



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, July 16<sup>th</sup>, 2020  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Miguel Diaz opened the meeting at 5:05 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, Chairman; Nakima Redmon, Vice Chair; William Gervens, Commissioner; Joseph Metzler, Commissioner; County Engineer Jonathan Pera, Commissioner; Steve Edmond, Commissioner Alternate (voting for Commissioner Simpson); Freeholder Pat Lepore

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

**MINUTES:** A motion to adopt the minutes of the July 1<sup>st</sup>, 2020 meeting was made by Commissioner Metzler and seconded by Vice Chair Redmon. The motion passed unanimously. Vice Chair Redmon and Chairman Diaz abstained from the vote.

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

- The department is working with the NJTPA on a new technical study that will be a bike plan for the entire county. Both organizations will be exploring public outreach methods that also follow COVID guidelines. The department has also received a direct technical assistance grant through the NJDOT to conduct a bike study in the city of Paterson, which will be done in unison with the county wide bike plan. The study should give the department an insight into how people have changed their traveling methods and relation to open spaces. It will also present a good opportunity to sharpen the County Master Plan and shift federal funding into specific projects.
- The Site Plan and Subdivision resolutions are undergoing an update which will be introduced to the Planning Board in the coming weeks. The updates include aspects the Board has been already considering, such as green infrastructure, best management practices, and stormwater management.

**PUBLIC PORTION:** Vice Chair Redmon made a motion to open the meeting to the public which was seconded by Commissioner Metzler. The motion passed unanimously.

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

**DEVELOPMENT REVIEW**

**SP-19-054 – Pompton Lakes Quarry – Susquehanna Avenue, Wanaque**

Commissioner Gervens recused himself from the hearing of this application.

This is a previously withheld site plan application in which the applicant has proposed to construct an access road from Susquehanna Avenue on what is currently vacant land. The road will provide access from the existing Tilcon Quarry to Susquehanna Avenue, from where vehicles can access Union Avenue

and I-287. The access road will largely replace the existing quarry access along Broad Street in Pompton Lakes. The applicant has proposed to widen Union Avenue from two to four lanes between Susquehanna Avenue and the I-287 southbound ramps. A left-turning lane would be constructed for vehicles turning onto Susquehanna Avenue. This application was withheld by the Board on May 21<sup>st</sup> with three (3) conditions.

The applicant has stated that they will provide a draft developer's agreement, as required by the Board, regarding improvements to Union Avenue and future access along Broad Street. The applicant has not agreed to eliminate all non-emergency access at the Broad Street driveway. At the existing traffic signal at Union and Ringwood Avenues, additional time will be allocated to vehicles turning left onto Union Avenue. Regarding drainage, the applicant has proposed several inlets along the access road and an emergency spillway near the road. The applicant has provided acknowledgement that the County is not responsible for any existing or proposed culverts along Susquehanna Avenue. The applicant has submitted a developer's agreement. There are no proposed sidewalk, landscaping, or drainage improvements proposed along the roadway at this time by the applicant.

Staff explained there are conditions that must be met before the application is granted conditional approval. The westbound Union Avenue lane usage must be shown on sheet 4. The left turn lane for westbound Union Avenue at Susquehanna Avenue does not appear to be long enough. The applicant must provide a queuing analysis, using a conservative trip generation for new quarry traffic. Queuing in the lane could result in the blocking of Union Avenue through-traffic. Besides an estimate of the 95% queue, the applicant must determine the trip generation which would create an unacceptable queue. The specific westbound lane usage must be indicated on the plans. The approved plans for Celtic Knot (Haskell/Union) and the Taco Bell (Greenwood/Union) must be incorporated into the improvement plans. The applicant should coordinate with staff to obtain copies of the plans. All previously approved right-of-way improvements must be overlaid onto the roadway improvements plans. This should also include the Highlands Rail Trail plans, which will be provided to the applicant. The plans do not show the correct improvements to be installed at Block 462, Lot 22 (Celtic Knot). The curb line is approximately 3-4 feet south of the right-of-way line. The plan must note the elevations of the top and bottom of the curb along Union Avenue. The elevations must be provided throughout their project limits. Otherwise, staff will be unable to confirm whether the proposed improvements will result in ponding conditions.

It must be noted what the black rectangles indicate at the intersection of Susquehanna and Union Avenues, as they may conflict with existing drainage pipes. The applicant must provide details on the intent of the junction boxes and the maintenance responsibilities. These appear to be constructed on the private property of Block 462, Lot 19, which will require a utility easement. The existing drainage pipes along Union Avenue must be shown on the plans. The applicant must submit an updated survey with all utility information including water, gas, and sanitary/storm sewer elements. This includes manholes, pipes, and connections. The Borough of Wanaque installed drainage along the north side of Union Avenue in 2007. This should be confirmed in the survey/field investigation. Sidewalk, at a minimum width of five (5) feet, shall be provided on both sides of Union Avenue for the length of the project in order to accommodate safe pedestrian access with the nearest crossing located at the signal controlled intersection with I-287. A sidewalk easement shall be provided where the sidewalk cannot be constructed within the right-of-way. Drop curb shall be installed across the driveways between Susquehanna Avenue and Union Court. New curbing shall continue up to the I-287 South Ramp.

Crosswalk striping shall be provided across Haskell and Greenwood Avenues. Once the plans address these requirements, the applicant shall submit a complete set of construction plans that satisfy Passaic County Engineering standards, including but not limited to: All necessary construction details; Plans and profiles of the roadway alignments; Construction staging and traffic control; and Any other plans, specifications and or details in consultation with the Engineering Department.

The following comments pertain to the submitted Developer's Agreement: The agreement shall include a requirement that the applicant conduct a future traffic study to re-assess conditions and implement a new signal re-timing, if necessary. Item 2c. must be revised to state that it is the County which will determine if any future traffic studies and/or a future traffic signal is needed. It must be added that any required future traffic signal re-timings at the intersections of Ringwood/Union and/or Union/I-287 South Ramp shall be paid out of the \$50,000, and that the applicant must secure NJDOT approval for any signal re-timings. If a signal is required to be installed in the future as per the terms of the developer's agreement, a pedestrian crossing across Haskell or Greenwood Avenue shall be included in the signal agreement. The term "Southbound entrance of I-287" must be changed to "I-287 South Ramp" in all places.

Commissioner Edmond inquired about the purpose of the proposed junction boxes. He also inquired about the width of the buffer for the sidewalk.

Chuck Olivo, traffic engineer for the applicant, was sworn in and accepted as an expert in the field of traffic engineering. He addressed the proposed junction boxes, saying that the township wanted them installed in case traffic signals would need to be installed in the future. He also addressed the sidewalk installation on both sides of the roadway. After discussion with the staff and Board, he agreed that the sidewalk would run down to the existing signalized intersection. A comment was added wherein the applicant would provide a pedestrian crossing across Union Avenue would occur at the Haskell or Greenwood Avenue would be added to the signal agreement.

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

**SP-19-056 – 80/46 Logistics Center – 1150 McBride Avenue, Woodland Park**

Commissioner Gervens rejoined the meeting. Freeholder Lepore recused himself from the hearing of this application.

This is a previously withheld site plan application in which the applicant has proposed to construct a four-story logistics distribution center with office space. The building will have 205,350 sq. ft. of ground-floor distribution center space, 19,190 sq. ft. of office space, and 2,360 sq. ft. of retail space. The proposed parking lot will contain 229 standard parking spaces and 37 trailer spaces. All existing structures on the site are to be demolished. The site has frontage along both McBride Avenue and Lackawanna Avenue. This application was withheld by the Board on July 1<sup>st</sup>, 2020 with 11 comments.

The applicant will remove the existing curb cuts along McBride Avenue and install two (2) new curb cuts. The existing driveway along the Lackawanna Avenue frontage will be restricted to right-out and left-in turns only. There are two existing "paper" streets, Linden Avenue and River Boulevard, running through the property. To accommodate the Lackawanna Avenue driveway, River Boulevard and a portion of

Linden Avenue are to be vacated. The applicant has submitted a traffic study, which recommends allocating two seconds of “green” signal time from McBride to Lackawanna. The applicant has proposed to replace the existing sidewalk and curbing as need based on a survey of the existing conditions. The applicant has agreed to provide raised driveway aprons at all site driveways, although they are not indicated on the revise plans.

Staff explained there are conditions that must be met before the application is granted conditional approval. Per staff inspection, the curbing must be entirely replaced. The sidewalk is in satisfactory condition. A note must be provided on the site plan stating that all curbing along the McBride and Lackawanna frontages will be replaced per County detail.

The raised aprons must be indicated at all site driveways, including the Lackawanna Avenue driveway. The aprons on McBride Avenue must have flares, as per the detail, instead of the proposed curb radii. It is acceptable for the aprons to be modified to accommodate truck traffic to the site; however, the aprons must incorporate flared ends as on the detail. The sections of raised sidewalk must also be delineated on the plans. At the Lackawanna Avenue driveway, the proposed curb radii are acceptable but the apron must still include a raised sidewalk. The attached detail should be used for guidance, although it will need to be modified to accommodate the proposed driveway geometry. Detectable warning surfaces should still be provided at each driveway.

The striping must all be labelled. The stop bars must be labelled as 12 inches and “white”. The centerlines must be labelled as 24 inches and “double yellow”. The MUTCD code of the “STOP” signs must be noted. The proposed yellow striping must be removed from the right-of-way. For the right-in turn on Lackawanna that is to be prohibited, there is still a curb radius present. This must be redesigned to reflect that right-in turns are prohibited. For the Board to consider permitting right-in turns for cars (but not trucks), the applicant must submit a written request justifying the waiver. The requested waiver is recommended by staff. It should be noted that the right-in turn restriction had not been requested by the County. The driveway is less than 10 feet from the property line of Lot 16, at the right-of-way line. There is an existing driveway on Lot 16 adjacent to the property line. The driveway must be located a minimum of 10 feet from either property line, measured at the right-of-way line OR the applicant must provide a waiver request explaining why the driveway cannot be relocated. The applicant must provide the Corridor Enhancement Fee of \$25,532.00 payable to Passaic County.

No additional comments were added by the Board.

Joseph Staigar, traffic engineer for the applicant, was sworn in as an expert. He addressed the applicant’s request for a waiver for the driveway located within 10 feet of either property line. The Board discussed the driveway, and Joseph Staigar said they will be investigating moving the driveway to accommodate the comment, but will be pursuing a waiver if no workable solution is found.

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

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

Freeholder Lepore rejoined the meeting.

This is a previously withheld site plan application in which the applicant has proposed to partially demolish an existing, one-story commercial structure. The applicant has also proposed to demolish a 2.5-story residential dwelling and masonry garage. The remainder of the one-story building will be converted to a Dollar General store. The area of the demolished buildings will be converted to a parking lot. The site has frontage along Van Houten Avenue in Clifton. This application was withheld by the Planning Board on June 18<sup>th</sup>, 2020 with 9 comments.

The applicant has proposed to install two one-way driveways along Van Houten Avenue, which will include raised driveway aprons. There will be a total of 25 on-site parking spaces. No sidewalk or curb improvements are proposed along the frontage. There are existing canopies, a sign, and a sidewalk hatch within the County right-of-way, of which the canopy and sign will be eliminated. There is an existing crosswalk at the three-leg intersection with Dick Street. The site is sloped towards Van Houten Avenue. Regarding drainage, the applicant has proposed to install trench drains at both driveways. The trench drains will connect to an on-site drywell. The applicant has proposed to plant two red maple trees between the site driveways. This portion of Van Houten is slated for resurfacing through a utility company.

Staff explained there are conditions that must be met before the application is granted conditional approval. The applicant must provide a positive drainage plan, including drainage calculations. There shall be no runoff into the County right-of-way. The drainage calculations must note the runoff volume in addition to the system volume. Incomplete; the calculations only state the runoff rates, not the runoff volume as requested. This information is needed to determine if the proposed drywell is adequately sized to handle all runoff from the site. The certification for the sidewalk hatch must be submitted. The note on the plans must indicate that the hatch satisfies the loading standards. If present, the vault must be indicated on the plans and a certification submitted. The plan and detail for the sidewalk hatch states that it is H-20; it must be an HS-20.

The applicant must submit an encroachment permit application (attached) for the existing building overhang, building sign, sidewalk hatch, and sidewalk vault (if present) within the County right-of-way. The applicant must submit color photos as part of the encroachment application. The photos must be submitted by July 24<sup>th</sup> for the application to be considered for inclusion on the August 11<sup>th</sup> Board of Chosen Freeholders agenda. At both site driveways, parking shall be prohibited for 25 feet looking left, and 20 feet looking right, measured from the end of the curb cut. The applicant must send a written request to the municipality to pass an ordinance for this restriction. Approval of the application is not contingent upon any action by the municipality on this request. The prohibition shall only apply to the exit driveway. The request must be addressed to the City Clerk or Mayor/Council, not the Planning Board. The plans must show two "NO STOPPING OR STANDING" signs, one on each end of the prohibition and at 45 degrees to the roadway, with arrows pointing towards the driveway.

Commissioner Edmond inquired if the loading doors were being eliminated along the Van Houten Avenue frontage.

Mike Dipple, civil engineer for the project, was sworn in as an expert. He stated that the loading doors that Commissioner Edmond referred to would be eliminated. He also asked for clarification on the comments regarding the drainage system. After further discussion, it was considered that a meeting between the applicant and staff to work out the drainage concerns would be beneficial.

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

**SP-20-024 – Frito Lay Parking Expansion – 59 Demarest Drive, Wayne**

This is a new site plan application in which the applicant is seeking to expand and make improvements to an existing parking lot of a manufacturing facility. No construction or demolition of the existing building is proposed and the site does not front on a County roadway, although more than an acre of disturbance is proposed bringing under County Planning Board review.

The site is accessed by one driveway on Demarest Drive with the closest major intersection being with West Belt Parkway which is a municipal roadway and is undergoing construction to increase access and capacity for future traffic. No changes have been proposed for the driveway. The applicant has proposed repainting an existing stop bar and double yellow centerline. In addition, the applicant has proposed repainting internal driveway stop bars and centerlines. The applicant has proposed expanding the existing parking lot from 58 parking spaces to 84 parking spaces. The applicant will also be installing new lights, concrete bollards along handicap spaces, and several new drainage inlets. Regarding the drainage, the applicant has proposed linking new drainage inlets into an existing onsite detention system which does not connect with a County system. The applicant has not proposed any changes to existing landscaping or sidewalks, which are in good condition.

Staff explained that they have reviewed the application and determined that there is no impact to any County facilities, and recommended that the plans be granted unconditional approval.

No comments were made by the Board.

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

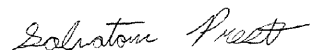
**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Vice Chair Redmon made a motion to adjourn the meeting at 6:18 PM that was seconded by Freeholder Lepore. 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

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Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
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July 17<sup>th</sup>, 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 15<sup>th</sup>, 2018, revised as of August 23<sup>rd</sup>, 2019, and the “Union Avenue Improvements” plan dated February 27<sup>th</sup>, 2020, revised as of June 30<sup>th</sup>, 2020, were both reviewed by the Passaic County Planning Board on July 16<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: The Board is currently requiring that all plans be submitted through digital transmission. All submission materials must be provided in PDF format and all plans and technical reports must be digitally signed. Sign and sealed copies of the plans should still be mailed to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

1. The following comments pertain to the submitted improvement plans:
  - a) The westbound Union Avenue lane usage must be shown on sheet 4. The left turn lane for westbound Union Avenue at Susquehanna Avenue does not appear to be long enough. The applicant must provide a queuing analysis, using a conservative trip generation for new quarry traffic. Queuing in the lane could result in the blocking of Union Avenue through-traffic. Besides an estimate of the 95% queue, the applicant must determine the trip generation which would create an unacceptable queue. **The specific westbound lane usage must be indicated on the plans.**
  - b) The approved plans for Celtic Knot (Haskell/Union) and the Taco Bell (Greenwood/Union) must be incorporated into the improvement plans. The applicant should coordinate with staff to obtain copies of the plans. **All previously approved right-of-way improvements must be overlaid onto the roadway improvements plans. This shall also include the Highlands Rail Trail plans (attached). The plans do not show the correct improvements to be installed at Block 462, Lot 22 (Celtic Knot). The curb line is approximately 3-4 feet south of the right-of-way line.**
  - c) The plans must indicate the extent of the Union Avenue right-of-way. **Complete.**

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Block 468, Lot 2.01; B 470, L 1, 3-6 & 8; B 471, L 3-7; B 472, L 1-4; B 473, L 1-3

- d) The plan must note the elevations of the top and bottom of the curb along Union Avenue. **The elevations must be provided throughout their project limits. Otherwise, staff are unable to determine if the proposed improvements will result in ponding conditions.**
- e) The plan must note the dimensions from the front of the curb to the front of each utility pole. **Complete.**
- f) It must be noted what the black rectangles indicate at the intersection of Susquehanna and Union Avenues, as they may conflict with existing drainage pipes. **The applicant must provide details on the intent of the junction boxes and the maintenance responsibilities. These appear to be constructed on the private property of Block 462, Lot 19, which will require a utility easement.**
- g) The existing drainage pipes along Union Avenue must be shown on the plans. **The applicant must submit an updated survey with all utility information including water, gas, and sanitary/storm sewer elements. This includes manholes, pipes, and connections. The Borough of Wanaque installed drainage along the north side of Union Avenue in 2007 (see attached plan). This should be confirmed in the survey/field investigation.**
- h) The plans must include raised pavement markers. **Complete.**
- i) All striping must be noted as thermoplastic. **Complete.**
- j) **Sidewalk, at a minimum width of five (5) feet, shall be provided on both sides of Union Avenue for the length of the project in order to accommodate safe pedestrian access with the nearest crossing located at the signal controlled intersection with I-287. The sidewalk must be at least five (5) feet off of the curb face or as close as feasible, in which case the location must be justified in the written response. A sidewalk easement shall be provided where the sidewalk cannot be constructed within the County right-of-way.**
- k) **Drop curb shall be installed across the driveways between Susquehanna Avenue and Union Court.**
- l) **New curbing shall continue up to the I-287 South Ramp.**
- m) **Crosswalk striping, continental-style, shall be provided across Haskell and Greenwood Avenues.**

**Once the plans address these requirements, the applicant shall submit a complete set of construction plans that satisfy Passaic County Engineering standards, including but not limited to:**

- a) **All necessary construction details;**
  - b) **Plans and profiles of the roadway alignments;**
  - c) **Construction staging and traffic control; and**
  - d) **Any other plans, specifications and or details in consultation with the Engineering Department.**
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:

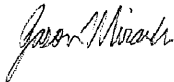


Passaic County Planning Board  
Pompton Lakes Quarry (SP-19-054)  
Susquehanna Avenue, Wanaque  
Block 468, Lot 2.01; B 470, L 1, 3-6 & 8; B 471, L 3-7; B 472, L 1-4; B 473, L 1-3

- 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. As the signal is being significantly impacted (AM eastbound delay increase from 20 to 32 seconds; AM westbound left turn delay increase from 12 to 30 seconds), it should be re-timed and be included in any future re-timings as per the developer's agreement specified in comment 3. **The re-timing is addressed under comment 3 below.**
  - 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%). The applicant must obtain documented approval from NJDOT for the proposed signal re-timing. The re-timing must be completed by the applicant, and must be included in the developer's agreement specified below. **The re-timing is addressed under comment 3 below.**
3. The applicant shall provide, for County review, a developer's agreement which must include:
- a) The agreement shall include a requirement that the applicant conduct a future traffic study to re-assess conditions and implement a new signal re-timing, if necessary. **Item 2c must be revised to state that it is the County which will determine if any future traffic studies and/or a future traffic signal is needed. It must be added that any required future traffic signal re-timings at the intersections of Ringwood/Union and/or Union/I-287 South Ramp shall be paid out of the \$50,000, and that the applicant must secure NJDOT approval for any signal re-timings.**
  - b) The provided examples of non-emergency access that may require use of Broad Street been reviewed and are acceptable to staff. The language must all be included in the developer's agreement. **Complete.**
  - c) **If a signal is required to be installed in the future as per the terms of the developer's agreement, a pedestrian crossing across Union Avenue at Haskell or Greenwood Avenue shall be included in the signal agreement.**
  - d) **The term "Southbound entrance of I-287" must be changed to "I-287 South Ramp" in all places.**
4. Please note that the County is not responsible for any existing or proposed culverts along Susquehanna Avenue. **Complete.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Wayne J. Ingram, P.E.

Tilcon New York, Inc.  
Stonefield Engineering & Design

File



# County of Passaic

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

PLANNING BOARD  
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July 17<sup>th</sup>, 2020

Woodland Park Board of Adjustment  
5 Brophy Lane  
Woodland Park, NJ 07424

Re: Site Plan Review – 80/46 Logistics Center; 1150 McBride Avenue, Woodland Park; Block 91, Lots 1-8; Block 91.01, Lot 1; Block 92, Lots 1-17; Block 92.01, Lot 1; Block 93, Lots 1-33; Block 93.01, Lot 1; Block 94, Lots 1-39; Block 94.01, Lot 1; Block 95, Lots 1-39; Block 95.01, Lot 1; Block 115, Lots 1, 2, 2.01, 3 & 4; Block 116, Lots 1-37; Block 117, Lots 17-24; Block 126, Lot 1 (Passaic County File Number SP-19-056)

Members of the Board,

The above referenced site plan dated November 5<sup>th</sup>, 2019, revised as of July 2<sup>nd</sup>, 2020, was reviewed by the Passaic County Planning Board on July 16<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: The Board is currently requiring that all plans be submitted through digital transmission. All submission materials must be provided in PDF format and all plans and technical reports must be digitally signed. Sign and sealed copies of the plans should still be mailed to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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 prepared by MidAtlantic Engineering Partners dated October 17<sup>th</sup>, 2019. **Complete.**
2. The right-of-way width of Lackawanna Avenue is not labeled on sheet 3, as per the applicant's letter. **Complete.**
3. The applicant must provide copy of the necessary documentation for the proposed vacation of Linden Avenue and River Boulevard. The vacation of River Boulevard shall not extend past the Master Plan right-of-way line of Lackawanna Avenue. The Master Plan right-of-way is 66 feet, measured 33 feet from the centerline of the roadway. **Complete.**
4. Per staff inspection, the curbing must be entirely replaced. The sidewalk is in satisfactory condition. **A note must be provided on the site plan stating that all curbing along the McBride and Lackawanna frontages will be replaced per the County curb detail.**

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80/46 Logistics Center (SP-19-056)  
1150 McBride Avenue, Woodland Park  
Various Blocks and Lots (see heading on page 1)

5. The raised aprons must be indicated at all site driveways, including the Lackawanna Avenue driveway. The aprons on McBride Avenue must have flares, as per the detail (attached), instead of the proposed curb radii. **It is acceptable for the aprons to be modified to accommodate truck traffic to the site; however, the aprons must incorporate flared ends as on the detail. The sections of raised sidewalk must also be delineated on the plans. At the Lackawanna Avenue driveway, the proposed curb radii are acceptable but the apron must still include a raised sidewalk. The attached detail should be used for guidance, although it will need to be modified to accommodate the proposed driveway geometry. Detectable warning surfaces should still be provided at each driveway.**
6. The striping must all be labelled. The stop bars must be labelled as 12 inches and “white”. The centerlines must be labelled as 24 inches and “double yellow”. The MUTCD code of the “STOP” signs must be noted. **The proposed yellow striping must be removed from the right-of-way.**
7. The applicant must verify that the black dots shown along the property’s frontage indicate proposed trash receptacles. The easternmost proposed “bench and trash receptacle area” must be relocated to be entirely outside of the County right-of-way. The applicant must provide confirmation that they bear responsibility for all proposed street furniture. **Complete.**
8. The proposed streetscaping must be in accordance with any applicable municipal streetscaping plans. **Complete.**
9. The following comments pertain to the Lackawanna Avenue driveway:
  - a) For the right-in turn on Lackawanna that is to be prohibited, there is still a curb radius present. This must be redesigned to reflect that right-in turns are prohibited. For the Board to consider permitting right-in turns for cars (but not trucks), the applicant must submit a written request justifying the waiver. **The requested waiver was granted.**
  - b) The size of the concrete island for the left-out turn prohibition must be increased. **Complete.**
  - c) Signing must be provided for the right-in turn prohibition, on the left side (in the island). **Complete.**
  - d) Additionally, the applicant must provide information on the visibility of vehicles turning left into the driveway from eastbound Lackawanna Avenue to motorists on westbound Lackawanna Avenue. **Complete.**
  - e) **The driveway is less than 10 feet from the property line of Lot 16, at the right-of-way line. There is an existing driveway on Lot 16 adjacent to the property line. The driveway must be located a minimum of 10 feet from either property line, measured at the right-of-way line OR the applicant must provide a waiver request explaining why the driveway cannot be relocated.**
10. The turning templates must show the truck turning movements for right turns into both McBride Avenue driveways. **Complete.**

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11. The applicant has proposed to shift two seconds of “green” signal time from McBride to Lackawanna in order to address an existing condition. The applicant must coordinate with the Borough to reprogram the traffic signal. This must be added as a note on sheet 3 of the site plan set, surrounded by a "cloud" outline, in a large font, with a leader arrow pointing to the intersection. **Complete (noted added to plans).**
12. The applicant must submit copies of all required NJDEP permits. The referenced Freshwater Wetlands Permit must be provided upon approval. **Complete.**
13. It is recommended that the applicant provide on-site detention basins to slow the discharge of stormwater into the Peckman River, as there are issues with flash flooding along this section of the river. **Complete (not required).**
14. The applicant must provide copies of any available architectural plans for this project. **Complete.**
15. The site plan must note the existing NJTransit bus stop along Lackawanna Avenue opposite Hughes Place. It is recommended that the applicant locate one of the proposed “bench and trash receptacle” areas adjacent to the bus stop. **Complete.**
16. **Prior to the release of any Highway Opening & Use Permit bonds associated with this application, the applicant must provide as-built plans verifying that all required improvements have been constructed to plan.**
17. The applicant must provide the Corridor Enhancement Fee of \$25,532.00 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 considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Kearfott Corporation  
William J. Parkhill, II  
File

Millstein Acquisitions, LLC  
Peggy Steinhauer  
Joseph Staigar, P.E.



# County of Passaic

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

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

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## PLANNING BOARD

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

Michael Lysicatos AICP, PP  
Director

July 17<sup>th</sup>, 2020

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

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

Members of the Board,

The above referenced site plan dated January 6<sup>th</sup>, 2020, revised as of July 2<sup>nd</sup>, 2020, was reviewed by the Passaic County Planning Board on July 16<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: The Board is currently requiring that all plans be submitted through digital transmission. All submission materials must be provided in PDF format and all plans and technical reports must be digitally signed. Sign and sealed copies of the plans should still be mailed to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

1. The zoning table must include impervious coverage, existing and proposed. **Complete.**
2. The applicant must submit two signed and sealed copies of the referenced survey by Lakeland Surveying. **Complete.**
3. The first parking space, adjacent to the entrance driveway, is still within 20 feet of the right-of-way. The space must either be removed or signed for use by employees only. **Complete (the two spaces adjacent to the entrance driveway will be signed for employees only).**
4. The entrance driveway shall be re-located four (4) feet to the west, providing 10 feet of clearance from the side property line. **Complete.**
5. The plans must include the County raised driveway apron detail (attached). **Complete.**
6. Please note that the existing crosswalk at the intersection with Dick Street will be re-stripped by PSE&G as part of a resurfacing project. **Complete.**

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

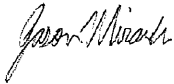
7. The plans must show the curb line on the opposite side of Van Houten Avenue. **Complete.**
8. Both driveways must be a maximum width of 18 feet. **Complete.**
9. All striping must be labelled as thermoplastic. **Complete.**
10. The plans must include a key and details for the proposed signs. **Complete.**
11. The applicant must install a two-faced “ONE WAY” sign at each driveway. **Complete.**
12. The applicant must provide a positive drainage plan, including drainage calculations. There shall be no runoff into the County right-of-way. The drainage calculations must note the runoff volume in addition to the system volume. **Incomplete; the calculations only state the runoff rates, not the runoff volume as requested. This information is needed to determine if the proposed drywell is adequately sized to handle all runoff from the site.**
13. Certification must be submitted by a professional engineer that the sidewalk hatch satisfies requirements to handle an HS-20 load. The note on the plans must indicate that the hatch satisfies the loading standards. **The plan and detail for the sidewalk hatch states that it is H-20; it must be an HS-20.**
14. The applicant must submit an encroachment permit application (attached) for the existing building overhang and sidewalk hatch within the County right-of-way. **The applicant must submit color photos as part of the encroachment application. The photos must be submitted by July 24<sup>th</sup> for the application to be considered for inclusion on the August 11<sup>th</sup> Board of Chosen Freeholders agenda.**
15. The proposed shade trees shall be moved out of the County right-of-way, in order to avoid any sight distance issues at the driveways. The applicant should be able to provide additional trees in front of the building. **Complete.**
16. The applicant should coordinate with local officials to determine any necessary screening between the easterly driveway and the dwelling on Lot 29. There is an encroachment of a wall block on the applicant’s property. **Complete.**
17. The applicant must provide the Corridor Enhancement Fee of \$4,487.00 payable to Passaic County. **Complete.**
18. The proposed pylon sign must be moved outside of the County right-of-way. The curbed island should be extended to encompass the hatched area adjacent to the first parking spaces. Shade trees can be planted in the island, outside of the right-of-way. **Complete.**

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

19. At both site driveways, parking shall be prohibited for 25 feet looking left, and 20 feet looking right, measured from the end of the curb cut. The applicant must send a written request to the municipality to pass and ordinance for this restriction. Approval of the application is not contingent upon any action by the municipality on this request. **The prohibition shall only apply to the exit driveway. The request must be addressed to the City Clerk or Mayor/Council, not the Planning Board. The plans must show two “NO STOPPING OR STANDING” signs, one on each end of the prohibition and at 45 degrees to the roadway, with arrows pointing towards the driveway.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Michael E. Dipple, P.E.

564 Van Houten, LLC  
File



## County of Passaic

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

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Michael Lysicatos AICP, PP  
Director

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

July 17<sup>th</sup>, 2020

Wayne Planning  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Frito Lay Parking Expansion; 59 Demarest Drive, Wayne; Block 304, Lot 2.02 (Passaic County File Number SP-20-024)

Members of the Board,

The above referenced site plan dated June 15<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on July 16<sup>th</sup>, 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.

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Road Department at 307 Pennsylvania Avenue, Paterson, NJ 07503, (973) 881-4500. Road Department staff will determine the required amount of bonds that must be posted in order to do work within the County right-of-way. The applicant may be required to submit a traffic control plan to the Road Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

Best regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Jim O'Brien  
Bradford Bohler, P.E.

Jerome A. Vogel, Esq.  
Stephie Palm  
File