; 261 Terhune Drive, Wayne; Block 4411, Lot 19
(Passaic County File Number SP-20-012)

Members of the Board,

The above referenced site plan dated January 28th, 2020 was reviewed by the Passaic County Planning Board on April 9th, 2020 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 plans must note all variations in right-of-way width along the Terhune Drive frontage of the site.
2. The applicant shall provide a dedication of the County Master Plan right-of-way to accommodate the existing sidewalk along the Terhune Drive frontage of the site. The sidewalk shall be entirely within the County right-of-way.
3. The applicant must provide raised aprons at both site driveways, per County detail (attached).
4. The striping at both driveways must be refreshed.
5. The applicant must install a new “STOP” sign at the proper height, seven (7) feet from bottom of the sign to ground level.
6. The applicant must provide two “DO NOT ENTER” (R5-1) signs, one at each side of the exit driveway.
7. The applicant must install one internal “DO NOT ENTER” (R5-1) sign at the north end, right side, of the driveway parking aisle.

Passaic County Planning Board
Arbor Ridge Addition (SP-20-012)
261 Terhune Drive, Wayne
Block 4411, Lot 19

8. The applicant must submit copies of any required NJDEP permits.
9. The applicant must provide the Corridor Enhancement Fee of \$10,900.00 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
Arbor Ridge Property, LLC
File

A. Michael Rubin, Esq.
Houser Engineering, LLC



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

April 13th, 2020

Wanaque Board of Adjustment
579 Ringwood Avenue
Wanaque, NJ 07465

Re: Site Plan Review – Bayside Associates; 852 Ringwood Avenue, Wanaque; Block 307, Lot 2
(Passaic County File Number SP-20-013)

Members of the Board,

The above referenced site plan dated February 14th, 2020 was reviewed by the Passaic County Planning Board on April 9th, 2020 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 right-of-way of Ringwood Avenue must be noted on the site plan.
2. The applicant must provide a signed and sealed copy of the referenced survey by George J. Anderson.
3. The centerline must be noted as double yellow.
4. The plans must note the dimension from the property line to the first parking space, which must be a minimum of 20 feet.
5. It must be indicated on the plans how vehicles will be able to turn around on the site. Vehicles will not be permitted to back into our out of the County right-of-way.
6. The applicant must provide a positive drainage plan, including grades, and calculations. The plans must also include a driveway profile. There shall be no runoff to the County right-of-way.
7. The applicant must provide the Corridor Enhancement Fee of \$4,000.00 payable to Passaic County.

Passaic County Planning Board
Bayside Associates (SP-20-013)
852 Ringwood Avenue, Wanaque
Block 307, Lot 2

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
Bayside Associates, LLC
Sierra Landscape Design, Inc.

Edward Martin, Esq.
Tyler VanderValk, P.E.
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

April 13th, 2020

West Milford Planning Board
1480 Union Valley Road
West Milford, NJ 07480

Re: Site Plan Review – Dunkin’ Walk-In Refrigerator; 1521 Union Valley Road, West Milford; Block 7621, Lot 2 (Passaic County File Number SP-20-006)

Members of the Board,

The above referenced site plan dated August 1st, 2019, revised as of December 10th, 2019, was reviewed by the Passaic County Planning Board on February 27th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. On April 9th, 2020, the Board granted the applicant a reduced Corridor Enhancement Fee in response to a waiver request.

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 “STOP” sign, 12”, white stop bar, and double yellow centerline at the site driveway. The existing crosswalk must be re-striped in the continental-style. The left-turn arrows, white lane line, and double yellow centerline in the turning lane used for vehicles entering the site shall also be refreshed. All striping must be thermoplastic.
2. The applicant must provide the reduced Corridor Enhancement Fee of \$250.00 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
ABDD, LLC
Joseph Golden, P.E.

Steven C. Schepis, Esq.
Estate of Albert Shotmeyer
File