



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, June 4<sup>th</sup>, 2020  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Miguel Diaz opened the meeting at 5:10 PM and read the notice that the requirements of the Open Public Meeting Act had been met. Planning Director Michael Lysicatos then proceeded to the roll call.

**MEMBERS PRESENT:** Miguel Diaz, Chairman; William Gervens, Commissioner; Stephen Martinique, Commissioner; County Engineer Jonathan Pera, Commissioner; Steve Edmond, Alternate (voting for Nakima Redmon); Freeholder Terry Duffy; Freeholder Pat Lepore, Alternate (voting for Freeholder Director Cassandra Lazzara)

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

**MINUTES:** A motion to adopt the minutes of the May 21<sup>st</sup>, 2020 meeting was made by Commissioner Martinique and seconded by Commissioner Gervens, with one modification. The motion passed unanimously.

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

- The Planning Board is continuing to respond to applicants electronically and assist them with any questions they may have in addition to processing new applications. Staff members will resume work from the Department offices, though still closed to the public, in the near future.
- A virtual meeting was held for the Paterson-Newark Transit Market Study as a follow up to comments made on the video presentation that was hosted on the Department website. The comments generally indicated a preference for bus lines or a rapid transit light rail between Paterson and Newark utilizing the Paterson Industrial Track. Models have projected that the project would have good ridership numbers. The next phase will include refinement of options and an environmental impact statement, which will help establish what the actual construction costs and return on investments for the project will be.
- The Department has received a technical assistance grant from the New Jersey Department of Transportation for a Paterson Bike Study in conjuncture with the City of Paterson. This project is anticipated to begin in late summer, and will focus on how to connect people in Paterson without using automobiles.

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

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

## **DEVELOPMENT REVIEW**

### **SP-20-016 – Prop. Mixed-Use Housing Development – 204 Wagaraw Road, Hawthorne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct several multi-story structures on a vacant property on the south side of Wagaraw Road. The applicant has proposed the construction of a 4-story, 118-unit residential building; a 4-story, 31,210 sq. ft. self-storage building; and a 16,400 sq. ft. retail building. The plans also include a gazebo and a dog enclosure. There is no proposed demolition. The site has frontage along Wagaraw Road in Hawthorne, including the intersection of Wagaraw and Lafayette Avenue. The applicant has proposed a total of 244 parking spaces on-site. The applicant has also proposed construction of two driveways connecting to Wagaraw Road. There will be a driveway at the intersection of Wagaraw and Lafayette, where there is an existing traffic signal. An additional driveway has been proposed for the intersection of Wagaraw and May Street. No restrictions have been proposed at the driveways. There is an existing sidewalk along the Wagaraw Road frontage. It is not indicated whether the sidewalk and curbing are to be replaced. Regarding the drainage, the applicant has indicated that roof leaders and grates will connect into two on-site detention basins. Both detention basins are to be connected into riprap aprons that will flow away from Wagaraw Road in the direction of the Passaic River. A small portion of the site abuts the Passaic River. The applicant has submitted stormwater calculations. 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.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name and address of the applicant and the owner must be noted on the cover sheet. The zoning table shall include existing conditions where applicable (i.e. impervious area). The applicant shall submit two signed and sealed copies of the referenced survey by Bertin Engineering. The existing Wagaraw Road sidewalk must be replaced with a 5-foot sidewalk. The applicant shall install new curbing along the entire Wagaraw Road frontage and provide cross-sections every 50 feet. The curb ramps must be in accordance with ADA requirements. All crosswalks must be striped continental-style. A double yellow centerline must be provided at the unsignalized driveway intersection. All striping must be done using thermoplastic paint. 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. 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 applicant must provide appropriate signing at the driveway. The applicant must request the prohibition in writing from the Borough.

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 applicant must submit a traffic signal plan for the proposed signal modifications at Lafayette Street and Wagaraw Road. The applicant must submit a traffic signal jurisdictional agreement for the proposed signal modifications at the intersection of Lafayette Street and Wagaraw Road. Regarding the proposed truck movements: a) at the signalized intersection with

Lafayette Avenue, 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. b) At the unsignalized intersection with May Street, the left-in turn 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 site plan must show the lane widths for all approaches at the signalized intersection.

Drainage structures may be needed along the new curb line. The plans must include a profile along the proposed curb line. The applicant must submit copies of any required NJDEP permits. 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. The applicant shall provide an easement for a future riverwalk along the rear of the property. The landscaping plan should incorporate the existing landscaping along the Wagaraw Road frontage, where appropriate. 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. 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 applicant must submit as-built plans prior to the release of any bonds associated with the application. 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.

Antimo Del Vecchio, counsel for the applicant, stated that the drainage is compliant with New Jersey Residential Site Improvements Standards (RSIS). Mr. Del Vecchio also acknowledged that the applicant would re-design the driveways to better accommodate trucks. Commissioner Edmond asked if any 67-foot trucks would be required for either the self-storage facility or retail space. Mr. Del Vecchio could not confirm the demand for 67-foot trucks, but he stated that the retail would not likely not require it.

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

#### **SU-20-007 – Hinchliffe Stadium Subdivision – 186-218 Maple Street, Paterson**

Planning Board Counsel Abdelhadi recused himself from the hearing of this application.

This is a new major subdivision application in which the applicant has proposed to subdivide three existing lots in order to create a total of four lots. This subdivision application has been submitted in conjunction with a corresponding site plan application (SP-20-17). The proposed lots will accommodate different portions of the proposed site development. Lot 6.01 will include Hinchliffe Stadium and a proposed 2-story multi-use building along Maple Street. Lot 7.01 will include a proposed 6-story, age-restricted, residential development along Jasper Street. Lot 23.01 will include a 4-story parking deck. Lot 23.02 will remain as vacant land. None of the proposed lots will have any frontage along a County roadway.

Staff explained that the applicant must provide clarification on the purpose and intention of the easement at the Maple /Maple intersection where Mary Ellen Kramer Park meets Hinchliffe Stadium. It must be clarified who is to receive the easement and what rights are being conveyed for public access and/or use of Hinchliffe Stadium.

Marsha Moore, counsel for the applicant, testified on the nature of the easement.

Freeholder Duffy made a motion to grant **conditional approval** to the major subdivision application. Commissioner Martinique seconded that motion. The motion passed unanimously.

**SP-20-017 – Hinchliffe Stadium Development – 188-216 Maple Street, Paterson**

Planning Board Counsel Abdelhadi remained recused for the hearing of this application.

Staff explained that this is a new site plan application in which the applicant has proposed to demolish and construct several structures in the vicinity of Hinchliffe Stadium, which will remain as is. The applicant has proposed to demolish an existing one-story structure along Maple Street, which will be replaced by a two-story multi-use building with 3,512 sq. ft. of exhibition space on the 1<sup>st</sup> floor and a restaurant on the 2<sup>nd</sup> floor. The applicant has proposed construction of a 6-story residential building with 75 age-restricted units. The building will also include a 4,852 sq. ft. childcare facility. A 4-story parking deck, with a total of 315 spaces, has been proposed adjacent to the stadium and residential building. All access to the site will be via Liberty, Jasper, and Maple Streets, all of which are under municipal jurisdiction. The site has not frontage along any County roadways. Regarding the drainage, the applicant has proposed connecting all roof leaders and inlets to an on-site detention basin that will connect to the municipal drainage system along Jasper Street.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit written correspondence/confirmation with the National Parks Service on the intent and design of the project. The applicant must submit written correspondence/approval from the Paterson Historic Preservation Commission on the design of the project. The project should meet all Great Falls Historic District design guidelines as put forward by the City of Paterson.

Marsha Moore, counsel for the applicant, testified on the proposed childcare center and residential building.

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

**SP-20-018 – B&B Organic Waste Recycling – 280 Marshall Hill Road, West Milford**

Planning Board Counsel Abdelhadi returned to the meeting.

This is a new site plan application in which the applicant has proposed to demolish an existing one-story building and to construct a two-story, 27,000 sq. ft. mixed-use building. The building would include the existing organic recycling use, but would also include retail and office space. Additionally, the parking lot would be re-paved and significantly expanded from approximately 20 spaces to 85 total spaces. All access to the site will be along Lycosky Road, a municipal street. There will be no driveways along Marshall Hill Road. There is no existing sidewalk along this section of Marshall Hill Road. Regarding the drainage, the applicant has indicated that roof leaders will connect to an on-site detention system. The on-site detention system is connected to a riprap conduit outlet, which is directed towards Marshall Hill Road. The applicant has submitted stormwater calculations. The site is located within the Highlands Preservation Area.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit two signed and sealed copies of the referenced survey by EIC Group, LLC. The applicant must provide a dedication to the Master Plan right-of-way of 66 feet along the Marshall Hill Road frontage. The required dedication amounts to an additional eight (8) feet on the applicant's side of the roadway. The applicant shall analyze the stormwater flow from the riprap apron down to Marshall Hill Road, and explain what happens between the riprap apron and Marshall Hill Road considering the following features: volume, erosion, slope, ground cover, and velocity. The applicant must provide a copy of the approved Highlands Permit. The applicant must provide the Corridor Enhancement Fee of \$7,200.00 payable to Passaic County.

David Newkirk, engineer for the applicant, was sworn in and testified on the proposed riprap apron. After some discussion, the Board requested that the dedicated right-of-way be graded at a 2% cross-slope in anticipation of a future sidewalk. The applicant was also required to be subject to an if-and-when agreement to construct sidewalk along the Marshall Hill Road frontage at a later date.

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

**SP-20-019 – Prop. Contractor's Yard (Monksville Plaza) – 1141 Greenwood Lake Turnpike, Ringwood**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a contractor's yard to the rear of an existing strip center. The proposed changes will result in 39,726 sq. ft. of area of disturbance. No other construction is proposed. There will be 159 parking spaces on site, an increase from the existing 143 spaces. The site has three driveways along Greenwood Lake Turnpike. The central drive is exit-only. The other two driveways are not restricted. There is no existing sidewalk along this section of Greenwood Lake Turnpike. Regarding drainage, there are existing trench drains along the southerly two driveways. The plans do not indicate where the trench drains connect. A portion of the site slopes towards the County right-of-way. No drainage calculations have been submitted. This site is located within the Highlands Preservation Area. There are existing shade trees along the frontage of the site.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit two signed and sealed copies of the referenced survey by Arthur J. Schappell, Jr. The applicant must close the middle driveway along Greenwood Lake Turnpike, due to substandard sight distance. Exits are safer at the southerly, two-way driveway. All existing signing and striping must be upgraded at the two other driveways, which must have "STOP" signs, stop bars, and double yellow centerlines. All striping must be noted as thermoplastic. The plan must show all striping and lane markings within the roadway of Greenwood Lake Turnpike, including the intersection with Margaret King Avenue. The applicant must submit drainage calculations. There shall be no runoff onto Greenwood Lake Turnpike. The plans must indicate what the trench drains connect to. The applicant shall provide pedestrian connection from the site to the bus stop along frontage. The applicant must provide the Corridor Enhancement Fee of \$12,552.00 payable to Passaic County.

Jeffery Houser, engineer for the applicant, was sworn in and testified that the applicant was opposed to the requested closure of the middle site driveway. Mr. Houser explained that the application involved minor improvements to an existing contractor's yard and stated that the changes do not warrant comments requiring major changes to the site. The applicant would review the comments and provide

additional information on the proposed changes, and would request full or partial waivers from several of the conditions.

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

**SU-20-008 – Schumacher Subdivision – 36-40 Woods Road, Little Falls**

This is a new major subdivision application in which the applicant has proposed to adjust the lot lines between three existing lots in order to provide appropriate lot boundaries accommodating three new single-family dwellings. The three lots will be re-named as Lots 31.02, 31.03 & 31.04. An existing dwelling will be demolished. The properties do not have any frontage along a County roadway.

Staff do not have any comments on the plans, as the proposed lots do not have any frontage along a County roadway. However, as this is a major subdivision, the applicant must submit a final plat.

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

**OLD BUSINESS**

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

Staff explained that this application was granted conditional approval by the Board at the meeting on May 21<sup>st</sup>. The applicant has since requested a waiver from the following comment: “The applicant must install a bollard to physically restrict vehicular access to the proposed patio area.” The applicant has requested the waiver as they consider the installation of a full-height curb, sidewalk, and street tree sufficient to deter vehicles from attempting to enter the patio. Further, the applicant believes the bollard would be unsightly. The applicant has stated that planters could be provided as the patio may accommodate outdoor seating in the future.

After some discussion, the Board agreed to change the comment from requiring the installation of a bollard to requiring the applicant to install a planter restricting vehicular access to the patio area. The Board voted unanimously to **modify** the comment accordingly.

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Freeholder Martinique made a motion to adjourn the meeting at 6:53 PM that was seconded by Commissioner Redmon. The motion passed unanimously.

Respectfully submitted,

Salvatore Presti for



MICHAEL LYSCATOS



**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

June 5<sup>th</sup>, 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 subdivision plat dated April 17<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on June 4<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

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 cover sheet.
2. The zoning table shall include existing conditions where applicable (i.e. impervious area).
3. The applicant shall submit two signed and sealed copies of the referenced survey by Bertin Engineering.
4. The existing Wagaraw Road sidewalk must be replaced with a 5-foot sidewalk.
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.
6. The curb ramps must be designed in accordance with ADA requirements.
7. All crosswalks must be striped continental-style (ladder bars without transverse lines).
8. A double yellow centerline must be provided at the unsignalized driveway intersection.
9. All striping must be noted as thermoplastic.
10. The applicant must provide larger-scale plans for the Lafayette Avenue and May Street intersections with the site driveways.

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

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.
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.
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.
14. The applicant must submit a traffic signal plan for the proposed signal modifications at Lafayette Street and Wagaraw Road.
15. The applicant must submit a traffic signal jurisdictional agreement for the proposed signal modifications at the intersection of Lafayette Street and Wagaraw Road.
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.
  - 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.
17. The site plan must show the lane widths for all approaches at the signalized intersection.
18. Drainage structures may be needed along the new curb line. The plans must include a profile along the proposed curb line.
19. The applicant must submit copies of any required NJDEP permits.



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.
21. The applicant shall provide an easement for a future riverwalk along the rear of the property.
22. The landscaping plan should incorporate the existing landscaping along the Wagaraw Road frontage, where appropriate.
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.
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.
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.

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

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

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

June 5<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Major Subdivision Review – Hinchliffe Stadium Subdivision; 186-218 Maple Street & 1-27 Jasper Street, Paterson; Block 801, Lots 6, 7 & 23 (Passaic County File Number SU-20-007)

Members of the Board,

The above referenced subdivision plat dated March 4<sup>th</sup>, 2020, revised as of April 15<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on June 4<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

1. The applicant must provide clarification on the purpose and intention of the easement at the Maple /Maple intersection where Mary Ellen Kramer Park meets Hinchliffe Stadium. It should be clarified who is the recipient of the easement and what rights are being conveyed for public access and/or use of Hinchliffe Stadium.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Marsha M. Moore  
File

Hinchliffe Master Urban Renewal, L.P.  
Philip McEntee, P.E.



**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

June 5<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Hinchliffe Stadium Neighborhood Restoration Project; 186-218 Maple Street & 1-27 Jasper Street, Paterson; Block 801, Lots 6, 7 & 23 (Passaic County File Number SP-20-017)

Members of the Board,

The above referenced subdivision plat dated April 10<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on June 4<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant must submit written correspondence/confirmation with the National Parks Service on the intent and design of the project.
2. The applicant must submit written correspondence/approval from the Paterson Historic Preservation Commission on the design of the project.
3. The project should meet all Great Falls Historic District design guidelines as put forward by the City of Paterson.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Marsha M. Moore  
Charles D. Olivo, P.E.  
George M. Hibbs, AIA  
Joaquin Bouzas, AIA

Hinchliffe Master Urban Renewal, L.P.  
Kevin E. Shelly, P.E.  
John R. Corak, P.E.  
Jonathan Shisler, AIA  
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

June 5<sup>th</sup>, 2020

West Milford Board of Adjustment  
1480 Union Valley Road  
West Milford, NJ 07480

Re: Site Plan Review – B&B Organic Waste Recycling; 280 Marshall Hill Road, West Milford; Block 6002, Lot 29 (Passaic County File Number SP-20-018)

Members of the Board,

The above referenced subdivision plat dated June 15<sup>th</sup>, 2018, revised as of February 24<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on June 4<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant must submit two signed and sealed copies of the referenced survey by EIC Group, LLC.
2. The applicant must provide a dedication to the Master Plan right-of-way of 66 feet along the Marshall Hill Road frontage. The required dedication amounts to an additional eight (8) feet on the applicant's side of the roadway. The applicant must submit a draft deed and metes and bounds description for review by County staff.
3. The area to be dedicated must be graded to a maximum 2% cross-slope. An "if and when" agreement, for the future installation of sidewalk along the Marshall Hill Road frontage, must be submitted.
4. The applicant shall analyze the stormwater flow from the riprap apron down to Marshall Hill Road, and explain what happens between the riprap apron and Marshall Hill Road considering the following features: volume, erosion, slope, ground cover, and velocity.
5. The applicant must provide a copy of the approved Highlands Permit.
6. The applicant must provide the Corridor Enhancement Fee of \$7,200.00 payable to Passaic County.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Robert Moshman, Esq.  
File

B&B Organic Waste Recycling, LLC  
David S. Newkirk, P.E.



**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

FAX (973) 812-3450

June 5<sup>th</sup>, 2020

Ringwood Planning Board  
60 Margaret King Avenue  
Ringwood, NJ 07456

Re: Site Plan Review – Prop. Contractor’s Yard (Monksville Plaza); 1141 Greenwood Lake Turnpike, Ringwood; Block 310, Lot 1.01 (Passaic County File Number SP-20-019)

Members of the Board,

The above referenced site plan dated February 14<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on June 4<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant must submit two signed and sealed copies of the referenced survey by Arthur J. Schappell, Jr.
2. The applicant must close the middle driveway along Greenwood Lake Turnpike, due to substandard sight distance. Exits are safer at the southerly, two-way driveway.
3. All existing signing and striping must be upgraded at the two other driveways, which must have “STOP” signs, stop bars, and double yellow centerlines. All striping must be noted as thermoplastic.
4. The plan must show all striping and lane markings within the roadway of Greenwood Lake Turnpike, including the intersection with Margaret King Avenue.
5. The applicant must submit drainage calculations. There shall be no runoff onto Greenwood Lake Turnpike.
6. The plans must indicate what the trench drains connect to.
7. The applicant shall provide pedestrian connection from the site to the bus stop along frontage.
8. The applicant must provide the Corridor Enhancement Fee of \$12,552.00 payable to Passaic County.

Passaic County Planning Board  
Prop. Contractor's Yard (SP-20-019)  
1141 Greenwood Lake Turnpike, Ringwood  
Block 310, Lot 1.01

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Edward Martin, Esq.  
File

Ponderosa Group I, LLC  
Tyler VanderValk, P.E.



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*Director*

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TEL (973) 569-4040

FAX (973) 812-3450

June 5<sup>th</sup>, 2020

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

Re: Major Subdivision Review – Schumacher Subdivision; 36-40 Woods Road, Little Falls; Block 237, Lots 31, 34.01 & 61 (Passaic County File Number SU-20-008)

Members of the Board,

The above referenced subdivision plat dated August 20<sup>th</sup>, 2019, revised as of February 21<sup>st</sup>, 2020, was reviewed by the Passaic County Planning Board on June 4<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

This major subdivision application has been granted **conditional approval** pending receipt of the final plat.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
John J. Veteri, Esq.  
File

Oakwood Estates at Great Notch, LLC  
Fred Meola



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

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

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

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

June 8<sup>th</sup>, 2020

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

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

Members of the Board,

The above referenced site plan dated November 8<sup>th</sup>, 2019, revised as of April 22<sup>nd</sup>, 2020, was reviewed by the Passaic County Planning Board on May 21<sup>st</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. The applicant's request for a waiver of comment #9 was reviewed by the Board on June 4<sup>th</sup>, 2020.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media. **At this time, all submission materials must be e-mailed to County staff for guaranteed inclusion on an upcoming development review agenda. The physical copies should still be mailed, using the U.S. Postal Service, to the Department offices at 930 Riverview Drive, Suite 250 in Totowa. Staff are working remotely with limited access to the office. All materials should be emailed to Senior Planner Jason Miranda at [jasonmi@passaiccountynj.org](mailto:jasonmi@passaiccountynj.org).**

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

1. The plans must include a note stating that the existing curb cut along Main Street will be replaced with full-height curbing (see attached detail) and sidewalk. **Complete.**
2. The applicant must verify whether truck traffic is permitted along Muller Place. **Complete.**
3. There shall be no stormwater runoff from the proposed patio into the County right-of-way. **Complete.**
4. There are currently downspouts on the building that discharge stormwater into the County right-of-way. These must be removed or redirected away from Main Street. The applicant must provide a positive drainage plan for all roof drainage. **The plans must indicate which portions of the roof drain to the front and rear of the building. The applicant must submit updated drainage calculations.**



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

5. There shall be no door swings encroaching into the County right-of-way. The existing front door must either be recessed or designed to swing inwards. **Complete,**
6. The applicant must submit any available architectural plans. **Complete.**
7. The applicant shall provide shade trees along the Main Street frontage of the site. **The proposed species (Scarlet Oak) is not suitable for a shade tree in this location. The applicant should coordinate with County staff to select a more suitable shade tree species.**
8. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County. **Complete.**
9. The applicant must install a bollard to physically restrict vehicular access to the proposed patio area. **Instead of a bollard, the applicant should provide a planter(s) to narrow the width of the patio opening.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Estate of Marie S. Buikema

Ripe Rosse Holding, LLC  
Michael E. Dipple

File