



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, April 15th, 2021
WebEx Meeting**

Chair Redmon opened the meeting at 5:00 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 Commissioner Terry Duffy (arriving at 5:19 PM); County Commissioner Director Pasquale “Pat” Lepore (arriving at 5:36 PM); County Engineer Jonathan Pera

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 April 1st, 2021 meeting was made by Commissioner Diaz and seconded by Commissioner Gervens. The motion passed unanimously.

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

- A consultant has been selected for the Bike Passaic County effort. Michael Baker Inc. will be working with Supervising Planner Andras Holzmann on the County Bike Plan. Michael Baker Inc. will also be working with the Planning Department on the Bike Paterson Project. The goals moving forward will be to implement survey tools and speak with municipalities about their specific bike related needs.
- The Planning Department has been in contact with local Congressional Representatives regarding community projects that may be funded through congressional earmarks. The Planning Department will be working with municipalities to submit viable projects to the congressional offices.
- An update to the Corridor Enhancemnt Program is being finalized with the County Administration and the Engineering Department. The updated program should be ready to be presented at the next planning board meeting on April 29th.

PUBLIC PORTION: Commissioner Diaz 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, Commissioner Metzler made a motion to close the public portion that was seconded by Vice Chair Martinique. The motion passed unanimously.

DEVELOPMENT REVIEW

SP-21-016 – Proposed Taco Bell – 140 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to demolish an existing restaurant building and construct a Taco Bell restaurant with drive-thru facilities. The site has frontage along both Pompton Road and Paterson-Hamburg Turnpike in Wayne.

The applicant has proposed to construct a 2,150 sq. ft. Taco Bell with drive-thru facilities. The proposed site plan will utilize existing driveways on both Pompton Road and Paterson-Hamburg Turnpike. The applicant has proposed to modify the Pompton Road driveway to include a concrete island separating the driveway entrance and exit. The exits of the driveways on both Pompton Road and Paterson-Hamburg Turnpike will be restricted to right turns only. The proposed surface parking lot will have a total of 27 parking spaces. The applicant has proposed to replace the existing sidewalk along the site frontage with a 4-foot wide sidewalk. The applicant has also proposed to install depressed curbing at both driveways. The applicant has not proposed to replace the existing curbing along the frontage of the site.

Regarding drainage, roof leaders and inlets on the site will connect to a proposed manhole on the site. The manhole will connect into the Paterson-Hamburg Turnpike drainage system. The applicant has proposed to plant a total of 13 shade trees: eight (8) Armstrong red maple trees and five (5) Bowhall red maple trees.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The right-of-way widths of Pompton Road and Paterson-Hamburg Turnpike must be noted. If the widths vary, all variations must be noted in the correct location. The sidewalk must be a minimum of five (5) feet in width. The applicant shall provide a landscaped buffer four (4) feet in width between the sidewalk and the curb line. The applicant shall provide a right-of-way dedication or easement for any portions of the sidewalk that would be on the applicant's property. The plans shall include a pedestrian walkway from the sidewalk that would connect to the restaurant entrance. At the Paterson-Hamburg Turnpike driveway, the applicant shall install a stop sign, centerline, and RIGHT TURN ONLY (R3-5R) sign.

The Pompton Road driveway must be redesigned to be perpendicular to Pompton Road, with a concrete island to physically restrict left-out turns. The applicant must install a NO LEFT TURN (R3-2) sign across the street from the Pompton Road exit driveway. The applicant must install a KEEP RIGHT (R4-7) sign at the north end of the island at the Pompton Road driveway. The applicant shall provide a raised sidewalk and apron at both driveways, with detectable warning surfaces (no curb ramps). The plans must show all driveways on the other side of Pompton Road, including the pending apartment project. The applicant must submit a queue analysis for the drive-thru. The plans must include profiles for all site driveways. The applicant should consider smaller shade trees that will not impact the sidewalks in the future. The applicant must submit the Corridor Enhancement Fee of \$9,149.00 made payable to Passaic County.

Commissioner Metzler inquired about installing trench drains at the driveways. A comment was added asking the the applicant to ensure that no drainage was discharged into the county right of

way. Commissioner Edmond asked that the applicant include the County Master Plan ROW on the plan. He also asked that the applicant install a concrete island to reinforce the right turn only onto the Paterson-Hamburg Turnpike driveway.

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

No comments were made by the public.

Commissioner Diaz made a motion to close the public portion that was seconded by Commissioner Edmond. The motion passed unanimously.

Commissioner Diaz made a motion to **withhold approval** of this site plan application. The motion was seconded by Commissioner Metzler. The motion passed unanimously with County Commissioner Duffy abstaining.

SP-20-011 – Proposed Mixed-Use Building – 199-207 West Broadway, Paterson

County Commissioner Duffy entered the meeting at 5:19 PM.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story mixed-use building. The site is currently vacant, except for a small portion of an existing frame building that is to be demolished. The site is currently occupied by a large rock outcropping, which will be levelled. The building will have 525 sq. ft. of retail on the ground floor, and 12 residential units on the first through third floors. The application was withheld on April 9th, 2020 with 17 comments.

A 5-space parking lot will be constructed on the ground floor with a full-access driveway proposed along West Broadway. The parking spaces will be signed as residential-only, and be assigned to specific units. The driveway is proposed adjacent to the property line with Lot 13, and the first two (2) parking spaces are proposed within 20 feet of the right-of-way line. The applicant has provided correspondence stating that he is the owner of the reference adjacent property, and has plans to develop that property at a later date. The proposed driveway for this site plan application would function as a combined driveway for both properties. The applicant has proposed to replace the existing sidewalk along the site frontage. Regarding drainage, the plans show a trench drain at the site driveway. The applicant has proposed to plant two (2) shade trees along the West Broadway frontage. An existing walkway along the northern edge of the site will be converted to a seeded lawn.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The name and address of the applicant and the owner must be noted on the title sheet. The submitted survey shows a 60-foot right-of-way. The site plan shows a 50-foot right-of-way. The applicant should verify that the 60-foot right-of-way shown on the survey is accurate. If so, the label on the site plan should be updated to reflect a 60-foot right-of-way. The applicant shall enter into an agreement as the owner of both parcels, providing for shared access and parking between the site and Lot 13. The agreement shall also include a deed restriction

prohibiting additional curb cuts along the West Broadway frontage of Lot 13 as part of a future Planning Board application.

The applicant must request the waiver to permit parking within 20 feet of the right-of-way line. The proposed signs, restricting the parking to residents, must be shown on the plan diagram. The stop bar is labelled but not shown on the plan diagram. The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk. The applicant added a note to the plans stating that the building footings will not encroach into the right-of-way, but a detail was requested. A note was added to the plans stating that the proposed lighting fixtures will be recessed, but there is no lighting shown on the plans (as on the previous submission) to verify the proposed locations. The plans must include a detail of the proposed lighting. A note was added to the plan stating that the door swings will be recessed, but the plans do not reflect the note. The retail entry door swing is shown encroaching into the right-of-way.

The following comments were addressed on the previous submission, but are no longer shown on the plans: The plans must include a key map. The plans must include a zoning table, including existing and proposed conditions where applicable. The plans must include a parking table. The curb line must be indicated on the plans. The sidewalk and curbing note must point to the curbing in addition to the sidewalk. The County curbing detail must be included in the plan set. The County raised driveway apron detail must be included in the plan set. The plans must include grade contours. The plans must show the proposed seepage pit and connecting pipe from the trench drain. The plans must include details for the trench drain (Campbell Foundry pattern 4526A or equal), piping, and seepage pit. Drainage calculations must be submitted for County review. The plans must include all other necessary engineering details. The plans must include a landscaping table for the proposed shade trees. The species of the trees must be indicated. The elevation plans are showing additional encroachments (parapets, canopy) that were not shown on the previous submission. The applicant must apply for an encroachment permit, which must be authorized by the Board of County Commissioners.

County Commissioner Director Lepore entered the meeting at 5:26 PM.

Commissioner Edmond commented that in addition to the applicant numbering and assigning the parking spaces to the residents of the proposed building, a “private parking only” sign should be installed at the entrance of the driveway to avoid parking confusion with the proposed retail space. Commissioner Edmond asked that a condition of the requested parking waiver be included that states that the applicant will move the proposed handicap accessible space to the space nearest the entrance to the driveway with the hatched space closest to the county frontage.

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

No comments were made by the public.

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

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

SP-21-008 – Wayne Mazda – 1244 Route 23 North, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a new automobile dealership building on a vacant lot (Lot 28). An existing automobile dealership building on Lot 31 will remain. The site has frontage along Route 23 North in Wayne. The site does not have any frontage along a County roadway. The site does abut a County-owned property (Block 1400, Lot 26), which is the site of the County's Paratransit facility.

The proposed automobile dealership will have a total of 45,829 sq. ft. of commercial space on Lot 28. No building construction is proposed on Lot 31. The site will have access to NJ Route 23 via a proposed full access driveway with a right-turn only exit on Lot 28. The applicant has also proposed to relocate an existing full access driveway with a right-turn only exit on Lot 31. Both lots will be connected via internal driveways. The proposed surface parking lot on Lot 28 will have a total of 163 parking spaces. Regarding the drainage, the applicant has proposed to construct a 23,798 sq. ft. stone bed underneath the proposed dealership building on Lot 28. The proposed grates and trench drains on site will connect to this stone bed. No drainage information has been provided for Lot 31. The site abuts a wetland area at the rear of the property. The applicant has proposed to plant a total of 17 canopy trees on Lot 28 and one (1) canopy tree on Lot 31.

The submitted plans have been reviewed by staff, and it has been determined that there are no impacts to any County facilities posed by the proposed development.

Commissioner Edmond inquired if the applicant had submitted NJDEP permits. He also asked that the applicant show how and where they intend to unload cars onto the site, as he has observed car haulers parking on the shoulder of Route 23 and backing into the site.

County Commissioner Duffy made a motion to open the meeting to the public which was seconded by Vice Chair Martinique. The motion passed unanimously.

No comments were made by the public.

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

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

SU-21-003 – Slodyczka Subdivision – 783 Union Boulevard, Totowa

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of two (2) lots (4 and 4.01). The property has frontage on Union Boulevard in Totowa, near the intersection with Riverview Drive. The applicant has proposed to construct a new single-family dwelling and driveway on

proposed Lot 4.01. The existing residential structure and driveway on Lot 4 are to remain. Both driveways are sloped towards Union Boulevard with no existing or proposed drainage mitigation. The plans do indicate roof leaders connecting to drywell systems for both dwellings.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The applicant shall install curbing along the frontage, per County detail. The applicant shall install a 5-foot sidewalk along the frontage. The plans must include driveway profiles for both driveways. No runoff can be directed towards Union Boulevard from either lot.

No comments were made by the board.

Vice Chair Martinique made a motion to open the meeting to the public which was seconded by County Commissioner Duffy. The motion passed unanimously.

No comments were made by the public.

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

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

SU-21-004 – Fronzuto Subdivision – 145 Long Hill Road, Little Falls

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust an existing lot line to the east. No new parcels are proposed. The lot line adjustment will result in the existing driveway being entirely on Lot 7. The applicant has proposed to construct a new single-family dwelling on Lot 6, which is currently vacant. The existing single-family home will remain on Lot 7. Both dwellings will have separate driveways along Long Hill Road, a County roadway. The proposed driveway on Lot 6 is adjacent to the lot line and existing driveway on Lot 7. The properties are adjacent to Hemlock Road, which is to be improved as part of another minor subdivision application (19-007). Both driveways slope towards Long Hill Road; there is no existing or proposed drainage mitigation.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The plans must include a key map. The applicant shall provide a 5-foot sidewalk along the frontage. The proposed driveway entrance on Lot 6 must be a minimum of 10 feet from the property line with Lot 7. The driveway may still run along the property line further into the site. The plans must include driveway profiles for both driveways. All driveway runoff must be intercepted before entering the County right-of-way. The applicant shall provide drainage calculations.

Commissioner Edmond asked if the proposed second lot had an on site turn around. He asked that the applicant show and label an on site turnaround on the plan.

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

No comments were made by the public.

Commissioner Martinique made a motion to close the public portion that was seconded by County Commissioner Duffy. The motion passed unanimously.

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

OLD BUSINESS

Commissioner Metzler asked that the Planning Department write to the Hawthorne Board of Adjustment regarding a previously approved site plan on Lafayette Avenue. He stated that the site was originally approved for five residential apartment units, but that the building has since converted into doctors offices, which represents a significant shift in site use.

NEW BUSINESS

1. Corridor Enhancement Fee – Waiver Request
SP-20-023 – Prop. Starbucks/QuickChek Development
809-813 Riverview Drive, Totowa
Block 171, Lots 2.01, 19, 20, 21 & 22

A motion to table this new business item until the April 29th Planning Board meeting was made by Commissioner Diaz. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 5:54 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

Michael Lysicatos AICP, PP
Director

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

April 19th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Prop. Taco Bell Restaurant; 140 Paterson-Hamburg Turnpike, Wayne;
Block 2002, Lot 27 (Passaic County File Number SP-21-016)

Members of the Board,

The above referenced site plan dated February 2nd, 2021 was reviewed by the Passaic County Planning Board on April 15th, 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 right-of-way widths of Pompton Road and Paterson-Hamburg Turnpike must be noted. If the widths vary, all variations must be noted in the correct location. The Master Plan right-of-way lines along Paterson-Hamburg Turnpike (50 feet from centerline) and Pompton Road (33 feet from centerline) shall be indicated on the plans.
2. All curbing must be replaced, per County detail (attached), along both frontages of the site.
3. The sidewalk must be a minimum of five (5) feet in width.
4. The applicant shall provide a landscaped buffer four (4) feet in width between the sidewalk and the curb line. The applicant shall provide a right-of-way dedication or easement for any portions of the sidewalk that would be on the applicant's property.
5. The plans shall include a pedestrian walkway from the sidewalk that would connect to the restaurant entrance.
6. The Paterson-Hamburg Turnpike driveway shall be constructed as a concrete island to physically restrict all left turns.
7. At the Paterson-Hamburg Turnpike driveway, the applicant shall install a stop sign, centerline, and RIGHT TURN ONLY (R3-5R) sign.

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Prop. Taco Bell Restaurant (SP-21-016)
140 Paterson-Hamburg Turnpike, Wayne
Block 2002, Lot 27

8. The Pompton Road driveway must be redesigned to be perpendicular to Pompton Road, with a concrete island to physically restrict left-out turns.
9. The applicant must install a NO LEFT TURN (R3-2) sign across the street from the Pompton Road exit driveway.
10. The applicant must install a KEEP RIGHT (R4-7) sign at the north end of the island at the Pompton Road driveway.
11. The applicant shall provide a raised sidewalk and apron at both driveways, with detectable warning surfaces (no curb ramps). The attached detail, for guidance, illustrates a raised sidewalk across a concrete turning island.
12. The plans must show all driveways on the other side of Pompton Road, including the pending apartment project opposite the site.
13. The applicant must submit a queue analysis for the drive-thru.
14. The plans must include profiles for all site driveways.
15. The applicant shall install trench drains or other mitigation at the site driveways to intercept all stormwater flowing towards the County right-of-way. Drainage calculations shall be provided.
16. The applicant must submit the Corridor Enhancement Fee of \$9,149.00 made payable to Passaic County.

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Brother Bruno of Wayne
Bohler Engineering NJ, LLC

MUY Brands, LLC
Inglesino, Webster, Wyciskala & Taylor, LLC
File



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
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Michael Lysicatos AICP, PP
Director

PLANNING BOARD
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April 19th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 199-207 West Broadway, Paterson; Block 608, Lots 10, 11 & 12 (Passaic County File Number SP-20-011)

Members of the Board,

The above referenced site plan dated March 16th, 2021 was reviewed by the Passaic County Planning Board on April 15th, 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.

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

1. The name of the County must be included in the title block. **Complete.**
2. The name and address of the applicant and the owner must be noted on the title sheet. **Incomplete.**
3. The right-of-way of West Broadway must be noted on the site plan. **The submitted survey shows a 60-foot right-of-way. The site plan shows a 50-foot right-of-way. The applicant shall verify whether the 60-foot right-of-way shown on the survey is accurate. If so, the label on the site plan must be updated to reflect a 60-foot right-of-way.**
4. The applicant must submit a signed and sealed copy of the referenced survey completed by DMC Associates, Inc. **Complete.**
5. The applicant must request a waiver, with sufficient justification, to permit a driveway within 10 feet of a side property line. **The applicant shall enter into an agreement as the owner of both parcels, providing for shared access and parking between the site and Lot 13. The agreement shall also prohibit the installation of any curb cuts along the West Broadway frontage of Lot 13.**
6. The applicant must receive a waiver for the two parking spaces located within 20 feet of the West Broadway right-of-way. The parking spaces shall be signed as “residential-only” and be assigned to specific units. **The applicant must request the waiver to permit parking within 20 feet of the right-of-way line. The hatched area shall be located closest to the right-of-way instead of**

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Prop. Mixed-Use Building (SP-20-011)
199-207 West Broadway, Paterson
Block 608, Lots 10, 11 & 12

at the rear of the parking lot. The proposed signs, restricting the parking to residents, must be shown on the plan diagram. The driveway shall be signed for private parking only, as the spaces will all be for residents of the building.

7. The applicant must provide an on-site turnaround within the proposed parking lot. Vehicles will not be permitted to back into and out of the County right-of-way. **To avoid maneuvering vehicles, the handicapped space shall be relocated to the parking space closest to the driveway.**
8. The centerline striping must be noted as thermoplastic. **The stop bar is labelled but not shown on the plan diagram. The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk.**
9. The width of the sidewalk must be noted adjacent to the proposed shade trees. **Complete.**
10. The 3.5-foot walkway, at the northerly end of the site, must be adequately labelled on the plans. The walkway must be incorporated into the drainage plan to prevent any runoff to the West Broadway right-of-way. **Complete.**
11. The plans must note the top of grate elevation for the trench drain. **Complete.**
12. The applicant must conduct soil boring tests for the proposed seepage pit system. **Complete.**
13. The applicant must provide a detail of the proposed footings, which must not encroach into the West Broadway right-of-way. **The applicant added a note to the plans stating that the building footings will not encroach into the right-of-way, but a detail is required.**
14. The applicant must coordinate with the City to verify that the footings of the proposed retaining wall do not extend onto the neighboring property. **Complete.**
15. The light fixtures on the building must be recessed to avoid encroachment into the right-of-way. **A note was added to the plans stating that the proposed lighting fixtures will be recessed, but there is no lighting shown on the plans (as there was on the previous submission) to verify the proposed locations. The plans must include a detail of the proposed lighting.**
16. The doors along West Broadway must be slightly recessed to avoid any encroachment into the right-of-way. **A note was added to the plan stating that the door swings will be recessed, but the plans do not reflect the note. The retail entry door swing is shown encroaching into the right-of-way.**
17. The applicant must provide the Corridor Enhancement Fee of \$1,999.00 payable to Passaic County. **Complete.**

Passaic County Planning Board
Prop. Mixed-Use Building (SP-20-011)
199-207 West Broadway, Paterson
Block 608, Lots 10, 11 & 12

The following items were addressed in the previous submission, but are no longer shown on the plans:

- 18. The plans must include a key map.**
- 19. The plans must include a zoning table, including existing and proposed conditions where acceptable.**
- 20. The plans must include a parking table.**
- 21. The curb line must be indicated on the plans. The sidewalk and curbing note must point to the curbing in addition to the sidewalk. The County curbing detail (attached) must be included in the plan set.**
- 22. The County raised driveway apron detail (attached) must be included in the plan set.**
- 23. The plans must include grade contours.**
- 24. The plans must show the proposed seepage pit and connecting pipe from the trench drain.**
- 25. The plans must include details for the trench drain (Campbell Foundry pattern 4526A or equal), piping, and seepage pit.**
- 26. Drainage calculations must be submitted for County review.**
- 27. The plans must include a landscaping table for the proposed shade trees. The species of the trees must be indicated. A detail of the proposed tree pit must be included in the plans.**
- 28. The plans must include all other necessary engineering details.**
- 29. The elevation plans are showing additional encroachments (parapets, canopy) that were not shown on the previous submission. The applicant must apply for an encroachment permit (application attached), which must be authorized by the Board of County Commissioners.**

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
Abdelmoeen Dandis
File

Marissa Escurra DuBiel, Esq.
A.M. Ragab, AIA



County of Passaic

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Michael Lysicatos AICP, PP
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PLANNING BOARD
TEL (973) 569-4040
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April 20th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Wayne Mazda; 1244 Route 23 North, Wayne; Block 1400, Lots 28 & 31
(Passaic County File Number SP-21-008)

Members of the Board,

The above referenced site plan dated January 13th, 2021, revised as of March 8th, 2021, was reviewed by the Passaic County Planning Board on April 15th, 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. It has been observed that vehicle haulers pull on to the shoulder of Route 23 and back into the site. It is the recommendation of the Board that the site design accommodate access to vehicle haulers that does not necessitate backing into or out of the site.
2. The applicant shall submit copies of any required NJDEP permits.

Best Regards,

Jason Miranda
Senior Planner

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

N&G Enterprises, LLC
Costa Engineering Corp.



County of Passaic
Department of Planning & Economic Development
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Director

PLANNING BOARD
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April 20th, 2021

Totowa Planning Board
537 Totowa Road
Totowa, NJ 07512

Re: Minor Subdivision Review – Slodyczka Subdivision; 783 Union Boulevard, Totowa; Block 173, Lot 4 (Passaic County File Number SU-21-003)

Members of the Board,

The above referenced subdivision plat dated September 13th, 2019, revised as of May 29th, 2020, was reviewed by the Passaic County Planning Board on April 15th, 2021 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 401 Grand Street, Room 417, Paterson, NJ 07505.

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

1. The applicant shall install curbing along the frontage, per County detail (attached).
2. The applicant shall install a 5-foot sidewalk along the frontage.
3. The plans must include driveway profiles for both driveways.
4. All driveway runoff must be intercepted before entering the County right-of-way. The applicant shall submit drainage calculations for any proposed drainage mitigation.

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
David E. Fantina, P.E.

Marek & Magdalena Slodyczka
File



County of Passaic

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Michael Lysicatos AICP, PP
Director

PLANNING BOARD

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April 20th, 2021

Little Falls Planning Board
225 Main Street
Little Falls, NJ 07424

Re: Minor Subdivision Review – Fronzuto Subdivision; 145 Long Hill Road, Little Falls; Block 178, Lots 6 & 7 (Passaic County File Number SU-21-004)

Members of the Board,

The above referenced subdivision plat dated February 2nd, 2021, revised as of March 18th, 2021, was reviewed by the Passaic County Planning Board on April 15th, 2021 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 401 Grand Street, Room 417, Paterson, NJ 07505.

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

1. The plans must include a key map.
2. The applicant shall install a 5-foot sidewalk along the frontage.
3. Lot 6 shall have access only from Hemlock Road, not Long Hill Road. The proposed driveway would be too close to both Hemlock Road and the existing driveway on Lot 7.
4. The plans must show that the driveway on Lot 7 can accommodate an on-site turnaround.
5. The plans must include a driveway profile for the driveway on Lot 7.
6. The existing house on Lot 7 does not have gutters on the east side of the house, and this creates a significant amount of stormwater runoff which runs down the driveway onto Long Hill Road. All driveway runoff must be intercepted before entering the County right-of-way. The applicant shall submit drainage calculations for any proposed drainage mitigation.

Passaic County Planning Board
Fronzuto Subdivision (SU-21-004)
145 Long Hill Road, Little Falls
Block 178, Lots 6 & 7

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
David E. Fantina, P.E.

Long Hill Legal, LLC
File