



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 18th, 2020
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Miguel Diaz opened the meeting at 5:06 PM. Senior Planner Jason Miranda 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; Nakima Redmon, Vice Chair; William Gervens, Commissioner; Joseph Metzler, Commissioner; Kenneth Simpson, Commissioner; Stephen Martinique, Commissioner; County Engineer Jonathan Pera, Commissioner; Steve Edmond, Commissioner Alternate; Freeholder Terry Duffy

OTHERS PRESENT: Shabbir Shehabuddin (sitting for 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 June 4th, 2020 meeting was made by Commissioner Martinique and seconded by Freeholder Duffy. The motion passed unanimously.

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

- The Department's COVID-19 response is continuing and will include supporting businesses during Governor Murphy's Phase 2 of re-opening. The Planning and Engineering Departments have collaborated on rolling out the Streets Open for Business Program; a permitting program that will assist municipalities in tracking and issuing permits for businesses to resume outdoor dining. Businesses request a permit and municipalities can issue permits for sidewalk dining, or even shutting down parts of or entire roadways. The program is live and has already issued two permits at the time of writing.
- The Board of Chosen Freeholders have voted to extend the grant program with the New Jersey Economic Development Authority (EDA). The Planning & Economic Development Department regularly coordinates with the NJ EDA, and is currently waiting for an agreement and MOU to be finalized.
- The Planning Department has set up a GIS-based website called Passaic County Open for Business that allows businesses to upload information on their current operations. This includes hours of operation, availability of curbside pick-up, and third party services. Once a business fills out the questionnaire, their location will be marked on a GIS map. Residents will then be able to search by business type or location, and click on a business's dot on the map to view their information. This program will be advertised on the County's social media platforms.
- The Paterson-Newark Transit Market Study is finishing up, and the final report will be issued in June.

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

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

DEVELOPMENT REVIEW

SP-17-017 – SMS Real Estate Addition – 1599 Paterson-Hamburg Turnpike, Wayne

This is a previously withheld site plan application in which the applicant has proposed to construct a 3,878 sq. ft. building addition to an existing office building on Lot 12. The property has frontage along Paterson-Hamburg Turnpike in Wayne. In conjunction with an amended minor subdivision (17-004) for the same property, the applicant has proposed a parking lot expansion onto land that is currently part of adjacent Lot 11. There are no site changes proposed to Lot 11. The application was withheld by the Planning Board on May 7th, 2020 with 1 condition.

There will be 56 off-street parking spaces on Lot 12, an increase from the existing 20 spaces. All access to the site will be from Surrey Drive, a municipal street. A narrow strip of park land (Block 3302, Lot 1), owned by Wayne Township separates the property from the right-of-way of Paterson-Hamburg Turnpike. The property is sloped towards the County roadway. Inlets on-site will connect to a sub-surface storage basin beneath the parking lot, with an overflow connection to the Paterson-Hamburg Turnpike drainage system. At the Board’s request, the applicant will provide for on-site ponding up to six (6) inches before the parking lot overflows into the right-of-way. The applicant has submitted an application for a Storm Drain Connection Permit.

Staff explained that the revised plans have been reviewed and all conditions have been addressed satisfactorily by the applicant.

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

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

Staff explained that 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 February 13th, 2020 with 14 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. 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.

The following comments must be addressed before the application can be granted unconditional approval. The first parking space, adjacent to the entrance driveway, is still within 20 feet of the right-of-way. The driveway shall be re-located four (4) feet to the west, providing 10 feet of clearance from the side property line. The curbline on the opposite side of Van Houten Avenue is not shown on some plan

sheets. The drainage calculations must note the runoff volume in addition to the system volume. 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 certification submitted. The applicant must submit an encroachment permit application (to be attached) for the existing building overhang, building sign, sidewalk hatch, and sidewalk vault within the County right-of-way. The proposed shade trees shall be moved out of the right-of-way, in order to avoid any sight distance issues. The applicant should be able to provide additional trees in front of the building. 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. 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.

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

SP-20-020 – Prop. Apartment Building – 18-20 Van Houten Avenue, Passaic

This is a new site plan application in which the applicant has proposed to construct a 40-unit multi-family building with garage parking. The applicant has proposed to remove an existing parking lot and to demolish an existing one-story building. The proposed parking structure and residential units total 32,882 sq. ft. in area. The residents will have access to the site through a lobby in the parking garage. Some units will have access via stairs along River Drive. The site has frontage along Van Houten Avenue, a County road, and River Drive, a City street.

There will be 40 parking spaces in the on-site garage, an increase from the existing 32 spaces on the property. The parking garage will have one driveway entrance/exit along River Drive. There will be no access or curb cuts along the Van Houten frontage. There is existing granite sidewalk and curbing along the entire frontage of the site. Regarding the drainage, the applicant has proposed connecting all roof leaders to a proposed stormwater detention vault. The detention vault will be tied into an existing stormwater sewer connection. The applicant has submitted a drainage report. The applicant has proposed planting a variety of shade trees along the Van Houten Avenue frontage of the site.

Staff explained that the following comments must be addressed before the application can be granted unconditional approval. The applicant must submit signed and sealed copies of the survey used for the existing conditions plan. The zoning table must include existing site information where applicable, such as lot coverage. The plans must indicate where the 8-inch outlet pipe discharges to. It is recommended that bicycle parking be accommodated. The applicant must provide the Corridor Enhancement Fee of \$251.00 payable to Passaic County.

Commissioner Edmond inquired if any retaining walls were proposed along Van Houten Avenue. He commented that any retaining walls on the site will require review by the City.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS

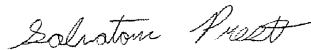
1. 2020-18; JCM Investors 1012 (SP-18-042); 449 E. 18th Street, Paterson; Block 3301, Lots 19, 20 & 21;
2. 2020-19; Prop. Child Care Facility (SP-18-050); 315-321 Crooks Avenue, Paterson; Block 7712, Lot 11;

Staff introduced two resolutions for site plan applications that have been granted unconditional approval. Commissioner Metzler made a motion to approve both resolutions. The motion was seconded by Commissioner Martinique. The motion passed unanimously and the resolutions were adopted.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 5:32 PM that was seconded by Vice Chair Redmon. 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

June 22nd, 2020

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – SMS Real Estate Building Addition; 1599 Paterson-Hamburg Turnpike, Wayne; Block 3303, Lots 11 & 12 (Passaic County File Number SP-17-017)

Members of the Board,

The above referenced site plan dated January 12th, 2017, revised as of May 18th, 2020, was reviewed by the Passaic County Planning Board on June 18th, 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
Calvary Gospel Church
William J. Darmstatter, P.E.

SMS Real Estate, LLC
A. Michael Rubin, Esq.
Tyler VanderValk, 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

June 22nd, 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 6th, 2020, revised as of May 13th, 2020, was reviewed by the Passaic County Planning Board on June 18th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of the plans on a standard compact disc media.

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

1. The 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 applicant must eliminate the two parking spaces proposed within 20 feet of the right-of-way line adjacent to the entrance driveway. **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.**
4. The applicant must receive a waiver to allow for a driveway within 10 feet of a side property line. **The driveway shall be re-located four (4) feet to the west, providing 10 feet of clearance from the side property line.**
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

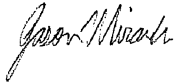
7. The plans must show the curb line on the opposite side of Van Houten Avenue. **The curbline on the opposite side of Van Houten Avenue is not shown on some plan sheets.**
8. Both driveways must be a maximum width of 18 feet. **Complete.**
9. All striping must be labelled as thermoplastic. **Complete.**
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.**
13. The applicant must verify whether the existing sidewalk hatch is to be removed. If not, certification must be submitted by a professional engineer that the hatch satisfies requirements to handle an HS-20 load. **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, any vault(s) must be indicated on the plans and a certification submitted.**
14. The applicant must receive an encroachment permit for the existing overhang, sign, and sidewalk hatch shown on the site plan. **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.**
15. The applicant must provide shade trees along the frontage of the site. These may be included in the island, replacing the proposed shrubs. **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.**
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.**

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.**

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
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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 22nd, 2020

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Prop. Apartment Building; 18-20 Van Houten Avenue, Passaic; Block 1262.01, Lot 20 (Passaic County File Number SP-20-020)

Members of the Board,

The above referenced site plan dated May 14th, 2019 was reviewed by the Passaic County Planning Board on June 18th, 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 signed and sealed copies of the survey used for the existing conditions plan.
2. The zoning table must include existing site information where applicable, such as lot coverage.
3. The plans must indicate where the 8-inch outlet pipe discharges to.
4. It is recommended that bicycle parking be accommodated.
5. The applicant must provide the Corridor Enhancement Fee \$251.00 payable to Passaic County.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
DAL Design Group, PC

18 Van Houten, LLC
Cecilia I. Lassiter

File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-18 (SP-18-042)

WHEREAS, the applicant, JCM Investors 1012, LLC (“the Applicant”) submitted a site plan application for the property located on Block 3301, Lots 19, 20 & 21 in the City of Paterson, New Jersey, with an address of 449 E. 18th Street, Paterson, NJ 07524;

WHEREAS, the application was given a file number of SP-18-042;

WHEREAS, on January 16th, 2020, the site plan prepared by Evans Architects dated February 16th, 2018, revised as of December 31st, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. The applicant was required to provide a graphic scale, in addition to a written scale, on all sheets with plan diagrams.
2. The name and address of the applicant and the owner were required to be noted on the plans.
3. The applicant was required to update the zoning table to include an “existing” column, in addition to the “required” and “proposed” columns.
4. The applicant was required to provide the total square footage of the existing and proposed area of disturbance.
5. The total number of handicapped spaces was required to be included in the zoning table.
6. The applicant was required to provide a topographical survey, signed and sealed by a licensed surveyor.
7. The site driveway was required to have a minimum 24-foot width, with a raised sidewalk and apron per County detail.
8. The applicant was required to indicate the garage door and the dimensions of the parking lane on the site plan.
9. The applicant was required to provide a stop bar, “STOP” sign, and centerline at the site driveway. All striping was required to be noted as thermoplastic.
10. The applicant was required to restrict left-out turns at the site driveway, and submit a written request to the City of Paterson for an ordinance establishing the restriction. The applicant was also required to install two (2) “NO LEFT TURN” (R3-2) signs, one at the driveway and one across the street.
11. The applicant was required to submit drainage calculations, including the dimensions of the seepage pits, the required volume, and for a 1-hour storm with 2.4 inches per hour.
12. The applicant was required to provide on-site ponding up to six (6) inches for the seepage pits in the event that the drainage system fails. The applicant was required to provide the

necessary grading plan for the 1st floor of the parking garage. The applicant was required to provide an open grate at grade level to facilitate the on-site ponding.

13. The applicant was required to provide a roof leader plan, indicating how all roof drainage will connect into the proposed seepage pits and not discharge elsewhere.
14. The applicant was required to provide a footing detail for the E. 18th Street frontage of the proposed building.
15. The applicant was required to provide a street-level view of parked cars from E. 18th Street.
16. The applicant was required to plant shade trees outside of the sight triangle of the site driveway.
17. The applicant was required to obtain an encroachment permit for the proposed canopies within the E. 18th Street right-of-way.
18. The applicant was required to provide the Corridor Enhancement Fee of \$4,199.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Evans Architects dated February 16th, 2018, revised as of January 27th, 2020, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that all conditions of the Board's approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Paterson Planning Board;

WHEREAS, the Applicant has proposed work within the County right-of-way, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant's compliance with the final site plan dated February 16th, 2018, revised as of January 27th, 2020. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Planning Board. Any further revision of the site plan must be submitted to the Board.

Moved By:
Seconded By:
Aye:
Nay:
Abstained:
Absent:

Miguel Diaz, Chairman
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: _____

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-19 (SP-18-050)

WHEREAS, the applicant, 315 Crooks Avenue, LLC (“the Applicant”) submitted a site plan application for the property located on Block 7712, Lot 11 in the City of Paterson, New Jersey, with an address of 315-321 Crooks Avenue, Paterson, NJ 07503;

WHEREAS, the application was given a file number of SP-18-050;

WHEREAS, on September 5th, 2019, the site plan prepared by Heritage Madison Architecture dated June 4th, 2018, revised as of February 25th, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, the Board granted the application approval subject to the following conditions:

1. North arrows were required on all plan diagrams.
2. The name and address of the applicant and the owner were required to be noted on the plans.
3. The applicant was required to note the proposed area of disturbance in the plan set.
4. The applicant was required to provide a traffic study with a detailed description of the proposed drop-off and pick-up procedure, which could not be along Crooks Avenue. The applicant was required to provide a note on the plan outlining the approved drop-off and pick-up procedure.
5. The applicant was required to request a waiver to permit the site driveways to be within 10 feet of the side property lines. The waiver has been granted, on the condition that the driveways can be no closer to the side property lines than shown on the site plan: 5 feet at the westerly driveway and 6 feet at the easterly driveway.
6. The applicant was required to provide two “DO NOT ENTER” signs at the proposed exit driveway, two “DO NOT ENTER” signs at the end of the entrance driveway, adjacent to the rear parking lot, and a two-faced “ONE WAY” sign at each driveway.
7. The applicant was required to submit a justification for the discrepancy between the required number of parking spaces and the proposed number of spaces, including evidence that the parking deficiency would not adversely impact Main Street.
8. The applicant was required to submit comparative data for other schools with similar operations, which should include information on the number of students walking, using public transportation, and being driven to the facilities.
9. The applicant was required to indicate all restricted parking spaces, including visitor spaces, assigned spaces for staff members, and handicapped spaces.
10. The applicant was required to provide on-site ponding up to 6”, in the event that the on-site drainage system fails, before connecting into the County drainage system. Due to the general flatness of the site, the applicant was required to grade the driveways at a minimum slope of 0.5% to allow stormwater to enter the proposed ponding area. The applicant was required to submit driveway profiles, noting the high points for each driveway.
11. The applicant was required to indicate all utility lines and connections along Crooks Avenue.

12. The applicant was required to prohibit parking at both driveways proposed along Crooks Avenue for 25 feet looking left and 20 feet looking right, measured from the end of the curb cut, and to submit a written request to the City of Paterson to pass an ordinance for this restriction. The applicant was also required to install “NO STOPPING OR STANDING” signs at each end of the requested prohibition.
13. The applicant was required to note the location of the proposed footings outside of the County right-of-way.
14. The applicant was required to plant shade trees along the frontage of the site, and note the species of the trees in a landscaping table.
15. The applicant was required to provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Heritage Madison Architecture dated January 15th, 2019, revised as of November 13th, 2019, which was reviewed by County staff pursuant to the provisions of the Passaic County Site Plan Resolution;

WHEREAS, County staff deemed that all conditions of the Board’s approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Paterson Planning Board;

WHEREAS, the Applicant has proposed work within the County right-of-way, which will require application for and the granting of a Highway Opening & Use Permit by the Board of Chosen Freeholders.

NOW, THEREFORE, BE IT RESOLVED that this site plan application is hereby approved subject to the Applicant’s compliance with the final site plan dated January 15th, 2019, revised as of November 13th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Paterson Planning Board. Any further revision of the site plan must be submitted to the Board.

Moved By:
 Seconded By:
 Aye:
 Nay:
 Abstained:
 Absent:

 Miguel Diaz, Chairman
 Passaic County Planning Board

 Michael Lysicatos, Secretary
 Passaic County Planning Board

Dated: _____