



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, August 27th, 2020
WebEx Meeting**

Chairman Miguel Diaz opened the meeting at 5:04 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: Chairman Miguel Diaz, Commissioner; Stephen Martinique, Commissioner; Joseph Metzler, Commissioner; County Engineer Jonathan Pera, Commissioner; Kenneth Simpson, Commissioner; Steve Edmond, Alternate Commissioner (voting for Nakima Redmon); Freeholder Terry Duffy.

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

MINUTES: A motion to adopt the minutes of the August 13th, 2020 meeting was made by Commissioner Metzler and seconded by Commissioner Martinique. The motion passed unanimously.

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

- The Department has begun work on two bicycle projects in the county. The first is a direct technical assistance funded through NJDOT, and involves the creation of a bike plan for the City of Paterson. The Department is working with a consultant to get baseline data including "hot spots", crash data, and a needs assessment. The Department also plans on reaching out to non-profits in the City to obtain input from bicyclists and the community at large. Come springtime, the department will look to partner with public events, and may possibly include a bike and helmet giveaway to drive engagement. The second project is a countywide bike plan. The Department will select five to ten corridors to act as a framework for the plan.
- The Department will be hiring staff in the coming months for the open positions of Assistant Director and GIS Specialist, and is also seeking candidates for a Landscape Architect/Open Space Coordinator position.
- The Department office will be relocating to the County Administration Building at 401 Grand Street later this year.

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

Seeing no one present, Commissioner Metzler made a motion to close the public portion that was seconded by Commissioner Martinique. The motion passed unanimously.

DEVELOPMENT REVIEW

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 customer 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 July 1st, 2020 with 4 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 two spaces closest to the right-of-way are to be signed for use by employees only. There will be driveways on both 10th Avenue and East 27th Street; an existing gate is to remain along 10th Avenue, which will be closed when the business is not open. 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, canopy, and 2nd floor overhang along the 10th Avenue frontage. There are also stairs within the right-of-way. The required certification for the cellar door has not been provided. The applicant has proposed to install a trench drain at the 10th Avenue driveway. The trench drain will connect into three seepage pits beneath the parking lot. Interior curbing is proposed to prevent stormwater from bypassing the trench drain. The applicant has agreed to grade the parking lot to provide up to an inch of on-site ponding. The applicant has proposed to plant two “Black Gum” *Nyssa sylvatica* trees along the 10th Avenue frontage of the site.

There are conditions that must be met before the application is granted conditional approval. The parking lot must be re-graded to provide for the previously requested six (6) inches of on-site ponding. 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. The encroachment permit materials must be submitted for review and receive approval by the Board of Chosen Freeholders prior to the issuance of any unconditional approval of this application. The applicant must provide the Corridor Enhancement Fee of \$1,504.00 payable to Passaic County. Staff will provide a draft maintenance agreement, for all proposed improvements within the County right-of-way, for execution by the applicant.

Commissioner Martinique made a motion to **withhold approval** of the site plan application. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

SP-19-046 – MFG Prestige Auto Group – 174 5th Avenue, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing, 10,753 sf. ft., one-story structure into an auto body repair shop. No new construction or demolition is proposed. The site has frontage along 5th Avenue (CR 652) and River Street (municipal). This application was withheld by the Board on November 14th, 2019 with 11 conditions. The site will maintain access from River Street with three proposed customer parking spaces. Along 5th Avenue, the applicant has proposed to operate a separate driveway that will be used to store cars. The driveway will not be open to the public. The applicant has provided drainage calculations showing that stormwater will not flow into 5th Avenue. The applicant has proposed constructing a planting strip and two (2) Zelkova Serrata trees along the 5th Avenue frontage.

There are conditions that must be met before the application is granted conditional approval. Following staff discussions with the applicant, staff recommended that the Board permit the driveway under the following conditions: 1) The driveway shall be moved away from the intersection (already shown); 2) The driveway must be signed appropriately, with “DO NOT ENTER” signs on both sides and a smaller sign stating “PRIVATE ACCESS ONLY”; 3) The new apron shall be raised per County detail, with the sidewalk running level across the driveway. The curbing note must clarify that the curbing, apron, and sidewalk will be replaced along the entire 5th Avenue frontage. It must also be noted that the curb ramps at the corner will not be impacted by the replacement. The trees shall be removed from the plans and replaced with smaller plantings in the proposed planting strip. The applicant must provide the Corridor Enhancement Fee of \$1,511.00 payable to Passaic County. Staff will provide a draft maintenance agreement, for all proposed improvements within the County right-of-way, for execution by the applicant.

Commissioner Edmond requested clarification on the applicant’s request to keep the driveway along 5th Avenue open. After some discussion, the Board agreed to include a condition that the applicant provide a written operational for the 5th Avenue driveway. The plan should explain the need for the driveway, how it will be used, and how restrictions will be enforced.

Commissioner Martinique made a motion to **withhold approval** of the site plan application. The motion was seconded by Commissioner Simpson. The motion passed unanimously.

SP-20-027 – Saba Apartments – 441 Paulison Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, 8,244 sq. ft. residential building containing thirteen (13) apartment units and thirteen (13) parking spaces. The site is currently vacant following the demolition of a residential structure. The applicant was withheld by the Board on July 30th, 2020 with 19 comments. The applicant has proposed to construct a parking garage, with one rear apartment unit, on the first floor of the new structure. The garage would connect to a single, combined driveway along Paulison Avenue. The applicant has provided information on the operation of the proposed garage. The applicant has requested a waiver for two parking

spaces located within 20 feet of the County right-of-way to remain. An additional waiver request has been made for the driveway to remain within 10 feet of a side property line. The applicant has proposed to replace the existing sidewalk and curbing. The applicant has submitted architectural plans. Regarding the drainage, the applicant has proposed to install a trench drain at the driveway entrance/exit. The trench drain will connect to a proposed on-site seepage pit, which will in turn connect to the Paulison Avenue municipal drainage system. The plans indicate that all roof leaders will connect to the on-site drainage system. The applicant has proposed to plant one (1) Allegheny serviceberry tree along the frontage.

There are conditions that must be met before the application is granted conditional approval. Staff recommended that the waiver request to allow parking within 20 feet of the right-of-way line be granted by the Board. Staff also recommended that the waiver request to allow a driveway within 10 feet of a side property line be granted by the Board. The note shall be revised to state “curb to garage door” instead of “curb to first parking space”. The applicant must still provide a written request to the City to enact the parking prohibition. The applicant must submit drainage calculations. The seepage pit must be designed to handle 100% of the stormwater volume from the 25-year storm. The drainage must be designed prior to the granting of any approvals for this application. The roof leaders must be shown on the plans, with all connections. The driveway profile must include the existing and proposed slopes. The shade tree shall be placed between the sidewalk and the building. Staff will provide a draft maintenance agreement, for all proposed improvements within the County right-of-way, for execution by the applicant.

A roll call vote was held to approve a waiver request from the applicant. The waiver would allow the applicant to construct a driveway within 10 feet of a side property line. The vote was as follows: Commissioner Metzler – For; Commissioner Simpson – Against; Commissioner Martinique – Abstain; Freeholder Duffy – Against; Commissioner Edmond – For; County Engineer Pera – For ; Chairman Diaz – For. The waiver request was granted with four (4) Board members voting for, two (2) against, and one (1) abstaining.

The Board discussed the waiver request to permit parking within 20 feet of the County right-of-way. Commissioner Edmond requested that the applicant provide a turning template for the first parking space, which is proposed alongside the garage wall and entrance. After further discussion, the Board agreed to table the vote on the waiver request pending submission of the requested turning template.

Commissioner Edmond made a motion to **withhold approval** of the site plan application. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

SP-20-030 – Lincoln of Wayne – 1910 Route 23 North, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to install an addition to an existing structure and replace signage at a car dealership. The proposed addition will be a 421 sq. ft. delivery room added on to the existing structure. A canopy is also

proposed; the canopy will be entirely on site and will not affect the County right-of-way. In addition, the applicant has proposed to change the monument signage on their property along the Route 23 frontage. The site also has frontage along Black Oak Ridge Road, which is under NJDOT access control in this location. The applicant has not proposed any changes to the existing parking, curbing, driveways, or drainage. There is a single, combined driveway along the Black Oak Ridge Road frontage. The site is sloped away from Black Oak Ridge Road.

There are conditions that must be met before the application is granted conditional approval. At the Black Oak Ridge Road driveway, the applicant must install a "STOP" sign, a 12-inch, white stop bar, and a 24-inch, double yellow centerline. All striping must be noted as thermoplastic. The Corridor Enhancement Fee will be assessed per the Site Plan Resolution once NJDOT jurisdiction of the Black Oak Ridge Road frontage is determined.

Freeholder Duffy made a motion to grant **conditional approval** to the site plan application. The motion was seconded by Commissioner Martinique. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE

- Staff and the Board discussed the ability of an applicant to build within the Master Plan right-of-way. Staff will conduct additional research into the matter.
- A site plan has been referred from the Morris County Planning Board due to a conflict of interest, and will be on the agenda for the September 10th Board meeting.
- Commissioner Martinique will be absent from the September 24th Planning Board meeting.

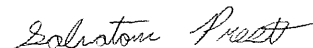
RESOLUTIONS

- **2020-20 – SP-19-028 – Three11 Senior Living Residence**
 - A motion to approve the resolution was made by Commissioner Metzler, and seconded by Commissioner Simpson. The motion passed unanimously.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 6:15 PM that was seconded by Commissioner Edmond. 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

August 28th, 2020

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 July 9th, 2020, was reviewed by the Passaic County Planning Board on August 27th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

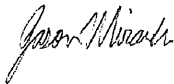
1. The following comments pertain to the driveway:
 - a. The proposed drop curb is within the limits of the proposed full height curb as indicated on the plan. The note should be clarified to indicate that the curbing will only be provided on either side of the driveway apron, which must be a raised apron per County detail (attached). **Complete.**
 - b. The driveway shall be reduced to 24 feet in width. **Complete.**
 - c. A “STOP” sign, stop bar (12 inches, white), and double yellow centerline (24 inches) must be provided at the driveway, with all striping noted as thermoplastic. **Complete.**
 - d. The two spaces within 20 feet of 10th Avenue cannot be used as customer parking. If they are to remain, they must be designated and signed for use by employees only. **Complete.**
2. The following comments pertain to grading and drainage:

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

- a. The site must be graded to provide up to six (6) inches of on-site ponding. **Incomplete. The parking lot must be re-graded to provide for the previously requested six (6) inches of on-site ponding.**
 - b. The proposed grade of 89.00 on the plan is incorrect (the nearby D.C. is at elevation 80.08). **Complete.**
 - c. The square footage of the area of disturbance must be noted on the plans. **Complete.**
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. **Complete.**
 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. **Incomplete. The encroachment permit materials must be submitted for review and receive approval by the Board of Chosen Freeholders prior to the issuance of any unconditional approval of this application.**
 5. The applicant must provide the Corridor Enhancement Fee of \$1,504.00 payable to Passaic County. **Incomplete.**
 6. **Staff will provide a draft maintenance agreement, for all proposed improvements within the County right-of-way, for execution by the applicant.**

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

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

August 28th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – MFG Prestige Auto Group; 174 5th Avenue, Paterson; Block 2009, Lot 11
(Passaic County File Number SP-19-046)

Members of the Board,

The above referenced site plan dated November 2nd, 2017, revised as of July 31st, 2020, was reviewed by the Passaic County Planning Board on August 27th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

1. The title block must include the block and lot numbers and the name of the County. **Complete.**
2. The name and address of the owner and the applicant must be noted on the site plan. **Complete.**
3. The north arrows on the key map and the site plan must be orientated in the same direction. **Complete.**
4. The total square footage of impervious area must be noted in the zoning table. **Complete.**
5. The driveway along 5th Avenue must be closed (and replaced with full-height curbing) for the following reasons: a) The Passaic County Site Plan Resolution restricts corner lots to having access solely along the municipal street; b) The driveway on 5th Avenue is within the intersection (with no signal control), which is unsafe; and c) Drivers turning right from River Street northbound onto 5th Avenue (a heavy movement) do not have adequate sight distance to see vehicles using the 5th Avenue driveway. **For the Board to consider waiving this condition and allowing the driveway to operate, the applicant must**

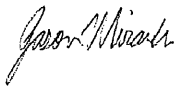
Passaic County Planning Board
MFG Prestige Auto Group (SP-19-046)
174 5th Avenue, Paterson
Block 2009, Lot 11

submit a written operational plan for the 5th Avenue driveway. The plan must explain why the driveway is necessary, how it will be used, and how public access to the driveway will be effectively restricted. If the driveway is allowed, it must be signed appropriately (“DO NOT ENTER” signs on both sides and a smaller sign stating “PRIVATE ACCESS ONLY”). The new apron must be raised per County detail (attached), with the sidewalk running level across the driveway.

6. The curbing and sidewalk must be replaced along the 5th Avenue frontage of the site, per County detail (attached). **The note must clarify that the curbing, apron, and sidewalk will be replaced along the entire 5th Avenue frontage. It must also be noted that the curb ramps at the corner will not be impacted by the replacement.**
7. The plans must include elevation contours. **Complete.**
8. The applicant must provide drainage calculations. **Complete.**
9. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the 5th Avenue right-of-way. **Complete.**
10. The 5th Avenue frontage shall include a five-foot planting strip, including shade trees. **The trees shall be removed from the plans and replaced with smaller plantings in the proposed planting strip.**
11. The applicant must provide the Corridor Enhancement Fee of \$1,511.00 payable to Passaic County. **Incomplete.**
12. **Staff will provide a draft maintenance agreement, for all proposed improvements within the County right-of-way, for execution by the applicant.**

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer MFG Prestige Auto Group
Alan Mariconda, Esq. Matt Evans File



County of Passaic

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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August 28th, 2020

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Saba Apartments; 441 Paulison Avenue, Passaic; Block 3220, Lot 29
(Passaic County File Number SP-20-027)

Members of the Board,

The above referenced site plan dated January 6th, 2020, revised as of August 10th, 2020, was reviewed by the Passaic County Planning Board on August 27th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

1. “Paulison” is misspelled on the cover sheet heading, the title block, and the tax map. **Complete.**
2. The applicant must submit two signed and sealed copies of any available surveys of the property. **Complete.**
3. The plans must show the right-of-way line and curb line on the other side of Paulison Avenue. The right-of-way width of Paulison must be noted on the plans. The site’s property line must be clearly labelled on the plans. **Complete.**
4. The first two parking spaces are within 20 feet of the right-of-way line. They must be removed from the plans. **For the submitted waiver request to be further considered by the Board, the applicant must submit a turning template showing how vehicles will enter and exit the first parking space.**

Passaic County Planning Board
Saba Apartments (SP-20-027)
441 Paulison Avenue, Passaic
Block 3220, Lot 29

5. The applicant must request a waiver, with a written justification, in order for the Board to consider permitting a driveway within 10 feet of the side property line. **Complete (waiver granted).**
6. A 25-foot long, double yellow centerline must be provided at the site driveway. All striping must be noted as thermoplastic. **Complete.**
7. All curbing and sidewalk along Paulison Avenue must be replaced. It must be noted that the curbing replacement will be based on the County curb detail (attached). **Complete.**
8. The County raised driveway apron detail (attached) must be added to the plans for the site driveway. **Complete.**
9. The location of the garage door must be noted on the plans. The applicant must provide details on the operation of the garage door. The door must be sufficiently set back from the roadway that vehicles waiting to enter the garage do not block traffic. **The note shall be revised to state “curb to garage door” instead of “curb to first parking space”.**
10. Due to inadequate sight distance, on-street parking must be prohibited along the entire frontage of the site. The applicant must request in writing to the City that the prohibition be enacted and provide copy of any correspondence to the County. Two “NO STOPPING OR STANDING” signs must be provided, one on either end of the frontage, with arrows pointing towards the frontage. **The applicant must still submit a written request to the City of Passaic.**
11. The applicant must demonstrate, with an exhibit, that adequate site distance will exist for drivers exiting the parking lot to see pedestrians. The exhibit must show all features that could obstruct sight distance, such as building columns, walls, signs, landscaping, etc. **Complete.**
12. One of the proposed "Active Driveway" signs must be relocated in order that both signs will be on the right side of the sidewalk. The applicant shall explain why an “Active Driveway” sign is proposed for a residential driveway. **Complete.**
13. The applicant must submit drainage calculations. The seepage pit must be designed to handle 100% of the stormwater volume from the 25-year storm. **Incomplete. The requested calculations must be submitted.**
14. The roof leaders must be shown on the plans, with all connections. **Incomplete.**
15. The plans must include a driveway profile with a maximum slope of 2% for the first 50 feet behind the right-of-way line. **The driveway profile must include the existing and proposed slopes.**

Passaic County Planning Board
Saba Apartments (SP-20-027)
441 Paulison Avenue, Passaic
Block 3220, Lot 29

16. The plans must include a detail of the building footings along the right-of-way line. It must be verified that the footings will not encroach into the County right-of-way or onto neighboring properties. **Complete.**
17. The applicant must submit any available architectural plans for the proposed apartment building. **Complete.**
18. The applicant shall provide a shade tree along the frontage of the site. It is recommended that the tree be provided at the location of the parking space that is adjacent to the right-of-way. **The shade tree shall be placed between the sidewalk and the building.**
19. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County. **Complete.**
20. **Staff will provide a draft maintenance agreement, for all proposed improvements within the County right-of-way, for execution by the applicant.**

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Corey Klein, Esq.
File

443 Paulison Ave, LLC
Patrick D. McClellan, P.E.

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-20 (SP-19-028)

WHEREAS, the applicant, Three11, LLC (“the Applicant”) submitted a site plan application for the property located on Block 63, Lot 5 in the Borough of North Haledon, New Jersey, with an address of 794 High Mountain Road, North Haledon, NJ 07508;

WHEREAS, the application was given a file number of SP-19-028 and the site plan prepared by Onello Engineering dated May 10th, 2019 was reviewed by the Passaic County Planning Board (“the Board”) on June 27th, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board withheld approval of the application subject to the following conditions:

1. The Applicant was required to provide copy of the referenced survey prepared by Solstice Surveying, signed and sealed by a licensed surveyor, dated August 28th, 2018;
2. The Applicant was required to re-construct the High Mountain Road sidewalk at a minimum of width of 5 feet;
3. The Applicant was required to construct both driveways to access High Mountain Road at a 90 degree angle;
4. Access was restricted to either one two-way driveway or two one-way driveways;
5. The Applicant was required to provide appropriate signing and striping at the driveways;
6. The Applicant was required to provide raised driveway aprons at both driveways, per County detail;
7. The Applicant was required to provide a driveway profile for the site driveways, including a maximum slope no greater than 2% for the first 50 feet back from the right-of-way line;
8. It was required that there could be no stormwater runoff to the High Mountain Road right-of-way; and
9. The Applicant was required to provide the assessed Corridor Enhancement Fee of \$2,956.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Onello Engineering, dated May 10th, 2019, revised as of August 2nd, 2019, which was reviewed by the Board on August 22nd, 2019 pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application conditional approval subject to the following conditions:

1. The Applicant was granted waivers from the previous requirements to re-construct the High Mountain Road sidewalk; re-construct the site driveways at a 90 degree angle;

restrict access at either driveway; provide standard signing and striping at either driveway; provide raised driveway aprons at either driveway; and to provide a driveway profile;

2. The Applicant submitted copies of the referenced survey prepared by Solstice Surveying, dated August 28th, 2018;
3. The Applicant was required to provide details for decorative signs proposed at both site driveways;
4. The Board agreed that the proposed trench drains at both site driveways, which would connect into the High Mountain Road drainage system, would adequately address stormwater runoff concerns; and
5. The Applicant was required to provide the Corridor Enhancement Fee of \$2,956.00 payable to Passaic County.

WHEREAS, the Applicant submitted a “Site Signage” detail sheet prepared by Clover Hill Senior Living, dated August 30th, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that all conditions of the Board’s approval had been satisfied and issued a letter of unconditional approval to the Applicant and the North Haledon Planning Board;

WHEREAS, the Applicant submitted an updated “Grading, Drainage, & Utilities” plan sheet dated May 10th, 2019, revised as of July 31st, 2020 (noted as “07/31a” on the revision block), which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff determined the amendments to the plan to be acceptable and issued a letter of amended unconditional approval to the Applicant and the North Haledon Planning Board;

WHEREAS, the Applicant has proposed to install a drainage connection into the High Mountain Road drainage system, which will require application for and the granting of a Storm Drain Connection Permit by the Board of Chosen Freeholders;

WHEREAS, the Applicant has proposed work within the County right-of-way related to the installation of the aforementioned drainage connection, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders;

WHEREAS, the Applicant bears responsibility for the maintenance of all improvements between the curb line and the Applicant’s property;

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant’s compliance with the final site plan dated May 10th, 2019, revised as of July 31st, 2020. Said approval is contingent upon receipt of approval from all other reviewing

authorities, including but not limited to the North Haledon Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

Attest:

Moved By:
Seconded By:
Aye:
Nay:
Abstained:
Absent:

Miguel Diaz, Chairman
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: _____