



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, May 7<sup>th</sup>, 2020  
930 RIVERVIEW DRIVE, SUITE 200, TOTOWA, NJ 07512**

Chairman Diaz opened the meeting at 5:05 PM and read the notice that the requirements of the Open Public Meetings Act had been met. Planning Director Michael Lysicatos then proceeded to the roll call.

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

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

**MINUTES:** A motion to adopt the minutes of the April 9<sup>th</sup>, 2020 meeting was made by Vice Chair Redmon and seconded by Martinique. The motion passed unanimously.

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

- The Paterson-Newark Transit Market technical studies are moving forward, with the project moving into its draft preliminary plan. A meeting was held last week that showed positive results for light rail and bus rapid transit lines. The planned next phase is to create detailed alternative analysis. A public presentation of the project will go on the County website on May 11<sup>th</sup> and stay up for two weeks. The public will be able to comment on the project during that time. This phase is expected to be completed by June.
- Work on the 2020 Census has continued through social media postings and mass media advertisements. Working with the Complete Count Committee, the focus has shifted to hard-to-count tracts in Passaic and Paterson.
- The Planning & Economic Development Department is utilizing federal grants to provide business continuity and support programs to local businesses in conjunction with County Administration.

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

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

## **DEVELOPMENT REVIEW**

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

Staff explained that 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 August 22<sup>rd</sup>, 2019 with 1 condition. See the attached letter outlining the condition. There will be 57 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.

There are conditions that must be satisfied before the application can be granted unconditional approval. The following comments pertain to the proposed drainage system: The orifices in the outlet control structure will allow stormwater to flow unchecked into the County system, without any ponding at inlet A4. The plan shows a 24-inch pipe leading out of the outlet control structure, but this must be a 15-inch pipe, as is shown on the detail. The invert out of the outlet control structure is shown as 403.67 on the detail, but 406.67 on the plan. The applicant must still submit the requested Storm Drain Connection Permit application.

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

### **SU-20-005 – Zanetakos Subdivision – 332 Newark-Pompton Turnpike, Wayne**

Commissioner Edmond recused himself from the review of this application.

This is a new minor subdivision application in which the applicant has proposed to adjust the lot line between two (56 & 57) adjacent lots. Both lots currently have frontage along Newark-Pompton Turnpike. The proposed lot line adjustment will result in all of Lot 56's Newark-Pompton Turnpike frontage being transferred to Lot 57. No additional lots are proposed. No construction or demolition is proposed. There are no driveways along the Newark-Pompton Turnpike frontage of the two lots. There is no driveway access between the properties. A 5-foot sidewalk and shade tree easement to Wayne Township is proposed along the Newark-Pompton Turnpike and Doig Road frontages within the property line. There is an existing sidewalk along Newark-Pompton Turnpike within the existing County right-of-way.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The proposed sidewalk and shade tree easement, which should be granted to the Township of Wayne, must be submitted for County review.

Louis Zanetakos, the owner, was sworn in. He elaborated on the gas supply to the subdivided lot, and clarified that the gas line for Lot 56 will not be receiving gas from Newark-Pompton Turnpike, but will be tied into Doig Road. The Board asked that the applicant coordinate with the utility companies and local officials on the proposed connections to Newark-Pompton Turnpike from Lot 57.

County Engineer Pera clarified with the applicant that the proposed easement was required by Wayne Township. Freeholder Lepore clarified the subdivision's property line adjustment.

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

#### **SU-20-006 – Romnics Realty Subdivision – 318 McLean Boulevard, Paterson**

Commissioner Edmond returned to the meeting.

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust the lot lines between four existing lots (2, 3, 4 & 6). The new lots (A, B, C & D) are proposed in conjunction with a site plan application (SP-20-014). As per the proposed site plan, the new lots will contain a convenience store (A), a self-storage building (B), a police substation (C), and an existing truck repair shop (D). The portion of the E. 42<sup>nd</sup> Street right-of-way that runs through the properties was previously vacated. An access easement has been proposed to accommodate cross-access between the proposed lots. The lots have frontage along McLean Boulevard (NJDOT) and 20<sup>th</sup> Avenue (municipal), and do not have any frontage along a County roadway.

The proposed access and utility easements must be submitted to County staff for review prior to the application being granted unconditional approval.

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

#### **SP-20-014 – Prop. Romnics Realty Development – 318 McLean Boulevard, Paterson**

This is a new site plan application in which the applicant has proposed to redevelop an existing industrial park. The applicant has proposed to demolish two structures on-site and construct a 5,650 sq. ft. convenience store with fuel pump facilities and a 5-story, 156,000 sq. ft. self-storage facility. An existing structure on Lot 4 will remain and be converted to a police substation. An existing truck repair shop at the westerly end of the site will also remain. The property has frontage along McLean Boulevard (NJ-20) and 20<sup>th</sup> Avenue (municipal) in Paterson. The site does not have any frontage along a County roadway. The applicant has

submitted a minor subdivision application (SU-20-006), to adjust the lot lines, in conjuncture with this site plan application. There will be a total of 77 parking spaces on-site, an increase from the existing 65 spaces. The site will have a restricted right-in, right-out only driveway along McLean Boulevard and a combined driveway at the intersection of 20<sup>th</sup> Avenue and E. 42<sup>nd</sup> Street. A total of eight (8) gas pumps are proposed in the convenience store parking lot. The applicant has proposed to replace a portion of the sidewalk and curbing along the McLean Boulevard frontage. The applicant has also proposed to install a mountable concrete curb island at the driveway entrance/exit along McLean Boulevard. A striped crosswalk is proposed across the McLean Boulevard driveway entrance/exit. The applicant has submitted a traffic impact study. Regarding drainage, the applicant has proposed connecting the roof leaders on each structure to an on-site drainage system that will connect to the drainage system along McLean Boulevard. The applicant has submitted a stormwater management report.

Staff explained that there are conditions that must be satisfied before the application can be granted unconditional approval. The applicant must verify that there are no encroachments or impact to the NSY&W Railroad property to the south. The applicant shall coordinate with NJDOT on the proposed access and impacts to NJ-20/McLean Boulevard.

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

**SP-20-015 – Prop. Residential Addition (Dollar Empire) – 966-968 Main Street, Paterson**

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

Staff explained that this is a new site plan application in which the applicant has proposed to construct an additional two stories onto an existing one-story structure. The applicant will demolish two structures at the rear of the site, adjacent to Pacific Street. The existing one-story retail structure fronting Main Street will remain. The applicant has proposed to construct a two-floor addition above the structure. The second and third floors will extend over parking at the rear of the site. The upper floors will be occupied by 10 apartment units. The ground floor will remain as retail. The property has frontage along Main Street in Paterson. There will be a total of four (4) parking spaces at the rear of the site that will have access along Pacific Street, a municipal street. The applicant has submitted drainage plans that indicate two roof leaders that will connect to an on-site storage system. The on-site system will have a connection to the drainage system along Pacific Street. There will be no drainage directed to Main Street. No landscaping has been proposed along Main Street. The existing sidewalk is proposed to remain as is. The section of Main Street adjacent to the site is designated as a bicycle and pedestrian priority route in the Passaic County Master Plan, which states that bicycle and pedestrian concerns should be prioritized during the development review process.

There are conditions that must be satisfied before the application can be granted unconditional approval. The name of the County and the block and lot numbers must be noted in the title block. The name and address of the applicant and the owner must be noted on the plans. The

zoning table must be revised to include the total square footage of impervious coverage, and include a column for existing conditions. The right-of-way width of Main Street must be noted on the plans. The applicant must verify the existence of any vaults along the Main Avenue frontage of the site. If present, the applicant provide certification from a professional engineer that the vault can handle an HS-20 load. The applicant should verify whether any footings are to be installed along the Main Street frontage. If any, a footing detail must be provided to verify that there will be no encroachment into the County right-of-way. The tree pits along the Main Street frontage must be planted with shade trees. The applicant must provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

The Board discussed the site plan's encroachment. A comment was added requiring the applicant to provide a side elevation plan and to verify the presence of any proposed encroachments into the County right-of-way.

Commissioner Martinique 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:**

Staff presented two resolutions, for Planning Board applications that have received unconditional approval, to the Board for consideration:

1. SP-16-058; Mother's Ale House; 95 Mountain View Boulevard, Wayne; Block 709, Lots 6-8
2. SP-17-049; Fattal's Syrian Bakery; 967-977 Main Street, Paterson; Block 6707, Lots 15-17 & 19

Commissioner Martinique made a motion to **approve** both resolutions. The motion was seconded by Commissioner Simpson. The motion passed with Freeholder Lepore abstaining.

**ADJOURNMENT:** Commissioner Martinique made a motion to adjourn the meeting at 5:50 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](http://www.passaiccountynj.org)

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

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 812-3450

May 8<sup>th</sup>, 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 12<sup>th</sup>, 2017, revised as of February 18<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on May 7<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 clarify the proposed connection into the 15” RCP extending to Paterson-Hamburg Turnpike. The site must be designed to pond up to 6” prior to any stormwater runoff from the site, prior to any overflow to the Paterson-Hamburg Turnpike drainage system. The applicant must apply for a Storm Drain Connection permit, which will require the approval of the Board of Chosen Freeholders. **The following comments pertain to the proposed drainage:**
  - a) **The orifices in the outlet control structure will allow stormwater to flow unchecked into the county system, without any ponding at inlet A4.**
  - b) **The plan shows a 24-inch pipe leading out of the outlet control structure, but this must be a 15-inch pipe, as is shown on the detail.**
  - c) **The invert out of the outlet control structure is shown as 403.67 on the detail, but 406.67 on the plan.**
  - d) **The applicant must still submit the requested Storm Drain Connection Permit application.**

**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  
A. Michael Rubin, Esq.  
File

SMS Real Estate, LLC  
William J. Darmstatter, P.E.

Calvary Gospel Church  
James P. Cutillo



**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

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

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Minor Subdivision Review – Zanetakos Subdivision; 332 Newark-Pompton Turnpike, Wayne; Block 1616, Lots 56 & 57 (Passaic County File Number SU-20-005)

Members of the Board,

The above referenced subdivision plat dated October 14<sup>th</sup>, 2019, revised as of January 17<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on May 7<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

1. The proposed five (5) feet sidewalk and shade tree easement, which should be to the Township of Wayne, must be submitted for County review.
2. The applicant shall coordinate with local officials to obtain any required permits for the proposed utilities connecting to Newark-Pompton Turnpike.

**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  
Jerome A. Vogel, Esq.  
File

Louis Zanetakos and Hellou, LLC  
Darmstatter, Inc.



**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

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

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Minor Subdivision Review – Romnics Realty Subdivision; 318 McLean Boulevard, Paterson; Block 7906, Lots 2, 3, 4 & 6 (Passaic County File Number SU-20-006)

Members of the Board,

The above referenced subdivision plat dated January 28<sup>th</sup>, 2020, revised as of April 3<sup>rd</sup>, 2020, was reviewed by the Passaic County Planning Board on May 7<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

1. The proposed access and utility easements must be submitted to County staff for review.

**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  
Stonefield Engineering & Design, LLC

318 McLean Blvd, LLC  
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

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

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Romnics Realty Development; 318 McLean Boulevard, Paterson; Block 7906, Lots 2, 3, 4 & 6 (Passaic County File Number SP-20-014)

Members of the Board,

The above referenced site plan dated January 10<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on May 7<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 verify that there are no encroachments or impact to the NYS&W Railroad property to the south.
2. The applicant shall coordinate with NJDOT on the proposed access and impacts to NJ-20/McLean Boulevard.

**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  
Stonefield Engineering & Design, LLC

318 McLean Blvd, LLC  
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

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

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Dollar Empire Residential Addition; 966-968 Main Street, Paterson;  
Block 6802, Lot 10 (Passaic County File Number SP-20-015)

Members of the Board,

The above referenced site plan dated January 10<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on May 7<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 name of the County and block and lot numbers must be noted in the title block.
2. The name and address of the applicant and the owner must be noted on the plans.
3. The zoning table must be revised to include the total square footage of impervious coverage, and include a column for existing conditions.
4. The right-of-way width of Main Street must be noted on the plans.
5. The applicant must verify the existence of any vaults along the Main Avenue frontage of the site. If present, the applicant must provide certification from a professional engineer that the vault can handle HS-20 load.
6. A side elevation plan must be included in the architectural plan. It must be verified that there are no existing or proposed encroachments into the County right-of-way.
7. The applicant shall verify whether any footings are to be installed along the Main Street frontage. If any, a footing detail must be provided to verify that there will be no encroachment into the County right-of-way.
8. The tree pits along the Main Street frontage must be planted with shade trees.

Passaic County Planning Board  
Dollar Empire Residential Addition (SP-20-015)  
966-968 Main Street, Paterson  
Block 6802, Lot 10

9. The applicant must provide the Corridor Enhancement Fee of \$1,000 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  
Alan J. Mariconda, Esq.  
File

Omar Saleh  
Michael Romanik

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-16 (SP-16-058)

WHEREAS, the applicant, Mother's Ale House ("the Applicant") submitted a site plan application for the property located on Block 709, Lots 5, 6, 7, and 8 in the Township of Wayne, New Jersey, with an address of 95 Mountain View Boulevard, Wayne, NJ 07470;

WHEREAS, the application was given a file number of 16-058;

WHEREAS, on March 2<sup>nd</sup>, 2017, the site plan prepared by Darmstatter, Inc. dated September 16<sup>th</sup>, 2016, revised as of January 17<sup>th</sup>, 2017, 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 indicate the sight distances for both driveways, showing the distance from the center of the travel lanes.
2. The applicant was required to provide driveway profiles, including the sight lines, and to keep two (2) feet clear between the sight line and the finished elevation (not including the roadway).
3. The applicant was required to remove all encroachments from the County right-of-way, including the fire escape.
4. The applicant was required to reconstruct all curbing along the frontage of the site.
5. The applicant was required to reconstruct the northerly driveway to be physically restricted to be right-out turns only. The concrete island was required to be extended inward to a point, followed for 25 feet by a centerline, in order to safely coordinate traffic entering and exiting the site. The applicant was required to install a "KEEP RIGHT" sign at the entrance driveway and "NO LEFT TURN" signs both underneath the stop sign and across the street from the exit driveway. The applicant was also required to request Title 39 coverage from Wayne Township in order to allow for enforcement of the left turn prohibition.
6. The applicant was required to indicate the location of a proposed historic marker along the site's frontage, to be installed at a later date by the County.
7. The applicant was required to provide a positive drainage plan for the entire site, which included trench drains (Campbell Foundry grate 4526A) and seepage pits.
8. The applicant was required to plant shade trees in the existing tree pits along the frontage of the site. Maintenance of the trees is the responsibility of the property owner.
9. The applicant was required to install pedestrian-scale lighting along the entire Mountain View Boulevard frontage of the property.

10. The applicant was required to install new signing and striping at both site driveways.
11. The applicant was required to replace the “NO PARKING” signs along the frontage, between the northerly and easterly driveways, with “NO STOPPING OR STANDING” signs. The applicant was also required to request an ordinance from the Township establishing the “NO STOPPING OR STANDING” zone.
12. The applicant was required to provide the Corridor Enhancement Fee of \$6,697.60 payable to Passaic County.

WHEREAS, the Applicant submitted a site plan prepared by Darmstatter, Inc. dated September 16<sup>th</sup>, 2016, revised as of August 31<sup>st</sup>, 2017, 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 submitted an amended site plan prepared by Darmstatter, Inc. dated September 16<sup>th</sup>, 2016, revised as of December 7<sup>th</sup>, 2018, including a modified zoning table, a corrected lot size, an allowable area of disturbance for Lot 6, and the locations of existing sanitary laterals;

WHEREAS, County staff deemed that the amended site plan was acceptable and issued a letter to the Applicant and the Wayne 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 September 16<sup>th</sup>, 2016, revised as of December 7<sup>th</sup>, 2018. 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:

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Miguel Diaz, Chairman  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2020-17 (SP-17-049)

WHEREAS, the applicant, Fattal's Syrian Bakery, Inc. ("the Applicant") submitted a site plan application for the property located on Block 6707, Lots 15, 16, 17 & 19 in the City of Paterson, New Jersey, with an address of 967-977 Main Street, Paterson, NJ 07503;

WHEREAS, the application was given a file number of SP-17-049;

WHEREAS, on March 21<sup>st</sup>, 2019, the site plan prepared by Bleeker Architectural Group dated June 13<sup>th</sup>, 2018, revised as of February 28<sup>th</sup>, 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 positive drainage plan, which included trench drains at both driveways.
2. The applicant was required to plant shade trees along the Main Street frontage of the property. Maintenance of the trees is the responsibility of the property owner.
3. The applicant was permitted to maintain the six parking spaces adjacent to the site driveways, on the condition that they are signed ("EMPLOYEE PARKING ONLY") and that the location of the rolling gates was moved and does not impact the three spaces closest to the driveways.
4. At the exit driveway, the applicant was required to prohibit on-street parking for 25' to the left (south) of the driveway and 20' to the right (north) of the driveway. The applicant was required to install "NO STOPPING OR STANDING" signs on both sides of the driveway with arrows pointed in the direction of the driveway. It was required that the proposed southerly sign be placed on the applicant's side of the property line and the proposed northerly sign be placed on the north side of the northerly driveway on the applicant's side of the property line. The applicant was also required to send a written request to the City of Paterson for an ordinance prohibiting parking between the two requested signs.
5. The applicant was required to install signing and striping for the two driveways in accordance with the proposed one-way traffic flow, including two "DO NOT ENTER" (R5-1) signs at each driveway and a two-faced "ONE WAY" (R6-2) sign at each driveway.
6. The applicant was required to construct both driveways per the County raised driveway apron detail.
7. The applicant was required to replace all curbing, per County detail, and sidewalk along the entire Main Street frontage.
8. The applicant was required to provide details on the operations of the proposed rolling gates, including information on the hours of operation and how the gates are to provide

access to vehicles entering the site. The applicant was required to provide a note on the plan indicating the hours of operation of the gate.

9. The applicant was required to provide the Corridor Enhancement Fee of \$3,100.00 payable to Passaic County

WHEREAS, the Applicant submitted a site plan prepared by Bleeker Architectural Group dated June 13<sup>th</sup>, 2018, revised as of October 10<sup>th</sup>, 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 to construct a second curb cut along the Main Street frontage of the site, which will require application for and the granting of a Right-of-Way Access Permit by the Board of Chosen Freeholders.

WHEREAS, the Applicant has proposed additional 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 June 13<sup>th</sup>, 2018, revised as of October 10<sup>th</sup>, 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: \_\_\_\_\_