



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, January 2nd, 2020
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Vice Chairman 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, Vice Chairman (acting as Chairman); Steven Edmond, Alternate (voting for Nakima Redmon); William Gervens; Stephen Martinique; Joseph Metzler; Jonathan Pera, County Engineer.

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 December 19th, 2019 meeting was made by Commissioner Martinique and seconded by Commissioner Gervens. The motion passed unanimously.

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

- The 2020 Planning Board Re-organization will take place at the next scheduled meeting on January 16th.
- The Department is preparing a grant application to the NJDOT for the Local Safety Program, for improvements to the Lakeview Avenue Corridor in Paterson. Phase 1 of the project will extend from the Market Street Circle to Crooks Avenue. Staff have already collaborated with NJTPA to conduct a road safety audit.
- The Department is finalizing a work program for 2020, outlining projects and programs the Department is undertaking. This includes the creation of a GIS portal to allow interdepartmental access, and eventually public access, to GIS information. The goal of the project is to better share information and streamline asset management.

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

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

DEVELOPMENT REVIEW

15-014 – Hamburg 3517 Real Estate – 2000 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is an amendment to an unconditionally approved minor subdivision application in which the applicant has proposed to subdivide an existing lot (Block 3517, Lot 46) in order to create two separate lots (46.01 and 46.02). The subdivision will facilitate the proposed construction of one single-family dwelling on each of the new lots. The property has

frontage along Paterson-Hamburg Turnpike in Wayne. The application was granted unconditional approval by the Planning Board on June 5th, 2019. The applicant previously provided an “if and when” agreement, which has been recorded with the County Clerk, for the future installation of sidewalks along Paterson-Hamburg Turnpike. The applicant has now proposed to relocate the sidewalk and landscaping to within a 17’ wide sidewalk and shade tree easement that would be granted to Passaic County.

Both dwellings will have driveways along Paterson-Hamburg Turnpike. The site is sloped towards the roadway; the applicant has proposed to install trench drains at both driveways. The trench drains, along with roof leaders from the proposed dwellings, will connect to on-site seepage pits. The plans show six (6) Red Maple Fastigiata trees along the site’s frontage, now proposed within the County’s Master Plan right-of-way.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must provide correspondence outlining all amendments to the previously approved subdivision plat, which had a revision date of November 9th, 2018. The proposed 17’ sidewalk and shade tree easement must be granted to the Township instead of the County. Copy of the easement shall be provided for County review. The sidewalk along the Paterson-Hamburg Turnpike frontage must be indicated to be five (5) feet in width.

The Board asked for clarification on the nature of the easement. Staff explained that the easement was being provided to accommodate shade trees and sidewalk outside of the existing right-of-way, the issue being that the easement was proposed to be granted to the County instead of the Township. Michael Rubin, attorney for the applicant, commented on the nature of the subdivision application. Mr. Rubin stated that an “if and when” agreement is in effect and that the sidewalk would be constructed upon request by the County or the Township.

Commissioner Edmond asked for clarification on the requirement to grade flat and level within the Master Plan right-of-way. The submitted plan shows steep grades in the area of the proposed driveways. Commissioner Edmond asked if the driveways will need to be re-constructed in the event that the “if and when” agreement is triggered and the Master Plan right-of-way is graded flat and level. After further discussion, it was agreed that staff would review the matter and report back to the Board.

Commissioner Gervens made a motion to **withhold approval** of the minor subdivision application. Commissioner Metzler seconded that motion. The motion passed unanimously.

SP-19-029 – Prop. Light Industrial Building – 316-334 Colfax Avenue, Clifton

This is a previously withheld site plan application in which the applicant has proposed to construct a one-story light industrial and office building. The building will have 18,501 sq. ft. of ground-floor light industrial on Lot 17. A 19-space surface parking lot will be located on Lot 16. An existing one-story building and one-and-a-half-story dwelling with an accompanying garage will all be demolished. The site has frontage along Colfax Avenue. The application was withheld by the Planning Board on October 30th, 2019 with 5 conditions.

The applicant will expand an existing curb cut along Colfax Avenue near the western edge of the property, which is currently used as a residential driveway, and close an existing curb cut to the east. Access to parking and loading bays will be via the remaining curb cut, which will be reconstructed as a raised apron, and via a private road located on the adjacent property (Lot 1) to the east. The applicant has submitted copy of an easement permitting use of the driveway on Lot 1. The applicant has provided correspondence stating that the site is not being constructed for a specific tenant and is being designed to accommodate WB-67 vehicles in case such access is demanded by a future tenant. The applicant has provided truck turning templates indicating a one-way circulation pattern for trucks using the site. The applicant has proposed to construct new sidewalk and curbing along the Colfax Avenue frontage, to install a crosswalk across the curb cut for the driveway serving Lot 1, and to construct a curb ramp across from the east leg of the intersection with Kathryn Street. The site is fairly level at the location of the site driveway. Inlets and roof drainage from the southeasterly portion of the site are to connect into the Colfax Avenue drainage system. Inlets and roof drainage from the northwesterly portion of the site are to connect to a culvert running along the westerly edge of the site. Ownership of the culvert has been confirmed to be the City of Clifton, who have approved the proposed discharge into the culvert. Seven (7) shade trees (Ginkgo Biloba) have been proposed along the Colfax Avenue frontage.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The Board has requested that the applicant provide clarification as to whether the design of the site is being impacted by the objections from the owner of the easement on Lot 1. The applicant has responded that negotiations with the objector are currently in progress. The applicant must provide the Corridor Enhancement Fee of \$5,436.00 payable to Passaic County.

Commissioner Edmond noted that a new curb ramp is only proposed at one end of the easterly driveway, and stated that it is not ADA-compliant to provide a curb ramp at one end of an intersection if there are no facilities on the other side. Drew Morici, the property owner, was sworn in and informed the Board that a ramp was installed on the westerly driveway already. Drew Morici spoke on the nature of the easement, and provided opinion on the nature of the traffic on the easement. Two comments were added as conditions of approval of the application: the applicant must indicate the existing curb ramps on the site plan, and the applicant must re-submit plans if there are any modifications to negotiations and/or litigation with the applicant.

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

19-011 – Schaffer Subdivision – 3061 Route 23 South, West Milford

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (1) to create a total of two lots (1.01 & 1.02). There is no proposed construction or demolition. The existing residential structures on both proposed

subdivision lots are to remain. A driveway runs through the site from Route 23; crossing the proposed subdivision line. No improvements are proposed.

As the proposed subdivision does not impact any County facilities, staff recommended that the application be granted unconditional approval.

The Board advised that a note be included in the unconditional approval letter that it is recommended that the applicant secure a cross-access agreement in order to avoid future conflicts over driveway use. In addition, the Board recommended that the applicant contact the NJDOT to verify whether State review is necessary.

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

SP-19-053 – Palazzone Addition – 490 Main Street, Little Falls

This is a new site plan application in which the applicant has proposed to construct a parking lot and additional floor on a preexisting commercial structure. The new floor will add 3,743 sq. feet of commercial space to the site. The applicant is also proposing to pave a gravel area into a parking lot; this parking lot does not have frontage along a county road. The applicant has not proposed any changes to the sidewalks along the county road frontage. The proposed plans indicate that a door will swing into the county right of way. The proposed plans indicate that an existing garage door will be replaced by a swinging doors that do not encroach on the county right of way. The proposed plans also indicate that the existing driveway will be replaced with patio brick. The plans do not indicate if the existing curb cut and apron will be replaced. Regarding drainage, the plans do not indicate any roof leaders or onsite detention for the property. There are no proposed sidewalk or landscaping improvements. An similar application (SP-17-008) for this site was granted conditional approval on March 2nd, 2017. The applicant was never granted unconditional approval. The applicant for SP-17-008 is different than the applicant for SP-19-053; the owner remains the same.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. There shall be no door swings encroaching into the County right-of-way. The existing front door must either be recessed or designed to swing inwards. The applicant must verify that truck traffic is permitted along Muller Place. There shall be no stormwater runoff from the proposed patio into the County right-of-way. The applicant must submit any available architectural plans. There are currently downspouts on the building that discharge stormwater into the County right-of-way. These must be removed or redirected away from Main Street. The applicant must provide a positive drainage plan for all roof drainage. The applicant must provide the Corridor Enhancement Fee of \$1,000 payable to Passaic County.

Commissioner Edmond stated that the plans need to more clearly indicate that the existing curb cut along Main Street will be replaced with full-height curbing and sidewalk. Upon further discussion, it was added that the applicant must provide shade trees along the Main Street frontage of the site.

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

SP-19-054 – Pompton Lakes Quarry – Susquehanna Avenue, Wanage

Staff explained that this is a new site plan application in which the applicant has proposed to construct an access road from an existing quarry to Susquehanna Avenue through what is currently vacant land. This is part of a larger project that would allow vehicles from the quarry to use Union Avenue, which intersects with Susquehanna, when going to and from I-287. The quarry is currently dependent on access along Broad Street in Pompton Lakes. County staff have met with the applicant on multiple occasions to discuss the impacts to Union Avenue, and it is understood that additional lanes will be added and the signal modified. However, the applicant has provided a traffic impact study that does not include any such improvements. Regarding the drainage, the applicant has proposed several inlets along the access road and an emergency spillway near the road. The applicant has also provided a storm water management report.

There are conditions that must be satisfied before the application can be granted unconditional approval. As per discussions with County staff and the requirements of the Redevelopment Agreement, the applicant must submit traffic mitigation plans for the portion of Union Avenue that is being impacted by the proposed access driveway. The applicant has previously stated that Union Avenue will be increased to four lanes. The applicant must address the following issues with the traffic study. The traffic study states “the proposed expansion would not have a significant impact on the traffic operations of the adjacent roadway network”... but the following impacts are contained in the study: At the Union Ave/I-287 SB ramp/Stop and Shop driveway, delays will increase by 29% in the AM peak hour; delays for the Northbound Ringwood Ave left turn onto Union Ave, during the PM peak, will increase from 30 seconds to 75 seconds (150%).

Commissioner Edmond asked if any restrictions would be necessary for the current Broad Street driveway in Pompton Lakes. Staff responded that the applicant had submitted nothing in writing, but had verbally acknowledged that they would improve Union Avenue and prohibit trucks on Broad Street. After further discussion, it was agreed that the application must be subject to a developer’s agreement stipulating the to-be-determined improvements along Union Avenue and restricting the quarry access along Broad Street to emergency access.

County Engineer Pera requested that a note be included on the plans that the County will not be responsible for any existing or proposed culverts along Susquehanna Avenue, which is a municipal street.

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

SP-19-055 – Bakkafrost USA – 25 Corporate Drive, Wayne

This is a new site plan application in which the applicant has proposed to renovate an existing industrial structure to be used as a manufacturing facility. The structure will remain at 3,672 sq. ft. of industrial area. The applicant has also proposed expanding the existing parking lot from 23 spaces to 47 spaces. This includes a proposed visitor parking lot with three (3) parking spaces, separate from the employee parking lot. In addition, the applicant has proposed constructing three (3) shipping docks in the main parking lot, and two (2) receiving docks along the Corporate Drive frontage. The applicant will maintain an existing curb cut and shipping only driveway along Corporate Drive. The visitor parking lot will also be accessible via Corporate Drive. The main parking lot will be accessible via a utility easement. The applicant has not provided a copy of this easement. No roof leaders, inlets, or on site drainage are indicated in the plans. The applicant has submitted a drainage report.

Staff explained that the site plan does not pose any impacts to County facilities, and recommended that the application be granted unconditional approval.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS

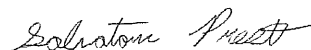
2020-01: 2020 Planning Board Meeting Schedule

A resolution to adopt the meeting dates of the Passaic County Planning Board for the 2020 calendar year was submitted to the Board. The resolution included moving a previously submitted meeting date of July 3rd to July 2nd.

Vice Chairman Diaz entertained a motion to adopt the proposed 2020 Planning Board Meeting Schedule, including the date change. Commissioner Martinique made a motion to **adopt** the schedule, which was seconded by Commissioner Gervens. The motion passed unanimously.

ADJOURNMENT: Commissioner Martinique made a motion to adjourn the meeting at 5:58 PM that was seconded by Commissioner Metzler. 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

January 7th, 2020

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Minor Subdivision Review – Hamburg 3517 Real Estate; 2000 Paterson-Hamburg Turnpike, Wayne; Block 3517, Lot 46 (Passaic County File Number 15-014)

Members of the Board,

The above referenced minor subdivision plat dated July 15th, 2015, revised as of October 17th, 2019, was reviewed by the Passaic County Planning Board on January 2nd, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

1. The applicant must provide correspondence outlining all amendments to the previously approved subdivision plat, which had a revision date of 11/9/2018.
2. The proposed 17' sidewalk and shade tree easement must be granted to the Township. Copy of the easement shall be provided to the County.
3. The sidewalk along the Paterson-Hamburg Turnpike frontage must be indicated to be five (5) feet in width.
4. Per previous Board requirement, it is noted on the plat that the site will be graded flat and level within the Master Plan right-of-way of Paterson-Hamburg Turnpike and no more than 2% within 20 feet of the right-of-way. The necessary re-grading must be shown on the plat.

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
A. Michael Rubin, Esq.

Hamburg 3517 Real Estate, LLC
McNally Engineering, LLC

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

January 3rd, 2020

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Proposed Light Industrial & Office Building; 316-334 Colfax Avenue, Clifton; Block 28.02, Lots 16 & 17 (Passaic County File Number SP-19-029)

Members of the Board,

The above referenced site plan dated November 27th, 2018, revised as of December 11th, 2019, was reviewed by the Passaic County Planning Board on January 2nd, 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:

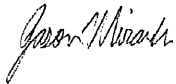
1. Detectable warning surfaces shall still be provided at the driveway crossing. **Complete.**
2. The stop bar must be placed a minimum of 4 feet from the edge of the sidewalk. **Complete.**
3. The curb ramp shall be opposite the existing curb ramp on the west side of Kathryn Street. If that location is not feasible, the ramp shall be placed opposite the curbing on the east side of Kathryn Street. **Complete.**
4. The applicant must provide more information on the proposed circulation pattern, as the plans show a one-way circulation pattern for all trucks except for the garbage truck. All movements for each vehicle must be shown on the turning templates. The applicant must provide appropriate signing to enforce the proposed circulation. A sign stating “TRUCKS – NO RIGHT TURNS” shall be provided at the site driveway along Colfax Road. **Complete.**
5. The applicant must verify the ownership of the culvert running through a portion of the property. If the culvert is owned by the applicant, a right to discharge must be provided to the County for the existing discharge from the Colfax Avenue system into the culvert. **Complete.**

Passaic County Planning Board
Proposed Light Industrial & Office Building (SP-19-029)
316-334 Colfax Avenue, Clifton
Block 28.02, Lots 16 & 17

6. The applicant must provide verification that they have permission to connect the site's drainage system into the culvert. **Complete.**
7. The applicant has submitted a copy of the easement, permitting use of the private driveway on Lot 1, for County review. Staff have reviewed the submitted easement. While the easement does not directly affect the County right-of-way of Colfax Avenue, it has been brought to the Board's attention that the owner of the easement has challenged the applicant's use of the easement. The Board has requested that the applicant provide clarification as to whether the design of the site is being impacted by the objections from the easement's owner. **The applicant has responded that negotiations with the objector are currently in progress. In the case that the site is modified in any way as a result of said negotiations or through litigation, the applicant shall submit those modified plans for County review.**
8. The applicant must provide the Corridor Enhancement Fee of \$5,436.00 payable to Passaic County. **Incomplete.**
9. **The applicant shall provide a curb ramp at the easterly side of the eastern driveway, identical to that proposed at the westerly side of the driveway. Prior to the release of any bonds associated with the site plan, the applicant must submit a signed and sealed certification from a professional engineer that all proposed curb ramps in the Colfax Avenue right-of-way have been constructed in accordance with the current version of the USDOT "ADA Standards for Transportation Facilities".**

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

320 Colfax Ave, LLC
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

January 3rd, 2020

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

Re: Minor Subdivision Review – Schaffer Subdivision; 3061 Route 23 South, West Milford;
Block 16004, Lot 1 (Passaic County File Number 19-011)

Members of the Board,

The above referenced minor subdivision plat dated September 27th, 2019 was reviewed by the Passaic County Planning Board on January 2nd, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

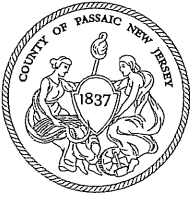
This minor subdivision application has been granted **unconditional approval**. It is recommended that the applicant establish a cross-easement for use of the driveway, which will run through both proposed lots. It is also recommended that the plans be submitted to the New Jersey Department of Transportation.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Tyler VanderValk, P.E.

Estate of Edward J. Schaffer
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

January 3rd, 2020

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

Re: Site Plan Review – Palazzone Addition; 490 Main Street, Little Falls; Block 57, Lots 3-5 & 20-21 (Passaic County File Number SP-19-053)

Members of the Board,

The above referenced site plan dated November 8th, 2019 was reviewed by the Passaic County Planning Board on January 2nd, 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:

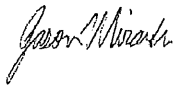
1. The plans must include a note stating that the existing curb cut along Main Street will be replaced with full-height curbing (see attached detail) and sidewalk.
2. The applicant must verify whether truck traffic is permitted along Muller Place.
3. There shall be no stormwater runoff from the proposed patio into the County right-of-way.
4. There are currently downspouts on the building that discharge stormwater into the County right-of-way. These must be removed or redirected away from Main Street. The applicant must provide a positive drainage plan for all roof drainage.
5. There shall be no door swings encroaching into the County right-of-way. The existing front door must either be recessed or designed to swing inwards.
6. The applicant must submit any available architectural plans.
7. The applicant shall provide shade trees along the Main Street frontage of the site.

Passaic County Planning Board
Palazzone Addition (SP-19-053)
490 Main Street, Little Falls
Block 57, Lots 3-5 & 20-21

8. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 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
Estate of Marie S. Buikema

Ripe Rosse Holding, LLC
Michael E. Dipple

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

January 3rd, 2020

Wanaque Planning Board
579 Ringwood Avenue
Wanaque, NJ 07465

Re: Site Plan Review – Pompton Lakes Quarry; Susquehanna Avenue, Wanaque; Block 468, Lot 2.01; Block 470, Lots 1, 3-6 & 8; Block 471, Lots 3-7; Block 472, Lots 1-4; Block 473, Lots 1-3 (Passaic County File Number SP-19-054)

Members of the Board,

The above referenced site plan dated January 15th, 2018, revised as of August 23rd, 2019, was reviewed by the Passaic County Planning Board on January 2nd, 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:

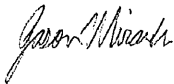
1. As per discussions with County staff and the requirements of the Redevelopment Agreement, the applicant must submit traffic mitigation and improvement plans for the portion of Union Avenue that is being impacted by the proposed access driveway. The applicant has previously stated that Union Avenue will be increased to four lanes.
2. The applicant must address the following issues with the traffic study. The traffic study states “the proposed expansion would not have a significant impact on the traffic operations of the adjacent roadway network”... but the following impacts are contained in the study:
 - a) At the intersection of Union Avenue, the I-287 southbound ramps, and the Stop & Shop driveway, delays will increase by 29% in the AM peak hour.
 - b) Delays for the northbound Ringwood Avenue left turn onto Union Avenue, during the PM peak hour, will increase from 30 seconds to 75 seconds (150%).
3. The applicant shall provide, for County review, a developer’s agreement which must include:

Passaic County Planning Board
Pompton Lakes Quarry (SP-19-055)
Susquehanna Avenue, Wanaque
Block 468, Lot 2.01; Block 470, Lots 1, 3-6 & 8; Block 471, Lots 3-7; Block 472, Lots 1-4;
Block 473, Lots 1-3

- a) The requested Union Avenue improvements in the vicinity of Susquehanna Avenue and I-287.
 - b) A prohibition on future quarry access at Broad Street (in Pompton Lakes), expect in the case of emergency.
4. Please note that the County is not responsible for any existing or proposed culverts along Susquehanna 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
Wayne J. Ingram, P.E.

Tilcon New York, Inc.
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

January 3rd, 2020

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Bakkafrost USA; 25 Corporate Drive, Wayne; Block 501, Lot 4 (Passaic County File Number SP-19-055)

Members of the Board,

The above referenced site plan dated October 30th, 2019, revised as of December 6th, 2019, was reviewed by the Passaic County Planning Board on January 2nd, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Jerome A. Vogel, Esq.
File

Bakkafrost USA, LLC
David S. Newkirk, P.E.

RESOLUTION

WHEREAS, pursuant to the provisions of the New Jersey Open Public Meetings Act (N.J.S.A. 10:4-6 et seq) which governs the meetings of certain public bodies, said public bodies must meet at least once each year, within seven (7) days following the annual organization or reorganization meeting of a public body, or, if there be no such organization or reorganization meeting in the year, then by no later than January 10 of such year, shall prominently post and maintain prominently posted throughout the year in at least one (1) public place reserved for such or similar announcements; mail, telephone, telegram, post on the county web site or hand delivery to at least two (2) newspapers designated by the public body to receive such notices, one (1) of which shall be the official newspaper; and file with the County Clerk, County of Passaic, for the purpose of public inspection, a schedule of the regular meetings of the public body to be held during the succeeding year, according to the specific provisions of Sections 2 (N.J.S.A. 10:4-8) and 13 of said Act (N.J.S.A. 10:4-18) respectively; and

WHEREAS, such schedule shall contain the location of each meeting to the extent it is known, as well as, the time and date of such meeting according to the provisions of Section 13 of said Act (N.J.S.A. 10:4-18); and

WHEREAS, the Passaic County Planning Board is a "public body" conducting "public business" and holding "meetings" upon "adequate notice" pursuant to the definitions provided in Section 2 of said Act (N.J.S.A. 10:4-8 (a), (b), (c) and (d)); and

WHEREAS, the annual schedule of regular meetings was agreed upon by the members of the Passaic County Planning Board at the regularly scheduled meeting held on Thursday, December 19, 2019 at 5:00 p.m., in Suite 200, in the Office of the Passaic County Department of Senior Services, located at the Totowa Business Center, 930 Riverview Drive, Totowa, New Jersey 07512;

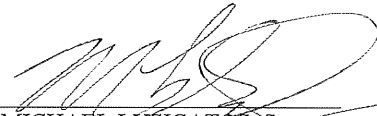
WHEREAS, the annual schedule of regular meetings was established by the Passaic County Planning Board at the regularly scheduled meeting which took place on Thursday, January 2, 2020 at 5:00 p.m., in Suite 200, in the Office of the Passaic County Department of Senior Services, located at the Totowa Business Center, 930 Riverview Drive, Totowa, New Jersey 07512;

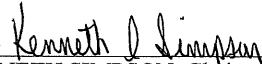
NOW, THEREFORE, BE IT RESOLVED that the attached schedule of the regular meetings of the Passaic County Planning Board be posted throughout the year in at least one (1) public place reserved for such or similar announcements; be emailed to at least one (1) public place reserved for such or similar announcements; be emailed to at least (2) newspapers designated by the Board to receive such notices, one (1) of which shall be the official newspaper, and be filed with the County Clerk for the County of Passaic, for the purpose of public inspection as required by Section 2 of the Open Public Meetings Act (N.J.S.A. 10:4-8 and 9);

BE IT FURTHER RESOLVED that the attached schedule of the regular meetings of the Passaic County Planning Board, which contains the location of each meeting to the extent it is known, and the time, date and place of each meeting as required by Section 13 of the Open Public Meetings Act (N.J.S.A. 10:4-18) be posted, mailed, and submitted within seven (7) days following the regularly scheduled meeting of the Passaic County Planning Board held on Thursday, January 2, 2020 also as required by Section 13 of said Act (N.J.S.A. 10:4-18).

BE IT FURTHER RESOLVED that certified copies of this Resolution be posted, mailed, and submitted to all persons or public entities as required by the aforementioned Open Public Meetings Act.

BE IT FURTHER RESOLVED that this Resolution be spread full in the minutes of this meeting.


MICHAEL LYSICATOS, Secretary


KENNETH SIMPSON, Chair

PASSAIC COUNTY PLANNING BOARD

DATED: January 2, 2020

PASSAIC COUNTY PLANNING BOARD SCHEDULED MEETINGS – 2020

January 2 (Submission Deadline: December 17, 2019)

January 16 (SD: January 3, 2020)

January 30 (SD: January 17)

February 13 (SD: January 31)

February 27 (SD: February 14)

March 12 (SD: February 28)

March 26 (SD: March 13)

April 9 (SD: March 27)

April 23 (SD: April 9)

May 7 (SD: April 24)

May 21 (SD: May 8)

June 4 (SD: May 22)

June 18 (SD: June 5)

Wednesday, July 1 (SD: June 19)

July 16 (SD: July 2)

July 30 (SD: July 17)

August 13 (SD: July 31)

August 27 (SD: August 14)

September 10 (SD: August 28)

September 24 (SD: September 11)

October 8 (SD: September 25)

October 22 (SD: October 9)

November 5 (SD: October 23)

November 19 (SD: November 6)

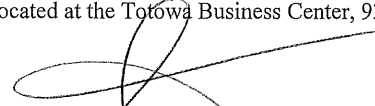
December 3 (SD: November 20)

December 17 (SD: December 9)

January 7, 2021 (SD: December 23)

January 21, 2021 (SD: January 8)

All Passaic County Planning Board Meetings are held on Thursdays (unless noted otherwise) at 5:00 p.m. in Suite 200, in the Office of the Passaic County Department of Senior Services, located at the Totowa Business Center, 930 Riverview Drive, Totowa, New Jersey 07512.



JOHN A. ABDELHADI, ESQ.

ATTORNEY FOR THE PASSAIC COUNTY PLANNING BOARD