



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, July 30th, 2020
WebEx Meeting**

Vice Chair Redmon opened the meeting at 5:02 PM and Jason Miranda read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to the roll call.

MEMBERS PRESENT: Nakima Redmon, Vice Chair (acting as Chair); Stephen Martinique, Commissioner (left at 5:35); Joseph Metzler, Commissioner; County Engineer Jonathan Pera, Commissioner; Kenneth Simpson, Commissioner; Commissioner Steve Edmond, Alternate (voting for Miguel Diaz); Freeholder Terry Duffy; Freeholder Pat Lepore (arriving at 5:14).

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 16th, 2020 meeting was made by Vice Chair Redmon and seconded by Commissioner Metzler. The motion passed unanimously. Freeholder Duffy and Commissioner Martinique abstained from the vote.

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

- A moment of silence was held to honor the recent passing of Open Space Coordinator Kathleen Caren, who was a former Planning Board member.
- The Department is preparing to commence with a County-wide Bike-Pedestrian Study.
- The Department is working to update the Site Plan and Subdivision Resolutions, and will bring the updates to the Board for approval as they are finished.

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

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

DEVELOPMENT REVIEW

SP-17-045 – Congregation Emek Yehoshua – 35-39 Brook Avenue, Passaic

Freeholder Lepore joined the meeting during the hearing of this application, but did not vote.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to operate a synagogue and community center in two existing buildings. The

along New Street in Paterson. The Planning Board withheld this site plan application on July 1st, 2020 with 7 conditions.

Each dwelling unit will have access to a common residential access street connecting to their driveways. Each dwelling will have two (2) parking spaces, for a total of four (4) parking spaces per individual structure. The applicant has proposed connecting the access street to New Street. A three-foot sidewalk is proposed to connect the residences to New Street. A five-foot sidewalk is proposed along the New Street frontage. Dedication of one (1) foot of right-of-way is necessary to accommodate the full five (5) feet. The site is sloped steeply towards New Street. The applicant has proposed to regrade the driveway in order to provide the required 2% maximum slope. Regarding drainage, the plans show that roof drains will connect into three (3) dry wells on-site. Drainage calculations have been provided for the site. The applicant has proposed to plant three (3) American elm trees along the New Street frontage, outside of the County right-of-way.

Staff explained there are conditions that must be met before the application is granted conditional approval. The applicant must dedicate one foot of the Master Plan right-of-way, in order to accommodate a 5-foot sidewalk without reducing the width of the roadway. The metes and bounds description has been reviewed by staff and is accurate. The deed must still be prepared by the applicant and submitted for review. The orientation of the north arrow must be verified. The label "assumed" must be removed from the plans. The applicant must provide a written waiver request justifying the location of the site driveway within 10 feet of the side property line. The applicant has requested a waiver permitting the driveway to be located within 10 feet of the side property line. On-street parking must be prohibited along the frontage of the property. 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. It must be verified by the applicant whether an existing parking prohibition exists.

Freeholder Lepore inquired about the parking restriction along the New Street frontage, including the note stating that "approval is not contingent upon any action by the municipality". The Board discussed the option of requiring the prohibition of parking regardless of any action by the municipality. Commissioner Edmond inquired about the waiver request for the driveway. Commissioner Metzler inquired about the need for test pits.

Bahman Izadmehr, engineer for the applicant, was sworn in. Commissioner Metzler made a motion to accept Bahman Izadmehr as an expert in the field of engineering. The motion was seconded by Freeholder Duffy. The motion passed unanimously. Mr. Izadmehr testified on the nature of the site, and addressed concerns regarding parking on-site and the proposed parking prohibition. He also addressed the concern regarding test pits, noting that the pits would be placed in the basement of the previous dwelling on the site.

the site abuts the Passaic River. The applicant has agreed to grant an easement for a future path along the Passaic River, although it is not indicated on the plans. There are existing shade trees along the Wagaraw Road frontage, which the applicant has proposed to replace with a mixture of shrubs and red maple trees. The applicant has proposed lighting within the County right-of-way.

Staff explained there are conditions that must be met before the application is granted conditional approval. The zoning table shall include existing conditions where applicable (i.e. impervious area). The applicant shall install new curbing along the entire Wagaraw Road frontage and provide cross-sections every 50 feet. The curbing replacement must be noted on the plans. The plans may include a typical section instead of cross-sections every 50 feet. The curb ramps must be in accordance with ADA requirements. Curb ramps must also be installed on the north side of Wagaraw Road. The curb ramps must be placed in line with the crosswalks, not diagonally in the direction of the corner. The plans must include curb ramp details, which must satisfy ADA standards. 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 the curb ramps have been constructed in accordance with the current version of the USDOT "ADA Standards for Transportation Facilities". All crosswalks must be striped continental-style. The crosswalk striping must be parallel to traffic flow. The applicant must provide larger-scale plans for the Lafayette Avenue and May Street intersections with the site driveways. The applicant shall construct a left turn lane into the site at Lafayette Avenue. Eastbound Wagaraw Road has excess pavement width to allow for this. This shall be included on a separate roadway improvement plan that shows all features of the Wagaraw Road roadway, including the existing bicycle lanes. This must include a typical section. A dashed yellow centerline must be provided across the intersection for eastbound Wagaraw Road through-traffic. The roadway improvement plan, which must include a typical section, must still be submitted for review. The striping of the bike lane should end at its current location near Coolidge Place. The applicant shall bump in the proposed curb line at the southeast corner of the intersection of Wagaraw Road and Lafayette Avenue, and stripe a 5-foot bike lane from the intersection east to connect to the existing 5-foot bike lane further along Wagaraw Road. The bike lane shall be on the right-hand side of eastbound Wagaraw Road. The eastbound travel lane shall remain at the proposed width of 12 feet. Additionally, four (4) green sharrows shall be striped between Coolidge Avenue (where one section of existing bike lane ends) and the new segment of bike lane to the east of the intersection of Wagaraw Road and Lafayette Avenue.

At the unsignalized intersection with May Street, left-out turns must be prohibited due to the proposed level of service (E). As only 6 and 12 cars per hour (AM and PM Peak) make this movement, this will not be a hardship. The turn can be made at the signal. Left turns into the site at the May Street driveway must also be prohibited. The driveway shall be constructed as a

County review. The applicant must submit as-built plans prior to the release of any bonds associated with the application. The Corridor Enhancement Fee of \$13,303.00 must be provided payable to Passaic County.

Andy Del Vecchio, engineer for the applicant, was sworn in and addressed the comments. Gerard Fitamant, engineer for the applicant, was sworn in. Commissioner Edmond made a motion to accept Gerard Fitamant as an expert in the field of engineering. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

Gerard Fitamant testified that the left-turn prohibition at the May Street driveway could not legally be requested until the driveway had been constructed. The Board agreed to require that the left-turn prohibition and Title 39 enforcement be requested and adopted prior to the issuance of a certificate of occupancy.

Mr. Fitamant noted that there is existing curbing along the frontage, and that the new curbing would be full-height. He was not aware of any drainage issues with the current curb line. The Board re-iterated the necessity to provide a profile of the proposed curb line. It was added that a gutter flow analysis shall also be provided. Planning Director Lysicatos inquired about the possibility of widening the eastbound traffic lane to allow for a 5-foot bicycle lane after the intersection with Lafayette Avenue. This would allow for cyclists to have a safe way to navigate into the bicycle lanes further east. Mr. Fitamant testified that there would not be an issue moving the curb line back to accommodate this east of the intersection along Wagaraw Road on the applicants property (in the area in front of the previously proposed gazebo).

Mr. Fitamant explained where the elevation of the 100-year flood zone was already noted on the plans, and the Board concurred. Regarding the request for a riverwalk, Mr. Fitamant explained that the Borough had previously required a walkway along the river, which was shown on the plans. The Board requested that the applicant provide all documentation between the applicant and the Borough regarding the proposed walkway.

Freeholder Duffy made a motion to grant **conditional approval** to the site plan application. The motion was seconded by Freeholder Lepore. The motion passed unanimously.

SP-20-025 – Proposed BJ’s Wholesale Club & Gas Station – 50 Route 46, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to operate a BJ’s Wholesale Club in an existing 288, 726 sq. ft. vacant retail space at the Willowbrook Mall. The application also includes an outparcel, on which a BJ’s gas station will be constructed. No new construction or demolition is proposed for the main structure. A canopy, six (6) gas pumps, and an attendant kiosk building will be constructed in the outparcel. The site

Freeholder Duffy made a motion to rescind the previous motion pending testimony from Mr. Maniaci, and Commissioner Metzler seconded the motion. The motion to rescind the previous motion passed unanimously.

Mr. Maniaci testified that the only proposed changes to the property were internal and that no construction was proposed. After some discussion with the Board, Mr. Maniaci stated that the applicant would comply with all conditions.

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

SP-20-027 – Saba Apartments – 441 Paulison Avenue, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to construct a three-story, 8,244 sq. ft. residential building containing thirteen (13) apartment units and thirteen (13) parking spaces. The site is currently vacant following the demolition of a residential structure.

The applicant has proposed a parking garage, with one rear apartment unit, on the first floor of the new structure. The garage would connect to a single, combined driveway along Paulison Avenue. The applicant has not provided any information on the proposed garage operations. There are two parking spaces located within 20 feet of the County right-of-way. The driveway is also within 10 feet of a side property line. The applicant has proposed to replace the existing sidewalk and curbing “as needed”. The applicant has not submitted any surveys or architectural plans. Regarding the drainage, the applicant has proposed to install a trench drain at the driveway entrance/exit. The trench drain will connect to a proposed on-site seepage pit. There are no proposed connections into the Paulison Avenue drainage system. The applicant has not proposed any landscaping.

Staff explained there are conditions that must be met before the application is granted conditional approval. “Paulison” is misspelled on the cover sheet heading, the title block, and the tax map. The applicant must submit two signed and sealed copies of any available surveys of the property. The plans must show the right-of-way line and curb line on the other side of Paulison Avenue. The right-of-way width of Paulison must be noted on the plans. The site’s property line must be clearly labelled on the plans. The first two parking spaces are within 20 feet of the right-of-way line. They must be removed from the plans. The applicant must request a waiver, with a written justification, in order for the Board to consider permitting a driveway within 10 feet of the side property line. A 25-foot long, double yellow centerline must be provided at the site driveway. All striping must be noted as thermoplastic. All curbing and sidewalk along Paulison Avenue must be replaced. It must be noted that the curbing replacement will be based on the County curb detail (attached). The County raised driveway apron detail (attached) must be added to the plans for the site driveway. The location of the garage door must be noted on the plans. The applicant must provide details on the operation of

The applicant has not proposed changes to the existing parking lot, road, or curbing. Regarding the drainage, the applicant has proposed that all roof leaders connect to an existing on-site drainage system. No changes are proposed to the sidewalk or landscaping. Staff noted that the proposed site plan does not pose any impacts to County facilities.

Freeholder Duffy 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.

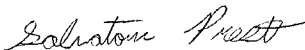
CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Freeholder Duffy made a motion to adjourn the meeting at 7:45 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

July 31st, 2020

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Congregation Emek Yehoshua; 35-39 Brook Avenue, Passaic; Block 1324, Lots 3 & 6 (Passaic County File Number SP-17-045)

Members of the Board,

The above referenced site plan dated July 21st, 2016, revised as of May 15th, 2020, was reviewed by the Passaic County Planning Board on July 30th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted 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 provide correspondence from NJDEP stating that there are no requirements for the proposed development. **Complete.**
2. Please request an ordinance from the City of Passaic prohibiting parking as designated by the proposed “NO PARKING” signs and submit a copy of the correspondence to the County. **Complete.**
3. Provide the Corridor Enhancement Fee of \$250.00 payable to Passaic County along with verification of the applicant’s non-profit status. **Incomplete.**
4. The following comments are in regards to the proposed valet parking operation and off-site parking:
 - a) The submitted correspondence is not a formal agreement. Provide verification (with name and address and phone number of the letter writer) from the owner of the off-site parking lot at 50 Carol Street that the proposed off-site parking has

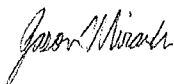
Passaic County Planning Board
Congregation Emek Yehoshua (SP-17-045)
35-39 Brook Avenue, Passaic
Block 1324, Lots 3 & 6

been permitted by the City of Clifton through the site plan process in order to fulfill the parking requirement. **Complete (no longer applicable).**

- b) The applicant must provide a parking plan showing the 100+ spaces at 50 Carol Street. **Complete (no longer applicable).**
 - c) Remove 'Event Only' parking sign at the eastern edge of the site where parking has been removed from the plans. **The "Event Only" signs must be removed from the plans. The two parking spaces within 20 feet of the right-of-way line of Brook Avenue must either be removed from the plans OR the spaces must be designated and signed for use by employees only. The previous waiver was granted for the spaces to remain for use as event parking, which is no longer applicable.**
5. The westerly driveway opening and drive aisle must line up with each other. The parking spaces should be adjusted if that is necessary to accommodate the re-alignment. **Complete.**
6. **The proposed shade trees shall be moved behind the sidewalk to avoid conflict with overhead lines and sidewalk.**

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
Charles H. Sarlo, Esq.
File

Congregation Emek Yehoshua
Matt Seckler, P.E.



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
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PLANNING BOARD

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Michael Lysicatos AICP, PP
Director

August 7th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – New Street Two-Family Homes; 147-153 New Street, Paterson; Block 5103, Lots 17 & 18 (Passaic County File Number SP-19-052)

Members of the Board,

The above referenced site plan dated November 7th, 2018, revised as of July 5th, 2020, was reviewed by the Passaic County Planning Board on July 30th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted 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 name and address of the owner must be noted on the cover sheet. **Complete.**
2. The zoning table must include both the existing and proposed area (sq. ft.) of impervious and building coverage. **Complete.**
3. The applicant must provide the referenced survey prepared by Morgan Engineering, dated 7/1/2015. **Complete.**
4. The applicant must indicate the County Master Plan right-of-way width of 60 feet along the New Street frontage of the site. Based on the noted current right-of-way width of 35 feet, this would be placed 12.5 feet beyond the current right-of-way line. The applicant must dedicate one foot of the Master Plan right-of-way, in order to accommodate a 5-foot sidewalk without reducing the width of the roadway. The deed of dedication and metes and bounds description must be submitted for County review. **The metes and bounds description has been reviewed by staff and is accurate. The deed must still be prepared by the applicant and submitted for review.**

Passaic County Planning Board
New Street Two-Family Homes (SP-19-052)
147-153 New Street, Paterson
Block 5103, Lots 17 & 18

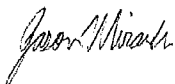
5. The applicant shall provide sidewalk and curbing, per County detail (attached), along the frontage of the site. The sidewalk must be a minimum of five (5) feet in width. **Complete.**
6. The applicant shall provide an on-site walkway connecting the proposed residences to the sidewalk along New Street, as per RSIS requirements (N.J.A.C. 5:21-4.5). It is recommended that the applicant coordinate with the City on the appropriate width of the interior sidewalk. **Complete.**
7. The applicant must provide a driveway profile. The driveway may have a maximum slope of 2% for the first 50 feet back from the right-of-way line of New Street. The profile must show the entire driveway, and include the existing grading in comparison with the proposed grading. The profile must include edge lines. **Complete.**
8. A double yellow centerline, 25 feet in length with thermoplastic striping, must be provided at the site driveway. **Complete.**
9. The plans must be revised to indicate the turning movement radii for all movements at the driveway. The centerline of New Street, and both edges of pavement, must be indicated. The apron is shown to conflict with the utility pole. The apron should be revised to avoid any conflicts. The apron has been revised, but the plans must still indicate the turning radii of the right turn into the site to verify that there will be no conflicts. **Complete.**
10. The proposed driveway drainage is not workable. The applicant shall provide a trench drain at the end of the driveway, including calculations showing that there will be no bypass. **Complete.**
11. The applicant must also provide drainage calculations, which must indicate that no runoff will bypass the drainage structure onto New Street. The amount of the overflow may not exceed what currently enters the existing inlet from the site. Any additional runoff from the site must be handled by the seepage pit system, which may need to be enlarged. **Complete.**
12. The plans must show any connecting pipes from the inlet to the New Street drainage system, including size and dimensions. **Complete.**
13. Shade trees should be provided between the sidewalk and the first dwelling. **Complete.**
14. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. **Complete.**
15. The applicant must coordinate with the City to verify that the footings of the proposed buildings will be located entirely within the property and that there will be no adverse drainage impacts to adjacent properties. To clarify, the original comment regarding footings should have referred to the footings of the retaining walls along the property lines and not the building footings. **Complete.**

Passaic County Planning Board
New Street Two-Family Homes (SP-19-052)
147-153 New Street, Paterson
Block 5103, Lots 17 & 18

16. The test pits must be completed now in order to avoid a potential drainage redesign during construction. This is a function of the design of the product, and must be completed prior to Planning Board approval. **Complete (no longer required).**
17. The orientation of the north arrow must be verified. **The label “assumed” must be removed from the plans.**
18. The applicant must provide a written waiver request justifying the location of the site driveway within 10 feet of the side property line. **The applicant’s waiver request was denied. For any request to be re-considered, the applicant must propose an alternative driveway design allowing for a minimum of three (3) feet between the property line with Lot 16 and the driveway (measured at the right-of-way line). If such a design is not feasible, the applicant must provide an explanation demonstrating the infeasibility.**
19. On-street parking must be prohibited along the frontage of the property. 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. **Incomplete; per staff correspondence with City of Paterson, there is not an existing parking prohibition in place along the site’s frontage. The applicant must submit the written request to the City.**
20. The applicant shall incorporate a deed restriction for each proposed dwelling unit that would prohibit the proposed garage parking spaces from being used for anything other than parking. Additionally, the Board recommended that all units be designed as per the proposed Model B on the architectural drawings. Model B units are shown as having four-car garages, whereas Model A units are shown as having two-car garages.
21. The Board requested that the Board’s Counsel provide a legal opinion in regards to the proposed dwelling unit being constructed within the County Master Plan right-of-way and any legal restrictions on such construction. This matter will be addressed under separate cover.

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

Bahman Izadmehr

File



County of Passaic

Department of Planning & Economic Development
930 Riverview Drive, Suite 250
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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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August 7th, 2020

Hawthorne Planning Board
445 Lafayette Avenue
Hawthorne, NJ 07506

Re: Site Plan Review – Prop. Mixed-Use Development; 204 Wagaraw Road, Hawthorne; Block 12, Lot 8 (Passaic County File Number SP-20-016)

Members of the Board,

The above referenced site plan dated April 17th, 2020, revised as of July 13th, 2020, was reviewed by the Passaic County Planning Board on July 30th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted 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 name and address of the applicant and the owner must be noted on the cover sheet. **Complete.**
2. The zoning table shall include existing conditions where applicable (i.e. impervious area). **Incomplete.**
3. The applicant shall submit two signed and sealed copies of the referenced survey by Bertin Engineering. **Complete.**
4. The existing Wagaraw Road sidewalk must be replaced with a 5-foot sidewalk. **Complete.**
5. The applicant shall install new curbing along the entire Wagaraw Road frontage, per the County curbing detail (attached), and provide cross-sections every 50 feet. **The curbing replacement must be noted on the plans. The plans may include a typical section instead of cross-sections every 50 feet.**
6. The curb ramps must be designed in accordance with ADA requirements. **Curb ramps must also be installed on the north side of Wagaraw Road. The curb ramps must be placed in line with the crosswalks, not diagonally in the direction of the corner. The plans must**

Passaic County Planning Board
Prop. Mixed-Use Development (SP-20-016)
204 Wagaraw Road, Hawthorne
Block 12, Lot 8

include curb ramp details, which must satisfy ADA standards. 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 the curb ramps have been constructed in accordance with the current version of the USDOT “ADA Standards for Transportation Facilities”.

7. All crosswalks must be striped continental-style (ladder bars without transverse lines). **The crosswalk striping must be parallel to traffic flow.**
8. A double yellow centerline must be provided at the unsignalized driveway intersection. **Complete.**
9. All striping must be noted as thermoplastic. **Complete.**
10. The applicant must provide larger-scale plans for the Lafayette Avenue and May Street intersections with the site driveways. **Incomplete.**
11. The applicant shall construct a left turn lane into the site at Lafayette Avenue. Eastbound Wagaraw Road has excess pavement width to allow for this. This shall be included on a separate roadway improvement plan that shows all features of the Wagaraw Road roadway, including the existing bicycle lanes. This must include a typical section. **A dashed yellow centerline must be provided across the intersection for eastbound Wagaraw Road through-traffic. The roadway improvement plan, which must include a typical section, must still be submitted for review. The applicant shall bump in the proposed curb line at the southeast corner of the intersection of Wagaraw Road and Lafayette Avenue, and stripe a 5-foot bike lane from the intersection east to connect to the existing 5-foot bike lane further along Wagaraw Road. The bike lane shall be on the right-hand side of eastbound Wagaraw Road. The eastbound travel lane shall remain at the proposed width of 12 feet. Additionally, four (4) green sharrows shall be striped between Coolidge Avenue (where one section of existing bike lane ends) and the new segment of bike lane to the east of the intersection of Wagaraw Road and Lafayette Avenue.**
12. At the unsignalized intersection with May Street, left-out turns must be prohibited due to the proposed level of service (E). As only 6 and 12 cars per hour (AM and PM Peak) make this movement, this will not be a hardship. The turn can be made at the signal. Left turns into the site shall be permitted. The driveway shall be constructed as a concrete turning island physically restricting left-out turns. The island must accommodate a raised sidewalk across the driveway. The applicant must provide appropriate signing at the driveway. The applicant must request the prohibition in writing from the Borough and submit any correspondence to County staff. **The left-turn prohibition and Title 39 enforcement must be formally requested from the Borough and adopted prior to the issuance of a certificate of occupancy. The concrete island at the driveway must have a zero throat width in order to physically restrict left turns. Two additional “NO LEFT TURN” signs (R3-2) are**

Passaic County Planning Board
Prop. Mixed-Use Development (SP-20-016)
204 Wagaraw Road, Hawthorne
Block 12, Lot 8

needed for each movement (left-in and left-out) on each side. These additional signs shall be located in the concrete island.

13. The applicant must re-time the traffic signal at the intersection of Wagaraw Road and Lincoln Avenue. The northbound left turn lane in the PM peak hour will experience a 25% increase due to this project. The eastbound left turn lane will experience a 12% increase. The re-timing shall be included in the signal agreement requested below. **The recommended re-timing of the Wagaraw Road/Lincoln Avenue signal must be included on the site plan OR on the signal plan for Wagaraw Road/Lafayette Avenue that is still to be submitted.**
14. The applicant must submit a traffic signal plan for the proposed signal modifications at Lafayette Street and Wagaraw Road. **Incomplete.**
15. The applicant must submit a traffic signal jurisdictional agreement for the proposed signal modifications at the intersection of Lafayette Street and Wagaraw Road. **Incomplete.**
16. The following comments pertain to truck traffic:
 - a) Lafayette Avenue driveway: The right-in turn is not acceptable, as it encroaches into the exit lane, where cars will be queuing to exit the site. The right-out and left-in turns are not acceptable, as they both encroach onto the curb and the edge of the left lane. **The plans must show the SU-40 truck movement for the right-out turn at the signal. The westbound lane configuration has changed, and this turn may now be an issue.**
 - b) May Street driveway: The left-in is not acceptable, as it encroaches into the exit lane, where cars will be queuing to exit the site.

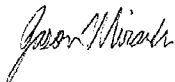
To solve the above issues will require the widening of the driveway opening at the signal. However, the pedestrian crossing there is already proposed to be quite long - approximately 45 feet. The safer solution for pedestrians is to prohibit WB-67 trucks from accessing the site. **The plans must include signs restricting the maximum size truck that can enter the site to be an SU-40.**
17. The site plan must show the lane widths for all approaches at the signalized intersection. **Complete.**
18. Drainage structures may be needed along the new curb line. The plans must include a profile along the proposed curb line. **A profile along the curb line and gutter flow analysis must be provided in order for the drainage needs to be determined. This cannot be addressed through testimony as stated in the applicant's response letter.**
19. The applicant must submit copies of any required NJDEP permits. **Upon NJDEP approval, the applicant must submit copies of all permits referenced in the submitted Multi-Permit Application.**

Passaic County Planning Board
Prop. Mixed-Use Development (SP-20-016)
204 Wagaraw Road, Hawthorne
Block 12, Lot 8

20. The 100-year flood hazard zone should be included on the grading plan. It must be verified that the zone is per the most recent update of FEMA's flood maps. **Complete.**
21. The applicant shall provide an easement for a future riverwalk along the rear of the property. **The applicant shall provide copy of any requirements from the Borough to construct or provide an easement for a riverwalk.**
22. The landscaping plan should incorporate the existing landscaping along the Wagaraw Road frontage, where appropriate. **Complete.**
23. The applicant must clarify what is proposed between the gazebo and the sidewalk on Wagaraw Road, as it encroaches into the County right-of-way. **Complete.**
24. The proposed light fixtures must be located outside of the County right-of-way. They shall also be located outside of the clear zone OR be designed to be breakaway. **The proposed lighting poles must be designed to be breakaway. For the poles to remain partially within the right-of-way, the applicant must provide a maintenance agreement for County review.**
25. **The applicant must submit as-built plans prior to the release of any bonds associated with the application.**
26. The applicant must provide a Corridor Enhancement Fee payable to Passaic County. Staff will be able to calculate the fee upon receipt of the requested survey by Bertin Engineering. **The Corridor Enhancement Fee of \$13,303.00 must be provided 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 considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Antimo A. Del Vecchio, Esq.
Kevin Bulger, AIA

204 Wagaraw Road, LLC
Gerard Fitamant, P.E.
File



County of Passaic

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

www.passaiccountynj.org

PLANNING BOARD

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

Michael Lysicatos AICP, PP
Director

August 6th, 2020

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Prop. BJ’s Wholesale Club & Gas Station; 50 Route 46, Wayne; Block 212, Lot 5 (Passaic County File Number SP-20-025)

Members of the Board,

The above referenced site plan dated June 22nd, 2020 was reviewed by the Passaic County Planning Board on July 30th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted 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 plans shall note the limits of NJDOT access control along the frontage of the proposed gas station site.

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
Jerome Vogel, Esq.
File

Seritage SRC Finance, LLC
Bradford A. Bohler, P.E.



County of Passaic

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

PLANNING BOARD

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

August 3rd, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – West Broadway Realty; 466-490 Chamberlain Avenue, Paterson; Block 1006, Lots 3 & 4 (Passaic County File Number SP-20-026)

Members of the Board,

The above referenced site plan dated April 14th, 2020 was reviewed by the Passaic County Planning Board on July 30th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

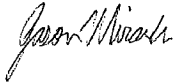
Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The name and address of the applicant and the owner must be noted on the plans.
2. Two signed and sealed copies of the referenced survey must be submitted.
3. The applicant must follow the procedure for short term road closures (see attached procedures) when trucks back into the loading dock. This will require an agreement that must be submitted for County review.
4. A raised sidewalk, per the attached detail, must be constructed across the truck loading driveway on West Broadway.
5. Detectable warning surfaces must be provided at the northerly West Broadway curb cut for each direction.
6. The applicant must submit the Corridor Enhancement Fee of \$4,315.00 payable to Passaic County.

Passaic County Planning Board
West Broadway Realty (SP-20-026)
466-490 Chamberlain Avenue, Paterson
Block 1006, Lots 3 & 4

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
Paul Maniaci
File

West Broadway, LLC
Matt Evans



County of Passaic

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

www.passaiccountynj.org

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

Michael Lysicatos AICP, PP
Director

July 31st, 2020

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Saba Apartments; 441 Paulison Avenue, Passaic; Block 3220, Lot 29
(Passaic County File Number SP-20-027)

Members of the Board,

The above referenced site plan dated January 6th, 2020, revised as of June 25th, 2020, was reviewed by the Passaic County Planning Board on July 30th, 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 all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted 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. “Paulison” is misspelled on the cover sheet heading, the title block, and the tax map.
2. The applicant must submit two signed and sealed copies of any available surveys of the property.
3. The plans must show the right-of-way line and curb line on the other side of Paulison Avenue. The right-of-way width of Paulison must be noted on the plans. The site’s property line must be clearly labelled on the plans.
4. The first two parking spaces are within 20 feet of the right-of-way line. They must be removed from the plans.
5. The applicant must request a waiver, with a written justification, in order for the Board to consider permitting a driveway within 10 feet of the side property line.

Passaic County Planning Board
Saba Apartments (SP-20-027)
441 Paulison Avenue, Passaic
Block 3220, Lot 29

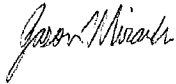
6. A 25-foot long, double yellow centerline must be provided at the site driveway. All striping must be noted as thermoplastic.
7. All curbing and sidewalk along Paulison Avenue must be replaced. It must be noted that the curbing replacement will be based on the County curb detail (attached).
8. The County raised driveway apron detail (attached) must be added to the plans for the site driveway.
9. The location of the garage door must be noted on the plans. The applicant must provide details on the operation of the garage door. The door must be sufficiently set back from the roadway that vehicles waiting to enter the garage do not block traffic.
10. Due to inadequate sight distance, on-street parking must be prohibited along the entire frontage of the site. The applicant must request in writing to the City that the prohibition be enacted and provide copy of any correspondence to the County. Two "NO STOPPING OR STANDING" signs must be provided, one on either end of the frontage, with arrows pointing towards the frontage.
11. The applicant must demonstrate, with an exhibit, that adequate site distance will exist for drivers exiting the parking lot to see pedestrians. The exhibit must show all features that could obstruct sight distance, such as building columns, walls, signs, landscaping, etc.
12. One of the proposed "Active Driveway" signs must be relocated in order that both signs will be on the right side of the sidewalk. The applicant shall explain why an "Active Driveway" sign is proposed for a residential driveway.
13. The applicant must submit drainage calculations. The seepage pit must be designed to handle 100% of the stormwater volume from the 25-year storm.
14. The roof leaders must be shown on the plans, with all connections.
15. The plans must include a driveway profile with a maximum slope of 2% for the first 50 feet behind the right-of-way line.
16. The plans must include a detail of the building footings along the right-of-way line. It must be verified that the footings will not encroach into the County right-of-way or onto neighboring properties.
17. The applicant must submit any available architectural plans for the proposed apartment building.

Passaic County Planning Board
Saba Apartments (SP-20-027)
441 Paulison Avenue, Passaic
Block 3220, Lot 29

18. The applicant shall provide a shade tree along the frontage of the site. It is recommended that the tree be provided at the location of the parking space that is adjacent to the right-of-way.
19. 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 considered incomplete.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Corey Klein, Esq.
File

443 Paulison Ave, LLC
Patrick D. McClellan, P.E.



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

July 31st, 2020

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Wayne Memorial First Aid Squad Addition; 8 Rohrbach Way, Wayne;
Block 703, Lots 36 & 36.01 (Passaic County File Number SP-20-028)

Members of the Board,

The above referenced site plan dated February 3rd, 2020, revised as of June 17th, 2020, was reviewed by the Passaic County Planning Board on July 30th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. An associated minor subdivision application (SU-20-004) has also been submitted. 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
A. Michael Rubin, Esq.
File

Wayne Memorial First Aid Squad
Darmstatter, Inc.