



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, February 27th, 2020
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chair Diaz opened the meeting at 5:03 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

MEMBERS PRESENT: 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; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

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

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

- The Planning Department has been assisting with the Census 2020 Complete County activities. The department is engaged in grant management, including managing sub grant recipients, as well as procuring materials and services for the Complete Count Committee and ambassador training. The federal government will begin mailing census forms in mid-March. Census efforts will still continue after the forms are mailed into June.
- The Paterson-Newark Transit market study will be coming to a head in the next few weeks. The Planning Department has been working with the NJDOT on the model to test bus rapid transit and light rail options between Paterson and Newark.

PUBLIC PORTION: Commissioner Simpson 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 Simpson made a motion to close the public portion that was seconded by Commissioner Martinique. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-19-006 – Alumni Minyan Synagogue – 280 Main Avenue, Passaic

This is a previously withheld site plan application in which the applicant has proposed to operate a synagogue at the site of an existing two-story building. The building is currently vacant. A parking lot to the side and rear of the building, which is currently composed of compacted gravel, will be paved and striped. The site has frontage along Main Avenue in

Passaic. The application was withheld by the Board on January 30th, 2020 with four (4) conditions. There will be a total of 23 parking spaces on the site. Access to the parking lot will be via the existing driveway along Main Avenue. The applicant has proposed to install a curb cut and raised driveway apron at the driveway. The applicant has also proposed to replace all curbing and sidewalk along the Main Avenue frontage.

The parking lot is to be re-graded to allow up to six inches of on-site ponding prior to any overflow. No connection to the Main Avenue drainage system is proposed. A trench drain is proposed at the Main Street, which will connect to three on-site seepage pits. An additional seepage pit will connect to the roof leaders. The applicant has submitted drainage calculations, which have been deemed acceptable by staff. The applicant has proposed to maintain two existing shade trees located along the Main Avenue frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide copies of the referenced survey dated 8/22/14, signed and sealed by a licensed surveyor. The applicant must submit sealed copies of the survey.

No comments were made by staff or the board.

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

SP-20-002 – Cosan Chemical Corp. Asphalt Capping – 409 River Road, Clifton

This is a new site plan application in which the applicant has proposed to pave a portion of the site to cap the area as part of an existing remediation plan. The area is currently comprised of approximately 6000 sq. ft. of compacted gravel, located about 250 feet from River Road. No construction or demolition is proposed. The applicant has access to River Road through an adjacent property, Lot 59. The applicant did not submit any easements clarifying access permissions. No changes are proposed to the River Road driveway.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the City must be added to the title block. The applicant must provide more information on the proposed asphalt capping. It must be clarified what the future use of the site will be. The applicant must install all signing and striping that was previously approved in 2007. This includes a "STOP" sign, "NO LEFT TURN" (R3-2) signs, "NO PARKING ANY TIME" signs, a double yellow centerline, a 12-inch, white stop bar, and all striping within the right-of-way of River Road. The previously approved plans are attached. All striping must be thermoplastic. At the exit onto River Road, there is a tree that blocks sight distance looking to the right. It must be removed. The applicant must submit any required NJDEP approvals.

David Russell, was sworn in, Licensed Site Remediation Professional, informed the board that the applicant was not the site property owner. He clarified that the applicant has an access right from the property owner to remediate the pollution on the property.

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

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

This is a new site plan application in which the applicant has proposed to install a walk-in refrigerator at the rear of an existing Dunkin’ restaurant. No other construction or demolition is proposed. The site is located along Union Valley Road in West Milford. There are 15 total parking spaces on the site. All access is provided at an existing driveway along Union Valley Road. A separate left-turn lane is provided on Union Valley Road for vehicles entering the site, which has an existing drive-thru facility. No changes to the driveway, sidewalk, or curbing are proposed. The site has an existing landscaped strip along the Union Valley Road frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide a “STOP” sign, 12”, white stop bar, and double yellow centerline at the site driveway. The existing crosswalk must be re-striped in the continental-style. The left-turn arrows, white lane line, and double yellow centerline in the turning lane used for vehicles entering the site shall also be refreshed. All striping must be thermoplastic. The applicant must provide the Corridor Enhancement Fee of \$3,200.00 payable to Passaic County.

Mazen Hajjeh, maintenance supervisor, was sworn in and was authorized to speak on behalf of the applicant. He addressed the board’s concern on the wear and tear present at the site. He was told by the board that the applicant must include a stop sign and striping as agreed upon in the site plan submitted when the site was constructed.

Commissioner Martinique made a motion to grant **conditional approval** to the site plan application on the condition that a stop sign is install within two weeks of the planning board. If verification of the sign is not received, the application would be brought back to the board and potentially withheld. Commissioner Simpson seconded that motion. The motion passed unanimously.

SP-20-008 – The Wonder of Learning Academy – 1590-1610 Union Valley Road, West Milford

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

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

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be included in the title block. The name and address of the applicant must be noted on the plans. The applicant must provide information on the proposed pick-up and drop-off procedures. All parking spaces designated for the facility shall be indicated on the basement plan. The spaces must be signed appropriately. The applicant must provide the Corridor Enhancement Fee of \$3,908.00 payable to Passaic County.

The Board added a comment that the applicant must clarify if there are any access restrictions or controls for the parking garage. The board also added a comment that the applicant must submit a written request to the City to prohibit stopping and standing along the entire frontage. Two "NO STOPPING OR STANDING" signs, with arrows pointing towards each other, must be provided at either end of the frontage.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS

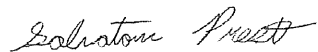
1. 2020-09: SP-17-066; Demarest Properties; 70 Demarest Drive, Wayne
2. 2020-10: SP-19-040; Prop. Generator; 220 Paterson-Hamburg Turnpike, Wayne
3. 2020-11: SP-19-055; Bakkafrost USA; 25 Corporate Drive, Wayne
4. 2020-12: SU-20-001; Carrol Holdings Subdivision; 99 Long Pond Road, West Milford

5. 2020-13: SU-20-002; Pawlick/Hollfelder Subdivision; 36 Grove Street, West Milford

Vice Chair Redmon made a motion to accept all resolutions with Commissioner Simpson's correction to 2020-10. Commissioner Metzler seconded the motion. The motion passed unanimously.

ADJOURNMENT: Commissioner Simpson made a motion to adjourn the meeting at 5:47PM 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
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

February 28th, 2020

Passaic Board of Adjustment
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Alumni Minyan Synagogue; 280 Main Avenue, Passaic; Block 1263, Lot 50 (Passaic County File Number SP-19-006)

Members of the Board,

The above referenced site plan dated February 11th, 2019, revised as of February 6th, 2020, was reviewed by the Passaic County Planning Board on February 27th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **conditional approval** pending receipt of two sealed copies of the previously submitted survey completed by Clearpoint Services, LLC dated August 22nd, 2014. Upon receipt of the sealed copies of the survey, the application will be granted unconditional approval.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Chisvette Engineering, LLC

Alumni Bais Medrash, Bezalel Wagner
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

February 28th, 2020

Daniel Howell
Clifton Zoning Officer
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Former Cosan Chemical Corp. Asphalt Capping; 409 River Road, Clifton; Block 61.03, Lot 61 (Passaic County File Number SP-20-002)

Members of the Board,

The above referenced site plan dated September 3rd, 2019 was reviewed by the Passaic County Planning Board on February 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 the plans on a standard compact disc media.

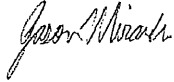
Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The name of the City must be added to the title block.
2. The applicant must provide more information on the proposed asphalt capping. It must be clarified what the future use of the site will be.
3. The applicant must install all signing and striping that was previously approved in 2007. This includes a “STOP” sign, “NO LEFT TURN” (R3-2) signs, “NO PARKING ANY TIME” signs, a double yellow centerline, a 12-inch, white stop bar, and all striping within the right-of-way of River Road. All striping must be thermoplastic. The improvements must be installed prior to the issuance of any approval for this application. The previously approved plans are attached.
4. At the exit onto River Road, there is a tree that blocks sight distance looking to the right. It must be removed.
5. The applicant must submit any required NJDEP approvals, including any agreements pertaining to the proposed remediation.

Passaic County Planning Board
Former Cosan Chemical Corp. Asphalt Capping (SP-20-002)
409 River Road, Clifton
Block 61.03, Lots 61

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.

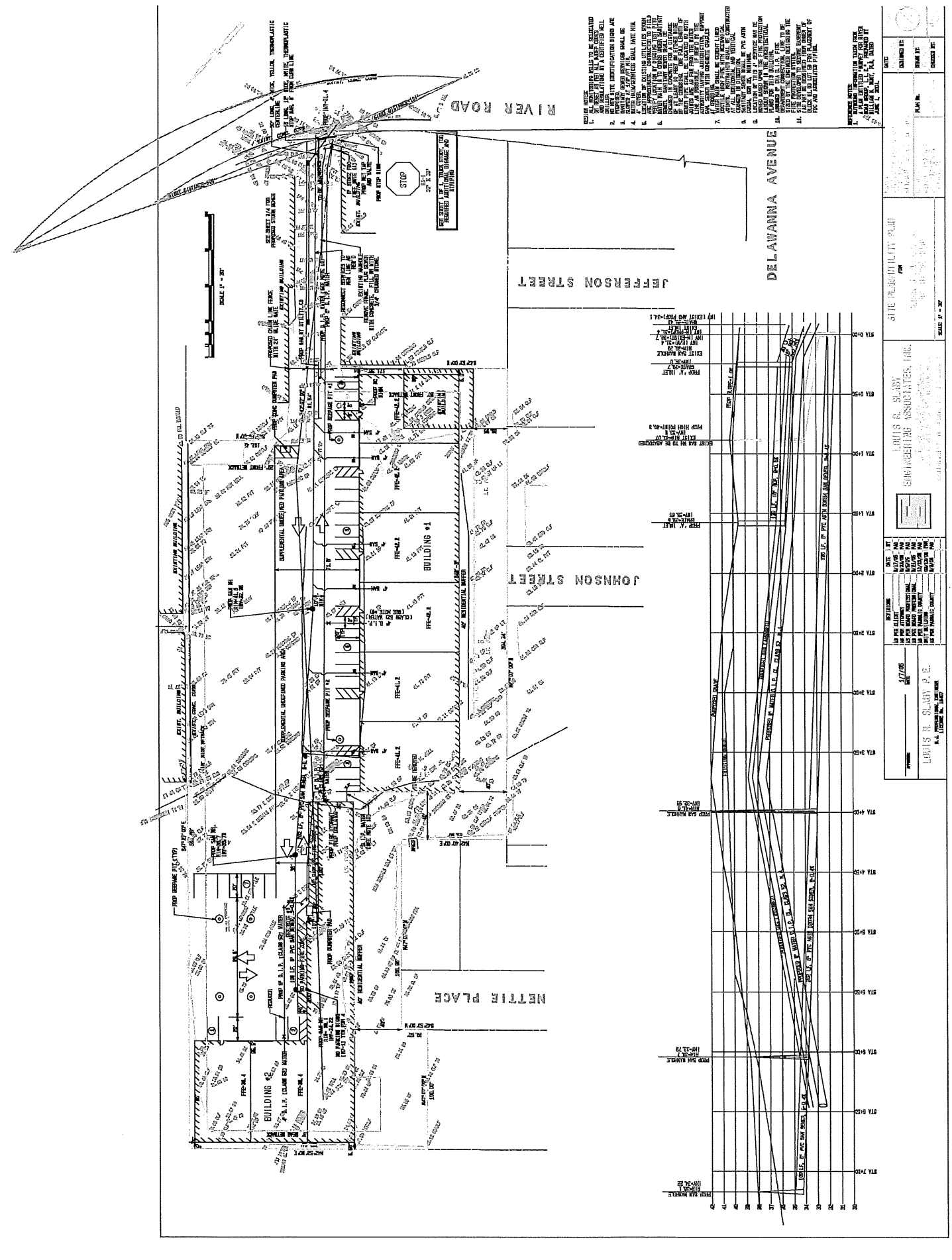
Best Regards,



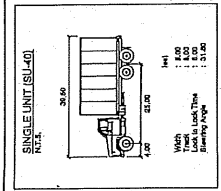
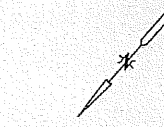
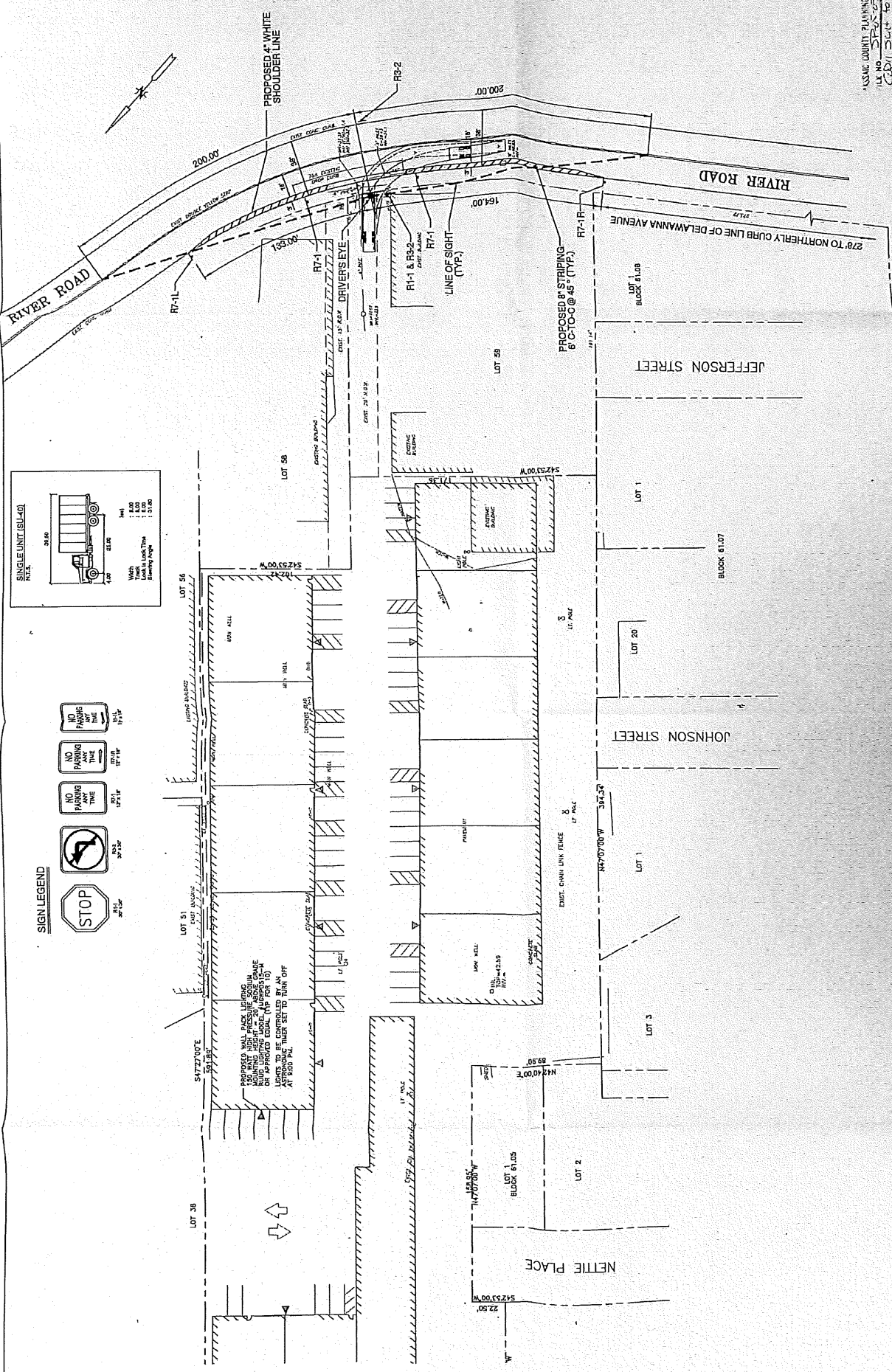
Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Classic Realty Co. NJ Ltd.
Kevin McKeon, P.E.

Seth Levine, P.E.
David Russell, P.E.
File



<p>DATE: 12/25/05</p> <p>BY: LOUIS R. SLABY P.E.</p> <p>SCALE: 1" = 20'</p>		<p>LOUIS R. SLABY P.E.</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. 0000000000</p> <p>STATE OF DELAWARE</p>		<p>LOUIS R. SLABY P.E.</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. 0000000000</p> <p>STATE OF DELAWARE</p>	
<p>PROJECT: SITE DEVELOPMENT PLAN</p> <p>CLIENT: LINTONSON COMPANY</p> <p>ADDRESS: 1234 DELAWARE AVENUE</p>		<p>PROJECT: SITE DEVELOPMENT PLAN</p> <p>CLIENT: LINTONSON COMPANY</p> <p>ADDRESS: 1234 DELAWARE AVENUE</p>		<p>PROJECT: SITE DEVELOPMENT PLAN</p> <p>CLIENT: LINTONSON COMPANY</p> <p>ADDRESS: 1234 DELAWARE AVENUE</p>	
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PROPOSED WALL PACK LIGHTING
 MOUNTING HEIGHT SHALL BE 20' TO 25'
 ON APPROVED LOCAL (AFC) FOR 110'
 LIGHTS TO BE CONTROLLED BY AN
 AT 1800 HRS.

TRUCK STUDY
 BLOCK 61.05 LOT 61
 CITY OF CUYAHOGA, PASADENA COUNTY, OHIO, MOBEY

SCALE: 1" = 30'

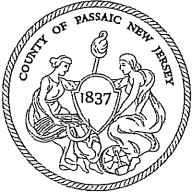
DATE: 07/20/08

SEA Simoff Engineering Associates
 200 South Street, New Providence, New York 07645
 Phone: (908) 790-1000 Fax: (908) 790-1000
 WWW.SIMOFF.COM

DATE: 07/20/08

NO.	REVISIONS	DATE

WAG. REFERENCE
 FOR THE PURPOSES OF THIS DOCUMENT, INFORMATION OBTAINED ON THE PLAN
 HAS BEEN ASSUMED TO BE CORRECT AND ACCURATE. THE ENGINEER HAS
 NOT CONDUCTED A FIELD SURVEY OF THE PROJECT. THE USER OF THIS
 PLAN SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION.



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

February 28th, 2020

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

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

Members of the Board,

The above referenced site plan dated August 1st, 2019, revised as of December 10th, 2019, was reviewed by the Passaic County Planning Board on February 27th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must provide a “STOP” sign, 12”, white stop bar, and double yellow centerline at the site driveway. The existing crosswalk must be re-striped in the continental-style. The left-turn arrows, white lane line, and double yellow centerline in the turning lane used for vehicles entering the site shall also be refreshed. All striping must be thermoplastic. The “STOP” sign must be installed within two weeks of receipt of this letter, and will be inspected by County staff. The previously approved site plan, including a “STOP” sign, stop bar, and centerline, is attached.
2. The applicant must provide the Corridor Enhancement Fee of \$3,200.00 payable to Passaic County.

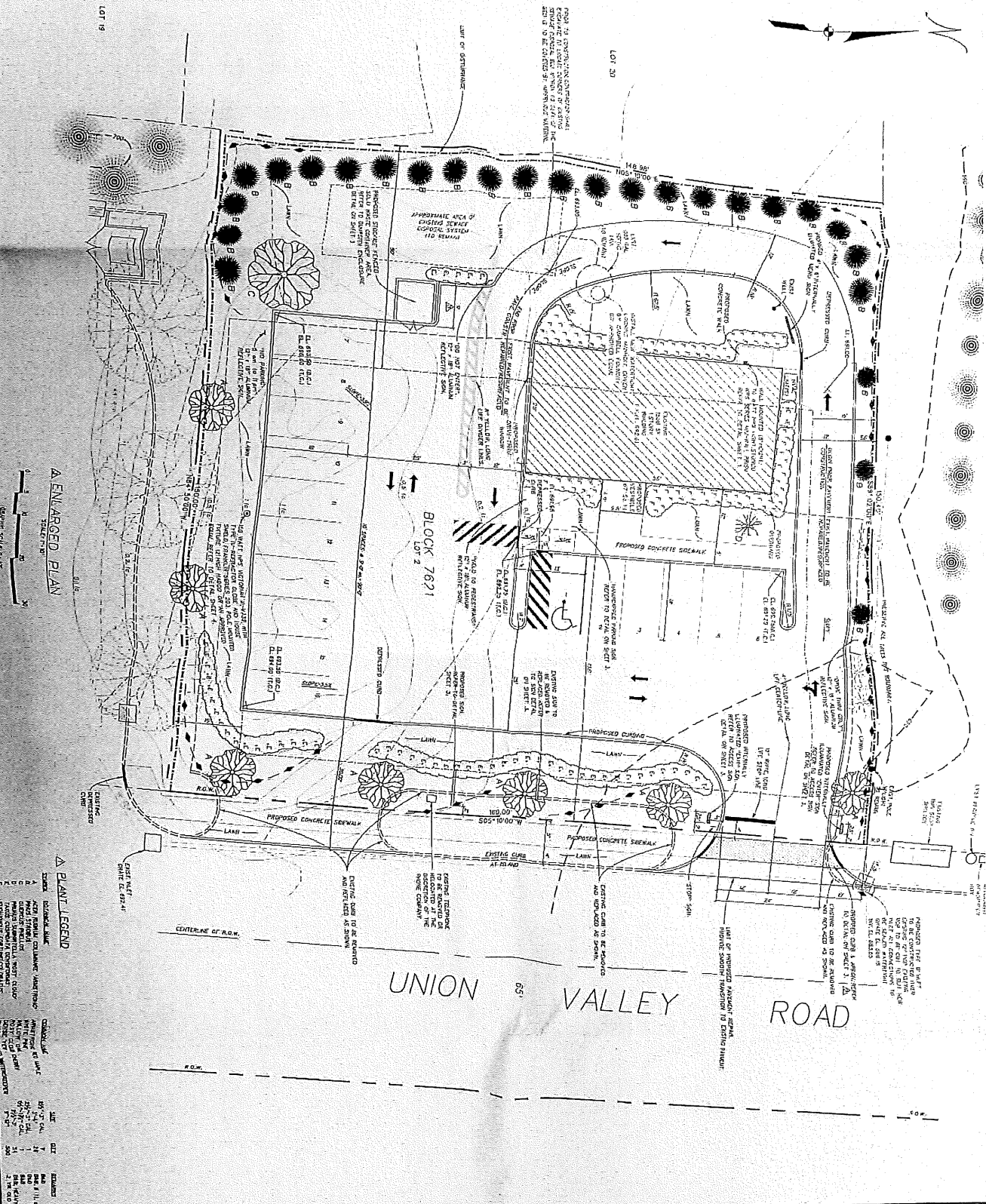
Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be returned without review or comment.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
ABDD, LLC
Joseph Golden, P.E.

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



A ENLARGED PLAN
SCALE: 1" = 30'

B PLANT LEGEND

SYMBOL	DESCRIPTION
1	PLANTING
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50	PLANTING

UNION VALLEY ROAD

LEGEND

- EXISTING CONTOURS
- BUILDING FOOTPRINTS
- PROPOSED SIDEWALK BARRIERS
- DOCK OF PAVEMENT
- PROPERTY LINE
- EXISTING DRIVE
- EXISTING DRIVE
- OWNER
- Albert Salminger
1 Valley Street
Hortlorn, New Jersey, 07506
- DEVELOPER
- Veron Kettle
Newfound
973-200-8838
- DESIGNER
- ALBERT B. GLOTT & P.C., P.E.
CIVIL ENGINEERING & LAND SURVEYING
1475 9th
Suite 200
Hortlorn, NJ 07506
SHEET NO. 3 OF 3

PARTIAL SITE PLAN

DUNKIN' DONUTS
Township of West Milford
Parsons County, New Jersey 07410

Block 7621, Lot 2
162 Union Valley Road

CIVIL DYNAMICS, Inc.
CIVIL ENGINEERING & LAND SURVEYING

ALBERT B. GLOTT & P.C., P.E.
CIVIL ENGINEERING & LAND SURVEYING



County of Passaic

Department of Planning & Economic Development
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PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

Michael Lysicatos AICP, PP
Director

February 28th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated November 18th, 2019 was reviewed by the Passaic County Planning Board on February 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 the plans on a standard compact disc media.

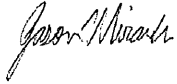
Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The name of the County must be included in the title block.
2. The name and address of the applicant must be noted on the plans.
3. The applicant must provide information on the proposed pick-up and drop-off procedures. It should be clarified whether there are any access restrictions or controls for the parking garage.
4. In order to prevent pick-up and drop-off of children along the Main Street frontage, the applicant must submit a written request to the City to prohibit stopping and standing along that entire frontage. Two “NO STOPPING OR STANDING” signs, with arrows pointing towards each other, must be provided at either end of the frontage.
5. All parking spaces designated for the facility shall be indicated on the basement plan. The spaces must be signed appropriately.
6. The applicant must provide the Corridor Enhancement Fee of \$3,908.00 payable to Passaic County.

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

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
Straight Street Properties, LLC
JR Frank Design, LLC

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

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-09 (SP-17-066)

WHEREAS, the applicant, Demarest Properties, LLC (“the Applicant”) submitted a site plan application for the property located on Block 302, Lot 21 in the Township of Wayne, New Jersey, with an address of 70 Demarest Drive, Wayne, NJ 07470;

WHEREAS, the application was given a file number of SP-17-066;

WHEREAS, on January 3rd, 2018, the site plan prepared by Darmstatter, Inc. dated September 28th, 2016, revised as of June 8th, 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 one condition: the applicant was required to submit a traffic report, including trip generation and distribution data for trucks using the site and including any information on the origin and destination of the truck traffic;

WHEREAS, the Applicant’s attorney, Donald G. Matthews, Esq., submitted correspondence dated February 23rd, 2018, 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 Planning Board;

WHEREAS, the Applicant submitted an amended site plan prepared by Darmstatter, Inc. dated September 28th, 2016, revised as of March 8th, 2019, addressing comments from the Wayne Planning Board;

WHEREAS, County staff reviewed the amended site plan and determined that the proposed modifications did not pose any additional impact to County facilities, and issued a letter of amended unconditional approval to the Applicant and the Wayne Planning Board;

WHEREAS, the Applicant has not proposed any work within the County right-of-way;

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 September 28th, 2016, revised as of March 8th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne 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: _____

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-11 (SP-19-055)

WHEREAS, the Applicant, Bakkafrost USA, LLC (“the Applicant”) submitted a site plan application for the property located on Block 501, Lot 4 in the Township of Wayne, New Jersey, with an address of 25 Corporate Drive, Wayne, NJ 07470;

WHEREAS, the application was given a file number of SP-19-055;

WHEREAS, on January 2nd, 2020, the site plan prepared by EIC Group, LLC dated October 30th, 2019, revised as of December 6th, 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 determined that the site plan posed no adverse impact to County facilities and granted the application unconditional approval;

WHEREAS, County staff issued a letter of unconditional approval to the Applicant and the Wayne Planning Board;

WHEREAS, the Applicant has not proposed any work within the County right-of-way;

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 October 30th, 2019, revised as of December 6th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne 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: _____

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-12 (SU-20-001)

WHEREAS, the Applicant, Environmental Construction Co. (“the Applicant”) submitted a minor subdivision application for the property located on Block 4106, Lot 1 in the Township of West Milford, New Jersey, with an address of 99 Long Pond Road, Hewitt, NJ 07421;

WHEREAS, the application was given a file number of SU-20-001;

WHEREAS, on January 30th, 2020, the subdivision plat prepared by Houser Engineering, LLC dated March 1st, 2017, revised as of January 8th, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Subdivision Resolution;

WHEREAS, the Applicant has proposed the subdivision of Block 4106, Lot 1 into the separate Lots 1.01 and 1.02;

WHEREAS, the Board determined that the proposed subdivision posed no adverse impact to County facilities and granted the application unconditional approval;

WHEREAS, County staff issued a letter of unconditional approval to the Applicant and the West Milford Planning Board;

WHEREAS, the Applicant has not proposed any work within the County right-of-way;

NOW, THEREFORE, BE IT RESOLVED that this minor subdivision application is hereby approved subject to the Applicant’s compliance with the final subdivision plat dated March 1st, 2017, revised as of January 8th, 2020. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the West Milford Planning Board. Any further revision of the minor subdivision 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. 2020-13 (SU-20-002)

WHEREAS, the Applicants, Brian Hollfelder and Andrew Pawlick (“the Applicants”) submitted a minor subdivision application for the property located on Block 160006, Lots 1.02 and 6 in the Township of West Milford, New Jersey, with an address of 36 Grove Street, Oak Ridge, NJ 07438;

WHEREAS, the application was given a file number of SU-20-002;

WHEREAS, on January 30th, 2020, the subdivision plat prepared by RHJ Associates dated December 30th, 2019 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Subdivision Resolution;

WHEREAS, the Applicants have proposed a lot line adjustment between Block 160006, Lots 1.02 and 6;

WHEREAS, the Board determined that the proposed subdivision posed no adverse impact to County facilities and granted the application unconditional approval;

WHEREAS, County staff issued a letter of unconditional approval to the Applicants and the West Milford Planning Board;

WHEREAS, the Applicants have not proposed any work within the County right-of-way;

NOW, THEREFORE, BE IT RESOLVED that this minor subdivision application is hereby approved subject to the Applicants’ compliance with the final subdivision plat dated December 30th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the West Milford Planning Board. Any further revision of the minor subdivision 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: _____