



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, September 24<sup>th</sup>, 2020  
WebEx Meeting**

Senior Planner Jason Miranda opened the meeting at 5:04 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 (arrived at 5:11); William Gervens, Commissioner; Joseph Metzler, Commissioner; County Engineer Jonathan Pera, Commissioner; Kenneth Simpson, Commissioner; Steve Edmond, Alternate Commissioner (voting for Commissioner Martinique); Freeholder Terry Duffy; Freeholder Pat Lepore, Alternate.

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

A motion by was made by Commissioner Metzler to appoint Commissioner Simpson Acting Chairman for the meeting. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

**MINUTES:** A motion to adopt the minutes of the September 10<sup>th</sup>, 2020 meeting was made by Freeholder Duffy and seconded by Commissioner Edmond. The motion passed unanimously.

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

- The Census 2020 will be concluding enumeration on September 30<sup>th</sup>, 2020. New Jersey has surpassed its 2010 Census self-response rate, but the county and state will be pushing to get as many self-response rates as possible before the end of enumeration.
- The Bike Paterson Technical Study is moving forward in partnership with the City of Paterson, with surveys and public outreach planned for the fall. Events will also be organized through non-profit organizations. The department also seeks to educate the public on bicycling as cost-effective and better quality of life option over automobiles in Paterson. The Study will become a portion of the county-wide Bike Passaic County plan.
- Due to COVID-19 and staffing vacancies, 2020 Open Space Grants have been delayed until later this fall. The Department has re-processed the program and has reached out to applicant municipalities and organizations with the intention of issuing grants in the spring of 2021.
- The Department of Planning and Economic Development will be moving into the 401 Grand Street building on November 2<sup>nd</sup>, 2020.

Chairman Diaz entered the meeting at 5:11 and agreed to continue with Commissioner Simpson to as Acting Chairman for the duration of the meeting.

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

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

## **DEVELOPMENT REVIEW**

### **SP-19-052 – New Street Two-Family Homes – 147-153 New Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct five (5) two family homes. An existing two-story structure and garage have already been demolished. The buildings will each occupy 2,500 sq. ft. The site has frontage along New Street in Paterson. The Board withheld approval of this site plan application on July 30<sup>th</sup>, 2020.

Each dwelling unit will have access to a common residential access street connecting to their driveways. The applicant has proposed to shift each unit back from the property line in order to avoid any structural encroachment into the County Master Plan right-of-way. Each dwelling will have two (2) parking spaces, for a total of four (4) parking spaces per individual structure. The applicant has proposed connecting the access street to New Street. A three-foot sidewalk is proposed to connect the residences to New Street. A five-foot sidewalk is proposed along the New Street frontage. Dedication of one (1) foot of right-of-way is necessary to accommodate the full five (5) feet. The site is sloped steeply towards New Street. The applicant has proposed to regrade the driveway in order to provide the required 2% maximum slope. Regarding drainage, the plans show that roof drains will connect into three (3) dry wells on-site. Drainage calculations have been provided for the site. The applicant has proposed to plant three (3) American elm trees along the New Street frontage, outside of the County right-of-way.

There are conditions that must be met before the application can be granted unconditional approval. The deed of dedication must be submitted now – prior to receiving full approval. The applicant's waiver request is recommended by staff on the condition that the driveway is a minimum of three (3) feet, as shown on the plan, from the side property line. The apron flare needs to be correctly labeled to be 18 inches instead of three (3) feet in width. The applicant shall install a white edge line along the property frontage at the same offset from the centerline that exists north and south of the site. The applicant must submit the previously requested deed restriction now – prior to receiving full approval. The first seepage pit shall also be relocated outside of the Master Plan right-of-way. Per the survey, the basement of the previous building extends back from the proposed seepage pits. This should provide sufficient space for the first seepage pit to be located behind the other two, which would not need to be relocated.

Bahman IZadmehr, applicant and project engineer, was sworn in and stated that he would comply with the stated conditions.

No comments were made by the public.

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

**SP-19-054 – Pompton Lakes/Tilcon Quarry – Susquehanna/Union Avenues, Wanauque**

Freeholder Duffy and Commissioner Gervens recused themselves from the hearing of this application.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an access road from Susquehanna Avenue on what is currently vacant land. The road will provide access from the existing Tilcon Quarry to Susquehanna Avenue, from where vehicles can access Union Avenue and I-287. The access road will largely replace the existing quarry access along Broad Street in Pompton Lakes. The applicant has proposed to widen Union Avenue from two to four lanes between Susquehanna Avenue and the I-287 southbound ramps. A left-turning lane would be constructed for vehicles turning onto Susquehanna Avenue. This application was withheld by the Board on July 16<sup>th</sup>, 2020.

The applicant has submitted a draft developer's agreement, as required by the Board, regarding improvements to Union Avenue and future access along Broad Street. At the existing traffic signal at Union and Ringwood Avenues, additional time will be allocated to vehicles turning left onto Union Avenue. Regarding drainage, the applicant has proposed several inlets along the access road and an emergency spillway near the road. The applicant has provided acknowledgement that the County is not responsible for any existing or proposed culverts along Susquehanna Avenue. The applicant will provide sidewalk and curbing along both sides of Union Avenue. The previously approved improvements that were part of separate site plan applications and the Highlands Rail Trail have been added to the plans. There are no proposed landscaping improvements proposed along the roadway at this time by the applicant.

There are conditions that must be met before the application can be granted unconditional approval. In regard to the Highlands Rail Trail, the plans must include a note: "Any impact to the trailhead shall be reconstructed in strict conformance with the approved Highlands Rail Trail construction plans." The applicant must submit the previously requested utility easement for the junction boxes on private property. The submitted survey must be drawn to scale and be signed and sealed. There shall be a minimum of four-foot clearance around the hydrants at Sta. 1+20 and Sta. 2+90. A sidewalk easement must be provided for the portion of sidewalk along the northern side of Union Avenue, between Greenwood and Haskell Avenues. The curb ramps must be shown oriented in the direction of pedestrian traffic, not diagonally towards the roadway. Crosswalk striping shall also be provided across Susquehanna Avenue and Union Court. The detail for the detectable warning surfaces shall note that they must be cast-in-place.

The plans must include a typical cross-section of the roadway. During the paving operations, the applicant shall not create any ponding areas within the project limits. If ponding areas are formed due to paving operations, the applicant shall address them to the satisfaction of the County. The developer's agreement includes an incorrect address for the Borough of Wanaque and the applicant. The agreement must reference the application number, SP-19-054. The agreement states that the Borough will accept jurisdiction, ownership, and maintenance of the improvements. It must be clarified which specific improvements the Borough will accept.

Charles Olivo, engineer for the applicant, was sworn in and stated that the applicant would comply with the stated conditions.

No comments were made by the public.

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

**SP-20-026 – West Broadway Realty – 490 Chamberlain Avenue, Paterson**

This is a previously withheld site plan application in which the applicant has proposed to divide retail space at an existing strip center for new tenants. No new exterior construction or demolition is proposed. A Dunkin' will occupy a unit with an existing drive-thru facility. A DaVita Dialysis location will occupy another unit in the existing building. An additional 8,120 sq. ft. retail space does not have a proposed tenant. The site has frontage along Chamberlain Avenue, a City street, and West Broadway, a County road. The application was withheld by the Board on July 30<sup>th</sup>, 2020. Both public driveways are along Chamberlain Avenue. A loading driveway is located along West Broadway. Per staff inspection, the driveway does not have sufficient space for trucks to avoid backing into or out of the County right-of-way. The applicant has agreed to install a raised driveway apron and detectable warning surfaces at the driveway. There is also an existing fire lane along West Broadway, which is gated at the building. No changes to the existing driveways or sidewalk are proposed. The plans do not include any information on drainage. There is existing landscaping on the site.

Staff explained that there are conditions that must be met before the application can be granted unconditional approval. Two signed and sealed copies of the referenced survey must be submitted. The applicant must follow the procedure for short term road closures when trucks back into the loading dock. This will require an agreement that must be submitted for County review.

Commissioner Simpson asked for clarification on the language that would be included in the agreement, particularly regarding enforcement. Staff referred to the Standard Procedure for Short Term Road Closures, which includes language requiring flaggers to be used every time a vehicle backs in from the right-of-way. Commissioner Edmond explained a previous penalty that was put onto site plans that violated the agreement. After further discussion, the Board requested that a comment be added that would require the applicant to submit a written

overview of the loading dock procedures. The agreement must also address any vehicle stacking at the intersection of West Broadway and Chamberlain Avenue.

Commissioner Edmond made a motion to **withhold approval** of this site plan application. The motion was seconded by Commissioner Diaz. The motion passed, with Freeholder Lepore voting against the motion.

**SP-20-032 – Prop. Apartment Buildings – 95 Shepherds Lane, Totowa**

Staff explained that this is a new site plan application in which the applicant has proposed to construct two (2) residential apartment buildings and a detention basin. The proposed lot is currently vacant and largely wooded. The two residential buildings will contain a total of 74 residential units, and have a total of 27,272 sq. ft. of residential structure. The site is zone for affordable housing: 59 units will be classified as Fair Market, and 15 will be classified as COAH units. The site does not have frontage along a County roadway. The nearest County road is Union Boulevard. A previous application at the site (SP-07-005) for 62 age-restricted units was granted approval by the Board in 2007. There is also an open site plan application (SP-19-020) proposing 120 units across the street at 100 Shepherds Lane.

Access to the site will occur via a driveway connection to Shepherds Lane. The applicant has proposed constructing a surface parking lot, and has indicated that the first floors of each structure will be a parking garage. The site will have a total of 148 parking spaces, with both residential buildings sharing access to the parking lot. A traffic report has not been submitted. Regarding the drainage, the applicant has proposed to install a detention basin with filter on-site. The applicant has indicated that all proposed inlets and roof leaders will drain into the detention basin. The applicant has not proposed any curbing, sidewalk, or landscaping along the frontage of the site.

There are conditions that must be met before the application can be granted unconditional approval. The drainage calculations reference a previous iteration of the project, with fewer units. The calculations must be in reference to the current plans. The plans must show the routing of the 48-inch pipe in Shepherds Lane down to Union Avenue, and beyond the Union Avenue intersection. The applicant must provide copy of any required NJDEP permits.

Commission Edmond requested that a comment be added to have the applicant show the intersection improvements previously required for the intersection of Shepherds Lane and Union Avenue as part of the review of SP-19-020. These improvements include a one-lane exit onto Union Boulevard, using bump-outs to physically restrict traffic to one lane in each direction.

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

**SU-20-009 – Bourbon Homes Subdivision – 341-343 Ratzer Road, Wayne**

This is a new major subdivision application in which the applicant has proposed to subdivide two (2) existing residential lots in order to create a total of three (3) residential lots. Currently, both lots front Ratzer Road and extend past existing dead ends along Bourbon Street. There are two (2) existing dwellings with driveways along Ratzer Road. No changes to those dwellings or their driveways are proposed. The applicant has proposed to subdivide the rear of both parcels and construct a third dwelling. A portion of the existing lots would also be used to create an extension of the Bourbon Street right-of-way, eliminating the dead ends. The new dwelling would have driveway access along the extended Bourbon Street, which would be under municipal jurisdiction.

Staff explained that there are conditions that must be met before the application can be granted unconditional approval. On the subdivision plat, it is noted that the right-of-way width of Ratzer Road varies. If it varies, the right-of-way widths must be noted in the correct location. If it does not vary, then the standard right-of-way width must be noted and the “width varies” note removed. The applicant will need to submit a deed of dedication and property description for the proposed right-of-way dedication.

Commissioner Edmond requested that the County Traffic Engineer review the two existing driveways along Ratzer Road to verify that they are in conformance with the County’s on-site turnaround standards.

Commissioner Metzler made a motion grant **conditional approval** to this major subdivision application. The motion was seconded by Freeholder Duffy. The motion passed unanimously.

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

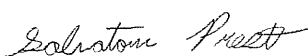
**CORRESPONDENCE – None.**

**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 5:58 PM that was seconded by Commissioner 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)

---

### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

Michael Lysicatos AICP, PP  
Director

September 25<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – New Street Two-Family Homes; 147-153 New Street, Paterson; Block 5103, Lots 17 & 18 (Passaic County File Number SP-19-052)

Members of the Board,

The above referenced site plan dated November 7<sup>th</sup>, 2018, revised as of August 29<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on September 24<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 name and address of the owner must be noted on the cover sheet. **Complete.**
2. The zoning table must include both the existing and proposed area (sq. ft.) of impervious and building coverage. **Complete.**
3. The applicant must provide the referenced survey prepared by Morgan Engineering, dated 7/1/2015. **Complete.**
4. The applicant must indicate the County Master Plan right-of-way width of 60 feet along the New Street frontage of the site. Based on the noted current right-of-way width of 35 feet, this would be placed 12.5 feet beyond the current right-of-way line. The applicant must dedicate one foot of the Master Plan right-of-way, in order to accommodate a 5-foot sidewalk without reducing the width of the roadway. The deed of dedication must be submitted for County review. The metes and bounds description has been reviewed by staff and is accurate. The deed must still be prepared by the applicant and submitted for review. **The deed must be submitted now – before an unconditional approval is granted.**
5. The applicant shall provide sidewalk and curbing, per County detail (attached), along the frontage of the site. The sidewalk must be a minimum of five (5) feet in width. **Complete.**

Passaic County Planning Board  
New Street Two-Family Homes (SP-19-052)  
147-153 New Street, Paterson  
Block 5103, Lots 17 & 18

6. The applicant shall provide an on-site walkway connecting the proposed residences to the sidewalk along New Street, as per RSIS requirements (N.J.A.C. 5:21-4.5). It is recommended that the applicant coordinate with the City on the appropriate width of the interior sidewalk. **Complete.**
7. The applicant must provide a driveway profile. The driveway may have a maximum slope of 2% for the first 50 feet back from the right-of-way line of New Street. The profile must show the entire driveway, and include the existing grading in comparison with the proposed grading. The profile must include edge lines. **Complete.**
8. A double yellow centerline, 25 feet in length with thermoplastic striping, must be provided at the site driveway. **Complete.**
9. The plans must be revised to indicate the turning movement radii for all movements at the driveway. The centerline of New Street, and both edges of pavement, must be indicated. The apron is shown to conflict with the utility pole. The apron should be revised to avoid any conflicts. The apron has been revised, but the plans must still indicate the turning radii of the right turn into the site to verify that there will be no conflicts. **Complete.**
10. The proposed driveway drainage is not workable. The applicant shall provide a trench drain at the end of the driveway, including calculations showing that there will be no bypass. **Complete.**
11. The applicant must also provide drainage calculations, which must indicate that no runoff will bypass the drainage structure onto New Street. The amount of the overflow may not exceed what currently enters the existing inlet from the site. Any additional runoff from the site must be handled by the seepage pit system, which may need to be enlarged. **Complete.**
12. The plans must show any connecting pipes from the inlet to the New Street drainage system, including size and dimensions. **Complete.**
13. Shade trees should be provided between the sidewalk and the first dwelling. **Complete.**
14. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. **Complete.**
15. The applicant must coordinate with the City to verify that the footings of the proposed buildings will be located entirely within the property and that there will be no adverse drainage impacts to adjacent properties. To clarify, the original comment regarding footings should have referred to the footings of the retaining walls along the property lines and not the building footings. **Complete.**
16. The test pits must be completed now in order to avoid a potential drainage redesign during construction. This is a function of the design of the product, and must be completed prior to Planning Board approval. **Complete (no longer required).**



Passaic County Planning Board  
New Street Two-Family Homes (SP-19-052)  
147-153 New Street, Paterson  
Block 5103, Lots 17 & 18

17. The orientation of the north arrow must be verified. The label “assumed” must be removed from the plans. **Complete.**
18. The applicant must provide a written waiver request justifying the location of the site driveway within 10 feet of the side property line. The applicant’s waiver request was denied. For any request to be re-considered, the applicant must propose an alternative driveway design allowing for a minimum of three (3) feet between the property line with Lot 16 and the driveway (measured at the right-of-way line). If such a design is not feasible, the applicant must provide an explanation demonstrating the infeasibility. **The waiver request has been granted, provided the driveway is a minimum of three (3) feet from the side property line as indicated on the plan. The apron flare must be correctly labeled to be 18 inches instead of three (3) feet in width.**
19. On-street parking must be prohibited along the frontage of the property. The applicant must send a written request to the municipality to pass an ordinance for this restriction. Approval of the application is not contingent upon any action by the municipality on this request. **The applicant shall install a white edge line along the property frontage at the same offset from the centerline that exists north and south of the site.**
20. The applicant shall incorporate a deed restriction for each proposed dwelling unit that would prohibit the proposed garage parking spaces from being used for anything other than parking. Additionally, the Board recommended that all units be designed as per the proposed Model B on the architectural drawings. Model B units are shown as having four-car garages, whereas Model A units are shown as having two-car garages. **The applicant must submit the deed restriction now – before an unconditional approval is granted.**
21. The Board requested that the Board’s Counsel provide a legal opinion in regards to the proposed dwelling unit being constructed within the County Master Plan right-of-way and any legal restrictions on such construction. This matter will be addressed under separate cover. **The first seepage pit shall also be relocated outside of the Master Plan right-of-way. Per the survey, the basement of the previous building extends back from the proposed seepage pits. This should provide sufficient space for the first seepage pit to be located behind the other two, which would not need to be relocated.**

**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  
File

Bahman Izadmehr



## 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

September 25<sup>th</sup>, 2020

Wanaque Planning Board  
579 Ringwood Avenue  
Wanaque, NJ 07465

Re: Site Plan Review – Pompton Lakes Quarry; Susquehanna Avenue, Wanaque; Block 468, Lot 2.01; Block 470, Lots 1, 3-6 & 8; Block 471, Lots 3-7; Block 472, Lots 1-4; Block 473, Lots 1-3 (Passaic County File Number SP-19-054)

Members of the Board,

The above referenced site plan dated January 15<sup>th</sup>, 2018, revised as of August 23<sup>rd</sup>, 2019, and the “Union Avenue Improvements” plan dated February 27<sup>th</sup>, 2020, revised as of September 11<sup>th</sup>, 2020, were both reviewed by the Passaic County Planning Board on September 24<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 following comments pertain to the submitted improvement plans:
  - a) The westbound Union Avenue lane usage must be shown on sheet 4. The left turn lane for westbound Union Avenue at Susquehanna Avenue does not appear to be long enough. The applicant must provide a queuing analysis, using a conservative trip generation for new quarry traffic. Queuing in the lane could result in the blocking of Union Avenue through-traffic. Besides an estimate of the 95% queue, the applicant must determine the trip generation which would create an unacceptable queue. The specific westbound lane usage must be indicated on the plans. **Complete.**
  - b) All previously approved right-of-way improvements must be overlaid onto the roadway improvements plans. This shall also include the Highlands Rail Trail plans (attached). The plans do not show the correct improvements to be installed at Block 462, Lot 22 (Celtic Knot). The curb line is approximately 3-4 feet south of the right-of-way line. **In regards to the Highlands Rail Trail, the plans must**

Passaic County Planning Board  
Pompton Lakes Quarry (SP-19-054)  
Susquehanna Avenue, Wanaque  
Block 468, Lot 2.01; B 470, L 1, 3-6 & 8; B 471, L 3-7; B 472, L 1-4; B 473, L 1-3

**include a note: “Any impact to the trailhead shall be reconstructed in strict conformance with the approved Highlands Rail Trail construction plans.”**

- c) The plans must indicate the extent of the Union Avenue right-of-way. **Complete.**
- d) The plan must note the elevations of the top and bottom of the curb along Union Avenue. The elevations must be provided throughout their project limits. Otherwise, staff are unable to determine if the proposed improvements will result in ponding conditions. **Complete.**
- e) The plan must note the dimensions from the front of the curb to the front of each utility pole. **Complete.**
- f) The applicant must provide details on the intent of the junction boxes and the maintenance responsibilities. These appear to be constructed on the private property of Block 462, Lot 19, which will require a utility easement. **The applicant must submit the previously requested utility easement.**
- g) The applicant must submit an updated survey with all utility information including water, gas, and sanitary/storm sewer elements. This includes manholes, pipes, and connections. The Borough of Wanaque installed drainage along the north side of Union Avenue in 2007 (see attached plan). This should be confirmed in the survey/field investigation. **The submitted survey must be drawn to scale and be signed and sealed.**
- h) The plans must include raised pavement markers. **Complete.**
- i) All striping must be noted as thermoplastic. **Complete.**
- j) Sidewalk, at a minimum width of five (5) feet, shall be provided on both sides of Union Avenue for the length of the project in order to accommodate safe pedestrian access with the nearest crossing located at the signal controlled intersection with I-287. The sidewalk must be at least five (5) feet off of the curb face or as close as feasible, in which case the location must be justified in the written response. A sidewalk easement shall be provided where the sidewalk cannot be constructed within the County right-of-way. **There shall be a minimum of four-foot clearance around the hydrants at Sta. 1+20 and Sta. 2+90. A sidewalk easement must be provided for the portion of sidewalk along the northern side of Union Avenue, between Greenwood and Haskell Avenues.**
- k) Drop curb shall be installed across the driveways between Susquehanna Avenue and Union Court. **The curb ramps must be shown oriented in the direction of pedestrian traffic, not diagonally towards the intersection.**
- l) New curbing shall continue up to the I-287 South Ramp. **Complete**
- m) Crosswalk striping, continental-style, shall be provided across Haskell and Greenwood Avenues. **Crosswalk striping shall also be provided across Susquehanna Avenue and Union Court.**

Passaic County Planning Board  
Pompton Lakes Quarry (SP-19-054)  
Susquehanna Avenue, Wanaque  
Block 468, Lot 2.01; B 470, L 1, 3-6 & 8; B 471, L 3-7; B 472, L 1-4; B 473, L 1-3

Once the plans address these requirements, the applicant shall submit a complete set of construction plans that satisfy Passaic County Engineering standards, including but not limited to:

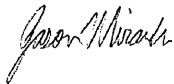
- a) All necessary construction details. **The detail for the detectable warning surfaces shall note that they must be cast-in-place.**
  - b) Plans and profiles of the roadway alignments. **The plans must include a typical cross-section of the roadway.**
  - c) Construction staging and traffic control. **During the paving operations, the applicant shall not create any ponding areas within the project limits. If ponding areas are formed due to paving operations, the applicant shall address them to the satisfaction of the County.**
  - d) Any other plans, specifications and or details in consultation with the Engineering Department. **Complete.**
2. The applicant must address the following issues with the traffic study. The traffic study states “the proposed expansion would not have a significant impact on the traffic operations of the adjacent roadway network”... but the following impacts are contained in the study:
- a) At the intersection of Union Avenue, the I-287 southbound ramps, and the Stop & Shop driveway, delays will increase by 29% in the AM peak hour. As the signal is being significantly impacted (AM eastbound delay increase from 20 to 32 seconds; AM westbound left turn delay increase from 12 to 30 seconds), it should be re-timed and be included in any future re-timings as per the developer’s agreement specified in comment 3. **The re-timing is addressed under comment 3 below.**
  - b) Delays for the northbound Ringwood Avenue left turn onto Union Avenue, during the PM peak hour, will increase from 30 seconds to 75 seconds (150%). The applicant must obtain documented approval from NJDOT for the proposed signal re-timing. The re-timing must be completed by the applicant, and must be included in the developer’s agreement specified below. **The re-timing is addressed under comment 3 below.**
3. The applicant shall provide, for County review, a developer’s agreement which must include:
- a) The agreement shall include a requirement that the applicant conduct a future traffic study to re-assess conditions and implement a new signal re-timing, if necessary. Item 2c must be revised to state that it is the County which will determine if any future traffic studies and/or a future traffic signal is needed. It must be added that any required future traffic signal re-timings at the intersections of Ringwood/Union and/or Union/I-287 South Ramp shall be paid out of the \$50,000, and that the applicant must secure NJDOT approval for any signal re-timings. **Complete.**

Passaic County Planning Board  
Pompton Lakes Quarry (SP-19-054)  
Susquehanna Avenue, Wanaque  
Block 468, Lot 2.01; B 470, L 1, 3-6 & 8; B 471, L 3-7; B 472, L 1-4; B 473, L 1-3

- b) The provided examples of non-emergency access that may require use of Broad Street been reviewed and are acceptable to staff. The language must all be included in the developer's agreement. **Complete.**
  - c) If a signal is required to be installed in the future as per the terms of the developer's agreement, a pedestrian crossing across Union Avenue at Haskell or Greenwood Avenue shall be included in the signal agreement. **Complete.**
  - d) The term "Southbound entrance of I-287" must be changed to "I-287 South Ramp" in all places. **Complete.**
  - e) **The agreement includes an incorrect address for the Borough of Wanaque and the applicant.**
  - f) **The agreement must reference the application number, SP-19-054.**
  - g) **The agreement states that the Borough will accept jurisdiction, ownership, and maintenance of the improvements. It must be clarified which specific improvements the Borough will accept.**
4. Please note that the County is not responsible for any existing or proposed culverts along Susquehanna Avenue. **Complete.**

**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  
Wayne J. Ingram, P.E.

Tilcon New York, Inc.  
Stonefield Engineering & Design

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

September 28<sup>th</sup>, 2020

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – West Broadway Realty; 466-490 Chamberlain Avenue, Paterson; Block 1006, Lots 3 & 4 (Passaic County File Number SP-20-026)

Members of the Board,

The above referenced site plan dated April 14<sup>th</sup>, 2020, revised as of August 11<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on September 24<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:

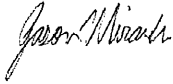
1. The name and address of the applicant and the owner must be noted on the plans. **Complete.**
2. Two signed and sealed copies of the referenced survey must be submitted. **Incomplete.**
3. The applicant must follow the procedure for short term road closures (see attached procedures) when trucks back into the loading dock. This will require an agreement that must be submitted for County review. **Incomplete. The agreement must be drafted by the applicant and submitted for review by County staff. The agreement shall include an overview of standard operating procedures for the loading dock, and address vehicle stacking at the intersection of West Broadway and Chamberlain Avenue. The standard procedure for short term road closures is attached.**
4. A raised sidewalk, per the attached detail, must be constructed across the truck loading driveway on West Broadway. **Complete.**

Passaic County Planning Board  
West Broadway Realty (SP-20-026)  
466-490 Chamberlain Avenue, Paterson  
Block 1006, Lots 3 & 4

5. Detectable warning surfaces must be provided at the northerly West Broadway curb cut for each direction. **Complete.**
6. The applicant must submit the Corridor Enhancement Fee of \$4,315.00 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 considered incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Paul Maniaci  
File

West Broadway, LLC  
Matt Evans



# County of Passaic

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

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

---

## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

Michael Lysicatos AICP, PP  
Director

September 28<sup>th</sup>, 2020

Totowa Planning Board  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – Prop. Apartment Buildings (G.O.M. Real Estate); 95 Shepherds Lane, Totowa; Block 11, Lot 9.01 (Passaic County File Number SP-20-032)

Members of the Board,

The above referenced site plan dated June 18<sup>th</sup>, 2020, revised as of August 21<sup>st</sup>, 2020, was reviewed by the Passaic County Planning Board on September 24<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:

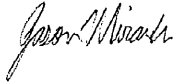
1. The plans must include an intersection improvement plan for the intersection of Union Boulevard and Shepherds Lane, showing a one-lane exit including bump-outs to physically restrict traffic to one lane in each direction. The improvements are being required as part of a separate site plan application. The applicant shall note if the improvements impact the proposed traffic circulation to and from the site.
2. The drainage calculations reference a previous iteration of the project, with fewer units. The calculations must be in reference to the current plans.
3. The plans must show the routing of the 48-inch pipe in Shepherds Lane down to Union Avenue, and beyond the Union Avenue intersection.
4. The applicant must provide copy of any required NJDEP permits.

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



Passaic County Planning Board  
Prop. Apartment Buildings (SP-20-032)  
95 Shepherds Lane, Totowa  
Block 11, Lot 9.01

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Jerome A. Vogel, Esq.  
File

G.O.M. Real Estate Investment, LLC  
Patrick D. McClellan, P.E.



# 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

September 30<sup>th</sup>, 2020

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Major Subdivision Review – Bourbon Homes Subdivision; 341-343 Ratzler Road, Wayne; Block 2320, Lots 33 & 34 (Passaic County File Number SU-20-009)

Members of the Board,

The above referenced preliminary plat dated October 19<sup>th</sup>, 2017, revised as of February 4<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on September 24<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision 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.

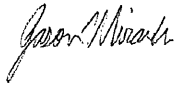
This major subdivision application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The ownership situation of the parcels shall be clarified. The application lists two separate owners with the identical contact information.
2. On the subdivision plat, it is noted that the right-of-way width of Ratzler Road varies. If it varies, the right-of-way widths must be noted in the correct location. If it does not vary, then the standard right-of-way width must be noted and the “width varies” note removed.
3. Regarding the proposed right-of-way dedication, the applicant must submit a deed of dedication and metes and bound description for review by staff.
4. Both driveways on Ratzler Road must be modified to satisfy the County’s on-site turnaround standards. The on-site turnarounds shall be at least 10 feet wide and extend at least 20 feet beyond the edge of the driveway. Minimum distances from the edges of the turnarounds shall be at least 20 feet from the garage, and at least 20 feet from the curb line or edge of pavement from Ratzler Road.
5. The applicant must submit a final plat.

Passaic County Planning Board  
Bourbon Homes Subdivision (SU-20-009)  
341-343 Ratzler Road, Wayne  
Block 2320, Lots 33 & 34

**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  
Mark J. Semeraro, Esq.  
File

Bourbon Homes, LLC  
Zachary E. Chaplin, P.E.