



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, February 13<sup>th</sup>, 2020  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chair Diaz opened the meeting at 5:02 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:** Miguel Diaz, Chair; Nakima Redmon, Vice Chair; William Gervens; Joseph Metzler; Kenneth Simpson; Stephen Martinique; Jonathan Pera, County Engineer; Steven Edmond, Alternate

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director; Salvatore Presti, Assistant Planner.

**MINUTES:** Commissioner Martinique asked that a correction be made to the January 30<sup>th</sup> minutes where he was misattributed. A motion to adopt the minutes of the January 30<sup>th</sup>, 2020 meeting with correction was made by Commissioner Metzler and seconded by Commissioner Gervens. The motion passed unanimously, with Vice Chair Redmon and Commissioner Martinique abstaining.

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

- The Planning Department is assisting the Passaic County Complete Count Commission in their preparations for the 2020 census. The department has been acting as the grant conduit for the state grant funding. The department has also been assisting the cities of Passaic and Paterson in working with their sub grants, as well as working closely with Prospect Park and Clifton.
- The department is preparing for the beginning of Open Space and CDBG application season by coordinating with interested and local stakeholders.
- The Planning Department has kicked off its enterprise GIS system setup, which involves working with the Road Department and other relevant departments to compile GIS data into one location that can be served to web applications. The goal of the project is to improve asset management and information sharing.

**PUBLIC PORTION:** Commissioner Gervens made a motion to open the meeting to the public which was seconded by Vice Chair Redmon. 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-19-043 – Clifton Independent Senior Living – 784 Valley Road, Clifton

This is a previously withheld site plan application in which the applicant has proposed to construct a two-story senior living facility. The facility will consist of 31 units: four (4) two-bedroom units and 27 one-bedroom units. The existing dwelling is to be demolished. The site will be connected with a previously approved senior living facility on the adjacent Lot 11. A temporary sales trailer has been proposed on the site in advance of the construction of the senior living facility. The site has frontage along Valley Road. This application was withheld by the Board on October 30<sup>th</sup>, 2019 with 8 conditions. The site will be accessed from the existing facility on Lot 11, which has driveway access along Valley Road. There are 38 on-site parking spaces proposed. The existing driveway serving Lot 14 will be used to service the temporary sales trailer, but is to be removed during construction. Per the Board's request, the applicant has proposed to provide standard signing, striping, and lane widths at the driveway for the duration of its use for the sales trailer. The applicant will enter into a developer's agreement with the County governing the future use and removal of the driveway. The applicant has agreed to provide new sidewalk and curbing along the frontage of the site, connecting to the existing sidewalk across the frontage of Lot 11.

Stormwater from the parking lot will flow to an inlet, which will connect to the drainage system on Lot 11. Roof drainage will also connect into Lot 11's system. The applicant has proposed to connect their basins to the Valley Road drainage system. The applicant has proposed to plant three Bloodgood London plane trees near the frontage of the site.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The applicant must provide additional information on the proposed operations of the temporary sales trailer on Lot 14, including a timeline for construction and demolition. It must be indicated when the sales trailer and driveway are to be removed during the construction process. The applicant must submit a developer's agreement including a "sunset" clause requiring the driveway and drainage to be removed after a specified amount of time. For the duration of its use, the sales trailer driveway must be re-constructed to a standard, two-way driveway: 24 feet in width, a white stop bar, "STOP" sign, and double yellow centerline. Sight distance must be indicated on the plans. The applicant must show a profile along the sight line for the driveway.

No additional comments were made by the Board or Planning Staff.

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

### SP-20-001 – Prop. Office Building – 247 Black Oak Ridge Road, Wayne

This is a new site plan application in which the applicant has proposed to construct a three story office building. The building will have 8,345 sq. ft. of office space across three floors. The top two floors will be entirely office space, and the first floor will be a lobby. The building will be partially suspended over the parking lot. The lot is currently undeveloped. The site has frontage along Black Oak Ridge Road in Wayne. The applicant has proposed to install a curb cut and full-access driveway along Black Oak Ridge Road. There will be a total of 32 on-site parking

spaces. The applicant has proposed the installation of a sidewalk and curbing across the entire length of the site frontage. The applicant has proposed installing curb ramps at each side of the driveway curb cut and on one side of an access driveway at the edge of the property.

The site is sloped away from Black Oak Ridge Road. Regarding drainage, the applicant has proposed the construction of an on-site detention basin connected to two inlets on the site. The plans do not indicate the presence of roof leaders. The detention system is connected to an emergency spillway located at the rear of the site, away from the County right-of-way. No connection to the Black Oak Ridge Road stormwater system is proposed. The applicant has proposed planting four Zelkova Serrata trees along the site frontage.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The applicant must submit two signed and sealed copies of the referenced survey by Darmstatter, Inc. The sidewalk must be a minimum of 5 feet in width. The applicant must provide a raised driveway apron across the site driveway, per County detail. The applicant must remove the parking space that is located within 20 feet of the right-of-way line, adjacent to the site driveway. The applicant must provide a 25-foot double yellow centerline at the site driveway. All striping must be noted as thermoplastic. The applicant must provide the Corridor Enhancement Fee of \$2,621.00 payable to Passaic County.

Hal Simoff, engineer for the applicant, was sworn in. He requested that the Board consider removing the comment dictating that the applicant must remove the parking spaces within 20 feet of the driveway. The Board agreed that the applicant must either remove the space or the applicant can choose to designate the space as employees only.

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

#### **SP-20-007 – Prop. Dollar General – 558-564 Van Houten Avenue, Clifton**

This is a new site plan application in which the applicant has proposed to partially demolish an existing one-story commercial structure. The applicant has also proposed to demolish a 2.5-story residential dwelling and masonry garage. The remainder of the one-story building will be converted to a Dollar General store. The area of the demolished buildings will be converted to a parking lot. The site has frontage along Van Houten Avenue in Clifton. The applicant has proposed to install two one-way driveways along Van Houten Avenue, which will include raised driveway aprons. There will be a total of 25 on-site parking spaces. No sidewalk or curb improvements are proposed along the frontage. There are existing canopies, a sign, and a sidewalk hatch within the County right-of-way. There is an existing crosswalk at the three-leg intersection with Dick Street. The site is sloped towards Van Houten Avenue. Regarding drainage, the applicant has not indicated any on-site detention or inlets. No drainage calculations have been submitted. The applicant has proposed to plant shrubs along the frontage of the site, adjacent to the driveway.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The zoning table must include impervious coverage, existing and

proposed. The applicant must submit two signed and sealed copies of the referenced survey by Lakeland Surveying. The applicant must remove the signage from the landscape plan and place signage on the site plan. The applicant must eliminate the two parking spaces proposed within 20 feet of the right-of-way line adjacent to the entrance driveway. The applicant must receive a waiver to allow for a driveway within 10 feet of a side property line. The plans must include the County raised driveway apron detail. All striping must be labelled as thermoplastic. The applicant must identify sign numbers. The applicant must install a two-faced one-way sign at each driveway. The existing crosswalk at the intersection with Dick Street is faded and shall be replaced with a high-visibility crosswalk (continental-style). The plans must show the curb line on the other side of Van Houten Avenue. Both driveways must be a maximum width of 18 feet. The applicant must provide a positive drainage plan, including drainage calculations. There shall be no runoff into the County right-of-way. The applicant must verify whether the existing sidewalk hatch is to be removed. If not, certification must be submitted by a professional engineer that the hatch satisfies loading standards. The applicant must receive an encroachment permit for the existing overhang, sign, and sidewalk hatch shown on the site plan. The applicant must provide shade trees along the frontage of the site. These may be included in the island, replacing the proposed shrubs. The applicant should coordinate with local officials to determine any necessary screening between the easterly driveway and the dwelling on Lot 29. There is an encroachment of a wall block on the applicant's property. The applicant must provide the Corridor Enhancement Fee of \$4,487.00 payable to Passaic County.

Joseph Alesso, Director of Development for the applicant, was sworn in and addressed concerns about the coming drainage report and removal of the sidewalk hatch.

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

### **SP-20-003 – Cathedral of St. John the Baptist – 94-100 Hamilton Street, Paterson**

This is a new site plan application in which the applicant has proposed to demolish two existing structures and construct a new two-story building for religious education use. The cathedral building will not be impacted by the proposed development. The Catholic Charities building on DeGrasse Street and the Evangelization Center on Hamilton Street will be demolished. The new structure will have 7,940 sq. ft. of space. A proposed four-space parking garage is to be connected to the structure. The larger cathedral site has frontage along Grand Street and Main Street in downtown Paterson. The applicant has not proposed constructing any new driveways or curb cuts, and will be utilizing an existing gated driveway on Grand Street. The existing driveway connects to a 13-space parking lot and to the proposed four-space parking garage. The applicant has no proposed any improvements to the sidewalk or curbing. Regarding drainage, roof leaders on the proposed structure will drain onto DeGrasse Street, a municipal street. No landscaping improvements are proposed. An existing concrete staircase encroaches onto the County right-of-way along Grand Street.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The zoning table shall include impervious coverage, existing and proposed. The applicant must apply for an encroachment permit for the stairs along Grand Street. The applicant must provide any available correspondence from the Paterson Historic Preservation Commission. Request applicant incorporate historic materials in the construction or preserve elements of the façade if possible. Provide an interpretive panel and/or historic marker to educate the public on the historic significance of the entire site. Provide architectural plans of the proposed building. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Anthony Fiorello, attorney, for the applicant, and Monsignor Geno Sylva, applicant, were sworn in. Both addressed the board's concern regarding the historical significance and traffic increase. Jacquelin Giondio, engineer, was sworn in. She addressed the board's concern on the traffic impact.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application. Commissioner Gervens seconded that motion. The motion passed, with Commissioner Simpson and Vice Chair Redmon voting No.

#### **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 June 27<sup>th</sup>, 2019 with 2 conditions.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The grantee of the existing stormwater easement must be noted on the plat. The applicant must provide a copy of the easement. The applicant must provide a copy of the easement. 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. The applicant must show all crosswalks as Continental style.

No additional comments were made by the Board or Planning Staff.

Commissioner Metzler made a motion to **withhold approval** to the minor subdivision application. Vice Chair Redmon seconded that motion. The motion passed unanimously.

**SP-17-002 – BSG Management Co. – 132-172 Mountainview Boulevard, Wayne**

This is a previously withheld site plan application in which the applicant is seeking to construct additional parking at an existing strip center. The property has frontage along Mountain View Boulevard in the Mountain View section of Wayne and is adjacent to the Mountain View train station. The application was withheld by the Planning Board on December 19<sup>th</sup> with 4 conditions. There will be a total of 79 parking spaces on the site. The additional parking will be constructed on the westerly end of the site, adjacent to an NJDOT rail right-of-way. Following discussions with staff, the applicant has agreed to convert the front interior drive to one-way westbound and to re-stripe the parking to be diagonal. The westerly and easterly driveways will both be full-access; the center driveway is to be converted to one-way, entrance-only. There are two existing crosswalks at the intersection of Mountain View and Sherman.

The applicant has proposed to install a monument sign on the property near the Sherman Street driveway. To the rear of the sign, the applicant has proposed to construct a paved seating area through the interior of the strip center. A cold storage box and screened dumpster area are proposed to the rear of the site, with access to be from the westernmost driveway. To the west of the driveway, the applicant has proposed a curbed planter in order to provide screening for the proposed parking addition. Inlets located in the proposed parking addition will connect into the County drainage system along Mountain View Boulevard.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The applicant must submit drainage calculations showing the capacity of the existing system. The capacity of 20cfs for the existing 24" RCCP does not include any existing flow. The calculations must include all existing AND additional flows, in order that a determination can be made on whether the pipe can handle the additional flow from the site. Drainage calculations were submitted but the calculations are incorrect. All existing driveways must have double yellow centerlines and stop bars. Address the issue of the common driveway with Lot 2 (Hot Dog Hut) – does this operate as one or two driveways? Signing and striping is needed to clarify the operation of this driveway. All stop bars must be noted as "white". All centerlines must be noted as "yellow". The centerline may not extend past the stop bar, which must be four (4) feet back from the edge of the sidewalk. The one way sign at the driveway must be re-aligned to be parallel to the one-way traffic flow. All existing driveways must have double yellow centerlines and stop bars. Address the issue of the common driveway with Lot 2 (Hot Dog Hut) – does this operate as one or two driveways? Signing and striping is needed to clarify the operation of this driveway. All stop bars must be noted as "white". All centerlines must be noted as "yellow". The centerline may not extend past the stop bar, which must be four (4) feet back from the edge of the sidewalk. The one way sign at the driveway must be re-aligned to be parallel to the one-way traffic flow.

The applicant had submitted a request for a waiver of the Corridor Enhancement Fee to a reduced cost. The Planning Board staff made a recommendation that the Corridor Enhancement Fee be reduced to \$1,575 due to the applicant's proposed work that will benefit the county. Commissioner Metzler made a motion to reduce the Corridor Enhancement Fee to \$1,575. Vice Chair Redmon seconded the motion. The motion passed unanimously.

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

**SP-19-008 – Kingwood Flex – 1590-1610 Union Valley Road, West Milford**

This is a previously withheld site plan application in which the applicant has proposed the partial demolition and expansion of a mixed-used building and other site improvements. The four existing residential units will remain. The current 24,201 sq. ft. of existing commercial space will be reduced to 19,145 sq. ft. The site has frontage along Union Valley Road in West Milford. The application was withheld on March 21<sup>st</sup>, 2019 with 4 conditions. Access to the site will remain via the existing driveway along New Jersey Avenue. There is no access proposed from Union Valley Road. The applicant has proposed 72 parking spaces on the site, a reduction from the existing 84 spaces. The applicant has proposed to re-construct the sidewalk and curbing along the Union Valley Road frontage. The site slopes away from Union Valley Road towards the rear of the property. The applicant has proposed to plant shade trees along the New Jersey Avenue frontage and shrubs along the Union Valley Road frontage, where there is limited space between the interior drive and the sidewalk.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The plans must show the full extent of the Union Valley Road right-of-way, including all features (centerline, curbing, sidewalk, and utilities). Additional comments may be provided in response. There must be curbing and sidewalk along the entire frontage in accordance with County detail (attached). The sidewalk must be a minimum of 5' in width, and must be routed around the utility poles which are currently located in the path of the existing sidewalk. The applicant must provide an easement to the Township of West Milford to accommodate the portions of the sidewalk located on private property. The applicant must provide copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$5,295.00 payable to Passaic County. It is recommended that the applicant incorporate green stormwater infrastructure practices, based on the Green Stormwater Infrastructure Element of the Passaic County Master Plan, to mitigate on-site runoff into Belchers Creek.

No additional comments were made by the Board or Planning Staff.

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

**19-010 – NJ Real Estate Asset Holding Subdivision – 357-363 Preakness Avenue, Paterson**

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (28) in order to create a total of two (28.01 and 28.02) lots. An existing dwelling on proposed Lot 28.01 is to remain. A new dwelling is to be constructed along proposed Lot 28.02. The site has frontage along Preakness Avenue in Paterson. The applicant has proposed to construct a curb cut serving the existing dwelling on proposed Lot 28.01 along the Preakness Avenue frontage. The plans do not indicate any available on-site turnaround for the driveway. The proposed dwelling on proposed lot 28.02 will have a driveway along Chamberlain Avenue, a municipal street. The applicant has indicated that the new residential structure will have underground sewer, gas, and water services connected from the lines running under Preakness Avenue. There are no proposed changes to the sidewalk or curbing. No landscaping is existing or proposed.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. This subdivision would adversely affect the existing driveway on Preakness Avenue. The applicant must provide an on-site turnaround in order for the Preakness Avenue driveway to be permitted. The sidewalk and curbing along Preakness Avenue must be replaced, per County detail. The plat must include the County raised driveway apron detail. The plat must include grading and show all existing and proposed drainage. There shall be no runoff permitted onto Preakness Avenue.

The Board added a comment that if the applicant cannot provide a turnaround for the Preakness Driveway, then the driveway must be removed. In addition, the board added that the newly subdivided property could not construct a driveway onto Preakness Avenue.

Commissioner Metzler made a motion to **withhold approval** to the minor subdivision application. Vice Chair Redmon seconded that motion. The motion passed unanimously.

**20-003 – Abdelghani Subdivision – 122-126 Lakeview Avenue, Paterson**

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (15) in order to create a total of two (15.01 and 15.02) lots. An existing residential structure is to remain on proposed lot 15.01. A garage is to be demolished and replaced with a new single-family dwelling on proposed lot 15.02. The property has frontage along Lakeview Avenue in Paterson. There is an existing driveway, which is labelled as a “concrete walkway”, along the Lakeview Avenue frontage. Proposed lot 15.01 will also have access along Illinois Avenue. Proposed lot 15.02 will have sole access along Illinois Avenue. The applicant has proposed to install a seepage pit on each subdivided lot. No improvements or changes are proposed along the Lakeview Avenue frontage.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The survey must be sealed. The “concrete walk” to Lakeview Avenue



includes a curb cut and is used as a driveway. As the applicant has proposed a driveway along Illinois Avenue, the curb cut must be removed and replaced with full-height curbing and sidewalk.

The Board asked that a comment be added to for the applicant to remove the yellow striping on the street directly in front of the property. A comment was added requiring the applicant to add a planting strip and shade tree at the proposed closed curb cut.

Commissioner Gervens made a motion to grant **conditional approval** to the minor subdivision application. County Engineer Pera seconded that motion. The motion passed unanimously.

**SP-20-004 – John P. Holland Charter School – 5 Garret Mountain Plaza, Woodland Park**

This is a new 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 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 there are conditions that must be met before the site can be granted unconditional approval. 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 applicant must submit two signed and sealed copies of the referenced surveys by Control Point Associates, Inc. The northernly driveway should be reconstructed to include a crosswalk, pedestrian refuge, and ADA-compliant curb ramps. The applicant must receive a waiver to allow for a driveway within 10 feet of a side property line. The applicant must provide cross-easements for shared access with other sites at Garret Mountain Plaza. The applicant must provide any available correspondence from NJDOT regarding their review of the traffic impact. The applicant must justify the 30% sibling credit in the trip generation figures. There will be 1,237 students but the trip generation figures show only 777 students arriving, plus three buses. The trip generation must include employees. The

trip distribution figures must also be consistent between AM and PM times. The applicant must provide copies of any available architectural plans. The applicant shall replace/refresh all signing and striping at all driveway intersections that meet a county road. The applicant must reduce the two-lane exit at New Street and Squirrelwood Road to a one lane exit. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

The Board added a comment that the applicant must update trip generation estimates to include employees.

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

**SP-20-005 – Days Inn Exterior Lighting – 137 Ratzler Road, Wayne**

This is a new site plan application in which the applicant has proposed to install new area lights at an existing Days Inn hotel in Wayne. No construction or demolition is proposed. The site has existing driveways along both Black Oak Ridge Road and Ratzler Road. No changes to parking, landscaping, or sidewalk improvements are proposed.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The plans must note the right-of-way width of Ratzler 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. All signing and striping at all driveway intersections with County roads must be replaced/refreshed. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

No additional comments were made by the Board or Planning Staff.

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

**SP-20-009 – Prop. Mixed-Use Building – 1022-1026 Main Street, Paterson**

This is a new site plan application in which the applicant has proposed to construct a five-story mixed-use structure. The structure will contain 5,570 sq. ft. of retail space on the first floor, and 30 residential units on the upper floors. A proposed parking lot will contain 29 parking spaces on site, with an additional 28 being located off-site. The site is currently vacant, but was previously occupied by three dwellings and a commercial structure. The site has frontage along Main Street in south Paterson. All access to the on-site parking will be along Sussex Street, a municipal street. The building will be constructed up to the right-of-way line along the Main Street frontage. All doorways along Main Street are shown to swing inwards. The applicant has not proposed any changes to the sidewalk or curbing along Main Street. Regarding the drainage, the applicant has proposed to install eight (8) seepage pits on-site. Roof leaders and trench drains will connect to the proposed seepage pits. The applicant has not proposed any landscaping. The section of Main Street adjacent to the site is designated as a bicycle and

pedestrian priority route in the Passaic County Master Plan, which states that bicycle and pedestrian concerns should be prioritized during the development review process.

Staff explained there are conditions that must be met before the site can be granted unconditional approval. The name and address of the applicant and the owner must be noted on the plans. The zoning table must include impervious coverage, existing and proposed. The plans must note the right-of-way width of Main Street. The applicant must submit two signed and sealed copies of the survey. The applicant must provide a graphic scale, in addition to the written scale, for all plan diagrams. The curbing and sidewalk along the entire Main Street frontage must be replaced per County detail. The plans must show Main Street up to the curb line on the opposite side of the street. The proposed security cameras in the Main Street right-of-way shall be recessed. The plans must indicate the dimensions of the planter boxes and note the species of the proposed shade trees on Main Street. The planter boxes should have a length of eight (8) feet along the Main Street frontage and provide sufficient passing width. The side elevations must note the location of Main Street. The applicant must provide a footing detail for the Main Street frontage. The footings must be entirely outside of the County right-of-way. The applicant must provide information on emergency egress. The applicant must provide the Corridor Enhancement Fee of \$1,500.00 payable to Passaic County.

The Board added a comment stating that the applicant must confirm that no building elements (HVAC) will impede into the county right of way.

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

## **RESOLUTIONS**

1. 2020-06: SP-17-064; Brightview Senior Living; 1139 Paterson-Hamburg Turnpike, Wayne

Commissioner Gervens made a motion to approve the resolution. Vice Chair Redmon seconded the motion. The motion passed unanimously.

2. 2020-07: SP-18-039; Prop. Car Wash Facility; 105 Paterson-Hamburg Turnpike, Pompton Lakes

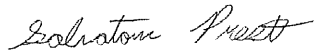
Commissioner Gervens made a motion to approve the resolution. Vice Chair Redmon seconded the motion. The motion passed, with Commissioner Martinique voting against passing the resolution.

3. 2020-08: SP-19-011; Paterson Parking Authority Ward St. Garage; 143-173 Ward Street, Paterson

Commissioner Martinique made a motion to approve the resolution. Vice Chair Redmon seconded the motion. The motion passed unanimously.

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:24PM that was seconded by Vice Chair Redmon. The motion passed unanimously.

Respectfully submitted,



Salvatore Presti for MICHAEL LYSICATOS



## County of Passaic

Department of Planning & Economic Development  
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**Michael Lysicatos AICP, PP**  
*Director*

### PLANNING BOARD

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

February 18<sup>th</sup>, 2020

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Clifton Independent Senior Living; 784 Valley Road, Clifton; Block 44.01, Lot 14 (Passaic County File Number SP-19-043)

Members of the Board,

The above referenced site plan dated December 9<sup>th</sup>, 2019 and the temporary sales trailer plan dated July 8<sup>th</sup>, 2019, revised as of December 11<sup>th</sup>, 2019, were both reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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 zoning table must be revised to include the existing square footage of building and impervious coverage, in addition to the proposed square footage. **Complete.**
2. The applicant must submit signed and sealed copies of the referenced survey by Control Point Associates, dated March 25<sup>th</sup>, 2019. **Complete.**
3. The applicant must provide a cross-easement agreement, permitting access between the two properties (Lots 11 & 14). **Complete.**
4. The applicant must provide curbing (see attached detail) and sidewalk along the entire frontage of the property, connecting to the sidewalk on Lot 11. **Complete.**
5. The applicant must provide drainage calculations. **Complete.**
6. The applicant must provide additional shade trees along the frontage of the site, on the applicant's property. **Complete.**
7. The applicant must provide additional information on the proposed operations of the temporary sales trailer on Lot 14, including a timeline for construction and demolition. It

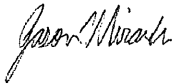
Passaic County Planning Board  
Clifton Independent Senior Living (SP-19-043)  
784 Valley Road, Clifton  
Block 44.01, Lot 14

must be indicated when the sales trailer and driveway are to be removed during the construction process. The applicant must submit a developer's agreement including a "sunset" clause requiring the driveway and drainage to be removed after a specified amount of time. **Incomplete.**

8. For the duration of its use, the sales trailer driveway must be re-constructed to a standard, two-way driveway: 24 feet in width, a white stop bar, "STOP" sign, and double yellow centerline. Sight distance must be indicated on the plans. **The applicant must provide a profile along the sight line for the driveway.**

**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  
Frank Carlet, Esq.

Clifton IL, LLC  
Bohler Engineering

File



# County of Passaic

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

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

**Michael Lysicatos AICP, PP**  
*Director*

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

February 18<sup>th</sup>, 2020

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Prop. Office Building; 247 Black Oak Ridge Road, Wayne; Block 2421, Lot 25 (Passaic County File Number SP-20-001)

Members of the Board,

The above referenced site plan dated March 30<sup>th</sup>, 2017, revised as of November 8<sup>th</sup> 2019, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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.

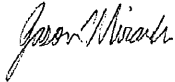
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant must submit two signed and sealed copies of the referenced survey by Darmstatter, Inc.
2. The sidewalk must be a minimum of 5 feet in width.
3. The applicant must provide a raised driveway apron across the site driveway, per County detail (attached).
4. The applicant must remove the parking space that is located within 20 feet of the right-of-way line, adjacent to the site driveway OR the space must be signed for use by employees only.
5. The applicant must provide a 25-foot double yellow centerline at the site driveway. All striping must be noted as thermoplastic.
6. All roof leaders must be indicated on the plans.
7. The applicant must provide the Corridor Enhancement Fee of \$2,621.00 payable to Passaic County.

Passaic County Planning Board  
Prop. Office Building (SP-20-001)  
247 Black Oak Ridge Road, Wayne  
Block 2421, Lot 25

**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  
Simoff Engineering Associates, Inc.

247 Black Oak Ridge Associates, LLC  
File





# County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Director*

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

February 18<sup>th</sup>, 2020

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Prop. Dollar General; 558-564 Van Houten Avenue, Clifton; Block 37.05, Lots 30 & 33 (Passaic County File Number SP-20-007)

Members of the Board,

The above referenced site plan dated January 6<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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 zoning table must include impervious coverage, existing and proposed.
2. The applicant must submit two signed and sealed copies of the referenced survey by Lakeland Surveying.
3. The applicant must eliminate the two parking spaces proposed within 20 feet of the right-of-way line adjacent to the entrance driveway.
4. The applicant must receive a waiver to allow for a driveway within 10 feet of a side property line.
5. The plans must include the County raised driveway apron detail (attached).
6. Please note that the existing crosswalk at the intersection with Dick Street will be re-stripped by PSE&G as part of a resurfacing project.
7. The plans must show the curb line on the opposite side of Van Houten Avenue.
8. Both driveways must be a maximum width of 18 feet.

Passaic County Planning Board  
Prop. Dollar General (SP-20-007)  
558-564 Van Houten Avenue, Clifton  
Block 37.05, Lots 30 & 33

9. All striping must be labelled as thermoplastic.
10. The plans must include a key and details for the proposed signs.
11. The applicant must install a two-faced "ONE WAY" sign at each driveway.
12. The applicant must provide a positive drainage plan, including drainage calculations. There shall be no runoff into the County right-of-way.
13. The applicant must verify whether the existing sidewalk hatch is to be removed. If not, certification must be submitted by a professional engineer that the hatch satisfies requirements to handle an HS-20 load.
14. The applicant must receive an encroachment permit for the existing overhang, sign, and sidewalk hatch shown on the site plan.
15. The applicant must provide shade trees along the frontage of the site. These may be included in the island, replacing the proposed shrubs.
16. The applicant should coordinate with local officials to determine any necessary screening between the easterly driveway and the dwelling on Lot 29. There is an encroachment of a wall block on the applicant's property.
17. The applicant must provide the Corridor Enhancement Fee of \$4,487.00 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  
Michael E. Dipple, P.E.

564 Van Houten, LLC  
File



## County of Passaic

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

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

**Michael Lysicatos AICP, PP**  
*Director*

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

February 18<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Cathedral of St. John the Baptist; 94-100 Hamilton Street, Paterson;  
Block 6217, Lot 2 (Passaic County File Number SP-20-003)

Members of the Board,

The above referenced site plan dated January 22<sup>nd</sup>, 2020 was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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.

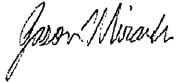
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The zoning table shall include impervious coverage, existing and proposed.
2. The applicant must apply for an encroachment permit for the stairs along Grand Street.
3. The applicant must provide any available correspondence from the Paterson Historic Preservation Commission.
4. The applicant should incorporate historic materials in the construction or preserve elements of the façade, if feasible.
5. The applicant shall provide an interpretive panel and/or historic marker to educate the public on the historic significance of the entire site.
6. The applicant must provide any available architectural plans of the proposed building.
7. The applicant must provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

Passaic County Planning Board  
Cathedral of St. John the Baptist (SP-20-003)  
94-100 Hamilton Street, Paterson  
Block 6217, 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  
Anthony Fiorello, Esq.  
File

Cathedral of St. John the Baptist  
Dynamic Engineering Consultants, P.C.



**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**  
*Director*

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

February 18<sup>th</sup>, 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 11<sup>th</sup>, 2018, revised as of January 28<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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.

Approval of this minor subdivision application has been **withheld** 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. **The applicant must provide a copy of the easement.**
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  
Robert Kalkan Hunter's Investment Group, LLC  
229 Cleveland Ave, LLC 361 Main Street, LLC  
Little Falls Realty, LLC Norman W. Jacobus, Jr.  
Rainbow Caterers, Inc. Timko Main Street, LLC  
Eagle Machine & Instrument, Inc. Bowman Consulting Group, Ltd. File



## County of Passaic

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

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

**Michael Lysicatos AICP, PP**  
*Director*

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

February 18<sup>th</sup>, 2020

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – BSG Management Co.; 132-172 Mountain View Boulevard, Wayne;  
Block 710, Lots 3 & 4 (Passaic County File Number SP-17-002)

Members of the Board,

The above referenced site plan dated December 2<sup>nd</sup>, 2014, revised as of January 2<sup>nd</sup>, 2020, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. Per the applicant's waiver request, the Board voted to reduce the required Corridor Enhancement Fee from the previously assessed amount.

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 submit drainage calculations showing the capacity of the existing system. The capacity of 20cfs for the existing 24" RCCP does not include any existing flow. The calculations must include all existing AND additional flows, in order that a determination can be made on whether the pipe can handle the additional flow from the site. **The submitted calculations are incorrect – the applicant must use a single time of concentration.**
2. The proposed westerly drive aisle must have a one-way circulation pattern in the direction of the existing driveway along Mountain View Boulevard. **Complete.**
3. The southerly connecting driveway in the proposed westerly parking area must be one-way eastbound and only 18' in width with DO NOT ENTER signs facing eastward. **Complete.**
4. The applicant must provide a 10' easement between the parking lot and railroad in order to allow for access to the rail trail at the rear of the site. **Complete (no longer required).**
5. All existing driveways must have double yellow centerlines and stop bars. Address the issue of the common driveway with Lot 2 (Hot Dog Hut) – does this operate as one or two

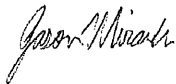
Passaic County Planning Board  
BSG Management Co. (SP-17-002)  
132-172 Mountain View Boulevard, Wayne  
Block 710, Lots 3 & 4

driveways? Signing and striping is needed to clarify the operation of this driveway. All stop bars must be noted as "white". All centerlines must be noted as "yellow". All striping must be noted as "thermoplastic". The centerline may not extend past the stop bar, which must be four (4) feet back from the edge of the sidewalk. **The "ONE WAY" signs at the westerly driveway must be relocated to the building side of the driveway, and be re-aligned to be parallel to the one-way traffic flow. At the westerly driveway, the centerline must be shifted to line up with the center of the two-way interior drive to the north.**

6. The applicant must provide the Corridor Enhancement Fee of \$10,516.00 payable to Passaic County. **The applicant must provide the reduced Corridor Enhancement Fee of \$1,575.00 payable to Passaic County.**
7. It must be indicated that the two-way lane markings along the front drive aisle will be removed. **Complete.**
8. The plans must indicate the sight distance at the westerly site driveway, looking towards the railroad crossing to the west. **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  
Weissman Engineering  
Mountainview Capital, LLC

BSG Management Co.  
Jerome A. Vogel, Esq.  
File



## County of Passaic

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

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

**Michael Lysicatos AICP, PP**  
*Director*

### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

February 18<sup>th</sup>, 2020

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

Re: Site Plan Review – Kingwood Flex; 1590-1610 Union Valley Road, West Milford; Block 6401, Lots 1 & 3 (Passaic County File Number SP-19-008)

Members of the Board,

The above referenced site plan dated March 1<sup>st</sup>, 2019, revised as of December 19<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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 applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor. **Complete.**
2. The plans must show the full extent of the Union Valley Road right-of-way, including all features (centerline, curbing, sidewalk, and utilities). Additional comments may be provided in response. There must be curbing and sidewalk along the entire frontage in accordance with County detail (attached). The sidewalk must be a minimum of 5' in width, and must be routed around the utility poles which are currently located in the path of the existing sidewalk. **The sidewalk must connect with the existing sidewalk along the bridge, at the northerly end of the site. The applicant must provide a dedication to the County for the extent of the Master Plan right-of-way of Union Valley Road, measured 33 feet from the roadway centerline to the property.**
3. The applicant must provide copies of any required NJDEP permits. **Incomplete.**
4. The applicant must provide the Corridor Enhancement Fee of \$5,295.00 payable to Passaic County. **Incomplete.**

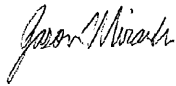


Passaic County Planning Board  
Kingwood Flex (SP-19-008)  
1590-1610 Union Valley Road, West Milford  
Block 6401, Lots 1 & 3

- 5. It is recommended that the applicant incorporate green stormwater infrastructure practices, based on the Green Stormwater Infrastructure Element of the Passaic County Master Plan, to mitigate on-site runoff into Belchers Creek.**

**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  
Dynamic Engineering Consultants, PC

Kingwood Flex, LLC  
File



## County of Passaic

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

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

**Michael Lysicatos AICP, PP**  
*Director*

### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

February 18<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Minor Subdivision Review – NJ Real Estate Asset Holding Subdivision; 357-363 Preakness Avenue, Paterson; Block 1210, Lot 28 (Passaic County File Number 19-010)

Members of the Board,

The above referenced subdivision plat dated June 28<sup>th</sup>, 2019, revised as of September 19<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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.

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

1. The existing Preakness Avenue driveway has an on-site turnaround; the turnaround would be eliminated to accommodate the proposed dwelling. The applicant must provide an on-site turnaround in order for the Preakness Avenue driveway to be permitted to remain open.
2. Future access to Preakness Avenue must be prohibited from proposed Lot 28.02. This must be noted on the plat.
3. The sidewalk and curbing along Preakness Avenue must be replaced, per County detail (attached).
4. The plat must include the County raised driveway apron detail (attached).
5. The plat must include grading and show all existing and proposed drainage. There shall be no runoff permitted onto Preakness Avenue.

**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.**

Passaic County Planning Board  
Ward Street Parking Garage (SP-19-011)  
143-173 Ward Street, Paterson  
Block 6204, Lot 2

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Alan J. Mariconda, Esq.  
J.P. Miceli Surveying, LLC

NJ Real Estate Asset Holding, LLC  
Heritage Madison Architecture, LLC  
File



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

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

**Michael Lysicatos AICP, PP**  
*Director*

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

February 18<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Minor Subdivision Review – Abdelghani Subdivision; 122-126 Lakeview Avenue, Paterson; Block 7604, Lot 15 (Passaic County File Number 20-003)

Members of the Board,

The above referenced subdivision plat dated August 10<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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 survey must be sealed.
2. The “concrete walk” to Lakeview Avenue includes a curb cut and is used as a driveway. As the applicant has proposed a driveway along Illinois Avenue, the curb cut must be removed and replaced with full-height curbing and sidewalk in accordance County detail (attached).
3. The yellow striping, adjacent to the Lakeview Avenue driveway, must be removed from the right-of-way.
4. The applicant must provide shade trees along the frontage of Lakeview Avenue.

**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  
Alan J. Mariconda, Esq.  
File

Fawzi Abdelghani  
AK Architecture, LLC



## County of Passaic

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

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

---

### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

**Michael Lysicatos AICP, PP**  
*Director*

February 20<sup>th</sup>, 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 30<sup>th</sup> 2019 was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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:

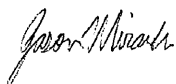
1. The plans must note the right-of-way width of Squirrelwood Road up to the jurisdictional line, which should also be indicated. If the width varies, all variations in width must be noted in the correct location.
2. The applicant must submit two signed and sealed copies of the referenced surveys by Control Point Associates, Inc.
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.
4. The two-lane exit at the New Street driveway must be reconfigured to a one-lane exit.
5. The applicant shall replace and refresh all signing and striping at all Garret Mountain Plaza driveways along Squirrelwood Road and New Street.
6. The applicant must provide cross-easements for shared access with other sites at Garret Mountain Plaza.

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

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](mailto:anthony.sytko@dot.nj.gov).
8. The following comments pertain to the proposed trip generation figures:
  - a) The applicant must justify the 30% sibling credit.
  - b) There will be 1,237 students, but the trip generation figures show only 777 students arriving (plus three buses).
  - c) The estimated trip generation must include employees.
  - 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.
9. The following intersections must be studied for potential traffic impacts:
  - a) Squirrelwood Road / Jackson Avenue / Rte. 80 eastbound entrance ramp;
  - b) Spruce Street / Grand Street;
  - c) Grand Street / New Street;
  - d) Glover Avenue / McBride Avenue; and
  - e) Glover Avenue / Nagle Street (unsignalized).
10. The applicant must provide copies of any available architectural plans.
11. The applicant must provide the 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  
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](http://www.passaiccountynj.org)

**Michael Lysicatos AICP, PP**  
*Director*

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

February 18<sup>th</sup>, 2020

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Days Inn Exterior Lighting; 137 Ratzer Road, Wayne; Block 2406, Lot 82 (Passaic County File Number SP-20-005)

Members of the Board,

The above referenced site plan dated August 20<sup>th</sup>, 2018, revised as of December 13<sup>th</sup> 2019, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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 Ratzer Road. If the width varies, all variations in width must be noted in the correct location.
2. All signing and striping at the Ratzer Road and Black Oak Ridge Road driveways must be replaced and refreshed.
3. The applicant must provide the 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  
Bertin Engineering

Wayne Hotel, LLC  
File



## County of Passaic

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

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

**Michael Lysicatos AICP, PP**  
*Director*

### PLANNING BOARD

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

February 18<sup>th</sup>, 2020

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 1022-1026 Main Street, Paterson; Block 6902, Lots 9.01, 9.02, 17, 18 & 19 (Passaic County File Number SP-20-009)

Members of the Board,

The above referenced site plan dated November 21<sup>st</sup>, 2018, revised as of January 14<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on February 13<sup>th</sup>, 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 and address of the applicant and the owner must be noted on the plans.
2. The zoning table must include impervious coverage, existing and proposed.
3. The right-of-way width of Main Street must be noted on the plans.
4. The applicant must submit two signed and sealed copies of the survey.
5. The applicant must provide a graphic scale, in addition to the written scale, for all plan diagrams.
6. The curbing and sidewalk along the entire Main Street frontage must be replaced per County detail (attached). The plans must show Main Street up to the curb line on the opposite side of the street.
7. The proposed security cameras in the Main Street right-of-way shall be recessed. The applicant must note any other proposed encroachments on the site plan.

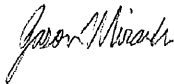


Passaic County Planning Board  
Prop. Mixed-Use Building (SP-20-009)  
1022-1026 Main Street, Paterson  
Block 6902, Lots 9.01, 9.02, 17, 18 & 19

8. The plans must indicate the dimensions of the planter boxes and note the species of the proposed shade trees on Main Street. The planter boxes should have a length of eight (8) feet along the Main Street frontage and provide sufficient passing width.
9. The side elevations must note the location of Main Street.
10. The applicant must provide a footing detail for the Main Street frontage. The footings must be entirely outside of the County right-of-way.
11. The applicant must provide information on emergency egress.
12. The applicant must provide the Corridor Enhancement Fee of \$1,500.00 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  
Alan J. Mariconda, Esq.  
File

1022-1026 Main Street, LLC  
Heritage Madison Architecture, LLC

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-06 (SP-17-064)

WHEREAS, the applicant, Brightview Hamburg, LLC (“the Applicant”) submitted a site plan application for the property located on Block 2711, Lot 107 in the Township of Wayne, New Jersey, with an address of 1139 Hamburg Turnpike, Wayne, NJ 07470;

WHEREAS, the application was given a file number of SP-17-064;

WHEREAS, on December 14<sup>th</sup>, 2017, the site plan prepared by Stonefield Engineering & Design, LLC dated November 22<sup>nd</sup>, 2017 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

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

1. The applicant was required to submit drainage calculations.
2. The applicant was required to provide raised driveway aprons at both driveways in accordance with County detail.
3. It was recommended that the applicant use green infrastructure techniques for on-site stormwater mitigation.
4. The applicant was required to provide the Corridor Enhancement Fee of \$10,034.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Stonefield Engineering & Design, LLC dated November 22<sup>nd</sup>, 2017, revised as of January 11<sup>th</sup>, 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 Wayne Board of Adjustment;

WHEREAS, the Applicant submitted a site plan prepared by Stonefield Engineering & Design, LLC dated November 22<sup>nd</sup>, 2017, revised as of December 13<sup>th</sup>, 2019, including a minor field change to relocate the primary site driveway six (6) feet to the west in order to avoid a utility pole;

WHEREAS, County staff reviewed the plans and deemed that the proposed driveway relocation was acceptable as a minor field change and issued a letter to the Applicant and the Wayne Board of Adjustment;

WHEREAS, the Applicant has proposed work within the County right-of-way, including the construction of driveway aprons and the installation of signing and striping, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

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 November 22<sup>nd</sup>, 2017, revised as of December 13<sup>th</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne Board of Adjustment. Any further revision of the site plan must be submitted to the Board.

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

\_\_\_\_\_  
Miguel Diaz, Chairman  
Passaic County Planning Board

\_\_\_\_\_  
Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: \_\_\_\_\_

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-07 (SP-18-039)

WHEREAS, the applicant, 105 Hamburg Turnpike, LLC (“the Applicant”) submitted a site plan application for the property located on Block 2905, Lot 11.04 in the Borough of Pompton Lakes, New Jersey, with an address of 105 Hamburg Turnpike, Pompton Lakes, NJ 07442;

WHEREAS, the application was given a file number of SP-18-039;

WHEREAS, on December 13<sup>th</sup>, 2018, the site plan prepared by Stonefield Engineering & Design, LLC dated June 6<sup>th</sup>, 2018, revised as of November 27<sup>th</sup>, 2018, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

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

1. The applicant was required to install curbing and sidewalk along the entire Ringwood Avenue frontage. Along the entire Paterson-Hamburg Turnpike frontage, the applicant was required to install curbing and replace the existing sidewalk.
2. The applicant was required to construct raised driveway aprons at both driveways.
3. The applicant was required to collect all stormwater runoff on the site.
4. The applicant was required to submit calculations on the capacity of the connecting pipe to handle stormwater from the site.
5. The applicant was required to submit a copy of the cross-easement with the owner of adjacent Lot 11.05.
6. The applicant was required to install a two-faced “ONE WAY” sign at the entrance driveway.
7. The applicant was required to stripe a double yellow, thermoplastic centerline at the northerly driveway.
8. The applicant was required to plant additional shade trees along Ringwood Avenue, south of the southerly driveway, and along Paterson-Hamburg Turnpike.
9. The applicant was required to install an ADA-compliant curb ramp at the corner of Ringwood Avenue and Paterson-Hamburg Turnpike.
10. The applicant was required to submit turning templates for vehicles exiting the site.
11. The applicant was required to provide the Corridor Enhancement Fee of \$8,542.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Stonefield Engineering & Design, LLC dated June 6<sup>th</sup>, 2018, revised as of August 1<sup>st</sup>, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Borough of Pompton Lakes has proposed to re-locate the existing signal at the intersection of Ringwood Avenue and Paterson-Hamburg Turnpike, which has been included on the above-referenced plans.

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 Pompton Lakes Planning Board;

WHEREAS, the Applicant has submitted an application for a Storm Drain Connection Permit for the proposed connections into the Paterson-Hamburg Turnpike and Ringwood Avenue drainage systems, which will require approval by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed to construct a new curb cut and driveway along the Ringwood Avenue frontage of the site, which will require application for and the granting of a Right-of-Way Access Permit by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed work within the County right-of-way, including the construction of sidewalk and curbing, the construction of driveway aprons, the installation of drainage infrastructure, and the installation of signing and striping, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

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 June 6<sup>th</sup>, 2018, revised as of August 1<sup>st</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Pompton Lakes Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

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

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Miguel Diaz, Chairman  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: \_\_\_\_\_

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-08 (SP-19-011)

WHEREAS, the applicant, Paterson Parking Authority (“the Applicant”) submitted a site plan application for the property located on Block 6204, Lot 2 in the City of Paterson, New Jersey, with an address of 143-173 Ward Street, Paterson, NJ 07505;

WHEREAS, the application was given a file number of SP-19-011;

WHEREAS, on December 5<sup>th</sup>, 2019, the site plan prepared by Professional Consulting, Inc. dated July 5<sup>th</sup>, 2018, revised as of October 17<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

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

1. The applicant was required to replace the curbing and sidewalk along the Market Street frontage of the site.
2. The applicant was required to construct ADA-compliant curb ramps at the corner of Market Street and Railroad Avenue. Prior to the release of any Highway Opening & Use Permit bonds associated with this application, the applicant must submit a signed and sealed certification from a professional engineer that the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”.
3. The applicant was required to stripe continental-style crosswalks at the corner of Market Street and Railroad Avenue.
4. The applicant was required to construct a raised driveway apron across the Market Street driveway.
5. The applicant was required to refresh the existing yellow curb paint along the Market Street frontage.
6. The applicant was required to provide an additional “NO PARKING ANY TIME” sign along the Market Street frontage.
7. The applicant was required to install two “DO NOT ENTER” signs after the exit gate, in order to direct traffic left towards the exit driveway.
8. The applicant was required to submit an analysis of the proposed connection into the Market Street drainage system.
9. The applicant was required to install a trench drain, Campbell Foundry model 4526A or equivalent, at the Market Street driveway.
10. The applicant was required to submit an encroachment permit application and structural details for the proposed overhang into the Market Street right-of-way.

11. The Board recommended that the intersection of Railroad Avenue and Ward Street be re-configured through the removal of the slip lane and provision of a standard curb radius, in order to improve both traffic flow and pedestrian safety.

WHEREAS, the Applicant submitted a site plan prepared by Professional Consulting, Inc. dated July 5<sup>th</sup>, 2018, revised as of October 17<sup>th</sup>, 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 Paterson Planning Board;

WHEREAS, the Applicant has proposed a connection into the Market Street 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, including the replacement of sidewalk and curbing, the construction of a driveway apron, the installation of drainage infrastructure, and the installation of signing and striping, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

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 July 5<sup>th</sup>, 2018, revised as of October 17<sup>th</sup>, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Planning Board. Any further revision of the site plan must be submitted to the Board.

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

\_\_\_\_\_  
Miguel Diaz, Chairman  
Passaic County Planning Board

\_\_\_\_\_  
Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: \_\_\_\_\_