



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, January 30<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; William Gervens; Joseph Metzler; Jonathan Pera, County Engineer; Steven Edmond, Alternate (voting for Nakima Redmon); Freeholder Terry Duffy; Freeholder Pat Lepore, 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 January 16<sup>th</sup>, 2020 meeting was made by Commissioner Gervens and seconded by Commissioner Metzler. The motion passed unanimously.

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

- The Department will be testing three options through the NJTransit model for the Paterson-Newark Transit Study. The models tested will include a bus/rapid transit route utilizing an existing freight rail road. The other two models will be utilizing the existing tracks as a Light Rail Line. The model will help determine the cost and ridership of the potential options.
- The Department will be meeting with the NJDOT to discuss Phase II of the Route 3/46 Interchange Project. The NJDOT will be updating the Department on the schedule of the contract. This project affects Woodland Park, Little Falls, and Clifton. This project is estimated to last approximately four years.
- Senior Planner Miranda continues to update the Site Plan and Subdivision Resolutions, which will be brought to the Board following completion of a draft and internal review.
- Administrative Assistant Helen Willis will be retiring on January 31<sup>st</sup>, and Principal Planner Elizabeth Ward will be leaving the Department on February 7<sup>th</sup> to pursue new opportunities.

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

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

## DEVELOPMENT REVIEW

### SP-19-032 - Prop. Dunkin' Drive-Thru – 475-495 High Mountain Road, North Haledon

This is a previously withheld site plan application in which the applicant has proposed to construct a Dunkin' drive-thru addition to an existing mixed use residential-commercial structure. The building will have 6,456 sq. ft. of ground-floor retail on lot 8. An existing 2-story, single-family, residential structure will remain unchanged on lot 10. No structures on either lot are to be demolished. The site has frontage along High Mountain Road in North Haledon. The site plan application was withheld by the Board on December 5<sup>th</sup>, 2019 with 7 conditions. The applicant previously proposed to utilize an existing full-access driveway along High Mountain Road on Lot 10. The applicant has now proposed to provide sole access to High Mountain Road via a new, full-access driveway on Lot 8. The applicant has also proposed to construct an interior driveway connecting the two lots. There is an existing driveway along Overlook Avenue (municipal road), which is to be restricted to left-in and right-out traffic only. There will be a total of 63 off-street parking spaces. The applicant has proposed to provide a drive-thru facility, which would be accessed from the High Mountain Road driveway and would allow egress to Overlook Avenue (westbound only) or back to the High Mountain driveway. The proposed drive-thru facility would utilize side-by-side queuing in order to minimize vehicle back-up. There are no proposed changes to the existing curbing and sidewalk on High Mountain Road. The applicant has proposed to install interior curbing adjacent to the parking stalls along the High Mountain Road frontage of Lot 10.

The proposed interior curbing will funnel stormwater runoff towards an inlet at the northern end of the curbing. Along an additional inlet at the Lot 10 driveway, stormwater will connect into a drainage pipe connecting from the High Mountain Road system to a headwall and stone rip-rap at the rear of the site. This will continue to a drainage ditch flowing to the west of the property. Roof drainage from the building on Lot will enter an existing trench drain adjacent to the two-story commercial building, which will connect into the pipe to the drainage ditch. An existing drainage pipe connecting to Lot 8 from the east is shown entering a stream running westerly through the property. The applicant previously proposed to plant seven (7) Little-leaf Linden trees along the High Mountain Road frontage of the site.

Staff explained there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit a cross-easement and parking agreement, allowing for cross-access and shared use of parking between Lots 8 and 10, for review. The applicant must provide the Corridor Enhancement Fee of \$9,355.00 payable to Passaic County. The applicant shall provide an updated landscaping plan, incorporating the changes along the High Mountain Road frontage of the site.

The board requested that a stop bar be added for a transverse crossing the High Mountain Road driveway.

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

**SP-19-049 - Proposed Office - 895-897 Ringwood Avenue, Wanaque**

This is a previously withheld site plan application in which the applicant has proposed to convert the vacant restaurant building for use as an office. The dwelling is to remain. No new construction or demolition is proposed. The site has frontage along Ringwood Avenue (CR 511) in the Haskell section of Wanaque. The application was withheld by the Board on November 14, 2019 with 13 conditions. The site currently has two driveways, located on both of the side property lines. The southerly driveway is partially along the adjacent property's frontage. The applicant has not been able to obtain an easement from the property owner to the south. As the sidewalk is immediately adjacent to the curb, a raised apron is not feasible at either driveway. Per the Board's request, the applicant has removed parking from the front of the building that would have required vehicles to back onto the sidewalk when exiting the site. The applicant has proposed to relocate five spaces towards the rear of the site, with two spaces (parallel to the building) proposed at the front. The applicant has also proposed to add a gravel area at the rear of the site for vehicle and equipment storage.

The plans do not indicate any drainage. Per the applicant's stormwater report, there is no existing stormwater collection system on the site. A small portion of the site currently flows towards Ringwood Avenue. The applicant has proposed to construct an earthen berm to eliminate existing sheet flow from the site. There is no existing or proposed landscaping along the frontage of the site.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name and address of the applicant and the owner must be noted on the site plan. The key map and the site plan must have the same orientation. The plans must include turning movements of vehicles entering and exiting the front parking spaces. The applicant must provide a cross-easement for the shared access with Lot 13. The applicant must confirm in writing that the southerly driveway will not be used, as a cross-easement cannot be obtained. The site plan must include additional spot elevations to better illustrate the flow of stormwater. The applicant must confirm that the earthen berm will not adversely impact adjacent properties. The calculations reference a drainage area map, but the map was not submitted. The requested spot elevations and drainage area map must be submitted to determine runoff to the right-of-way. The applicant may be able to provide trees on the site, outside of the requested turning templates. The applicant must verify whether NJDEP approval is required. It is recommended that the applicant re-plant where viable throughout the property. It must be noted on the plans that the window well will be removed, as stated in the applicant's correspondence. The applicant must provide the Corridor Enhancement Fee of \$1,460.00 payable to Passaic County.

Russell Anderson, applicant, was sworn in and testified on the nature of the usage of the site. Commissioner Edmond inquired about the front parking spaces and noted that there may be difficulties with vehicles entering and exiting the more southerly parking space, suggesting that the parking could be re-configured to reduce any conflicts with the driveway to the south. The

Board agreed that a physical barrier, including the possibility of removing the pavement and installing landscaping, is necessary between the site and the driveway to the south. The applicant agreed to consider the Board and Planning Staff's recommendation to reconfigure the public parking at the front of the site to prevent encroachment in the road, as well as the use of bump-stops to prevent access to and from the adjoining property.

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

**SP-19-004 - Prop. Medical Office Building - 169 Minnisink Road, Totowa**

This is a previously withheld site plan application in which the applicant has proposed to construct a four-story medical office building. The medical office building will have approximately 125,000 sq. ft. of commercial space. The development has frontage along Minnisink Road and is located in the Minnisink Road Redevelopment Zone. This application is a part of the North Jersey Developmental Center Redevelopment Plan. The application was withheld by the Board on August 22, 2019 with 9 conditions. There are 520 proposed on-site parking spaces. Access to the site will be via a previously approved driveway (Public Way 'A') on Minnisink Road and via a newly proposed driveway on Vreeland Avenue, which is under NJDOT jurisdiction at that location. The applicant has proposed to install a signal at the intersection of Vreeland Avenue and Minnisink Road, which will be under NJDOT jurisdiction and was included in the applicant's submission to the NJDOT. A four-party agreement, including the County, will be submitted for review. The applicant has also agreed to install a traffic signal at the intersection of Minnisink Road and Public Way 'A', which will be subject to a three-party agreement. Minnisink Road will be widened from Vreeland Avenue to Roadway B in order to create a left turn lane into the site at both driveways. The applicant has proposed to install sidewalk along the frontage of Minnisink Road, including along the frontage of Lot 19.02. The site is sloped towards Minnisink Road. Public Way 'A' has an artificial low point designed to prevent water from entering the roadway. Inlets and roof leaders will connect to an on-site detention basin. The applicant has proposed to install landscaping along Minnisink Road.

The site is sloped towards Minnisink Road. Public Way 'A' has an artificial low point designed to prevent water from entering the roadway. Inlets and roof leaders will connect to an on-site detention basin. The applicant has proposed to install landscaping along Minnisink Road, including 72 shade trees, 32 ornamental trees, and 35 evergreen trees.

Staff explained there are conditions that must be satisfied before the application can be granted unconditional approval. Staff recommended that the driveway be permitted to remain with curb ramps and crosswalk on the condition that the driveway be stop-controlled with a one-lane exit. Prior to the release of any Highway Opening & Use Permit bonds, the applicant must provide certification from a P.E. that the curb ramps have been constructed in accordance with ADA requirements. It is recommended that the curb ramps be aligned with the path of travel. With NJDOT consent, the applicant should provide sidewalk from the proposed curb ramp on the westerly side of Vreeland Avenue up to the existing sidewalk on the I-80 overpass.

The applicant must submit a four-party agreement for County review, pertaining to the proposed signal at Minnisink Road and Vreeland Avenue. Incomplete; the applicant has stated that a draft agreement is forthcoming. The applicant must submit a three-party agreement for County review, pertaining to the proposed signal at Minnisink Road and Public Way 'A'. The applicant has stated that a draft agreement is forthcoming. If Road 'B' is to be an unsignalized intersection with Minnisink Road, then left-out turns must be prohibited. Those turns can be made at the signalized intersection with Road 'A'. Complete; as there will be no internal access between Roads 'A' and 'B', due to the access restrictions of the data center, left turns are acceptable at Road 'B' on the condition that there be a one-lane exit. The applicant must provide confirmation from NJDOT that no improvements are being required at the intersection of Minnisink Road and the I-80 eastbound exit ramp. Incomplete; the applicant must submit additional correspondence from the NJDOT, referenced in the January 17<sup>th</sup> response letter. County staff will separately communicate concerns to the NJDOT. Regarding the proposed low impact development practices, the plans must show the location of the noted improvements and stormwater planters to filter runoff from the parking areas. The plans indicate a 9-foot County sidewalk easement. The applicant shall provide copy of this easement, which should be provided to the Borough of Totowa.

Staff and the Board discussed the narrowing of driveway 'B' onto Vreeland Avenue and advising the applicant on the curb to curb driveway width. Planning Board Staff advised the Board that they will be in contact with the NJDOT regarding the Department's concern about traffic backing up onto the Route 80 ramp. The Board asked the Planning Department to confirm that the applicant is at the Master Plan Right of Way width; else the applicant should be asked to dedicate that space to the county.

Commissioner Edmond requested that the lane widths be reduced at the intersection of Roadway B/Sycamore Court with Minnisink Road. Commissioner Edmond inquired about dedications along Minnisink Road. Staff responded that dedications were received as part of the original subdivision of the site.

Commissioner Gervens made a motion to **withhold approval** of the site plan application. Freeholder Duffy seconded that motion. The motion passed unanimously.

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

Staff explained that 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 March 7, 2019 with 13 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 applicant has proposed to install four dry basins

on the site and a trench drain at the Main Avenue driveway in order to prevent run off from entering the County right-of-way. 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. The applicant has proposed to maintain two existing shade trees located along the Main Avenue frontage.

Staff explained there are conditions that must be satisfied before the application can be granted unconditional approval. The plans must include a zoning table including both the requirements of the zoning district and the corresponding details of the proposed development, including setbacks, area, density, lot coverage, height, built, FAR, parking, and all other relevant local zoning requirements. The applicant must include impervious coverage in the zoning table. The drainage must handle the entire site, not just the additional impervious coverage. The applicant must provide the reduced Corridor Enhancement Fee of \$250, made payable to Passaic County.

No comments were made by staff or the board.

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

**20-001 - Carrol Holdings Subdivision - 99 Long Pond Road, West Milford**

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (1) in order to create a total of two lots (1.01 & 1.02). The lot is currently vacant. The applicant has proposed to construct dwellings on each of the new lots, with driveways to be constructed to Long Pond Road West. The lot does not have frontage along any County roadways or include a direct connection to any drainage systems under County jurisdiction.

Staff explained that the proposed subdivision does not impact any County facilities and recommended that the application be granted an unconditional approval.

No comments were made by staff or the board.

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

**20-002 – Pawlick/Hollfelder Subdivision - 36 Grove Street, West Milford (Oak Ridge)**

This is a new minor subdivision application in which the applicant has proposed to adjust an existing property line in order to transfer land from Lot 1.02 to Lot 6. There are existing residential structures and driveways on both lots. No new construction is proposed. The properties do not have any frontage along any County roadways or directly connect into any drainages systems under County jurisdiction.

Staff explained that the proposed subdivision does not impact any County facilities and recommended that the application be granted an unconditional approval.

No comments were made by staff or the board.

Commissioner Metzler made a motion to grant **unconditional approval** to the minor subdivision application. Freeholder Duffy seconded that motion. The motion passed unanimously.

**OLD BUSINESS – None.**

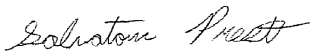
**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:01PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Salvatore Presti".

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

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

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

January 31<sup>st</sup>, 2020

North Haledon Planning Board  
103 Overlook Avenue  
North Haledon, NJ 07508

Re: Site Plan Review – Prop. Dunkin’ Drive-Thru; 475-495 High Mountain Road, North Haledon; Block 18.01, Lots 8 & 10 (Passaic County File Number SP-19-032)

Members of the Board,

The above referenced site plan dated June 5<sup>th</sup>, 2019, revised as of January 17<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on January 30<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 signed and sealed copies of the referenced survey, last revised as of March 9<sup>th</sup>, 2017. **Complete.**
2. General Note #8 states that Overlook Avenue is a County road. This note should be revised to reflect that Overlook Avenue is under Borough of North Haledon jurisdiction. **Complete.**
3. The parking table must be revised to note the required number of parking spaces for the use, based on the zoning, in addition to the existing and proposed number of parking spaces. The required number of parking spaces must be noted in the plan set. **Complete.**
4. The parking along High Mountain Road appears to allow vehicles to overhang into the right-of-way. The parking must be re-designed to eliminate any potential overhang into the County right-of-way. **Complete.**
5. The applicant must submit a traffic impact study for County review. The traffic impact study must be revised to include an analysis of queuing impacts on sight distance at the High Mountain Road driveways. **Complete.**
6. The applicant must provide a justification for a second driveway along High Mountain Road. At a minimum, egress at the southerly driveway must be restricted to right turns only. The applicant must clarify why Lot 8 is proposed to be improved and connected to the existing retail center, despite also being proposed to remain as a residential use. **Complete.**

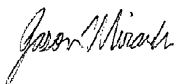


Passaic County Planning Board  
Proposed Dunkin' Drive-Thru (SP-19-032)  
475-495 High Mountain Road, North Haledon  
Block 18.01, Lots 8 & 10

7. Both driveway crossings must include ADA-compliant facilities, including curb ramps and detectable warning surfaces. **Complete.**
8. The plans do not show ADA-compliant access from the proposed handicapped parking spaces to the front walkway. ADA-compliant access must be provided. **Complete.**
9. The proposed guiderail along High Mountain Road must be maintained by the property owner, and shall be in accordance with all Borough of North Haledon requirements. **Complete.**
10. The applicant must submit a cross-easement and parking agreement, allowing for cross-access and shared use of parking between Lots 8 & 10, for review. **Incomplete.**
11. There may be no sheet flow from the site into the High Mountain Road right-of-way. The applicant must provide a trench drain at the driveway to adequately capture all runoff towards the right-of-way. **Complete.**
12. The plans must indicate all roof leaders, existing or proposed, and their connecting pipes. **Complete.**
13. The applicant must submit any required NJDEP approvals, along with the NJDEP-approved plans. **Complete.**
14. The applicant shall provide two "DO NOT ENTER" signs at the Manchester Avenue slip lane, facing towards the site, in order to deter vehicles from exiting the site towards Manchester Avenue. **Complete.**
15. **The applicant must install a "STOP" sign and stop bar at the end of the internal drive connecting Lot 10 to the High Mountain Road driveway.**
16. **The applicant shall provide an updated landscaping plan, incorporating the changes along the High Mountain Road frontage of the site.**
17. The applicant must provide the Corridor Enhancement Fee of \$9,355.00 payable to Passaic County. **Incomplete.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer                      Onello Engineering  
High Mountain Properties, LLC & Overlook Properties, LLC  
Stonefield Engineering                      GK&A                      File



# County of Passaic

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930 Riverview Drive, Suite 250  
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Michael Lysicatos AICP, PP  
Director

## PLANNING BOARD

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

January 31<sup>st</sup>, 2020

Wanaque Board of Adjustment  
579 Ringwood Avenue  
Wanaque, NJ 07465

Re: Site Plan Review – Proposed Office; 895-897 Ringwood Avenue, Wanaque; Block 305, Lot 12  
(Passaic County File Number SP-19-049)

Members of the Board,

The above referenced site plan dated August 8<sup>th</sup>, 2019, revised as of December 16<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board on January 30<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 for all plans and reports.

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 site plan.  
**Incomplete.**
2. The key map must include a north arrow and have the same orientation as the site plan.  
**Incomplete; the orientation must be identical.**
3. The zoning table must include the total square footage of impervious area. **Complete.**
4. The applicant must submit two signed and sealed copies of the referenced survey prepared by McNally Engineering, LLC, dated August 13<sup>th</sup>, 2019. **Complete.**
5. The applicant must request and receive a waiver from the Board to allow both driveways to remain within 10 feet of the side property lines. **The applicant has stated that the site cannot be accessed using the southerly driveway, and the owner of Lot 11.01 will not provide a cross-easement. The applicant shall provide a physical barrier preventing cross-access between the parking lots of the two lots, which may consist of the removal of asphalt and replacement with landscaping.**
6. The parking along the front of the buildings, which will result in vehicles backing onto the sidewalk when exiting, must be removed. **The applicant must provide turning templates of**

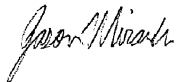
Passaic County Planning Board  
Proposed Office (SP-19-049)  
895-897 Ringwood Avenue, Wanaque  
Block 305, Lot 12

**vehicles entering and exiting the front parking spaces, which may need to be re-configured.**

7. The applicant must provide a cross-easement for the shared access with Lots 11.01 and 13. **Incomplete; the applicant must still provide a cross-easement for the existing access between the site and Lot 13, to the north.**
8. The plans must include elevation contours. **The site plan must include additional spot elevations to better illustrate the flow of stormwater. The applicant must confirm that the earthen berm will not adversely impact adjacent properties.**
9. The applicant must provide drainage calculations. **The calculations reference a drainage area map, but the map was not submitted.**
10. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the Ringwood Avenue right-of-way. **The requested spot elevations and drainage area map must be submitted to determine runoff to the right-of-way.**
11. The applicant shall provide shade trees along the Ringwood Avenue frontage of the site, outside of the County right-of-way. **The applicant may be able to provide trees on the site, outside of the requested turning templates.**
12. The applicant must provide information on any tree removal proposed at the rear of the site. **It is recommended that the applicant re-plant where viable throughout the property.**
13. **The plans must include a note stating that the window wells are to be removed, as discussed in the applicant's correspondence.**
14. **The applicant must verify whether NJDEP approval is required.**
15. The applicant must provide the Corridor Enhancement Fee of \$1,460.00 payable to Passaic County. **Incomplete.**

**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  
John & Josephine Amica-Terra  
McNally Doolittle Engineering, LLC

895-897 Ringwood Ave, LLC  
Robert J. Bavagnoli  
File



# County of Passaic

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*Director*

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

January 31<sup>st</sup>, 2020

Totowa Planning Board  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – Proposed Medical Office Building (NJDC Urban Renewal); 169 Minnisink Road, Totowa; Block 154, Lot 19.03 (Passaic County File Number SP-19-004)

Members of the Board,

The above referenced site plan dated February 28<sup>th</sup>, 2018, revised as of December 31<sup>st</sup>, 2019, the “Roadway Improvement Plans” dated January 17<sup>th</sup>, 2019, revised as of January 13<sup>th</sup>, 2020, and the “Intersection Signalization Plans” dated February 8<sup>th</sup>, 2019 were all reviewed by the Passaic County Planning Board on January 30<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 granted **withheld** pending receipt in an acceptable form of the following:

1. The original submission included a traffic study stating that there would be a signal at the intersection of Public Way ‘B’ and Minnisink Road. As there are no longer any plans for a signal, the driveway shall be re-designed to include a raised driveway apron as is typically required for unsignalized intersections. **Upon further review, the driveway will be permitted to remain with curb ramps and crosswalk on the condition that the driveway be stop-controlled with a one-lane exit. Prior to the release of any Highway Opening & Use Permit bonds, 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”.**

At the driveway, the applicant must also address the following issues:

- a. On the exit lane, do not taper the shoulder line to the right, but continue it straight to the stop bar to maintain a constant five-foot shoulder width.
- b. Change the spacing of the 24-inch yellow stripes to be 8 feet (instead of 12 feet).
- c. Install the following sign in two locations:
  - At the stop bar; and
  - 150 feet in advance of the stop bar.

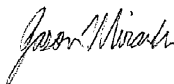


Passaic County Planning Board  
Proposed Medical Office Building (SP-19-004)  
169 Minnisink Road, Totowa  
Block 154, Lot 19.03

2. The crosswalk across Minnisink Road must be revised to show the ladder bars parallel with traffic. **Complete.**
3. The applicant must provide a hard copy and .pdf copy of the referenced construction plans submitted to NJDOT. All proposed improvements to section under NJDOT jurisdiction must be shown on the plan sets, which shall also note the jurisdiction line. **It is recommended that the curb ramps be aligned with the path of travel. With NJDOT consent, the applicant should provide sidewalk from the proposed curb ramp on the westerly side of Vreeland Avenue up to the existing sidewalk on the I-80 overpass.**
4. The installation of sidewalk along the property frontage of Lot 19.02 was a condition of the approval of the original subdivision (17-016) of the entire redevelopment site, and was included on the approved site plan for the data center application (SP-17-059). The sidewalk must be installed by the applicant. **Complete.**
5. The applicant must submit a four-party agreement for County review, pertaining to the proposed signal at Minnisink Road and Vreeland Avenue. **Incomplete.**
6. The applicant must submit a three-party agreement for County review, pertaining to the proposed signal at Minnisink Road and Public Way 'A'. **Incomplete.**
7. If Road B is to be an unsignalized intersection with Minnisink Road, then left-out turns must be prohibited. Those turns can be made at the signalized intersection with Road A. **Complete; the driveway may remain full-access with a one-lane exit.**
8. The applicant must provide confirmation from NJDOT that no improvements are being required at the intersection of Minnisink Road and the I-80 eastbound exit ramp. **The applicant must submit additional correspondence from NJDOT, referenced in the January 17<sup>th</sup> response letter.**
9. Regarding the proposed low impact development practices, the plans must show the location of the noted improvements and include associated construction details. **Complete.**
10. **The plans indicate a 9-foot County sidewalk easement. The applicant shall provide copy of this easement, which should be provided to the Borough of Totowa.**

**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

NJDC Urban Renewal, LLC  
File



# County of Passaic

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

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

**PLANNING BOARD**

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

January 31<sup>st</sup>, 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 11<sup>th</sup>, 2019, revised as of January 3<sup>rd</sup>, 2020, was reviewed by the Passaic County Planning Board on January 30<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:

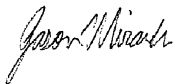
1. The applicant must provide copies of the referenced survey dated August 22<sup>nd</sup>, 2014, signed and sealed by a licensed surveyor. **The applicant must submit sealed copies of the survey.**
2. The name and address of the applicant and the owner must be noted on the plans. **Complete.**
3. The plans must include a zoning table including both the requirements of the zoning district and the corresponding details of the proposed development, including setbacks, area, density, lot coverage, height, bulk, FAR, parking, and all other relevant local zoning requirements. The table should include required, existing, and proposed columns, with information provided as applicable for each row. **The zoning table must be revised to include impervious coverage.**
4. The sidewalk and curbing must be replaced along the entire Main Avenue frontage of the site, per County detail (attached). The sidewalk must be a minimum of 5' in width. The depressed curb adjacent to the building entrance must be replaced with full-height curbing. **Complete.**

Passaic County Planning Board  
Alumni Minyan Synagogue (SP-19-006)  
280 Main Avenue, Passaic  
Block 1263, Lot 50

5. It must be clearly indicated on the plans what is existing and proposed at the site driveway. **Complete.**
6. The applicant must provide a raised driveway apron and sidewalk at the driveway, per County detail (attached). The plan diagram must be revised to match the detail. **Complete.**
7. There must be a stop bar, centerline (double yellow striping), and “STOP” sign at the driveway. All striping must be thermoplastic. **Complete.**
8. The parking space adjacent to the driveway should be removed from the plans and replaced with curbing and landscaping. Any other spaces within 20 feet of the right-of-way line must either be removed or be signed for use by employees only. **Complete.**
9. The drainage must handle the entire site, not just the additional impervious coverage. **Incomplete; the calculations must be revised to include all drainage from the entire site.**
10. A trench drain must be installed in the driveway at the right-of-way line, Campbell Foundry pattern 4526A or equal. **Complete.**
11. The parking lot must be re-graded to allow for up to 6” of on-site ponding. **Complete.**
12. The existing shade tree must be shown on the plans. **Complete.**
13. The applicant must provide the reduced Corridor Enhancement Fee of \$250.00, made payable to Passaic County. **Incomplete.**

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

Michael Lysicatos AICP, PP  
Director

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

January 31<sup>st</sup>, 2020

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

Re: Minor Subdivision Review – Carrol Holdings Subdivision; 99 Long Pond Road, West Milford (Hewitt); Block 4106, Lot 1 (Passaic County File Number 20-001)

Members of the Board,

The above referenced minor subdivision plat dated March 1<sup>st</sup>, 2017, revised as of January 8<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on January 30<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

This minor subdivision 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  
Tyler VanderValk, P.E.  
Ben Cascio, Esq.

Environmental Construction Co.  
Carrol Holdings, LLC  
File





## County of Passaic

Department of Planning & Economic Development

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Totowa, New Jersey 07512

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Michael Lysicatos AICP, PP  
Director

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

January 31<sup>st</sup>, 2020

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

Re: Minor Subdivision Review – Pawlick/Hollfelder Subdivision; 36 Grove Street, West Milford (Oak Ridge); Block 16006, Lots 1.02 & 6 (Passaic County File Number 20-002)

Members of the Board,

The above referenced minor subdivision plat dated December 30<sup>th</sup>, 2019 was reviewed by the Passaic County Planning Board on January 30<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

This minor subdivision 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  
Andrew Pawlick

Brian Hollfelder  
RHJ Associates

File