



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, March 12th, 2020
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

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

MEMBERS PRESENT: Miguel Diaz, Chair; Nakima Redmon, Vice Chair; Freeholder Pat Lepore; William Gervens; Joseph Metzler; Kenneth Simpson; Jonathan Pera, County Engineer; Steven Edmond, Alternate (sitting for Stephen Martinique)

OTHERS PRESENT: John Abdelhadi, Planning Board Counsel; Michael Lysicatos, Planning Director; Jason Miranda, Senior Planner.

MINUTES: A motion to adopt the minutes of the February 27th, 2020 meeting was made by Commissioner Gervens and seconded by Commissioner Metzler. The motion passed unanimously.

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

- The Director provided an update on the Paterson-Newark Transit Market Study which is reaching the final phases of analysis. The model runs for the bus rapid transit and light rail options are expected within the next week. The staff will have a report ready for the board at one of the upcoming board meetings.
- Several GIS initiatives are underway including update the countywide parcel mapping, providing new web mapping capabilities, and setting up the first phase of asset management capabilities through the PubWorks suite with the Roads department. These tasks will be a central focus on the department over the next several months and updates will be provided as they progress.

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

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

DEVELOPMENT REVIEW

SP-19-047 – 15 Lafayette Management – 15 Lafayette Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate the upper stories of a three story building for residential use. The building will have 1,352 sq. ft. of ground-floor retail, and 4,189 sq. ft. of residential space across two floors. A total of 12 parking spaces will be located on site. The 2nd and 3rd floors will be

renovated to add three (3) new residential units. There is no proposed construction or demolition. The site has frontage along both Lafayette Street (60-foot existing and Master Plan right-of-way) and Straight Street (80-foot existing and Master Plan right-of-way). This site plan was previously withheld by the Planning Board on December 5th, 2019 with 10 comments. The site will have access along both Lafayette Street and River Street. The Lafayette Street driveway will be modified to be restricted to right-out turns only, while the River Street driveway will be an unrestricted entrance and exit. The previously noted five (5) parking spaces that encroached into the County right-of-way, along with the business sign, will be relocated onto the applicant's property. There are six (6) stacked parking spaces proposed to the east of the Lafayette Street driveway. The inside three (3) spaces are to be for use by employees only.

The plans include spot elevations indicating a slope towards Lafayette Street. The plans show existing trench drains located at each driveway connected to two existing seepage pits located beneath the parking lot. No connection to the County drainage system is indicated. The applicant has proposed to install Belgian block curb inside their property line adjacent to the County right-of-way. The applicant has proposed planting three (3) Maple trees along the Straight and Lafayette Street frontages.

There are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must submit copies of the referenced survey. The applicant must construct a concrete island to physically restrict left turns out of the Lafayette Street driveway. The plans must note what is proposed to replace the Belgian block curbing that is to be removed from the right-of-way. There must be "NO LEFT TURN" signs on both sides of the Lafayette Street driveway, facing towards the site. The sheeting must be changed on all the traffic signs from Engineer Grade to High Intensity. The drainage calculations show a reduction in flow from 0.432 cfs to 0.428 cfs, which is negligible. The applicant must address the 0.428 cfs flowing off-site. The calculations using the existing seepage pits must be provided. The plans must show how runoff will be captured by the trench drain, with no bypass to Lafayette Street. The applicant must submit copies of any required NJDEP permits. The applicant shall coordinate with County staff to select an appropriate shade tree species for the Lafayette and River Street frontages of the site.

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

SP-20-010 – Prop. Flex Light Industrial Building – 32 Paterson-Hamburg Turnpike, Wayne

This is a new site plan application in which the applicant has proposed to convert an existing vacant structure into a light industrial building. The building will have 4000 sq. ft. of warehouse and office space. The current lot is zoned for single family residential use. No construction or demolition is proposed. The site has frontage along Paterson-Hamburg Turnpike (66-foot existing right-of-way and 100-foot Master Plan right-of-way) in Wayne.

There is one existing driveway entrance that leads to the site from Paterson-Hamburg Turnpike. The applicant shares the driveway with the adjacent water tank and wireless communications facility. The proposed plans indicate that there will be a total of 7 on-site parking spaces. The applicant has not proposed any changes to the curbing or sidewalk. The applicant has proposed installing a "STOP" sign, stop bar, and double yellow centerline at the driveway entrance. The applicant has indicated that roof leaders will connect to an on-site detention basin. The detention basin is connected to a scour hole that will discharge excessive storm water away from the County right-of-way. The applicant has proposed installing a trench drain connected to the basin. No landscaping improvements are proposed.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County must be noted in the title block. The driveway must be widened to 20 feet. Although the volume will be low – truck usage will be high, based on all three land uses. The applicant must provide a double yellow centerline at the site driveway. The applicant is reducing the storm water flow onto Paterson-Hamburg Turnpike from 1.34 cfs to 0.62 cfs, but 0.62 cfs is still a significant flow. To address the County's requirement of no runoff, the applicant must relocate the trench drain to the bottom of the driveway, and either: 1) Connect to the subsurface drainage system, which would require lowering the entire subsurface drainage system; or 2) install a seepage pit system near the bottom of the driveway. The applicant must provide the Corridor Enhancement Fee of \$493.00 payable to Passaic County.

Stephen Schepis, the attorney for the applicant, testified on the nature of the application including the surrounding land use and goals of the project including stormwater management, physical challenges of the land, and reasons for the configuration of the built environment.

Tyler VanderValk, the applicant's engineer (Houser Engineering), was sworn in. Commissioner Edmond inquired about the capacity of the driveway to handle two-way truck traffic as proposed. Mr. VanderValk provided that the building does not have a specific user at this point but there is not an expectation of significant truck traffic at the site. The necessity of a retaining wall to accommodate the grade changes on the site limits the width of the driveway. The anticipated use will require a group of employees all coming and leaving at the same time, although there may be some conflicts. Mr. VanderValk provided that a truck would need to be at the driveway edge to be able to meet the required sight distance. Commissioner Edmond requested that the County staff verify that the previous subdivision approval did not carry any conditions on the driveway access. A recommendation was made to coordinate with the adjacent property owner to obtain an easement to widen the driveway to 24 feet, if possible.

Mr. VanderValk provided details on the stormwater management system design with reasoning for the specific design as it relates to the regional system with reference to Exhibit A-1 (Cover Sheet of the site plan application set which depicts the tax map of the surrounding area). County Engineer Pera requested the applicant submit the analysis in writing to clarify if the stormwater recommendations from the County are possible. The soil log information in the

application was also referenced and marked as Exhibit A-2. The Board replied that a copy of the septic plans and logs would also be required for any waiver requests.

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

SP-19-048 – Zahan Family Business – 234-236 Union Avenue, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert the ground floor of an existing structure to a grocery store with live poultry storage and a slaughterhouse facility. The two 2nd floor residential units will be maintained. The site has frontage along Union Avenue (75-foot existing and Master Plan right-of-way) in Paterson. The application was withheld by the board on December 5th, 2019 with 5 comments. There are no existing or proposed driveways along the Union Avenue frontage of the site. All driveway access will be along the Rossiter Avenue frontage. The plans indicate that there will be a total of 17 on-site parking spaces. The applicant has proposed replacing the existing sidewalk along the Union Avenue frontage. The proposed plans indicate roof leaders on the building, but do not show any connections to inlets, detention basins, or County systems. A note has been added on the plans that no runoff will be discharged into the County right-of-way. Two maple shade trees have been proposed along the County frontage.

There are conditions that must be satisfied before the application can be granted unconditional approval. The plans must note the right-of-way width of Union Avenue. The plans must show the existing curb ramp and crosswalk at the corner of Union Avenue and Rossiter Avenue. The sidewalk note must be noted on the site plan in the appropriate location. Despite the note, the roof leader on the side of the building that is closest to Union Avenue does discharge runoff overland to Union Avenue. The applicant should coordinate with County staff to select an appropriate shade tree species. The trees should be on the applicant's side of the property line.

Abut Zahan was sworn in as the applicant. The Board inquired as to whether modifications to the roof leader would be an issue. The applicant represented that there may be an underground system on the property that connects to the storm drain. The Board asked that the applicant re-route the roof drainage to connect to the existing system, if present.

Commissioner Simpson made a motion to grant **conditional approval** to the site plan application. Commissioner Metzler seconded that motion. The motion passed unanimously.

OLD BUSINESS – None.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS:

1. 2020-10: SP-19-040; Prop. Generator; 220 Paterson-Hamburg Turnpike, Wayne
2. 2020-14: SP-63-122; Bajwa Fuel & Car Wash; 1150 Greenwood Lake Turnpike, Ringwood
3. 2020-15: SU-18-005; Graniere Subdivision; 5 Baldwin Terrace, Wayne

Commissioner Metzler made a motion to approval all of the resolutions as written. The motion was seconded by Commissioner Simpson. The motion passed unanimously.

ADJOURNMENT: Commissioner Gervens made a motion to adjourn the meeting at 5:55PM that was seconded by Commissioner Simpson. The motion passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Lysicatos", with a stylized flourish at the end.

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

March 13th, 2020

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 15 Lafayette Management, LLC; 15 Lafayette Street, Paterson; Block 3015, Lot 10 (Passaic County File Number SP-19-047)

Members of the Board,

The above referenced site plan dated November 12th, 2018, revised as of February 12th, 2020, was reviewed by the Passaic County Planning Board on March 12th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file for all plans and reports.

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

1. The applicant must submit copies, signed and sealed by a licensed surveyor, of the referenced survey by Koestner Associates dated July 10th, 2007. **Incomplete.**
2. There are eight (8) parking spaces located within 20 feet of the right-of-way line of Lafayette Street. The spaces must either be removed OR the Lafayette Street driveway must be converted to be an exit-only driveway. **The applicant must construct a concrete island to physically restrict left turns out. Please see the attached detail for use as a guide. The detail shall be adhered to for the grading, but will need to be adjusted to only permit a right-out movement.**
3. The applicant must remove all encroachments into the Straight Street right-of-way. There is sufficient room to relocate the parking spaces onto the property. **The plans must note what is proposed to replace the Belgian block curbing that is to be removed from the right-of-way.**
4. The plans indicate a sign at the corner of Lafayette Street and Straight Street that encroaches into the right-of-way of Lafayette Street. The sign must be relocated outside of the County right-of-way. **Complete.**

Passaic County Planning Board
15 Lafayette Management, LLC (SP-19-047)
15 Lafayette Street, Paterson
Block 3015, Lot 10

5. The applicant must provide two “DO NOT ENTER” signs at the Lafayette Street driveway. **Complete.**
6. The applicant must provide an additional “NO LEFT TURN” sign at the entrance of the Lafayette Street driveway. **There must be “NO LEFT TURN” signs on both sides of the Lafayette Street driveway, facing towards the site. The sheeting must be changed on all the traffic signs from Engineer Grade to High Intensity.**
7. The applicant must provide drainage calculations. There shall be no stormwater runoff into the County right-of-way. **The drainage calculations show a reduction in flow from 0.432 cfs to 0.428 cfs, which is negligible. The applicant must address the 0.428 cfs flowing off-site. The calculations using the existing seepage pits must be provided. The plans must show how runoff will be captured by the trench drain, with no bypass to Lafayette Street.**
8. The applicant must submit copies of any required NJDEP permits. **Incomplete.**
9. The applicant shall provide shade trees along the frontages of Lafayette and Straight Street. **The proposed maple trees are not considered ideal as a shade tree species, as they are likely to cause future damage to the sidewalk. The applicant shall coordinate with County staff to select an appropriate shade tree species.**
10. The applicant must provide the Corridor Enhancement Fee of \$2,980.00 payable to Passaic County. **Complete.**

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,



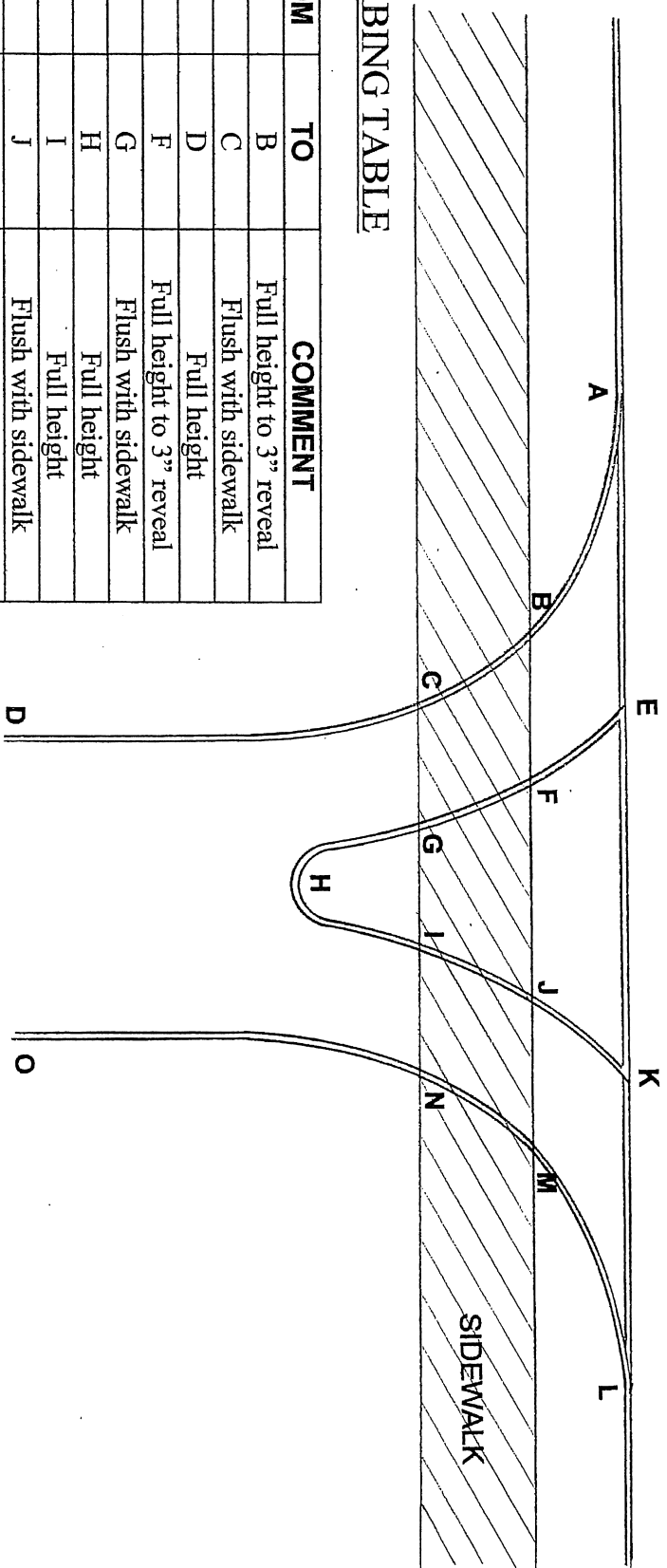
Jason Miranda
Senior Planner

Cc: Alan J. Mariconda, Esq.
15 Lafayette Management, LLC
File

Michael Romanik
Koestner Associates

COUNTY

ROAD



CURBING TABLE

FROM	TO	COMMENT
A	B	Full height to 3" reveal
B	C	Flush with sidewalk
C	D	Full height
E	F	Full height to 3" reveal
F	G	Flush with sidewalk
G	H	Full height
H	I	Full height
I	J	Flush with sidewalk
J	K	3" reveal to full height
L	M	Full height to 3" reveal
M	N	Flush with sidewalk
N	O	Full height
A	E	Drop curb
E	K	Full height
K	L	Drop curb

RAISED SIDEWALK AND ISLAND

DETAIL
NOT TO SCALE

Prepared by: PASSAIC COUNTY ENGINEERING DEPT.
MAY 2008

NOTES

1. Lines AEC, and line LKN, must each form a right angle (zero perpendicular throat width).
2. Raised curb EK may be set back from line AL, based on the individual site conditions. In this case, EK remains a raised curb, and AL becomes the drop curb.
3. The entire length of sidewalk shall be at an elevation above the top of curb along the county road. This includes areas outside of the driveway, and through the island area of the driveway. The sidewalk SHALL NOT be lowered through the driveway.



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

March 13th, 2020

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Prop. Flex Light Industrial Building; 32 Paterson-Hamburg Turnpike, Wayne; Block 2002, Lot 23 (Passaic County File Number SP-20-010)

Members of the Board,

The above referenced site plan dated January 15th, 2020 was reviewed by the Passaic County Planning Board on March 12th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The name of the County must be noted in the title block.
2. It is recommended that the driveway be widened to the maximum feasible width, up to 24 feet, given the physical constraints of the property's frontage. As discussed at the meeting, this may involve the applicant working with the adjacent property owners to regrade around the property lines.
3. The applicant must provide be a double yellow centerline at the site driveway.
4. The applicant is reducing the storm water flow onto Paterson-Hamburg Turnpike from 1.34 cfs to 0.62 cfs, but 0.62 cfs is still a significant flow. To address our requirement of no runoff, the applicant must relocate the trench drain to the bottom of the driveway, and either:
 - a) Connect to the subsurface drainage system, which would require lowering the entire subsurface drainage system; or
 - b) Install a seepage pit system near the bottom of the driveway.

In the case that the applicant does not consider the above feasible, sufficient justification must be provided for review by the Board.

Passaic County Planning Board
Prop. Flex Light Industrial Building (SP-20-010)
32 Paterson-Hamburg Turnpike, Wayne
Block 2002, Lot 23

5. The applicant must provide the Corridor Enhancement Fee of \$493.00 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 returned without review or comment.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
S.L.E., LLC
Tyler C. VanderValk, P.E.

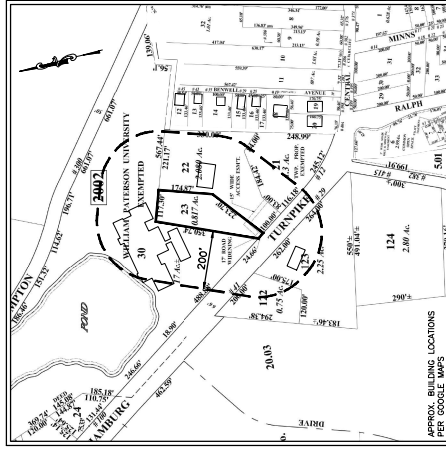
Steven C. Schepis, Esq.
Hamburg Turnpike, LLC
File

PRELIMINARY AND FINAL SITE PLAN WITH USE VARIANCE

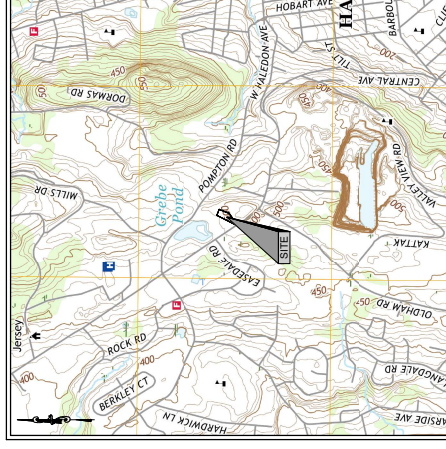
PREPARED FOR
S.L.E., LLC
HAMBURG TURNPIKE (VACANT)
BLOCK 2002, LOT 23
TOWNSHIP OF WAYNE
COUNTY OF PASSAIC

PROPERTY OWNERS WITHIN 200'		
PROPERTY OWNER & ADDRESS	BLOCK	LOT
N.J. DEPT OF TREASURY ESCROW PAY COLLECTOR	2002	30
AMERICAN TOWER CORP. 1900 W. BAYVIEW BLVD	2002	22
TOWNSHIP OF WAYNE, 1000 S. PALMER BLVD	2002	21
ASSOCIATED ASSURANCE COMPANY	2002	122
FRANKLIN WALLACE & TRINITY SERVICES INC	2002	123
PROSPECT COUNTY WATER COMMISSION	2002	123
3333 HANOVER DRIVE, SUITE 250, TOTOWA, NJ 07011		
MITSUBISHI BANK N.A. 100 WALL STREET		
500 MADISON AVE, P.O. BOX 1911, MORRISTOWN, NJ 07962		
ATIS DANIEL J. GANON, NJ NORTH CONSTRUCTION MANAGER		
1000 W. GREENWOOD AVE, SUITE 100, GREENWOOD, NJ 07030		
PASSAIC VALLEY WATER COMMISSION		
1525 MAIN WENDE, ELIZON, NJ 07011		

WAYNE TOWNSHIP 2007 LIST DATED NOVEMBER 12, 2019



NOTE: PER FEMA MAPPING THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN



SHEET INDEX

COVER SHEET	1 OF 9
LAYOUT AND DIMENSIONING PLAN	2 OF 9
GRADING PLAN	3 OF 9
DRAINAGE AND UTILITY PLAN	4 OF 9
LIGHTING PLAN	5 OF 9
ENVIRONMENTAL PROTECTION AND LANDSCAPE PLAN	6 OF 9
SOIL EROSION AND SEDIMENT CONTROL PLAN	7 OF 9
CONSTRUCTION DETAILS	8 OF 9
	9 OF 9

DESIGN EXCEPTIONS

- 134-21.12 - NO CHANGING OF LOADING AREAS IN FRONT YARD PROPOSED PARKING AREA IN FRONT
- 134-21.15 - MINIMUM SET BACKS FROM REAR AND SIDE LINES AS PROPOSED BY THE APPLICANT
- 134-22.4.1 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-22.4.2 - DRAINAGE SPILLING SHALL BE PROPOSED BY THE APPLICANT
- 134-22.4.3 - MINIMUM SET BACK FROM PROPERTY LINE TO BE BETWEEN 5 AND 1.0 LUMENS, PROPOSED BY THE APPLICANT
- 134-22.4.4 - NO LIGHTING FOR PARKING AREA TO BE BETWEEN 5 AND 1.0 LUMENS, PROPOSED BY THE APPLICANT
- 134-22.4.5 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-22.4.6 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-22.4.7 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-22.4.8 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-22.4.9 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-22.5 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-23.1 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-23.2 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-23.3 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-23.4 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
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- 134-23.9 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
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- 134-25.7 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-25.8 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT
- 134-25.9 - MINIMUM SET BACK FROM PROPERTY LINE AS PROPOSED BY THE APPLICANT

APPLICANT:

S.L.E., LLC
 429 BOULEVARD, SUITE 201
 MOUNTAIN LAKE, NJ 07046

OWNER:

MR. & MRS. JAMES R. & PHOENIX REAL ESTATE INC
 429 BOULEVARD, SUITE 201
 MOUNTAIN LAKE, NJ 07046

APPROVED AT A REGULAR MEETING OF THE WAYNE TOWNSHIP ZONING BOARD OF ADJUSTMENT ON:

DATE: _____

CHAIRMAN OF THE BOARD:

DATE: _____

SECRETARY OF THE BOARD:

DATE: _____

BOARD ENGINEER:

DATE: _____

PREPARED BY

1141 GREENWOOD LAKE TPKE
 RINGWOOD, NEW JERSEY 07456

PROTECT YOURSELF
 CAN BE A BURNING RISK



FILE NO.		CASE NO.	
PROJECT NO.		TOWNSHIP	WAYNE
PROJECT NAME		ZONING DISTRICT	
APPLICANT	S.L.E., LLC	OWNER	MR. & MRS. JAMES R. & PHOENIX REAL ESTATE INC
ENGINEER	T.C. VANDERVALK	DATE	
CITY/TOWNSHIP	WAYNE	PREPARED BY	HOUSER Engineering, LLC
COUNTY	PASSAIC	PROJECT NO.	1141-G
DATE		FILE NO.	
		PROJECT NAME	PRELIMINARY AND FINAL SITE PLAN WITH USE VARIANCE HAMBURG TURNPIKE (VACANT) TOWNSHIP OF WAYNE BLOCK 2002, LOT 23

WE warrant that the above information is true and correct to the best of our knowledge and belief.

HOUSER Engineering, LLC
 1141 Greenwood Lake Tpke # 201
 Ringwood, NJ 07456
 Tel: (973) 226-8048 Fax: (973) 226-8049
 T.C. Vandervalk, Professional Engineer
 License No. 248228198003
 State of New Jersey
 Professional Engineer
 No. C-048-000042-000000-0001
 No. C-048-000042-000000-0001
 No. C-048-000042-000000-0001

c. Alteration/Expansion or Change in Use
d. Alteration/Malfunctioning System

g. Deviation From Standards
h. New System installed (existing structure)

2. Location of Project:

Municipality: Wayne Block: 2002 Lot: 23
Street Address: Hamburg Tpke (Vacant) Zip: 07470

3. Name of Applicant: SLE, LLC
4. Applicant's Present Address: 20 Birch Lane, Wayne, NJ 07470
5. Applicant's Phone Number: 973-896-9191
6. Type of Facility:

Residential
 Commercial/Industrial

7. Type of Waste to be Discharged:

Sanitary Sewage
 Industrial Waste
 Other - Specify

8. If d. or e. in 1. above are checked, indicate the type of malfunction and its cause (check all that apply):

Contamination of nearby wells or surface water bodies by sanitary sewage or effluent
 Ponding or breakout of sanitary sewage or effluent onto the surface of the ground
 Seepage of sanitary sewage or effluent into portions of building below ground
 Back-up of sewage/effluent into building served (not caused by physical blockage of internal plumbing)
 Any manner of leakage observed from components that are not designed to emit sanitary sewage or effluent
 Direct discharges to ground water (no zone of treatment)

Describe the cause of the malfunction: _____

9. Please expand on Question #1, above, by checking if any of the following apply):

A privy, outhouse, latrine or pit toilet is present, a system must be installed,
 A system must be upgraded as part of a real property transfer,
 A cesspool has been identified during a real property transfer and a conforming system must be installed,
 A malfunctioning cesspool has been identified and a conforming system must be installed.

10. Other Approvals/Certifications/Waivers/Exemptions (Attach to Application):

Pinelands Commission NJDEP-Bureau of Fieldpln Mgmnt
 Highlands Water Protection/Planning Act Other - Specify
 U.S. Army Corps of Engineers

11. I hereby certify that the information furnished on Form 1 of this application is true. I am aware that false swearing is a crime in this State and is subject to prosecution.

Signature of Applicant: _____

Date: 01/03/2020

FOR AGENCY USE ONLY

Application Denied - Reason for Denial/Citation of Rules Violated: _____
 Application Approved
 Application Approved Subject to Approval by NJDEP

Date of Action _____

Signature of Authorized Agent _____

Passaic / Wayne

Name and Title _____

Form 2a - General Site Evaluation Data

Lot: 23 Block: 2002

1. Name of Site Evaluator: Tyler C. VanderValk, P.E.
Houser Engineering, LLC
2. Business Address of Site Evaluator: 1141 Greenwood Lake Tpke, Ringwood, NJ 07456
3. Business Phone Number of Site Evaluator: 973-728-2945

4. Special Site Limitations Identified (Check Appropriate Categories):
- | | | |
|-------------------------------------|---------------------------------------|------------------------------|
| <u> </u> Flood Plains | <u> X </u> Bedrock Outcrops | <u> </u> Wetlands |
| <u> </u> Excessively Stony | <u> </u> Disturbed Ground | <u> </u> Sink Holes |
| <u> </u> Sand Dunes | <u> X </u> Steep Slopes | <u> </u> Other |

5. Soil Logs - Enter on Form 2b - use one sheet for each soil log

6. Considerations Relating to Disturbed Ground:
- a) Type of disturbance (Check appropriate categories):
- | | | |
|-------------------------------------|-----------------------------------|-----------------------------------|
| <u> </u> Filled Area | <u> </u> Excavated Area | <u> </u> Re-graded Areas |
| <u> </u> Subsurface Drains | <u> </u> Other - Specify | |
- b) Pre-existing Natural Ground Surface
- Elevation Relative to Existing Ground Surface _____
- Method of Identification _____
- c) Suitability of Disturbed Ground
- Unsuitable: Objects Subject to Disintegration or Change in Volume
- Excessively Coarse
- Proctor Test Performed _____ % Standard Proctor Density = _____

7. Hydraulic Head Test:
- a. Hydraulically Restrictive Horizon: Depth to Top to Bottom _____
- b. Piezometer A; Depth to Bottom _____ Depth of Water Level (24hrs) _____
- c. Piezometer B; Depth to Bottom _____ Depth of Water Level (24hrs) _____
- d. Witnessed By _____ Signature _____ Date _____

8. Attachments (Check Items Included):
- X Site Plan
- on plan Key Map Showing Location of Site on USGS Quadrangle or Other Accurate Map
- on plan Key Map Showing Location of Site on USDA Soil Survey Map
- Other - Specify _____

9. I hereby certify that the information furnished on Form 2a, of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10 A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Soil Evaluator Tyler C. VanderValk Date: 12/13/2019

Signature of Professional Engineer Tyler C. VanderValk License # 24GE05185800

Passaic / Wayne



Form 2b - Soil Log and Interpretation

Passaic / Wayne

Lot: 23 Block: 2002

1. Log No. 1 Method X Profile Pit
(Check One) Boring

2. Soil Log

Depth Top-Bot (inches)	Munsell Color Number	Estimated Textural Class	Volume Coarse Fragments	Structure	Moist or Dry Consistence	Mottling - Abundance, Size and Contrast
0"-12"						
12"-52"	10YR6/6	Loam	10%,5%,5%	Single Grain	M:Loose	

Sample Depth 48 inches
 SHGW - inches
 Mottling - inches
 Ledge 52 inches
 Roots 52 inches

3. Ground Water Observations:
 Seepage - indicate Depth
 Pit/Boring Flooded Depth After 0.5 Hours

4. (Check Appropriate Categories):
 Fractured Rock Substratum - Depth to Top
X Massive Rock Substratum - Depth to Top 52"
 Excessively Coarse Horizon - Depth Top to Bottom
 Excessively Coarse Substratum - Depth to Top
 Hydraulically Restrictive Horizon - Depth to Top to Bottom
 Hydraulically Restrictive Substratum - Depth to Top
 Perched Zone of Saturation - Depth Top to Bottom
 Regional Zone of Saturation - Depth to Top

5. Soil Suitability Classification: IISr

6. I hereby Certify that the information furnished on Form 2b. Of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Site Evaluator

Date: 12/13/2019

Signature of Professional Engineer

License # 24GE05185800



Form 2b - Soil Log and Interpretation

Passaic / Wayne

Lot: 23 Block: 2002

1. Log No. 2 Method X Profile Pit
(Check One) Boring

2. Soil Log

Depth Top-Bot (inches)	Munsell Color Number	Estimated Textural Class	Volume Coarse Fragments	Structure	Moist or Dry Consistence	Mottling - Abundance, Size and Contrast
0"-8"						
8"-51"	10YR6/6	Loam	10%,5%,5%	Single Grain	M:Loose	

Sample Depth - inches
SHGW - inches
Mottling - inches
Ledge 51 inches
Roots 51 inches

3. Ground Water Observations:

- Seepage - indicate Depth
- Pit/Boring Flooded Depth - After 0.5 Hours



4. (Check Appropriate Categories):

- Fractured Rock Substratum - Depth to Top
X Massive Rock Substratum - Depth to Top 51"
- Excessively Coarse Horizon - Depth Top to Bottom
- Excessively Coarse Substratum - Depth to Top
- Hydraulically Restrictive Horizon - Depth to Top to Bottom
- Hydraulically Restrictive Substratum - Depth to Top
- Perched Zone of Saturation - Depth Top to Bottom
- Regional Zone of Saturation - Depth to Top

5. Soil Suitability Classification: IISr

6. I hereby Certify that the information furnished on Form 2b. Of this application is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Site Evaluator

Date: 12/13/2019

Signature of Professional Engineer

License # 24GE05185800



Form 3a. - Soil Permeability Data

Lot: 23

Block: 2002

Assign a number for each test and a letter for each test replicate. Show test data and calculations on Form 3b, 3d, 3e, 3f, or 3g. Use one sheet for each separate test or test replicate.

1. Summary of Data - Enter data for each test replicate on separate line

Type of Test	Test (number)	Replicate (letter)	Depth (inches)	Result*
Soil Permeability Class Rating	1	A	48	K3
Soil Permeability Class Rating	1	B	48	K3

* For tube perimeter, pit-bailing, and piezometer tests, reports results in inches/hour. For Soil Permeability Class Rating give soil permeability class number. For Percolation Test, Report result in minutes/inches. For Basin Flooding Test, report result as positive if basin drains completely within 24 hours after second filling, negative otherwise.

2. Design Permeability/Percolation Rate: Specify Test Number

1B

- Average of Test Replicates
 Slowest of Replicates
 Single Replicate

3.

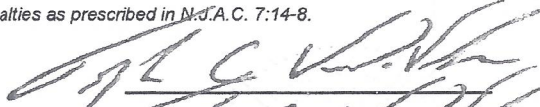
Type of Limiting Zone Identified	Test Number

4. Attachments (Check items included):

- | | | |
|---|------------------|----------|
| Form 3b - Tube Permeameter Test Data | Number of Sheets | _____ |
| Form 3c - Soil Permeability Class Rating Data | Number of Sheets | <u>2</u> |
| Form 3d - Percolation Test Data - | Number of Sheets | _____ |
| Form 3e - Pit Bailing Test Data - | Number of Sheets | _____ |
| Form 3f - Piezometer Flooding Test Data - | Number of Sheets | _____ |
| Form 3g - Basin Flooding Test Data - | Number of Sheets | _____ |

5. I hereby certify that the information furnished on Form 3a of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Soil Evaluator



Date: 12/13/2019

Signature of Professional Engineer



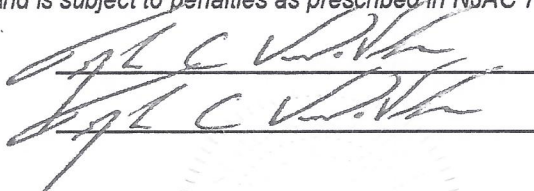
License # 24GE05185800



Form 3c Soil Permeability Class Rating Data

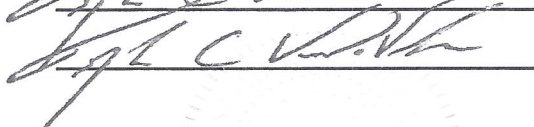
- 1.) Test Number 1 Replicate A
- 2.) Sample Depth 48" Soil Pit Number 1 Date Collected 9/27/2019
- 3.) Coarse Fragment Content
 Total Weight of Sample, W.T. 1136 grams
 Weight of Material Retained on 2mm sieve, W.C.F. 351 grams
 Wt.% Coarse Fragment (W.C.F./W.T. x 100): 30.9 %
- 4.) Oven Dry Weight (24 hrs., 105degC) of 40 gram Air Dry Sample, Wt 38.8 grams
- 5.) Hydrometer Calibration, Rc 4.3
- 6.) Hydrometer Calibration Temperature (°F) 68 °F
- 7.) Hydrometer Reading - 40 seconds, R1 16.7 grams
 Temperature of Suspension 68 °F
- 8.) Corrected Hydrometer, R1' 12.4 grams
- 9.) Hydrometer Reading - 2 hours, R2 6.9 grams
 Temperature of Suspension 68 °F
- 10.) Corrected Hydrometer, R2' 2.6
- 11.) % Sand = (Wt.-R1') / Wt. x 100= 68.0 % Sand
- 12.) % Clay = R2' / Wt. X 100 = 6.7 % Clay
- 13.) Sieve Analysis
 a. oven Dry Wt. (2hrs., 105 deg C) 27 grams
 Total Sand Fraction (Soil retained in 0.054 mm Sieve)
 b. Wt. Of FinePlus Very Fine Sand Fraction 12 grams
 (Sand Passing 0.25 mm Sieve)
 c. % Fine Plus very Fine Sand (b/a) 44.44 % Fine Plus
- 14.) Soil Morphology (Natural Soil Samples Only)
 Structure of Soil Horizon Tested: _____
 Consistence of Soil Horizon Tested: _____
- 15.) Soil Permeability Class Rating K3
- 16.) I hereby certify that the information furnished on Form 3C of this application is true and accurate.
 I am aware that falsification of data is a violation of the Water Pollution Control Act
 (NJSA 58:10A-1 et seq) and is subject to penalties as prescribed in NJAC 7:14-8.

Signature of Site Evaluator



Date: 12/13/2019

Signature of Professional Engineer

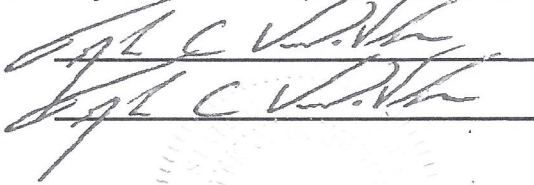


License # 24GE05185800

Form 3c Soil Permeability Class Rating Data

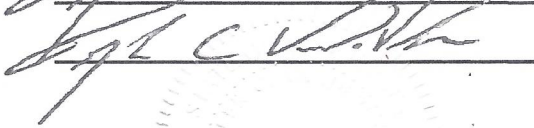
- 1.) Test Number 1 Replicate B
- 2.) Sample Depth 48" Soil Pit Number 1 Date Collected 9/27/2019
- 3.) Coarse Fragment Content
 Total Weight of Sample, W.T. 1136 grams
 Weight of Material Retained on 2mm sieve, W.C.F. 351 grams
 Wt.% Coarse Fragment (W.C.F./W.T. x 100): 30.9 %
- 4.) Oven Dry Weight (24 hrs., 105degC) of 40 gram Air Dry Sample, Wt 38.8 grams
- 5.) Hydrometer Calibration, Rc 4.3
- 6.) Hydrometer Calibration Temperature (°F) 68 °F
- 7.) Hydrometer Reading - 40 seconds, R1 17.6 grams
 Temperature of Suspension 68 °F
- 8.) Corrected Hydrometer, R1' 13.3 grams
- 9.) Hydrometer Reading - 2 hours, R2 7.9 grams
 Temperature of Suspension 68 °F
- 10.) Corrected Hydrometer, R2' 3.6
- 11.) % Sand = (Wt.-R1') / Wt. x 100= 65.7 % Sand
- 12.) % Clay = R2' / Wt. X 100 = 9.3 % Clay
- 13.) Sieve Analysis
 a. oven Dry Wt. (2hrs., 105 deg C) 28 grams
 Total Sand Fraction (Soil retained in 0.054 mm Sieve)
 b. Wt. Of FinePlus Very Fine Sand Fraction 13.9 grams
 (Sand Passing 0.25 mm Sieve)
 c. % Fine Plus very Fine Sand (b/a) 49.64 % Fine Plus
- 14.) Soil Morphology (Natural Soil Samples Only)
 Structure of Soil Horizon Tested: _____
 Consistence of Soil Horizon Tested: _____
- 15.) Soil Permeability Class Rating K3
- 16.) I hereby certify that the information furnished on Form 3C of this application is true and accurate.
 I am aware that falsification of data is a violation of the Water Pollution Control Act
 (NJSA 58:10A-1 et seq) and is subject to penalties as prescribed in NJAC 7:14-8.

Signature of Site Evaluator

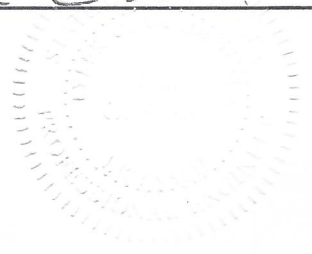


Date: 12/13/2019

Signature of Professional Engineer



License # 24GE05185800



Form 4. - General Design Data

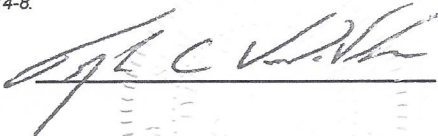
1. Volume of Sanitary Sewage, gal. 415
 _____ Res.: No. of Dwelling Units _____ Number of Bedrooms _____
 Commercial/Institutional - Indicate type of establishment and show method of calculation. If based on water meter data, indicate source of data, frequency of reading, average daily flow and maximum recorded daily reading.
20 Warehouse Employees @ 15 GPD + 680 S.F. @ 0.125 GPD = 415 GPD

2. Alterations or Repairs
 a. Reasons for Alterations or Repair (Check appropriate categories):
 _____ Expansion or Change in Use _____ Upgrade Existing Facilities
 _____ Correct Malfunctioning System _____ Other - Specify _____
 b. Describe Nature of Alterations or Repair _____

3. System Components:
 a. Grease Trap Capacity, gals _____ Show Calculations Used: _____
 b. Septic Tank Capacity, gals ATU First (Single) Compartment _____ gals
 Second Compartment _____ gals
 Third Compartment _____
 c. Effluent Distribution
 Method: _____ Gravity Flow _____ Gravity Dosing Pres. Dosing
 Dosing Device: Pump _____ Siphon _____
 d. Dosing Tank Capacity, gals:
 Total Capacity 1094
 Dose Volume (Vd) 69.2 (Time Dosed)
 Reserve Capacity 517
 e. Laterals: Number 5 Total Length 95.0 Pipe Dia. 1.0 in. Spacing 34 inch
 f. Connecting Pipe: Diameter 2 in. Length 72 ft
 g. Manifold: Diameter 2 in. Length 16
 h. Disposal Field: Type of Installation MSR
 Design Permeability (percolation rate) 6-20 iph
 Trenches: Width _____ Total Length _____ Bed:Area: 400.0 S.F.
 i. Seepage Pits: Design Percolation Rate _____
 Number of Pits _____ Total Percolation Area Provided _____

4. Attachments (Check if items included):
 General Plan of System Showing Location of All System Components
 X-Section of Each System Component Including Septic Tank, Dosing Tank, and Disposal Field
 Pump Performance Curves
 _____ Other-Specify _____

5. I hereby certify that the information furnished on Form 4 of this application (and attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Professional Engineer:  License # 24GE05185800 Date: 12/13/19

Form 5. - Design of Pressure Dosing System

Passaic / Wayne

1. Configuration of Distribution Network

Type of Manifold: End X Central _____

Distribution Laterals:

Number 5
Length 19.0 ft
Diameter 1.00 in.
Total Lateral Volume(VI) 3.88 gallons
Hole Diameter 0.25 in.
Hole Spacing 36 in.

2. Lateral Discharge Rate

Design Pressure Head at Supply End of Laterals (Hp) 2.50

Hole Discharge Rate 1.18 gpm

Number of Holes Per Lateral 6.0

Lateral Discharge Rate 7.08 gpm

3. Manifold Length (ft)

12

Manifold Diameter (ins)

2

Total Manifold Volume (Vm) 1.96 gals

4. System Discharge Rate

35.40 gpm

5. Dose Volume:

Daily Volume of Sewage(Q) 415 gpd

Design Permeability K4 in/hr

Design Percolation n/a min/in

Total Volume of Delivery Pipe (Vp) 11.75 gallons

Internal Volume of Distribution Network (V) 17.58 gallons

(Vp+Vm+VI)

Dose Volume (Vd) 69.2 gallons

Total Volume pumped per Dose 86.7 gallons

(Vd+Vp+Vm+VI)

6. a. Pump Selection:

Diameter of Delivery Pipe 2

Length of Delivery Pipe 72 ft

Friction Loss in Delivery Pipe (Hf) 2.19 ft

Elevation of Dosing Tank Low Water 498.37

Elevation of Lateral Invert 506.65

Elevation Head (He) 8.28 ft

Total Operation Head Ht = Hp + Hf + He 12.97 ft

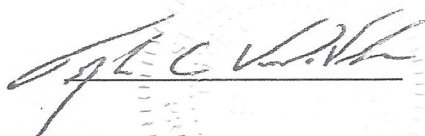
Pump Model Gould Model WS03BF Rated Horsepower 1/3

Pump Discharge Rate at Total Operating Head 59 GPM

b. Siphon Elevation: **NOT APPLICABLE**

7. I hereby certify that the information furnished on Form 5. Of this application is true and accurate. I am aware that falsification of data is a violation of the water Pollution Control Act (N.J.S.A. 58:10 A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.

Signature of Professional Engineer



License # 24GE05185800

Date: 12/13/19



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

March 13th, 2020

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Zahan Family Business; 236 Union Avenue, Paterson; Block 1313, Lots 5 & 6 (Passaic County File Number SP-19-048)

Members of the Board,

The above referenced site plan dated November 26th, 2018, revised as of January 21st, 2020, was reviewed by the Passaic County Planning Board on March 12th, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file for all plans and reports.

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

1. The applicant must provide a survey, signed and sealed by a licensed surveyor. **Complete.**
2. The applicant must replace the sidewalk along the Union Avenue frontage. **The plans must show the existing curb ramp and crosswalk at the corner of Union Avenue and Rossiter Avenue. The sidewalk note must be noted on the site plan in the appropriate location.**
3. The applicant must note all roof leaders on the plans and provide a note that there will be no discharge into the County right-of-way. **Despite the note, the roof leader on the side of the building that is closest to Union Avenue does discharge runoff overland to Union Avenue. This must be addressed by the applicant.**
4. The applicant shall provide shade trees along the Union Avenue frontage of the site. **The proposed maple trees are not recommended, as they are likely to cause future damage to the sidewalk. The applicant shall coordinate with County staff to select an appropriate shade tree species. The trees should be placed on the applicant's side of the property line.**
5. The applicant must provide the Corridor Enhancement Fee of \$1000.00 payable to Passaic County. **Complete.**

Passaic County Planning Board
Zahan Family Business (SP-19-048)
236 Union Avenue, Paterson
Block 1313, Lot 5 & 6

6. The plans must note the right-of-way width of Union Avenue.

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: Alan J. Mariconda, Esq.
Zahan Family Business

Koestner Associates
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-10 (SP-19-040)

WHEREAS, the Applicant, Vitas Healthcare Corporation Atlantic, a Delaware Corporation (“the Applicant”) submitted a site plan application for the property located on Block 2904, Lots 8 and 9 in the Township of Wayne, New Jersey, with an address of 220 Hamburg Turnpike, Wayne, NJ 07470;

WHEREAS, the application was given a file number of SP-19-040;

WHEREAS, on September 19th, 2019, the site plan prepared by L2A Land Design, LLC dated May 7th, 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 address issues pertaining to signing and striping at the Paterson-Hamburg Turnpike driveway:
 - a. The existing “STOP” sign at the Paterson-Hamburg Turnpike driveway is too low. There must be seven (7) feet minimum from the bottom of sign to ground.
 - b. The stop bar and the “STOP” pavement markings at the Paterson-Hamburg Turnpike driveway must be redone with white, thermoplastic paint.
 - c. The existing R3-2 (“NO LEFT TURN”) sign across Paterson–Hamburg Turnpike from the exit driveway must be replaced.
 - d. The sign with text “NO LEFT TURN” that is under the existing “STOP” sign must be replaced with a with a standard R3-2 (“NO LEFT TURN”) sign, on a separate post.
 - e. A new R3-2 (“NO LEFT TURN”) sign for eastbound traffic must be added on the left side of Paterson-Hamburg Turnpike.
 - f. The existing R3-2 (“NO LEFT TURN”) sign for eastbound traffic on the right side of Paterson-Hamburg Turnpike must be replaced with a new R3-2 sign, located 50 feet to the east of the existing sign.
2. The Applicant was required to submit a reduced Corridor Enhancement Fee of \$250.00 payable to Passaic County.

WHEREAS, the Applicant submitted a revised site plan prepared by L2A Land Design, LLC dated May 7th, 2019, revised as of November 4th, 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 Wayne Planning Board;

WHEREAS, the Applicant has proposed to install signing and striping improvements within the right-of-way of Paterson-Hamburg Turnpike, which will require 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 May 7th, 2019, revised as of November 4th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne 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. 2020-14 (SP-63-122)

WHEREAS, the applicant, Bajwa Fuel & Car Wash, LLC (“the Applicant”) submitted a site plan application for the property located on Block 400, Lot 4 in the Borough of Ringwood, New Jersey, with an address of 1150 Greenwood Lake Turnpike, Ringwood, NJ 07456;

WHEREAS, the application was given a file number of SP-63-122;

WHEREAS, on June 8th, 2015, the site plan prepared by Houser Engineering, LLC dated November 7th, 2014, revised as of May 26th, 2015, 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 an analysis of the receiving system along Greenwood Lake Turnpike and to provide calculations for the entire site including inflow and outflow routing for the proposed drainage system.
2. The applicant was required to provide an underdrain detail and a profile of the 28-foot linear 12-inch pipe to ensure proper cover.
3. The applicant was required to adjust the outflow pipe from the seepage pit to release during a storm rather than at capacity.
4. The applicant was required to provide trench drains at both Greenwood Lake Turnpike driveways.
5. The applicant was required to physically restrict left turns into the site from Margaret King Avenue, including “NO LEFT TURN” signs on both sides of the roadway.
6. The applicant was required to install double yellow centerlines at both Greenwood Lake Turnpike entrances.
7. The applicant was required to provide a transition into the right-turn lane from Margaret King Avenue.
8. The applicant was required to install curbing and a curb ramp at the corner of Greenwood Lake Turnpike and Margaret King Avenue, 23 feet of the centerline of Margaret King Avenue, and to modify the drainage to accommodate the new curb line.
9. The applicant was required to provide a staggered left turn stop bar 10 feet back from the right turn stop bar on Margaret King Avenue.
10. The applicant was required to provide a right turn lane width of 12 feet and left turn lane width of 11 feet on Margaret King Avenue.
11. The applicant was required to submit a Corridor Enhancement Fee of \$4,980.00 payable to Passaic County.

WHEREAS, the Applicant submitted a revised site plan prepared by Houser Engineering, LLC dated November 7th, 2014, revised as of July 28th, 2015, 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 Ringwood Planning Board;

WHEREAS, the Applicant submitted an amended site plan prepared by Houser Engineering, LLC dated May 25th, 2017, revised as of August 21st, 2017, proposing a 480 sq. ft. storage room addition to the previously approved structure;

WHEREAS, on November 9th, 2017, the Passaic County Planning Board (“the Board”) reviewed the amended site plan pursuant to the provisions of the Passaic County Site Plan Resolution and granted approval subject to the submission of drainage calculations for the additional impervious surfaces to be

handled on-site, and for an additional Corridor Enhancement Fee of \$1,000.00 to be provided for the Margaret King Avenue frontage of the site;

WHEREAS, the Applicant submitted the additional fee and revised drainage calculations were provided by Houser Engineering, LLC on behalf of the Applicant;

WHEREAS, County staff determined the revised calculations to be satisfactory, and issued a letter of amended unconditional approval to the Applicant and the Ringwood Planning Board;

WHEREAS, the Applicant submitted an amended site plan prepared by Houser Engineering, LLC dated March 19th, 2019, revised as of September 5th, 2019, proposing a 1,056 sq. ft. deli addition to the previously approved structure;

WHEREAS, County staff determined the amended site plan, including revised drainage calculations, to be satisfactory, but requested that the Applicant refresh all striping at the site driveways using thermoplastic paint following an unsatisfactory inspection of the site;

WHEREAS, County staff inspected the site and the replacement striping was satisfactorily completed, and staff issued a letter of amended unconditional approval to the Applicant and the Ringwood Planning Board;

WHEREAS, all permit work within the County right-of-way was completed following the original unconditional approval;

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 March 19th, 2019, revised as of September 5th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Ringwood 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. 2020-15 (SU-18-005)

WHEREAS, the Applicants, Richard & Anne Marie Graniere (“the Applicant”) submitted a minor subdivision application for the property located on Block 2719, Lot 32 in the Township of Wayne, New Jersey, with an address of 5 Baldwin Terrace, Wayne, NJ 07470;

WHEREAS, the application was given a file number of SU-18-005;

WHEREAS, on July 26th, 2018, the subdivision plat prepared by Darmstatter, Inc. dated April 20th, 2018 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Subdivision Resolution;

WHEREAS, the Applicant has proposed the subdivision of Block 2719, Lot 32 into the separate Lots 32.01 and 32.02;

WHEREAS, the Board determined that the proposed subdivision posed no adverse impact to County facilities and granted the application unconditional approval, and County staff issued a letter of unconditional approval to the Applicant and the Wayne Planning Board;

WHEREAS, the Applicant submitted an amended subdivision plat prepared by Darmstatter, Inc. dated April 20th, 2018, revised as of June 13th, 2019, addressing comments from the Wayne Planning Board;

WHEREAS, County staff reviewed the amended subdivision plat pursuant to the provisions of the Passaic County Subdivision Resolution, determined that the revisions did not pose any impact to County facilities, and issued a letter of amended unconditional approval to the Applicant and the Wayne Planning Board;

WHEREAS, the Applicant has not proposed any work within the County right-of-way;

NOW, THEREFORE, BE IT RESOLVED that this minor subdivision application is hereby approved subject to the Applicant’s compliance with the final subdivision plat dated April 20th, 2018, revised as of June 13th, 2019. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne Planning Board. Any further revision of the minor subdivision 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: _____