



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, April 1<sup>st</sup>, 2021  
WebEx Meeting**

Chair Redmon opened the meeting at 5:01 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to the roll call.

**MEMBERS PRESENT:** Nakima Redmon, Chair; Stephen Martinique, Vice Chair; William Gervens, Commissioner; Joseph Metzler, Commissioner; Miguel Diaz, Commissioner; Steve Edmond, Alternate (voting for Commissioner Simpson); County Engineer Jonathan Pera; County Commissioner Terry Duffy

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

**MINUTES:** A motion to adopt the minutes of the March 18<sup>th</sup>, 2021 meeting with corrections was made by Commissioner Gervens and seconded by Commissioner Diaz. The motion passed unanimously with County Engineer Pera and Commissioner Gervens abstaining.

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

- The Planning Department has had a kickoff meeting with a consultant for Bike Passaic County to review scope of work. The consultant will also be working with the Planning Department on the Bike Paterson initiative. More details of both projects will be forthcoming over the summer as the projects advance.
- Several parks initiatives are being advanced in partnership with the Engineering Department, Parks Department, and several other departments. Projects include Rifle Camp Park and Dundee Island Park Phase II as well as other initiatives being wrapped up from last year. For Dundee Island Park Phase II a public session was held and a survey was released which has received over 100 responses. The Planning Department is looking to wrap up concept phases for the park and move to the engineering phase later this year.
- A public session was held for the Main Avenue Concept Development Study that included a survey about the concepts presented at the session. Questions or comments on the concepts can be submitted to the County until April 23<sup>rd</sup>, 2021. Once the information is gathered, a preliminarily preferred alternative will be chosen and advanced to the engineering phase.

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

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

## **DEVELOPMENT REVIEW**

### **SP-15-026 – Fortress Holdings – 555 Preakness Avenue, Totowa/Paterson**

Staff explained that this is an amended site plan application in which the applicant has proposed to renovate an existing office building into a restaurant/catering banquet hall. The application previously received conditional approval on March 2<sup>nd</sup>, 2017 with 2 remaining conditions. The applicant has since acquired additional lots, which have been added to the site plan. The site layout has been revised to accommodate these additional parcels. The applicant has also requested that the Borough of Totowa vacate the paper street known as Sherwood Avenue. Additionally, the current iteration of the plans include a major subdivision. The applicant must submit a separate application, including a separate plat, for the proposed subdivision.

The previously issued conditionally approval had permitted a 10,720 square foot restaurant and catering banquet hall. The proposed parking lot would have a total of 108 parking spaces. Access to the site was via an entrance-only and full-access driveway along Preakness Avenue. Regarding the original drainage, the applicant indicated that inlets on the site would connect to six (6) on-site dry wells. The site slopes away from the County right-of-way.

The proposed site will have a new total of 138 parking spaces. The site will continue to have access via the previously proposed driveways along Preakness Avenue. Additional access is now proposed from Berkshire Avenue in Paterson. In addition, the application has also proposed the installation of a two-story canopy onto the existing structure. The applicant has proposed to install additional inlets and trench drains on the site, and to connect them to proposed Stormtech chambers. A four (4) foot tall retaining wall and fence has been proposed along the frontage of the site. The applicant has also proposed to replace the sidewalk and curbing along the frontage of the site. There is no landscaping plan included with the plan set.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. A separate subdivision plat must be submitted as a major subdivision is proposed. The applicant must also submit the required application fees for a major subdivision. The applicant shall provide raised aprons at both driveways (but maintain detectable warning surfaces). The following comments pertain to signing and striping at the proposed full-access driveway: The stop bar must be a minimum of four (4) feet from the sidewalk. The stop bar must be noted as 12" and white. The applicant must provide a double yellow centerline. All striping must be noted as thermoplastic. DO NOT ENTER (R5-1) signs are shall be provided where the entrance driveway meets the parking area.

The following comments pertain to the proposed valet parking plan: The applicant shall provide a developer's agreement outlining how and where valet service traffic would be accommodated and at what times, and include a plan of physical operations. The valet parking exhibit must be redone – with cars drawn to scale. As submitted, there are not 204 parking spaces as stated in the valet parking report (since cars are shown to be nine (9) feet long). The valet parking plan states that police will be hired to assist with traffic flow. This shall be included in the developer's agreement. The valet parking plan is based on temporarily blocking the entrance driveway at the end of an event, and blocking the exit driveway at the beginning of an event. Both entrances and exits must be allowed at all times, as there are many examples of types of drivers who will need

to exit and/or enter at all times (such as Uber/Lyft drivers). The applicant must submit a new plan that does not involve blocking any driveway at any time.

The applicant shall provide an encroachment agreement for both the existing and proposed walls located within the County right-of-way. The plans must show the design of the proposed retaining wall and include details on the attachment of the fence in accordance with building code standards. The applicant must submit the proposed landscaping plan for the site.

Commissioner Edmond asked about the elimination of the existing easterly driveway. He also asked about the elimination of the other driveway on Berkshire Avenue.

Mark Semeraro, attorney for the applicant, stated that the Berkshire Avenue driveway will only be used sparingly, and not opened to the general public. He explained that the proposed subdivision was a minor subdivision, and that the matter would most likely be resolved via deed merger. He also stated that in a new submission to Totowa which the county has not received yet, will feature gates at both driveways and a fountain.

Patrick McClellan, engineer for the applicant, was sworn in. He clarified that the proposed gates will be out of the county right of way, and that the proposed fountain will be larger than the one shown on the current plans. He explained that the existing easterly driveway is proposed to be closed due to the acquisition of the new parcels. Commissioner Edmond asked if the new fountain will restrict two way traffic in front of the building. Patrick McClellan responded that the new fountain would not restrict traffic flow on site. He also explained where the new fountain would be on the site.

Commissioner Edmond asked how the applicant will handle construction now that the site is under review. Mark Semeraro responded that the applicant had not begun construction in the County Right of Way, and that he was confident that all conditions would be met. Patrick McClellan stated that the original application had received a letter from the Planning Department addressed to Totowa that the county did not object to construction beginning. He also stated that the previously unaddressed comments would have to be completed.

Commissioner Edmond asked about the proposed gates at the driveways. Patrick McClellan stated that the gates would be opened in the morning and shut in the evening, not opened and closed for each entrant. Commissioner Edmond asked if the gates were swinging or sliding gates. Patrick McClellan responded that the westerly gate would be a swing gate, and the easterly gate would be a slide gate. County Engineer Pera asked how close the fountain would be to the guide rail. Patrick McClellan responded that the county will have to comment on if the guide rail will be safe after the submission of the new plans. Commissioner Metzler asked about the sidewalk behind the guardrail. Patrick McClellan responded that the sidewalk would be behind the proposed wall, not between the wall and the guide rail.

Commissioner Metzler made a motion to open the meeting to public comment. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

Seeing no one present, Commissioner Diaz made a motion to close the meeting to public comment. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

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

**SP-19-008 – Kingwood Flex – 1590-1610 Union Valley Road, West Milford**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed the partial demolition and expansion of a mixed-used building and other site improvements. The four (4) existing residential units will remain. The current 24,201 sq. ft. of existing commercial space will be reduced to 19,145 sq. ft. The site has frontage along Union Valley Road in West Milford. The application was withheld by the Board on February 13<sup>th</sup>, 2020.

Access to the site will remain via the existing driveway along New Jersey Avenue. There is no access proposed from Union Valley Road. The applicant has proposed 72 parking spaces on the site, a reduction from the existing 84 spaces. The applicant has proposed to re-construct the sidewalk and curbing along the Union Valley Road frontage. A right-of-way dedication has been proposed to accommodate the relocation of the sidewalk away from the utility poles, which are currently in the middle of the sidewalk.

The site slopes away from Union Valley Road towards the rear of the property. The applicant has proposed to plant shade trees along the New Jersey Avenue frontage and shrubs along the Union Valley Road frontage, where there is limited space between the interior drive and the sidewalk.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. The plans must show the full extent of the Union Valley Road right-of-way, including all features (centerline, curbing, sidewalk, and utilities). Additional comments may be provided in response. There must be curbing and sidewalk along the entire frontage in accordance with County detail. The sidewalk must be a minimum of 5' in width, and must be routed around the utility poles which are currently located in the path of the existing sidewalk. The sidewalk must connect with the existing sidewalk along the bridge, at the northerly end of the site. The applicant must provide a dedication to the County for the extent of the Master Plan right-of-way of Union Valley Road, measured 33 feet from the roadway centerline to the property. The applicant must submit a draft deed of dedication and property description for review. The deed, including a Seller's Residency Certification/Exemption and Affidavit of Consideration for Use by Seller, will need to be recorded with the County Clerk. Regarding the on-site light poles, the applicant must enter into an agreement accepting maintenance responsibility for the light poles. The applicant must provide the Corridor Enhancement Fee of \$5,295.00 payable to Passaic County.

Commissioner Edmond asked that a condition be added that the applicant would need an encroachment agreement for the proposed light poles.

County Commissioner Duffy made a motion to open the meeting to public comment. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

Seeing no one present, County Commissioner Duffy made a motion to close the meeting to public comment. The motion was seconded by Commissioner Martinique. The motion passed unanimously.

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

**SP-20-045 – Summit Medical Group – 1255 Broad Street, Clifton**

This is a previously withheld site plan application in which the applicant has proposed to construct a 2,049 sq. ft. addition to an existing commercial structure, for medical office use. The applicant has also proposed to install a loading bay at the rear of the site. The site has frontage along Broad Street, to the south of Route 3, in Clifton. This application was withheld by the Board on January 12<sup>th</sup>, 2021 with 12 conditions.

The site has three existing driveways along Broad Street. The northernmost driveway is restricted to right-out turns. The other two driveways accommodate all turning movements. The southernmost driveway is proposed to be reduced to a single-lane exit. The applicant has proposed to increase parking on the site to 770 (from 713) spaces. A traffic study has been submitted by the applicant. There is existing sidewalk and curbing along the frontage of the site, which is proposed to remain as is.

Regarding drainage, the applicant has proposed to construct three (3) detention basins on the site. Each basin is connected to existing and proposed inlets and roof leaders. There are no proposed connections into the Broad Street drainage system. A stormwater report has been provided. The applicant has proposed to replace damaged sections of the otherwise acceptable sidewalk. The applicant has proposed to plant three (3) American sweetgum trees and five (5) thornless honeylocust trees along the Broad Street frontage of the site.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. The applicant shall submit an easement for the northernmost driveway to pass through NJDOT property. The jurisdictional agreement/map only indicates that the County has jurisdiction of Broad Street along the frontage of the site. This does not include the northernmost driveway crossing through NJDOT property to access Broad Street. The applicant must still obtain an easement from NJDOT. The applicant must install new signing and striping all driveways. All striping must be noted as thermoplastic. The stop bars must be noted as 12” in width. Detectable warning surfaces must be installed at all sidewalk crossings of the driveways. Instead of the proposed curb ramps, the applicant shall provide raised driveway aprons (per County detail) across all three (3) site driveways. The condition of the overall sidewalk is acceptable, but a severely displaced section of sidewalk (across from Anderson Street) must be replaced. The section of sidewalk to be replaced shall be dimensioned on the plans. The sidewalk note should be modified to read: “Sidewalk to be replaced”. The applicant shall provide a public easement to the City of Clifton as the sidewalk is located on the applicant’s property.

The level of service analysis must be redone with a single-lane exit at the south driveway. Level of service calculations must also be provided for the existing condition. The analyses must be detailed by each turning movement, not just the overall approach. During the PM peak hour, delays will increase from Level of Service D to F (30 seconds to 110). The number of exiting vehicles will increase 62%, from 167 to 270. A traffic signal may be warranted here – the applicant may conduct a signal warrant study. A left turn lane must be striped on Broad Street southbound at the southernmost driveway, which may need to be signalized after the recalculation of the level of service based on the one-lane exit. The length of the left turn lane shall be based on the capacity analysis queue. To accommodate the proposed left-turn lane into the southern driveway, the shoulder striping adjacent to the bus stop shall be moved towards the curb line. The Broad Street median striping shall be noted as yellow. The applicant must provide the Corridor Enhancement Fee of \$12,438.00.

Commissioner Edmond asked that if a signal was going to be required, that it be put at an intersection with a sideroad. County Engineer Pera responded that the signal study is suggested but not required. Commissioner Edmond stated that delays often lead to unnecessary risks by drivers.

Andy Del Vecchio, attorney for the applicant, stated that there were applicant professionals on the call. Chris Cirrotti, site engineer for the applicant, was sworn in. Alan Lothian, traffic engineer for the applicant, was sworn in. Alan Lothian stated that the applicant has looked into a traffic signal, but has chosen not to install a signal. He stated that due to the amount of right turns the applicant had projected, a traffic signal would not be necessary. He also stated that he anticipated that the delay would not be as severe as the study would suggest. He addressed that the ramp to Route 3 was indicated to be given to local jurisdiction. As such, it would fall under the counties jurisdiction for an easement. County Engineer Pera asked that a letter be provided from the NJDOT stating the above. Chris Cirrotti stated that the ramp issue was a pre-existing condition.

County Commissioner Duffy made a motion to open the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Diaz made a motion to close the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

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

#### **SP-21-004 – Clifton Station Development – 691 Clifton Avenue, Clifton**

Staff explained that this is previously withheld site plan application in which the applicant has proposed to construct a large multi-family residential building. The applicant has proposed to

demolish an existing building, formerly known as the Black Prince Distillery. The site has frontage along Clifton and Paulison Avenues. This application was withheld on March 4<sup>th</sup>, 2021.

There will be a total of 300 dwelling units on the site, including 360 bedrooms. The proposed buildings will take up a total of 108,075 sq. ft. The applicant has proposed to construct a parking garage in addition to surface parking on the site. The applicant has indicated that the site will have a total of 442 parking stalls. The applicant has proposed to close the existing curb cuts on Paulison and Clifton Avenues, and to install a new driveway on Paulison Avenue. The applicant has also proposed to replace all sidewalk and curbing along both frontages. The applicant has proposed to install a stamped concrete treatment at the corner of Clifton and Paulison, including benches and a bike rack. The applicant has proposed to install a striped crosswalk at the existing curb ramp and pedestrian crossing at the intersection of Paulison and Madison Avenues. There is an existing signal at the intersection of Clifton and Paulison Avenues, which is proposed to be modified.

Regarding drainage, the applicant has proposed to connect all inlets and roof leaders to an on-site detention basin. No connections to the Clifton and Paulison Avenue drainage systems are proposed. From the outlet control structure, stormwater pipes enter the property to the south. The stormwater report notes that all drainage eventually enters the Weasel Brook culvert. The applicant has proposed to plant 14 Princeton American elm trees along both frontages.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. A four-foot buffer must be provided between the curbing and the edge of the sidewalk. This will require a dedication or easement up to the inner edge of the sidewalk. The applicant must obtain an easement from the City of Clifton for the portion of sidewalk outside of the County right-of-way. A raised driveway apron with sidewalk, must be installed. The sidewalk must be carried across the apron (the detectable warning surfaces shall remain), and the flares must be shown as on the detail. The “prop. ADA ramp” note must be removed, as ramps are not needed for a raised apron. The crosswalk striping shall also be removed, as the sidewalk will be carried across the apron.

It has been observed that parking, stopping, and/or standing is restricted along the entire frontage of the site. The applicant shall submit the City ordinance(s) prohibiting parking, stopping, and/or standing. If necessary, an additional ordinance may be requested to prohibit all stopping or standing along the entire frontage of the site. Per the submitted ordinance, the NO STANDING signs on Paulison Avenue shall be replaced with NO STOPPING OR STANDING signs. There is an existing NO STOPPING sign on Clifton Avenue, but Clifton Avenue is not listed in the submitted ordinance. Any ordinances restricting stopping or standing on Clifton Avenue must be included. If no ordinance exists, the applicant must submit a written request to the City to establish a parking prohibition on Clifton Avenue and install NO STOPPING OR STANDING signs at both ends of the frontage. As the existing ordinance for Clifton Avenue only extends 100 feet south from the intersection, the applicant shall submit a written request to the City of Clifton to prohibit stopping or standing for the remainder of the Clifton Avenue frontage. The existing “NO STOPPING” and “NO STANDING” signs along both frontages shall be replaced with “NO STOPPING OR STANDING” signs (with arrows) at both ends of each frontage.

More information must be included on the plan regarding the existing stormwater infrastructure to be utilized for the flow after it leaves the outlet control structure. The entire stormwater path must be clearly identified. The applicant must provide information on the use and ownership of the fenced-in stormwater structures at the rear of the site, straddling the property line (with Block 30.03, Lot 2). The fencing around the structures must be repaired. The applicant shall clarify the ownership of the two drainage structures straddling the property line, which appear separate from the Weasel Brook culvert easement referenced in the email correspondence with the City of Clifton. The applicant is not building within the Flood Hazard Area shown on the plans. They have provided a copy of their FHA Verification from the NJDEP. The applicant must submit copies of any other required NJDEP approvals. The TWA Permit shall be submitted upon approval.

Dan Sehna, engineer for the applicant, was sworn in. He stated that in talks with the city, the referenced culverts belong to the City of Clifton. He also stated that the applicants would better secure the culverts. Commissioner Edmond asked to restate the TWA permit requirements so that it is required after approval. Commissioner Metzler asked that a comment be made that shows the culverts would be secured.

Commissioner Metzler made a motion to open the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, County Commissioner Duffy made a motion to close the meeting to public comment. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

County Commissioner Duffy made a motion grant **conditional approval** of this site plan application. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

Vice Chair Martinique left the meeting at 6:07 PM.

#### **SP-21-010 – Exterior Building Renovations – 1176 Paterson-Hamburg Turnpike, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to install a 3-foot tall decorative parapet onto an existing, vacant, commercial building. The building was previously occupied by a Trader Joe's. The applicant has not proposed any other changes to the building. The site has frontage along Paterson-Hamburg Turnpike, with a fully dedicated right-of-way. The site has two one-way driveways, both restricted to right turns, along Paterson-Hamburg Turnpike. There is no existing signing or striping at the driveway. There is an existing sidewalk along the frontage. No changes are proposed to either the parking lot or driveways. Drainage calculations have not been provided.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. ADA curb ramps and detectable warning surfaces shall be provided at both driveways. The following comments pertain to signing and striping at the driveways: The



applicant shall install two (2) DO NOT ENTER (R5-1) signs, one on each side of the entrance driveway. The applicant shall install a ONE WAY sign at the exit driveway, facing Paterson-Hamburg Turnpike traffic. The applicant shall install a STOP sign at the exit driveway. Crosswalks (continental-style) shall be striped across both driveways. All striping shall be noted as thermoplastic.

The temporary business signs must be removed from the County right-of-way. The plans shall include grading contours. The applicant must submit the Corridor Enhancement Fee of \$5,364.00 made payable to Passaic County.

Commissioner Metzler asked about the water shown in the site photos. Senior Planner Miranda responded that the applicant would need to submit contours so it could be determined if the water was coming from the site. Commissioner Edmond asked that a right turn only sign be installed at the exit driveway.

Commissioner Gervens made a motion to open the meeting to public comment. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

Seeing no one present, County Commissioner Duffy made a motion to close the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

County Commissioner Duffy made a motion **withhold approval** of this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

#### **SP-21-014 – ON3 Roadway Improvements – Metro Boulevard/Isabella Street, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to upgrade and extend existing private roadways through the ON3 development area in Clifton. The applicant has proposed to pave and install sidewalk on Isabella Street and Prism Way. Striping and other painting is proposed along both streets and Metro Boulevard. No roadway extensions or building construction is proposed.

Staff explained that the submitted site plan has been reviewed and has been determined to have no impact to any County facilities.

No comments were made by the Board.

Commissioner Metzler made a motion to open the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Diaz made a motion to close the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

Commissioner Metzler made a motion grant **unconditional approval** of this site plan application. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

**SP-21-015 – New Cingular Wireless – 325 Lakeside Road, West Milford**

Staff explained that this is a new site plan application in which the applicant has proposed to construct an unmanned wireless telecommunications facility. The proposed facility will include a monopine and associated cabinet equipment. There is an existing house and sheds on the property, which are to remain. The site has access to Lakeside Road, in the Hewitt section of West Milford, via a driveway that runs through the adjacent Lot 9 prior to intersecting with the roadway. A reciprocal access easement between the two property owners was submitted as part of a previous site plan application (SP-16-037). The existing site driveway is steeply sloped towards Lakeside Road, with no existing drainage mitigation. The applicant has not proposed any changes to existing parking, driveways, or structures.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. The applicant shall install a stop sign, stop bar (12", white) and centerline (double yellow) at the driveway. All striping must be noted as thermoplastic. The applicant must submit the Corridor Enhancement Fee of \$250.00 made payable to Passaic County.

Commissioner Metzler asked if the boats are going to be moved or removed entirely. Commissioner Edmond asked if the previous application had required signing and striping. Senior Planner Miranda stated that the previous application had not required signing and striping. Commissioner Edmond asked that the applicant clarify the positioning of the overhead wires and trenched wires.

County Commissioner Duffy made a motion to open the meeting to public comment. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

Seeing no one present, Commissioner Diaz made a motion to close the meeting to public comment. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

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

**SP-21-017 – Tri-County Animal Hospital – 1302 Paterson-Hamburg Turnpike, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a one-story addition to an existing commercial structure. The applicant has also proposed to remove a gravel area in the rear of the site and replace it with seeded topsoil. The site has frontage along Paterson-Hamburg Turnpike in Wayne.

The proposed addition will be at the rear of the existing building and total 1,900 sq. ft. The site will have access via a two-way driveway, and the applicant has proposed to install a stop bar and stop sign at the driveway. The driveway is located along the property line with adjacent Lot 5, and there is no physical separation between the two parking lots. The parking lot will contain a total of 15 spaces. Regarding the drainage, the applicant has not indicated any on-site inlets, roof leaders, or drainage mitigation on the site plan. The applicant has submitted a stormwater management report. The applicant has proposed to replace portions of the sidewalk and curbing at the site frontage. The applicant has proposed to plant two (2) Acer Rubrum "Armstrong" shade trees along the site frontage.

Staff explained there were conditions that must be satisfied before the application can receive unconditional approval. The applicant shall provide a dedication to the County Master Plan right-of-way. The existing right-of-way is 66 feet. The Master Plan right-of-way is 100 feet. The dedication shall extend no more than 50 feet from the roadway centerline. The applicant must submit a deed of dedication, including a Seller's Residency Certification/Exemption and Affidavit of Consideration for Use by Seller, and property description for review by staff.

The site driveway is located along the property line with Lot 5, with no physical separation from the adjacent property. There should be sufficient room to provide a 24-foot driveway with separation from the side property line. The applicant shall provide a curbed island with landscaping adjacent to the property line. If the applicant wishes to maintain the existing driveway along the property line with no physical separation at the rear of the site, a cross-access easement will need to be provided. The applicant must provide additional information on the use of Lot 1, to the rear. The following comments pertain to signing and striping at the driveway: The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk. The stop bar must be noted as 12" and white. The "STOP" sign is shown on the other side of the sidewalk from the driveway. It must be placed adjacent to the stop bar. The applicant shall provide a double yellow centerline. All striping shall be noted as thermoplastic.

The site is sloped towards Paterson-Hamburg Turnpike, and the plans do not indicate any drainage mitigation. All stormwater must be intercepted at the right-of-way line. The applicant must submit a driveway profile indicating a slope of no greater than 2% for the first 50 feet back from the right-of-way line. The applicant shall coordinate with the County Engineer's Office on the proposed County plans along the frontage of the site as part of the Paterson-Hamburg Turnpike & Alps Road Intersection project. The proposed shade trees would likely conflict with either the sidewalk or overhead electric lines. The applicant should coordinate with County staff to select a more appropriate shade tree species.

Commissioner Edmond asked that the applicant superimpose the county's plans onto their plans. Commissioner Edmond also asked for clarification on the dimensions of the curbing from the front parking lot.

Tung-To Lam, engineer for the applicant, was sworn in. John Wyciskala, attorney for the applicant, stated that there were comments the applicant wanted to discuss.

Commissioner Edmond asked about the dimensions of the parking lot, which Tung-To Lam clarified. John Wyciskala explained the operation of the site, and stated that he wanted the county to reconsider the comment regarding the dedication.

Commissioner Edmond stated that it would be best to superimpose the county plans on the plan so that the impact on the applicant can be seen. That way a more informed discussion could be had on the dedications's impact to the site plan.

Commissioner Gervens made a motion to open the meeting to public comment. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

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

Commissioner Edmond made a motion **withhold approval** of this site plan application. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

## **RESOLUTIONS**

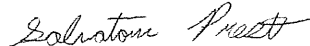
The following Municipality Stormwater Ordinance was put forward for unconditional approval by resolution:

1. 2021-14: Stormwater Control Ordinance – Paterson
2. 2021-15: Stormwater Control Ordinance – Pompton Lakes

Commissioner Metzler made a motion to grant unconditional approval to the ordinances put forward. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:43 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  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

Michael Lysicatos AICP, PP  
Director

### PLANNING BOARD

TEL (973) 569-4040  
FAX (973) 569-4041

April 6<sup>th</sup>, 2021

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Amended Site Plan Review – Fortress Holdings, LLC; 555 Preakness Avenue, Totowa / 322-324 Berkshire Avenue, Paterson; Block 6, Lots 2, 4 & 12 / Block 1218, Lot 18 (Passaic County File Number SP-15-026)

Members of the Board,

The above referenced site plan dated February 15<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

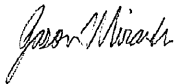
Approval of this amended site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant must clarify whether minor subdivision approval is being required by the Borough of Totowa. If so, the applicant must submit the required fees for a minor subdivision application.
2. The applicant shall provide raised aprons at both driveways (but maintain detectable warning surfaces) per the attached detail.
3. The following comments pertain to signing and striping at the proposed full-access driveway:
  - a) The stop bar must be a minimum of four (4) feet from the sidewalk.
  - b) The stop bar must be noted as 12" and white.
  - c) The applicant must provide a double yellow centerline.
  - d) All striping must be noted as thermoplastic.
  - e) DO NOT ENTER (R5-1) signs shall be provided where the entrance driveway meets the parking area.
4. The following comments pertain to the proposed valet parking plan:
  - a) The applicant shall provide a developer's agreement outlining how and where valet service traffic would be accommodated and at what times, and include a plan of physical operations.

Passaic County Planning Board  
Fortress Holdings, LLC (SP-15-026)  
555 Preakness Avenue, Totowa / 322-324 Berkshire Avenue, Paterson  
Block 6, Lots 2, 4 & 12 / Block 1218, Lot 18

- b) The valet parking exhibit must be redone – with cars drawn to scale. As submitted, there are not 204 parking spaces as stated in the valet parking report (since cars are shown to be nine (9) feet long).
  - c) The valet parking plan states that police will be hired to assist with traffic flow. This shall be included in the developer's agreement.
  - d) The valet parking plan is based on temporarily blocking the entrance driveway at the end of an event, and blocking the exit driveway at the beginning of an event. Both entrances and exits must be allowed at all times, as there are many examples of types of drivers who will need to exit and/or enter at all times (such as Uber/Lyft drivers). The applicant must submit a new plan that does not involve blocking any driveway at any time.
5. The applicant shall provide an encroachment agreement for both the existing and proposed walls located within the County right-of-way. The plans must show the design of the proposed retaining wall and include details on the attachment of the fence in accordance with building code standards.
6. The applicant shall submit any available landscaping plans for the site.

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Mark J. Semeraro, Esq.  
File

Fortress Holdings, LLC  
Patrick McClellan, P.E.



## County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

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

### PLANNING BOARD

TEL (973) 569-4040  
FAX (973) 569-4041

April 5<sup>th</sup>, 2021

West Milford Planning Board  
1480 Union Valley Road  
West Milford, NJ 07480

Re: Site Plan Review – Kingwood Flex; 1590-1610 Union Valley Road, West Milford; Block 6401, Lots 1 & 3 (Passaic County File Number SP-19-008)

Members of the Board,

The above referenced site plan dated March 1<sup>st</sup>, 2019, revised as of February 26<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 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 401 Grand Street, Room 417, Paterson, NJ 07505.

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

1. The applicant must provide a copy of the referenced survey, signed and sealed by a licensed surveyor. **Already complete.**
2. The plans must show the full extent of the Union Valley Road right-of-way, including all features (centerline, curbing, sidewalk, and utilities). Additional comments may be provided in response. There must be curbing and sidewalk along the entire frontage in accordance with County detail (attached). The sidewalk must be a minimum of 5' in width, and must be routed around the utility poles which are currently located in the path of the existing sidewalk. The sidewalk must connect with the existing sidewalk along the bridge, at the northerly end of the site. The applicant must provide a dedication to the County for the extent of the Master Plan right-of-way of Union Valley Road, measured 33 feet from the roadway centerline to the property. **The applicant must submit a draft deed of dedication and property description for review. The deed, including a Seller's Residency Certification/Exemption and Affidavit of Consideration for Use by Seller, will need to be recorded with the County Clerk. Regarding the on-site light poles, the applicant must enter into an agreement accepting maintenance responsibility for the light poles. The applicant must also apply (see attached**

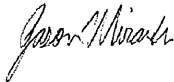
Passaic County Planning Board  
Kingwood Flex (SP-19-008)  
1590-1610 Union Valley Road, West Milford  
Block 6401, Lots 1 & 3

**application form) for an encroachment permit, which must be authorized by the Board of County Commissioners.**

3. The applicant must provide copies of any required NJDEP permits. **Complete.**
4. The applicant must provide the Corridor Enhancement Fee of \$5,295.00 payable to Passaic County. **Incomplete.**
5. It is recommended that the applicant incorporate green stormwater infrastructure practices, based on the Green Stormwater Infrastructure Element of the Passaic County Master Plan, to mitigate on-site runoff into Belchers Creek. **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  
Dynamic Engineering Consultants, PC

Kingwood Flex, LLC  
File





# County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

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

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 569-4041

April 6<sup>th</sup>, 2021

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Summit Medical Group; 1255 Broad Street, Clifton; Block 64.06, Lot 1 (Passaic County File Number SP-20-045)

Members of the Board,

The above referenced site plan dated November 6<sup>th</sup>, 2020, revised as of March 12<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 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 401 Grand Street, Room 417, Paterson, NJ 07505.

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

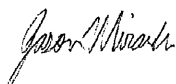
1. The right-of-way width of Broad Street must be labelled on the plans. If there are variations in width, each width must be labelled in the correct location. **Complete.**
2. The applicant shall submit an easement for the northernmost driveway to pass through NJDOT property. **The jurisdictional agreement/map only indicates that the County has jurisdiction of Broad Street along the frontage of the site. This does not include the northernmost driveway crossing through NJDOT property to access Broad Street. The applicant must still obtain an easement from NJDOT, or provide correspondence from NJDOT stating that an easement is not required for vehicles to pass through their property.**
3. The applicant must install new signing and striping all driveways. All striping must be noted as thermoplastic. **The stop bars must be noted as 12” in width.**
4. The southernmost driveway must be a single-lane exit. **Complete.**
5. Detectable warning surfaces must be installed at all sidewalk crossings of the driveways. **Instead of the proposed curb ramps, the applicant shall provide raised driveway aprons (per attached detail) across all three (3) site driveways.**

Passaic County Planning Board  
Summit Medical Group (SP-20-045)  
1255 Broad Street, Clifton  
Block 64.06, Lot 1

6. The condition of the overall sidewalk is acceptable, but a severely displaced section of sidewalk (across from Anderson Street) must be replaced. **The section of sidewalk to be replaced shall be dimensioned on the plans. The sidewalk note should be modified to read: "Sidewalk to be replaced". The applicant shall grant a public easement to the City of Clifton, as the sidewalk is located on the applicant's property.**
7. The plans must include turning templates for the largest vehicle that will be utilizing the site. This is necessary to determine the appropriate width for the southerly driveway. If the proposed width is justified due to truck traffic, then the extra width (from a standard driveway width) must be accommodate using mountable curbs. **Complete.**
8. The trip distribution of 85% to the north and 15% to the south is incorrect, since it is based on the existing site that is 100% commuters and is influenced by the proximity of Route 3. The proposed site will be 54% medical offices – that usage should assume a 50/50 split between north and south. **Complete.**
9. The level of service analysis must be redone with a single-lane exit at the south driveway. Level of service calculations must also be provided for the existing condition. The analyses must be detailed by each turning movement, not just the overall approach. **During the PM peak hour, delays will increase from Level of Service D to F (30 seconds to 110). The number of exiting vehicles will increase 62%, from 167 to 270. A traffic signal may be warranted here – the applicant may conduct a signal warrant study.**
10. A left turn lane must be striped on Broad Street southbound at the southernmost driveway, which may need to be signalized after the recalculation of the level of service based on the one-lane exit. The length of the left turn lane shall be based on the capacity analysis queue. **To accommodate the proposed left-turn lane into the southern driveway, the shoulder striping adjacent to the bus stop shall be moved towards the curb line. The Broad Street median striping shall be noted as yellow.**
11. The plans must include driveway profiles for all driveways. **Complete.**
12. The applicant must provide the Corridor Enhancement Fee of \$12,438.00 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  
Antimo A. Del Vecchio, Esq.  
File

Summit Medical Group  
Langan Engineering



# County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 569-4041

April 5<sup>th</sup>, 2021

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Clifton Station Development; 691 Clifton Avenue, Clifton; Block 30.01, Lots 7 & 8 (Passaic County File Number SP-21-004)

Members of the Board,

The above referenced site plan dated January 13<sup>th</sup>, 2021, revised as of March 15<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 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 401 Grand Street, Room 417, Paterson, NJ 07505.

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

1. The right-of-way widths of Clifton and Paulison Avenues must be noted on the plans. If the right-of-way widths vary, as the applicant states in their response letter, then all variations in width must be noted in the correct location. **Complete.**
2. Paulison Avenue was recently resurfaced with additional striping, including a bike lane. This must be surveyed by the applicant and added to the plans. **Already complete.**
3. The two defunct curb cuts must be replaced with full-height curbing (see attached detail) and sidewalk. **Already complete.**
4. At the corner of Clifton and Paulison Avenues:
  - a) The crosswalks must be striped in the continental-style, using thermoplastic material. The crosswalk striping across Paulison Avenue must be placed parallel with the flow of traffic on Paulison Avenue. **Complete.**
  - b) The detectable warning surfaces shall be replaced based on the existing design. The applicant must submit a signed and sealed certification from a professional engineer that the ramp has been constructed in conformance with ADA standards. The curb

ramps and detectable warning surfaces are shown as they were on the previous submission. The ramps must be placed in line with the crosswalks as per the current conditions. Complete.

5. The applicant must provide a note stating that all curbing and sidewalk is being replaced along the entire frontage of the site. All curbing must conform to attached County detail. **Already complete.**
6. A four-foot buffer must be provided between the curbing and the edge of the sidewalk. This will require a dedication or easement up to the inner edge of the sidewalk. **The applicant must grant an easement to the City of Clifton for public use of the portion of sidewalk outside of the County right-of-way.**
7. The pedestrian crossing of Paulison Avenue at Madison Avenue shall be striped in the continental-style, using thermoplastic material. **Already complete.**
8. The following comments pertain to the proposed driveway along Paulison Avenue:
  - a) A raised driveway apron (see attached detail), with sidewalk, must be installed. The sidewalk must be carried across the apron (the detectable warning surfaces shall remain), and the flares must be shown as on the detail. **The “prop. ADA ramp” note must be removed, as ramps are not needed for a raised apron. The crosswalk striping shall also be removed, as the sidewalk will be carried across the apron.**
  - b) The stop bar must be placed at least four (4) feet back from the edge of the sidewalk. The distance from the stop bar to the inner edge of the sidewalk must be dimensioned. **Complete.**
  - c) The applicant must install two (2) R4-7 (KEEP RIGHT) signs, one at each end of the concrete island. **Already complete.**
  - d) A left-turn lane shall be striped on Paulison Avenue for vehicles entering the site. **Complete.**
  - e) All striping shall be noted as thermoplastic. The stop bar and arrows (outside of the right-of-way) shall be noted as thermoplastic. **Complete.**
9. It has been observed that parking, stopping, and/or standing is restricted along the entire frontage of the site. The applicant shall submit the City ordinance(s) prohibiting parking, stopping, and/or standing. If necessary, an additional ordinance may be requested to prohibit all stopping or standing along the entire frontage of the site. Per the submitted ordinance, the NO STANDING signs on Paulison Avenue shall be replaced with NO STOPPING OR STANDING signs. There is an existing NO STOPPING sign on Clifton Avenue, but Clifton Avenue is not listed in the submitted ordinance. Any ordinances restricting stopping or standing on Clifton Avenue must be included. If no ordinance exists, the applicant must submit a written request to the City to establish a parking prohibition on Clifton Avenue and install NO STOPPING OR STANDING signs at both ends of the frontage. **As the existing ordinance for Clifton Avenue only extends 100 feet south from the intersection, the applicant shall submit a written request to the City of Clifton to prohibit stopping or**

**standing for the remainder of the Clifton Avenue frontage. The existing “NO STOPPING” and “NO STANDING” signs along both frontages shall be replaced with “NO STOPPING OR STANDING” signs (with arrows) at both ends of each frontage.**

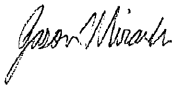
10. The applicant shall provide information on the proposed walkway to the Clifton NJTransit station and the expected timeline for the walkway to eventually connect into the station. It must be specified in the traffic study that the projected traffic generation is based on the assumption that residents will access the station utilizing existing sidewalk connections. **Already complete.**
11. The applicant has proposed signal timing changes at the intersection of Clifton and Paulison Avenues, which will improve the overall performance of the intersection. These timing changes must be submitted to both City and County staff for review. Once the changes are agreed upon, a note will need to be added to the plans indicating that the changes will be implemented. A note must be added indicating that the proposed signal timing changes will be implemented by the applicant in coordination with the City. **Complete.**
12. The applicant must provide a profile of the site driveway, showing a maximum slope of 2% within 50 feet of the right-of-way line. **Already complete.**
13. An additional inlet shall be provided on the west side of the site driveway. **Already complete.**
14. The plans must include a detail for the outlet control structure. **Complete.**
15. More information must be included on the plan regarding the existing stormwater infrastructure to be utilized for the flow after it leaves the outlet control structure. The entire stormwater path must be clearly identified. The applicant must provide information on the use and ownership of the fenced-in stormwater structures at the rear of the site, straddling the property line. The fencing around the structures must be repaired. **The applicant shall clarify the ownership of the two drainage structures straddling the property line, which appear separate from the Weasel Brook culvert easement referenced in the email correspondence with the City of Clifton.**
16. The area between the proposed building and Clifton Avenue must be graded as a swale, similar to how the area between the building and Paulison Avenue is graded. **Already complete.**
17. The performance of the proposed system is 100% dependent on the existence of a satisfactory existing system. An inspection of the existing receiving system must be performed to confirm its adequacy. **Already complete.**
18. There is an existing Weasel Brook culvert and 30-foot easement at the rear of the site. The applicant must verify ownership of the culvert and easement. The applicant must provide any correspondence received from the City on the ownership of the Weasel Brook culvert. **Complete.**

Passaic County Planning Board  
Clifton Station Development (SP-21-004)  
691 Clifton Avenue, Clifton  
Block 30.01, Lots 7 & 8

19. The applicant is not building within the Flood Hazard Area shown on the plans. They have provided a copy of their FHA Verification from the NJDEP. The applicant must submit copies of any other required NJDEP approvals. The TWA Permit shall be submitted upon approval.  
**Incomplete.**
20. The proposed shade trees shall be moved back towards the buildings to avoid future conflicts with the overhead electric line on Paulison Avenue and the sidewalk on Clifton Avenue.  
**Already complete.**
21. The proposed benches along Paulison Avenue must be moved back to be entirely outside of the County right-of-way. **Already complete.**
22. The applicant must submit an as-built showing all improvements within the County right-of-way. This must be submitted following construction of the site, prior to release of any bonds.  
**Noted by the applicant.**
23. The applicant must provide the Corridor Enhancement Fee of \$19,637.00 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  
Joseph M. Wenzel, Esq.  
File

Clifton Station Developers, LLC  
Dynamic Engineering Consultants, PC



## County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

Michael Lysicatos AICP, PP  
Director

### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

April 6<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Prop. Exterior Building Renovations (Jamir, LLC); 1176 Paterson-Hamburg Turnpike, Wayne; Block 3205, Lot 6 (Passaic County File Number SP-21-010)

Members of the Board,

The above referenced site plan dated January 13<sup>th</sup>, 2021, revised as of March 3<sup>rd</sup>, 2021, was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 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. ADA curb ramps and detectable warning surfaces shall be provided at both driveways.
2. The following comments pertain to signing and striping at the driveways:
  - a) The applicant shall install two (2) DO NOT ENTER (R5-1) signs, one on each side of the entrance driveway.
  - b) The applicant shall install a ONE WAY sign at the exit driveway, facing Paterson-Hamburg Turnpike traffic.
  - c) A RIGHT TURN ONLY sign shall be installed at the exit driveway, facing towards the site.
  - d) The applicant shall install a STOP sign at the exit driveway.
  - e) Crosswalks (continental-style) shall be striped across both driveways.
  - f) All striping shall be noted as thermoplastic.
3. The temporary business signs must be removed from the County right-of-way.
4. The plans shall include grading contours.
5. The applicant must submit the Corridor Enhancement Fee of \$5,364.00 made payable to Passaic County.

Passaic County Planning Board  
Prop. Exterior Building Renovations (SP-21-010)  
1176 Paterson-Hamburg Turnpike, Wayne  
Block 3205, Lot 6

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
A. Michael Rubin, Esq.  
File

Jamir, LLC  
Appel Design Group





## County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

Michael Lysicatos AICP, PP  
*Director*

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 569-4041

April 5<sup>th</sup>, 2021

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – ON3 Roadway Improvements; Metro Boulevard/Isabella Street, Clifton;  
Block 80.02, Lots 1.01, 3 & 4.04 (Passaic County File Number SP-21-014)

Members of the Board,

The above referenced site plan dated September 22<sup>nd</sup>, 2020 was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution. This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Meryl A.G. Gonchar, Esq.

PB Nutclif Master, LLC  
GreenbergFarrow

File



**County of Passaic**  
Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

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

**PLANNING BOARD**  
TEL (973) 569-4040  
FAX (973) 569-4041

April 5<sup>th</sup>, 2021

West Milford Board of Adjustment  
1480 Union Valley Road  
West Milford, NJ 07480

Re: Site Plan Review – Prop. Wireless Telecommunications Facility (New Cingular Wireless);  
325 Lakeside Road, West Milford (Hewitt); Block 3101, Lot 8 (Passaic County File Number SP-  
21-015)

Members of the Board,

The above referenced site plan dated October 9<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 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 shall install a stop sign, stop bar (12", white) and centerline (double yellow) at the driveway. All striping must be noted as thermoplastic.
2. The proposed utility connections to Lakeside Road must be clarified. Sheet Z-3 indicates that the proposed utility lines will be overhead. Sheet Z-4 indicates that the proposed electric and fiber lines will be routed trench.
3. The applicant must submit the Corridor Enhancement Fee of \$250.00 made payable to Passaic County.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Force Industries, LLC  
File

New Cingular Wireless PCS, LLC  
Greenwood Lake Boat Basin



## County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

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

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

### PLANNING BOARD

TEL (973) 569-4040  
FAX (973) 569-4041

April 6<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Tri-County Animal Hospital; 1302 Paterson-Hamburg Turnpike, Wayne; Block 3206, Lot 4 (Passaic County File Number SP-21-017)

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 401 Grand Street, Room 417, Paterson, NJ 07505.

Members of the Board,

The above referenced site plan dated February 26<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on April 1<sup>st</sup>, 2021 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:

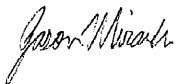
1. The applicant shall provide a dedication to the County Master Plan right-of-way. The existing right-of-way is 66 feet. The Master Plan right-of-way is 100 feet. The dedication shall extend no more than 50 feet from the roadway centerline. The applicant must submit a deed of dedication, including a Seller's Residency Certification/Exemption and Affidavit of Consideration for Use by Seller, and property description for review by staff.
2. The site driveway is located along the property line with Lot 5, with no physical separation from the adjacent property. There should be sufficient room to provide a 24-foot driveway with separation from the side property line. The applicant shall provide a curbed island with landscaping adjacent to the property line. If the applicant wishes to maintain the existing driveway along the property line with no physical separation at the rear of the site, a cross-access easement will need to be provided.
3. The applicant must provide additional information on the use of Lot 1, to the rear.
4. The following comments pertain to signing and striping at the driveway:
  - a) The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk.
  - b) The stop bar must be noted as 12" and white.

Passaic County Planning Board  
Tri-County Animal Hospital (SP-21-017)  
1302 Paterson-Hamburg Turnpike, Wayne  
Block 3206, Lot 4

- c) The "STOP" sign is shown on the other side of the sidewalk from the driveway. It must be placed adjacent to the stop bar.
  - d) The applicant shall provide a double yellow centerline.
  - e) All striping shall be noted as thermoplastic.
5. The site is sloped towards Paterson-Hamburg Turnpike, and the plans do not indicate any drainage mitigation. All stormwater must be intercepted at the right-of-way line.
6. The applicant must submit a driveway profile indicating a slope of no greater than 2% for the first 50 feet back from the right-of-way line.
7. The applicant shall coordinate with the County Engineer's Office on the proposed County plans along the frontage of the site as part of the Paterson-Hamburg Turnpike & Alps Road Intersection project. The applicant shall provide a sheet with the County plans superimposed onto the proposed site plan.
8. The proposed shade trees would likely conflict with either the sidewalk or overhead electric lines. The applicant should coordinate with County staff to select a more appropriate shade tree species.

**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  
Kipiani Real Estate, LLC  
Tung-To Lam, P.E.

Silberman Holdings, LLC  
Inglesino, Webster, Wyciskala & Taylor, LLC  
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-14  
STORMWATER CONTROL ORDINANCE – CITY OF PATERSON

WHEREAS, all municipalities in Passaic County are required to adopt stormwater control ordinances in conformance with the current State of New Jersey stormwater rules, subject to review and approval by the Passaic County Planning Board (“the Board”); and

WHEREAS, on or about October 25, 2019, the State of New Jersey adopted updated stormwater regulations (“the State Stormwater Regulations”), which were published in the New Jersey Register on March 2, 2020; and

WHEREAS, in conformance with New Jersey stormwater rules and regulations, all municipalities in Passaic County must adopt updated stormwater control ordinances; and

WHEREAS, pursuant to the State Stormwater Regulations, all stormwater control ordinances adopted by Passaic County municipalities must be granted unconditional approval by the Board in order to be effective; and

WHEREAS, on March 9, 2021, the governing body of the City of Paterson adopted Ordinance No. 21-007 (“the Ordinance”), which amended and supplemented the existing stormwater control requirements in the City Code in order to remain in conformance with current State Stormwater Regulations; and

WHEREAS, the Ordinance was received by Passaic County staff on March 25, 2021; and

WHEREAS, the Ordinance has been reviewed by Passaic County Planning Board staff and was determined to be in compliance with the current State Stormwater Regulations; and

WHEREAS, on April 1, 2021, the Ordinance was presented to the Board for consideration and granted unconditional approval; and

WHEREAS, notwithstanding the Board’s approval of the Ordinance, the Board provided the following recommendations, which do not impact the Ordinance’s conformity with the State Stormwater Regulations, for consideration by the governing body of the City of Paterson:

1. The definition for “Lead Planning Agency” should be incorporated from the NJDEP’s “Model Stormwater Control Ordinance for Municipalities”.
2. The definition for “Recharge” should be incorporated from the NJDEP’s “Model Stormwater Control Ordinance for Municipalities”.
3. Under Section 433-3.L.B.4., the statement from “the size of the orifice...” to “...and one-half inches in diameter” is repeated.

NOW, THEREFORE, BE IT RESOLVED that the Ordinance has been granted unconditional approval by the Passaic County Planning Board and shall be considered effective as of April 1, 2021.

**Attest: Approved by the Passaic County Planning Board on April 1, 2021**

Moved By: Gervens

Seconded By: Metzler

Aye: Diaz, Duffy, Edmond, Gervens, Metzler, Pera, Redmon

Nay: None

Abstained: None

Absent: Best, Lepore, Martinique, Simpson

Nakima Redmon

Nakima Redmon (Apr 7, 2021 08:34 EDT)

Nakima Redmon, Chair  
Passaic County Planning Board

Michael Lysicatos

Michael Lysicatos (Apr 7, 2021 08:33 EDT)

Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: April 1, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-15  
STORMWATER CONTROL ORDINANCE – BOROUGH OF POMPTON LAKES

WHEREAS, all municipalities in Passaic County are required to adopt stormwater control ordinances in conformance with the current State of New Jersey stormwater rules, subject to review and approval by the Passaic County Planning Board (“the Board”); and

WHEREAS, on or about October 25, 2019, the State of New Jersey adopted updated stormwater regulations (“the State Stormwater Regulations”), which were published in the New Jersey Register on March 2, 2020; and

WHEREAS, in conformance with New Jersey stormwater rules and regulations, all municipalities in Passaic County must adopt updated stormwater control ordinances; and

WHEREAS, pursuant to the State Stormwater Regulations, all stormwater control ordinances adopted by Passaic County municipalities must be granted unconditional approval by the Board in order to be effective; and

WHEREAS, on March 24, 2021, the governing body of the Borough of Pompton Lakes adopted Ordinance No. 21-08 (“the Ordinance”), which amended and supplemented the existing stormwater control requirements in the Borough Code in order to remain in conformance with current State Stormwater Regulations; and

WHEREAS, the Ordinance was received by Passaic County staff on March 25, 2021; and

WHEREAS, the Ordinance has been reviewed by Passaic County Planning Board staff and was determined to be in compliance with the current State Stormwater Regulations; and

WHEREAS, on April 1, 2021, the Ordinance was presented to the Board for consideration and granted unconditional approval; and

WHEREAS, notwithstanding the Board’s approval of the Ordinance, the Board provided the following recommendation, which does not impact the Ordinance’s conformity with the State Stormwater Regulations, for consideration by the governing body of the Borough of Pompton Lakes:

1. Section 3 of the Ordinance includes language permitting waivers from strict compliance with the major development design standards. It is recommended that the Borough expand on this section to include specific examples of projects that are eligible for waivers or exemptions in accordance with Section IV.C. and IV.D. of the NJDEP’s “Model Stormwater Control Ordinance for Municipalities”.

NOW, THEREFORE, BE IT RESOLVED that the Ordinance has been granted unconditional approval by the Passaic County Planning Board and shall be considered effective as of April 1, 2021.

**Attest: Approved by the Passaic County Planning Board on April 1, 2021**

Moved By: Gervens

Seconded By: Metzler

Aye: Diaz, Duffy, Edmond, Gervens, Metzler, Pera, Redmon

Nay: None

Abstained: None

Absent: Best, Lepore, Martinique, Simpson

Nakima Redmon

Nakima Redmon (Apr 7, 2021 08:34 EDT)

Nakima Redmon, Chair  
Passaic County Planning Board

Michael Lysicatos

Michael Lysicatos (Apr 7, 2021 08:33 EDT)

Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: April 1, 2021