



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, October 8<sup>th</sup>, 2020  
WebEx Meeting**

Chairman Miguel Diaz opened the meeting at 5:03 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, Chairman; Nakima Redmon, Vice Chair; William Gervens, Commissioner; Joseph Metzler, Commissioner; County Engineer Jonathan Pera, Commissioner; Steve Edmond, Alternate Commissioner (voting for Commissioner Simpson); Freeholder Terry Duffy

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

**MINUTES:** A motion to adopt the minutes of the September 24<sup>th</sup>, 2020 meeting was made by Commissioner Metzler and seconded by Vice Chair Redmon. The motion passed unanimously with Commissioner Martinique and Vice Chair Redmon abstaining.

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

- The Planning Department will be moving to 401 Grand Street on November 2<sup>nd</sup>, 2020.
- The Planning Department is waiting to hear back from the NJTPA on the TCAM grant application, which is an air quality for Highlands Rail Trail Phase II. The Highlands Rail Trail Phase I is waiting for authorization from the NJDOT.
- The Planning Department is still waiting on the status of the Local Safety Grant Application for the Lakeview Avenue Complete Streets project in the City of Paterson. The department is expecting positive news and should be returned in the coming weeks.
- Applications for the Open Space programs have received a solicitation to update their financials for their applications. Recommendations should be made to the freeholders by the end of the year.

**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, Commissioner Martinique made a motion to close the public portion that was seconded by Vice Chair Redmon. The motion passed unanimously.

## **DEVELOPMENT REVIEW**

### **SP-18-003 – Pennington Passaic Townhomes – 176 Pennington Avenue, Passaic**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct 20 three-story townhomes on an existing parking lot. The property is located on Pennington Avenue in Passaic. The application was withheld by the Planning Board on March 7<sup>th</sup>, 2019 with 5 conditions.

There will be 44 off-street parking spaces located on the property, including 20 garage spaces. The site will have public access along Aycrigg Avenue, a municipal street. A new curb cut and driveway along Pennington Avenue will be restricted to emergency access only. The applicant has proposed to install new sidewalk along Pennington Avenue.

The site is sloped towards Pennington Avenue at the location of the proposed driveway. There is a ridgeline adjacent to the driveway to deter most runoff into on-site inlets; however, a small portion of the driveway will runoff into Pennington Avenue. Roof leaders and inlets on the site will connect to two on-site dry wells. The applicant has proposed to plant 11 Sawleaf Zelkova trees along the Pennington Avenue and Aycrigg Avenue frontages.

There are conditions that must be met before the application can be granted unconditional approval. The applicant shall clarify why the sidewalk replacement does not extend to the northerly or southerly property lines along Pennington Avenue. The applicant shall provide a detail for the proposed chain and Knox box at the Pennington Avenue driveway, along with a written description of the proposed driveway operations. The signing for the existing parking restrictions along Pennington Avenue shall be replaced. The curbing detail shall be revised to show a curb height of six (6) inches. The proposed shade trees shall be relocated to the applicant's side of the property line along the Pennington Avenue frontage. The applicant shall provide an as-built plan upon completion of the proposed improvements and prior to the release of any bonds associated with the application.

Commissioner Edmond inquired about a proposed stop sign at the emergency access driveway.

Jeffery Allen, engineer for the applicant, was qualified and sworn in. He responded that the stop sign can be removed, and he also described the proposed chain and Knox box for the emergency driveway. He also added that the applicant can add the no parking signs and changes to the shade tree locations can be accommodated. He also provided that the applicant stopped the sidewalk at the current location because there was recent construction on the sidewalk.

Commissioner Edmond expressed concern about the use of a chain across the emergency driveway. He wished for the applicant to see different solutions.

There were no public comments on the professional testimony or any other aspect of the project.

Commissioner Martinique made a motion grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Edmond. The motion passed unanimously.

**SP-19-046 – MFG Prestige Auto Group – 174 5<sup>th</sup> Avenue, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert an existing, 10,753 sf. ft., one-story structure into an auto body repair shop. No new construction or demolition is proposed. The site has frontage along 5<sup>th</sup> Avenue (CR 652) and River Street (municipal). This application was withheld by the Board on August 27<sup>th</sup>, 2020 with 4 conditions.

The site will maintain access from River Street with three proposed customer parking spaces. Along 5<sup>th</sup> Avenue, the applicant has proposed to operate a separate driveway that will be used to store cars. The driveway will not be open to the public, and the applicant has agreed that the driveway will be used for drop-offs only. The driveway will be marked with two “DO NOT ENTER” signs and a “PRIVATE ACCESS ONLY” sign. The applicant has provided drainage calculations showing that stormwater will not flow into 5<sup>th</sup> Avenue. The applicant has proposed to install a planting strip and Andorra Juniper plantings along the 5<sup>th</sup> Avenue frontage.

There are conditions that must be met before the application can be granted unconditional approval. The applicant has provided correspondence agreeing to the conditions previously specified by the Board and requesting that the driveway be permitted to remain. Staff recommend that any waiver granted by the Board be subject to a developer’s agreement memorializing the proposed operational restrictions. Additionally, the plans must show the driveway apron flares as on the detail and delineate the raised sidewalk across the driveway. The gate shall be relocated to be 20 feet offset from the 5<sup>th</sup> Avenue curb line. The note on the plan stating “gate to remain closed and locked during business hours” conflicts with their attorney letter which says that the gate will open as needed for vehicular access. The applicant must provide the Corridor Enhancement Fee of \$1,511.00 payable to Passaic County.

Commissioner Edmond inquired about the stated site distance issues for the driveway. The board debated on asking the applicant for proposed driveway operation.

There were no public comments on the professional testimony or any other aspect of the project.

Commissioner Edmond made a motion **withhold approval** to this site plan application. The motion was seconded by Vice Chair Redmon. The motion passed unanimously.

**SP-20-033 - Barclay Street Healthy Homes – 133-155 Barclay Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 56-unit residential structure on a vacant lot. No demolition is proposed. The

applicant has also proposed construction of an on-site parking lot. The site has frontage along Barclay Street, a County roadway.

Access to the site will be via a driveway on Chadwick Street, a municipal street. The proposed parking lot will contain 39 parking spaces. The applicant has proposed to install new sidewalk and curbing along the entire frontage of the site, including pavers between the sidewalk and curbing. In addition, the applicant has proposed to install new curbing and curb cuts with detectable warning surfaces at the Chadwick Street crossing. The applicant has proposed to install shade trees in designated planters along the site's frontage. Regarding the drainage, the applicant has indicated that all roof leaders and inlets on the site will connect to an on-site detention basin. The detention basin will connect to the combined sewer system under Barclay Street.

There are conditions that must be met before the application can be granted unconditional approval. The proposed sidewalk along Barclay Street shall be noted as five (5) feet in width. The curbing detail shall be added to the plans and referenced for the Barclay Street frontage. The applicant shall install a continental-style crosswalk across Chadwick Street, at the intersection with Barclay Street. The curb ramp at the intersection shall be placed in line with the flow of pedestrian traffic. An additional curb ramp shall be constructed on the west side of Chadwick Street, place in line with the crosswalk and the other curb ramp. The applicant shall install a continental-style crosswalk across the southern leg of the intersection of Barclay Street and Courtland Street. A curb ramp shall be constructed on the western side of Barclay Street, placed in line with the crosswalk. The existing curb ramp on the easterly side of Barclay Street shall be replaced with a curb ramp placed in line with the crosswalk and the other curb ramp. The site plan proposes 39 on-site parking spaces for 56 housing units. Per the plans, the applicant received a variance from providing 92 on-site parking spaces as required for the zoning code. The applicant shall provide a written explanation of any impacts to traffic circulation and on-street parking. Per state statute, on-street parking is prohibited within 25 feet of the intersection of Barclay and Chadwick Streets. The applicant shall provide a "NO STOPPING OR STANDING" sign with an arrow pointing toward the intersection. A detail of the sign must be included in the plans.

The plans shall include a footing detail. The footings of the building must not encroach into the Barclay Street right-of-way. The right-of-way line of Barclay Street shall be noted on the side elevation plans. The applicant shall submit proof of permission from PVSC to connect into the combined sewer system. The applicant shall add a note on sheet CU101 that all roof leaders shall connect into the underground system. Staff will provide a draft agreement for all proposed improvements within the right-of-way of Barclay Street. The applicant shall provide the Corridor Enhancement Fee of \$6,040.00 payable to Passaic County.

Commissioner Edmond inquired if the City of Paterson had seen the application.

Mike Cassidy, representative for the applicant, was sworn in. Engineers for the applicant Matt Welch and Alan Lothian, were qualified and sworn in. Matt Cassidy informed the board that there are 39 parking spaces on site as the hospital had agreed to provide 26 parking spaces at their facility.

Commissioner Edmond inquired if parking spaces were reserved, Mike Cassidy replied that one will be assigned to each unit with an additional 10 spaces. Commissioner Edmond inquired about the distance to the hospital and location of the site on Main Street. Mike Cassidy responded that the site was about 700 feet from the hospital and on the opposite side of Main Street. Commissioner Edmond asked how many tenants would be crossing the street to access the hospital. Mike Cassidy responded that he did not know exactly how many, but he presumed that some tenants would be crossing Main Street.

Commissioner Edmond asked traffic engineer Allen Lothian if assigning parking spaces changes the ratio of peak parking for the site. Allen Lothian responded that the ratio remains the same. Commissioner Edmond confirmed the peak parking demand with Allen Lothian. Commissioner Edmond inquired if there are units that will have no vehicles. Allen Lothian responded that there is a possibility that some residents will be commuting or otherwise not using cars. Commissioner Edmond asked about the anticipated income level of residents and if the units are rentals or condominiums. Mike Cassidy responded that the housing is classified as affordable and will be rentals.

Commissioner Edmond asked civil engineer Matt Welch if the City of Paterson had any issue connecting into the municipal sewage system. Matt Welch responded that the City of Paterson had not objected in their review letter. Commissioner Edmond asked if the applicant had spoken to the City of Paterson's Engineer regarding connecting into the sewage system. Matt Welch responded that the engineer had not made any comments regarding the connection, and if he makes comments in the future, they will be addressed accordingly.

Matt Welch asked about comment 4 regarding a crosswalk crossing the intersection of Barclay Street and Courtland Street. County Engineer Pera responded that the county wanted to create a safe crossing across Barclay Street without pedestrians having to walk to Main Street.

Robert Guarasci, CEO of the project, was sworn in. He advocated for the projects approval stating that the project has large support in the city, and he and his staff will comply with any requirements made by the county and city.

There were no public comments on the professional testimony or any other aspect of the project.

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

**SU-20-010 – Walasides Subdivision – 119 Cedarhurst Avenue, Woodland Park**

Staff explained that this is a new minor subdivision application in which the applicant has proposed to consolidate six (6) existing lots and to subdivide that lot to create a total of two (2) lots. There is an existing single-family dwelling, which is to remain, on proposed Lot A. The applicant has proposed to construct a new single-family dwelling on proposed Lot B, which is currently vacant. The property does not have any frontage along a County roadway, nor is there any direct or indirect drainage impact to any drainage facilities under County jurisdiction.

Staff recommend that this minor subdivision application be granted unconditional approval, as there are no impacts to any County facilities.

There were no public comments on any other aspect of the project.

Vice Chair Redmond made a motion grant **unconditional approval** to this site plan application. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

**OLD BUSINESS**

A motion to table the Old Business items until next meeting was made by Commissioner Metzler. The motion was seconded by Vice Chair Redmon. The motion passed unanimously.

**NEW BUSINESS – None.**


**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:17 PM that was seconded by Chairman Diaz. 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  
*Acting Director*

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

October 9<sup>th</sup>, 2020

Passaic Planning Board  
330 Passaic Street  
Passaic, NJ 07055

Re: Site Plan Review – Pennington Passaic Townhomes; 176 Pennington Avenue, Passaic; Block 3237, Lot 47 (Passaic County File Number SP-18-003)

Members of the Board,

The above referenced site plan dated December 18<sup>th</sup>, 2017, revised as of September 18<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on October 8<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

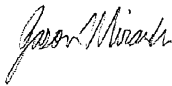
1. The applicant shall clarify in writing why the proposed sidewalk replacement does not extend to the northerly or southerly property lines along Pennington Avenue.
2. At the emergency access driveway along Pennington Avenue, the applicant shall replace the proposed chain with knox box bollards. A detail of the knox box bollards must be included in the plan set. The applicant shall submit a written description of the proposed driveway operations. The proposed “STOP” sign at the driveway shall be removed from the plans.
3. The signing for the existing parking restrictions along Pennington Avenue shall be replaced. Per City ordinance, parking is prohibited “beginning at a point 150 feet north of the westerly curb line of Aycrigg Avenue and extending to a point 50 feet westerly therefrom”.
4. The curbing detail shall be revised to show a curb height of six (6) inches.

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176 Pennington Avenue, Passaic  
Block 3237, Lot 47

5. The shade trees shall be relocated to the applicant's side of the property line along the Pennington Avenue frontage.
6. The applicant shall provide an as-built plan upon completion of the proposed improvements and prior to receiving a CO.
7. Staff will provide a draft maintenance agreement for all proposed improvements within the right-of-way of Pennington Avenue for execution by the applicant.

**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Noam From  
File

Passaic Pennington, LLC  
Maser Consulting, P.A.





## 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

October 15<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – MFG Prestige Auto Group; 174 5<sup>th</sup> Avenue, Paterson; Block 2009, Lot 11 (Passaic County File Number SP-19-046)

Members of the Board,

The above referenced site plan dated November 2<sup>nd</sup>, 2017, revised as of August 29<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on October 8<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

1. The title block must include the block and lot numbers and the name of the County. **Complete.**
2. The name and address of the owner and the applicant must be noted on the site plan. **Complete.**
3. The north arrows on the key map and the site plan must be orientated in the same direction. **Complete.**
4. The total square footage of impervious area must be noted in the zoning table. **Complete.**
5. The driveway along 5<sup>th</sup> Avenue must be closed (and replaced with full-height curbing) for the following reasons: a) The Passaic County Site Plan Resolution restricts corner lots to having access solely along the municipal street; b) The driveway on 5<sup>th</sup> Avenue is within the intersection (with no signal control), which is unsafe; and c) Drivers turning right from River Street northbound onto 5<sup>th</sup> Avenue (a heavy movement) do not have adequate sight distance to see vehicles using the 5<sup>th</sup> Avenue driveway. For the Board to consider waiving this condition and allowing the driveway to operate, the applicant must submit a written operational plan for the 5<sup>th</sup> Avenue driveway. The plan must explain why the driveway is necessary, how it will be used, and how public access to the driveway will be effectively restricted. If the driveway is allowed, it must be signed appropriately (“DO NOT ENTER” signs on both sides and a smaller sign stating “PRIVATE ACCESS ONLY”). The new apron must be raised per County detail (attached), with the sidewalk running level across the driveway. **The applicant has provided correspondence**

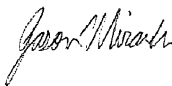
Passaic County Planning Board  
MFG Prestige Auto Group (SP-19-046)  
174 5<sup>th</sup> Avenue, Paterson  
Block 2009, Lot 11

**agreeing to the conditions previously specified by the Board and requesting that the driveway be permitted to remain. The driveway shall be subject to a developer's agreement memorializing the previously specified operational restrictions, in addition to those listed below:**

- a) **The plans must indicate the driveway apron flares as on the detail and delineate the raised sidewalk across the driveway.**
  - b) **The driveway width shall be reduced from 20 feet to 12 feet.**
  - c) **The gate shall be relocated to be 20 feet offset from the 5<sup>th</sup> Avenue curb line.**
  - d) **The gate shall remain closed except when used by the applicant.**
  - e) **There shall be no parking of vehicles in the driveway or County right-of-way.**
6. The curbing and sidewalk must be replaced along the 5<sup>th</sup> Avenue frontage of the site, per County detail (attached). The note must clarify that the curbing, apron, and sidewalk will be replaced along the entire 5<sup>th</sup> Avenue frontage. It must also be noted that the curb ramps at the corner will not be impacted by the replacement. **Complete.**
  7. The plans must include elevation contours. **Complete.**
  8. The applicant must provide drainage calculations. **Complete.**
  9. The plans must indicate any existing or proposed drainage at the site. There shall be no runoff into the 5<sup>th</sup> Avenue right-of-way. **Complete.**
  10. The 5<sup>th</sup> Avenue frontage shall include a five-foot planting strip, including shade trees. The trees shall be removed from the plans and replaced with smaller plantings in the proposed planting strip. **Complete.**
  11. The applicant must provide the Corridor Enhancement Fee of \$1,511.00 payable to Passaic County. **Incomplete.**

**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer      MFG Prestige Auto Group  
Alan Mariconda, Esq.      Matt Evans      File



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Michael Lysicatos AICP, PP  
*Acting Director*

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

October 9<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Barclay Street Housing Healthy Homes; 133-155 Barclay Street, Paterson; Block 5507, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 (Passaic County File Number SP-20-033)

Members of the Board,

The above referenced site plan dated April 28<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on October 8<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 930 Riverview Drive, Suite 250, Totowa, NJ 07512.

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

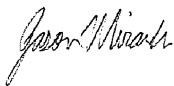
1. The proposed sidewalk along Barclay Street shall be noted as five (5) feet in width.
2. The curbing detail (attached) shall be added to the plans and referenced for the Barclay Street frontage.
3. The applicant shall install a continental-style crosswalk across Chadwick Street, at the intersection with Barclay Street. The curb ramp at the intersection shall be placed in line with the flow of pedestrian traffic. An additional curb ramp shall be constructed on the west side of Chadwick Street, place in line with the crosswalk and the other curb ramp.
4. The applicant shall install a continental-style crosswalk across the southern leg of the intersection of Barclay Street and Courtland Street. A curb ramp shall be constructed on the western side of Barclay Street, placed in line with the crosswalk. The existing curb ramp on the easterly side of Barclay Street shall be replaced with a curb ramp placed in line with the crosswalk and the other curb ramp.

Passaic County Planning Board  
Pennington Passaic Townhomes (SP-18-003)  
176 Pennington Avenue, Passaic  
Block 3237, Lot 47

5. The site plan proposes 39 on-site parking spaces for 56 housing units. Per the plans, the applicant received a variance from providing 92 on-site parking spaces as required for the zoning code. The applicant shall provide a parking study addressing the impact of the site to traffic circulation and on-street parking availability in the surrounding area.
6. Per state statute, on-street parking is prohibited within 25 feet of the intersection of Barclay and Chadwick Streets. The applicant shall provide a "NO STOPPING OR STANDING" sign with an arrow pointing toward the intersection. A detail of the sign must be included in the plans.
7. The plans shall include a footing detail. The footings of the building must not encroach into the Barclay Street right-of-way.
8. The right-of-way line of Barclay Street shall be noted on the side elevation plans.
9. The applicant shall submit proof of permission from the City of Paterson to connect into the combined sewer system. If the connection is not permitted or any changes are required, this application shall required additional hearing by the Passaic County Planning Board.
10. The applicant shall add a note on sheet CU101 that all roof leaders shall connect into the underground system.
11. Staff will provide a draft maintenance agreement for all proposed improvements within the right-of-way of Barclay Street for execution by the applicant.
12. The applicant shall provide the Corridor Enhancement Fee of \$6,040.00 payable to Passaic County.

**Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
St. Joseph's Hospital and Medical Center  
Langan Engineering

Barclay Street Housing, LLC  
Alan J. Mariconda, Esq.  
File



## County of Passaic

Department of Planning & Economic Development  
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Totowa, New Jersey 07512

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Michael Lysicatos AICP, PP  
*Director*

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

October 9<sup>th</sup>, 2020

Woodland Park Planning Board  
5 Brophy Lane  
Woodland Park, NJ 07424

Re: Minor Subdivision Review – Walasides Subdivision; 119 Cedarhurst Avenue, Woodland Park; Block 77, Lots 9, 10, 10.01, 11, 12 & 13 (Passaic County File Number SU-20-010)

Members of the Board,

The above referenced subdivision plat dated February 20<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on October 8<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution. This minor subdivision application has been granted **unconditional approval**.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Richard Briigliadoro, Esq.  
File

Enam and Antouni Walasides  
Patrick D. McClellan, P.E.