



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, April 29<sup>th</sup>, 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; Miguel Diaz, Commissioner; Joseph Metzler, Commissioner (arriving at 5:16 PM); Steve Edmond, Alternate (voting for Commissioner Simpson); County Commissioner Terry Duffy; County Commissioner TJ Best; 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 15<sup>th</sup>, 2021 meeting was made by Commissioner Diaz and seconded by Commissioner Edmond. The motion passed unanimously.

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

- The Economic Development Department hosted the 2021 Passaic County Film Festival last weekend with over 200 attendees. The event was hosted in a drive in movie style.
- The Planning Department is moving forward with programming the 2021 Community Development Block Grant funding. The programming will include ADA curb ramps along Ringwood Avenue in Pompton Lakes. The department is partnering with the Department of Human Services to program COVID relief funding included in the block grant.
- The Planning Department had a call with the NJCDC regarding their updated Spruce Street Redevelopment Plan. The department provided feedback by discussing planned capital projects slated for that area including the Spruce Street Bridge, Gateway Project, and a congressional earmark proposal.
- The Planning Department has been working with the Department of Cultural and Historical Affairs to work on an updated Historic Preservation Element of the Master Plan. This element will be presented to the Planning Board for approval once a public hearing is held. A public hearing will also be held for the Paterson-Newark Rail Study to be formally adopted into the Master Plan.

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

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

**DEVELOPMENT REVIEW**

**SP-21-006 – Prop. Apartment Building – 329 Totowa Road, Totowa**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a multi-family residential structure on a vacant lot. The vacant lot has an

existing paved area on a portion of the lot. The application was withheld on March 4<sup>th</sup>, 2021 with 14 conditions.

The applicant has proposed to construct a 30-unit building. The site will have a total of 50 parking spaces in an interior garage. The parking will be on two levels: a lower level with a driveway entrance on Grant Avenue (a municipal street), and a plaza level with a driveway entrance onto Totowa Road. The applicant has proposed to replace the curbing and sidewalk along Totowa Road, and the sidewalk will be carried across the driveway apron. The proposed building will be partially within the Master Plan right-of-way (66 feet) of Totowa Road. The current right-of-way width is 48 feet. The applicant has requested a waiver to be permitted to construct a portion of the building within the Master Plan right-of-way.

Regarding drainage, the roof leaders will connect to an on-site detention basin. The detention basin will connect to the stormwater system on Grant Avenue, a municipal road. The applicant has proposed to plant six (6) *Tilia cordata* "Greenspire" trees, two (2) of which will be planted along the Totowa Road frontage.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The applicant has submitted a waiver request to construct a portion of the building within the Master Plan right-of-way. This waiver is based on the impact to the project of relocating the front of the building, the existence of other buildings along this corridor within the Master Plan right-of-way, and the lack of County plans to widen the roadway. The applicant must submit a waiver request justifying the Totowa Road driveway when there is access along Grant Avenue. The roll-up gate, for overnight access, must be indicated on the plans. The distance from the gate to the inner edge of the travel lane must be dimensioned. The proposed sidewalk and curbing replacement must be indicated on the plans, in addition to the note. A determination on the existing curb ramps shall be obtained prior to the issuance of an unconditional approval. The applicant must provide a footing detail showing the proposed footings of the building, which may not encroach into the County right-of-way.

Commissioner Metzler entered the meeting at 5:16 PM. County Commissioner TJ Best leaves the meeting

Commissioner Edmond asked how far into the master plan right of way the proposed building would encroach. He also inquired how many buildings in the area also encroach into the master plan right of way. Patrick McClellan, engineer for the applicant, was sworn in. He stated that the site encroached 8 feet into the master plan right of way, but was 1 foot back from the existing right of way. He also stated that there were surrounding buildings that encroached into the master plan right of way. He referenced that the referenced master plan right of way was surveyed in 1999, and that since it has been over 20 years since the master plan right of way was approved, no projects have been planned.

Commissioner Edmond asked Patrick McClellan what percentage of buildings in the surrounding area encroached into the master plan right of way. Patrick McClellan responded that he did not know exactly, but he observed many buildings along the road encroaching into the right of way. County Engineer Pera asked if the adjacent building was in the master plan right of way. Patrick McClellan stated that he did not have survey information, but he conjectured that it was in the master plan right of way based on its position. Commissioner Edmond asked Director Lysicatos to develop a review

criteria for master plan right of way procedure. Commissioner Edmond also asked how wide the street was. Director Lysicatos responded that the street was about 30 feet wide, and that the street was previously assessed as very difficult to construct complete streets improvements.

Commissioner Edmond ask Patrick McClellan to remove the proposed jut outs from the building to have the building run parallel to the right of way. Patrick McClellan responded that the Borough of Totowa has an ordinance to break up the frontages of adjacent buildings that requires the design element.

Skander Meka, contract owner of the site, was sworn in. He expressed discontent with having to redo the juts on the building as the applicant had gone back and forth with the township several times to redesign the building into its current form. Paul Jemas asked that the applicant enter and if and when agreement to have the juts removed should a project occur that would require them being removed. Patrick McClellan commented that such a change might compromise the structure, and that it would be inconsistent with the agreements with the township.

Patrick McClellan formally asked for a waiver to allow access to Totowa Road. He provided testimony for the access by saying that the access to Totowa Road would be the only way to access the level without a ramp, and that it would reduce the traffic onto Totowa Road. Commisisoner Edmond asked that Patrick McClellan follow up this request with a written letter.

County Commissioner Duffy 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.

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

A motion to grant the requested Master Plan waiver was made by County Commissioner Duffy and seconded by Commissioner Diaz. The motion was denied, with County Commisisoner Duffy, Commissioner Diaz, and County Engineer Pera voting for, and Commissioner Edmond, Chair Redmon, and Commissioner Metzler voting against.

The driveway waiver request was pulled by the applicant. The applicant’s attorney represented that they would conduct more research and submit a new / modified waiver request for the master plan right-of-way encroachment based on the questions that were asked during the hearing.

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

**SP-21-001 – Prop. Mixed Use Building – 67 Market Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use commercial and residential building on a vacant lot. The building will have a single commercial unit on the first floor, and a total of six (6) residential units on the second and third floors. The six (6) residential units will include a total of ten (10) bedrooms: four (4) two-bedroom units, one (1) one-bedroom unit, and one (1) studio unit. The site has frontage along

Market Street in the Peru Square section of downtown Paterson. This site was withheld on February 4<sup>th</sup>, 2021 with 18 conditions.

No curb cuts or on-site parking has been proposed at the site. The curbing and sidewalk along the frontage will be replaced. The curbing will be bluestone in accordance with Paterson Historic Preservation Commission guidelines. The applicant has stated that they are not aware of any vaults underneath the sidewalk. If any are found, they will be filled in during construction. An encroachment permit must be obtained for the proposed cornice, lighting, and sign within the County right-of-way. Regarding drainage, roof leaders will connect to a proposed seepage pit at the rear of the site.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The applicant must submit the referenced drainage calculations. The applicant must apply for an encroachment permit for the proposed cornice, lighting, and sign within the County right-of-way. Details of the proposed encroachments must be included in the plans. The applicant must provide the Corridor Enhancement Fee of \$462.00 payable to Passaic County.

County Engineer Pera asked that the applicant clarify the recharge pit detail, as the proposed recharge pit is larger than the proposed backyard.

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

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

**SP-21-019 – Prop. Energy Storage System – 1400 Willowbrook Mall, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to install a 216 sq. ft. battery energy storage system at the Willowbrook Mall in Wayne. The system will be located adjacent to a mall entrance between the Macy's and Lord and Taylor department stores. No demolition or modifications to the main mall building is proposed. The site does not have frontage along a county road. The proposed construction will not change the existing parking or driveways. No drainage systems are proposed as part of this site plan. The applicant has indicated that minor changes will be made to existing on-site landscaping and sidewalks.

The submitted plans have been reviewed by staff, and it has been determined that the proposed site plan poses no impacts to any County facilities. The application is recommended for approval.

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

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

**SP-21-020 – Burger King Remodel – 1229 Route 23 South, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to remodel the exterior and interior of an existing Burger King restaurant. The applicant also wishes to change the existing single lane drive-thru system to a two-lane ordering drive-thru system. The application has frontage along NJ Route 23 South in Wayne. A rear service road connects to Old Newark-Pompton Turnpike, adjacent to the intersection with Newark-Pompton Turnpike.

The applicant will not be changing the existing building footprint, which will remain at 3,800 sq. ft. The applicant has not proposed any changes to the driveways along the service road or Route 23. The on-site parking will decrease from 68 to 61 spaces to accommodate the proposed changes to the site. No changes to the existing drainage are proposed. The applicant has not proposed any changes to the existing frontage along Route 23 or service road driveway. No landscaping is proposed.

The submitted plans have been reviewed by staff, and it has been determined that the proposed site plan poses no adverse impacts to any County facilities. The application is recommended for approval.

Commissioner Edmond asked that the staff verify if Old Newark-Pompton Turnpike was part a county road, and if it was, to require new striping and signage at the driveway. Staff recommended a conditional approval for the application upon review of Old Newark-Pompton Turnpike's status as a county road.

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

No comments were made by the public.

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

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

**SP-21-022 – Lithia Northeast Real Estate – 400 Margaret King Avenue, Ringwood**

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing storage lot into a storage lot for new automobiles owned by nearby dealerships. The applicant has proposed to construct a 2,700 sq. ft. commercial building on the site. The site has frontage along Margaret King Avenue in Ringwood.

The site will have access via an existing driveway along Margaret King Avenue. The driveway is currently gravel, but will be paved by the applicant. The applicant has also proposed to provide a security gate. The proposed automobile storage area will have 630 storage spaces and will be paved with permeable asphalt. An additional 17 parking spaces will be for employee and visitor use. Vehicles will not be worked on at the site. There is no existing or proposed sidewalk along the frontage of the site, consistent with the rest of the Margaret King Avenue corridor.

Regarding the drainage, the applicant has proposed to install a trench drain at the driveway entrance that connects to an infiltration sand filter trench. The applicant has also proposed to construct a riprap ditch along the western border of the site. The applicant has proposed to plant evergreen trees along the frontage of the site.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The applicant shall submit a copy of the drainage easement referenced on the plans. The driveway width shall be dimensioned on the plans. The stop bar must extend from the edge of the driveway to the centerline. A 50-foot, double yellow, thermoplastic centerline shall be installed at the driveway. The applicant shall provide information on the anticipated vehicle traffic and frequency. The plans shall include turning templates for vehicle haulers entering and exiting the site, showing all turns. The applicant shall provide a plan for scheduled maintenance for the pervious pavement. The applicant shall provide soil calculations, including percolation tests. The drainage shall be in compliance with the NJDEP's Green Infrastructure Guidelines. It must be clearly indicated on the plan how overland flow from the driveway between Stations 1+50 and 2+50 is handled – it cannot flow to the roadway. The applicant shall submit copies of any required NJDEP permits. The applicant shall submit a copy of the approved Highlands Permit. The applicant shall provide the Corridor Enhancement Fee of \$24,032.00 payable to Passaic County.

Commissioner Edmond asked if the driveway was at a 2% grade. County Engineer Pera confirmed that the driveway was at 2% for the required distance.

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

No comments were made by the public.

County Commissioner Duffy made a motion to close the public portion that 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 Commissioner Diaz. The motion passed unanimously.

#### **OLD BUSINESS**

##### Performance Bond Release – 157 Alps Road, Wayne (88-023)

A motion to release the performance bond was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously.

#### **NEW BUSINESS**

##### Corridor Enhancement Fee – Waiver Request (under separate cover)

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

County Commissioner Duffy was informed by staff that he would not be able to make a motion and vote on this topic since he would be voting on this request on the Board of County Commissioners, County Commissioner Duffy recused himself from the rest of the deliberation.

A motion to deny the waiver request was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously.

**CORRESPONDENCE – None.**

**RESOLUTIONS**

2021-16: Water Quality Management Plan Amendment

A motion to accept the resolution was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously.

**ADJOURNMENT:** Commissioner Diaz made a motion to adjourn the meeting at 6:37 PM that was seconded by Commissioner Metzler. 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 30<sup>th</sup>, 2021

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – Prop. Apartment Building (S & S Grant, LLC); 329 Totowa Road, Totowa; Block 113, Lot 8 (Passaic County File Number SP-21-006)

Members of the Board,

The above referenced site plan dated November 16<sup>th</sup>, 2020, revised as of April 9<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on April 29<sup>th</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.

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

1. The existing and proposed impervious area must be included in the zoning table. **Complete.**
2. The plans must indicate the Master Plan right-of-way of 66 feet along Totowa Road. This must be measured 33 feet from the roadway centerline. The proposed structure may be located within the County's Master Plan right-of-way. **The applicant requested a design waiver to permit a portion of the building to be constructed within the Master Plan (but not the existing) right-of-way. The waiver was not granted by the Board. For the waiver to be re-considered by the Board, the applicant must submit supplemental information justifying the waiver.**
3. The proposed driveway access onto Totowa Road must be removed, as the site also has access to Grant Avenue. Any waiver request submitted by the applicant must include a justification for providing dual access. **The applicant must submit a waiver request, including a justification for the Board granting the waiver.**
4. The distance between the intersection of Totowa Road and Grant Avenue, and the proposed Totowa Road driveway must be dimensioned. The driveway may not be located within 20 feet of the point where the curb return of the intersection and the curb line meet. **Complete.**
5. The distance between the proposed parking garage gate along Totowa Road and the inner edge of the travel lane must be dimensioned. The applicant must provide information on the proposed gate



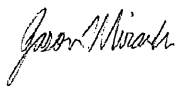
Passaic County Planning Board  
Prop. Apartment Building (SP-21-006)  
329 Totowa Road, Totowa  
Block 113, Lot 8

operations. **The roll-up gate, for overnight access, must be indicated on the plans. The distance from the gate to the inner edge of the travel lane must be dimensioned.**

6. The distance between the right-of-way line of Totowa Road and the nearest parking space must be dimensioned. There shall be no parking within 20 feet of the right-of-way line. **Complete.**
7. At the proposed Totowa Road driveway, the applicant shall install a stop bar (white, 12"), centerline (double yellow), and stop sign. All striping shall be noted as thermoplastic. **Complete.**
8. The plans must indicate sight distance to pedestrians at the driveway exit, accounting for all physical features (including any walls). **Complete.**
9. The curbing along the Totowa Road frontage must be replaced (see attached detail) due to low curb reveal. If required due to the resulting grade differential, the sidewalk shall also be replaced along this frontage. **The replacement must be indicated on the plans in addition to the note.**
10. The applicant must submit a signed certification from a professional engineer that the curb ramps at the intersection are ADA compliant. If they are not, the ramps shall be replaced and the signed certification submitted prior to the release of any bonds associated with the permit. **A determination on the existing ramps shall be obtained prior to the issuance of an unconditional approval.**
11. All roof leaders must be indicated on the plans. **Complete.**
12. The plans must show all drainage connections from the site into public stormwater drains. **Complete.**
13. The applicant must provide a footing detail showing the proposed footings of the building, which may not encroach into the County right-of-way. **Incomplete (detail not provided).**
14. The applicant must provide the Corridor Enhancement Fee of \$1,523.00 payable to Passaic County. **Complete.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Paul G. Jemas, Esq.  
File

S & S Grant, 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 30<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 67 Market Street, Paterson; Block 4608, Lot 14  
(Passaic County File Number SP-21-001)

Members of the Board,

The above referenced site plan dated November 12<sup>th</sup>, 2020, revised as of March 31<sup>st</sup>, 2021, was reviewed by the Passaic County Planning Board on April 29<sup>th</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.

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

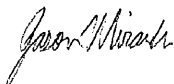
1. The name of the County and block/lot numbers must be included in the title block. **Complete.**
2. The zoning table must include existing site conditions, where appropriate, including impervious area. **Complete.**
3. The survey and plans must include survey datum info. **Complete.**
4. The right-of-way width (60 feet) of Market Street must be noted on the plans. **Complete.**
5. The plans must indicate existing features within the County right-of-way, including utility poles, drainage infrastructure, etc. **Complete.**
6. The existing curbing (see attached detail) and sidewalk along the frontage must be replaced. The applicant must coordinate with the Paterson Historic Preservation Commission on the replacement of the bluestone curb. **Complete.**
7. The applicant must verify if there are any vaults under the sidewalk. **Complete.**
8. The plans must indicate all roof leaders and connections. **Complete.**

Passaic County Planning Board  
Prop. Mixed-Use Building (SP-21-001)  
67 Market Street, Paterson  
Block 4608, Lot 14

9. The applicant must submit the referenced drainage calculations. **The calculations (submitted late) will be reviewed by staff. There is a discrepancy between the proposed drainage detail, which shows a 12.5 foot system from front to back, and the proposed rear yard, which will be 10 feet from front to back. The detail must be revised to address this discrepancy.**
10. The plans must incorporate contours for existing grades. **Complete.**
11. The applicant must provide a detail of the proposed footings that indicates the right-of-way line. The footings of the building may not encroach into the County right-of-way. **Complete.**
12. The proposed wall-mounted lighting within the County right-of-way must be recessed to avoid encroachment. This must be detailed on the plans. **The proposed lighting must be included on the submitted encroachment application (attached). The lighting detail must be added to the plans.**
13. The proposed sign area shall be recessed to avoid encroachment. This must be indicated and detailed on the plans. **The proposed sign area must be included on the submitted encroachment application (attached). The sign detail must be added to the plans.**
14. The applicant must submit an encroachment application (see attached application form) for the proposed cornice overhanging the right-of-way. The encroachment application will be subject to the review and approval of the Board of County Commissioners. **The encroachment application (attached) must be submitted.**
15. The applicant must verify that the proposed front windows do not open outwards. This must be indicated and detailed on the plans. **Complete.**
16. The applicant must verify that the proposed front doors are permitted to swing inwards by City code. **Complete.**
17. The applicant must provide information on emergency egress from the proposed building. **Complete.**
18. The applicant must provide the Corridor Enhancement Fee of \$462.00 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  
Alan J. Mariconda, Esq.

JCM Investors 1012, LLC  
Matthew Evans

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 30<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Prop. Energy Storage System; 1400 Willowbrook Mall, Wayne; Block 212, Lot 4 (Passaic County File Number SP-21-019)

Members of the Board,

The above referenced site plan dated February 17<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on April 29<sup>th</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  
Christopher Erd, Esq.

Willowbrook Mall, LLC  
Mario Iannelli, P.E.

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)

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### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

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

May 7<sup>th</sup>, 2021

Wayne Board of Adjustment  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Burger King Remodel; 1229 Route 23 South, Wayne; Block 1413, Lot 34: Unit 2 (Passaic County File Number SP-21-020)

Members of the Board,

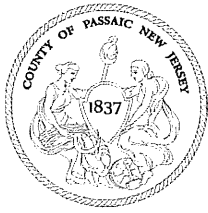
The above referenced site plan dated March 19<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on April 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution. This site plan application has been granted **unconditional approval**. This approval 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  
Dynamic Engineering Consultants, PC

Carrols, 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 30<sup>th</sup>, 2021

Ringwood Planning Board  
60 Margaret King Avenue  
Ringwood, NJ 07456

Re: Site Plan Review – Lithia Northeast Real Estate; 400 Margaret King Avenue, Ringwood;  
Block 400, Lot 5.02 (Passaic County File Number SP-21-022)

Members of the Board,

The above referenced site plan dated April 1<sup>st</sup>, 2021 was reviewed by the Passaic County Planning Board on April 29<sup>th</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.

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

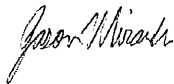
1. The applicant shall submit a copy of the drainage easement referenced on the plans.
2. The driveway width shall be dimensioned on the plans.
3. The stop bar must extend from the edge of the driveway to the centerline.
4. A 50-foot, double yellow, thermoplastic centerline shall be installed at the driveway.
5. The applicant shall provide information on the anticipated vehicle traffic and frequency.
6. The plans shall include turning templates for vehicle haulers entering and exiting the site, showing all turns.
7. The applicant shall provide a plan for scheduled maintenance for the pervious pavement. The applicant shall provide soil calculations, including percolation tests. The drainage shall be in compliance with the NJDEP's Green Infrastructure Guidelines.

Passaic County Planning Board  
Lithia Northeast Real Estate (SP-21-022)  
400 Margaret King Avenue, Ringwood  
Block 400, Lot 5.02

8. It must be clearly indicated on the plan how overland flow from the driveway between Stations 1+50 and 2+50 is handled – it cannot flow to the roadway.
9. The applicant shall submit copies of any required NJDEP permits.
10. The applicant shall submit a copy of the approved Highlands Permit.
11. The applicant shall provide the Corridor Enhancement Fee of \$24,032.00 payable to Passaic County.

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Ray Raykov

Lithia Northeast Real Estate, LLC  
Tibor Latincsics, P.E.

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 30<sup>th</sup>, 2021

Aegis Security Insurance Company  
2407 Park Drive, P.O. Box 3153  
Harrisburg, PA 17110

### **RELEASE OF PERFORMANCE BOND**

DATE OF RELEASE: April 29, 2021

PASSAIC COUNTY PLANNING BOARD FILE NO. 88-023

BOND NO. B10019727

PRINCIPAL: Cousins 13, LLC

LOCATION OF WORK: 157 Alps Road, Wayne

RE: Replacement of Sidewalk and Curbing

Please be advised that Passaic County Planning Board staff have inspected the work associated with the above referenced performance bond, and it was determined that the work has been completed in a satisfactory manner.

On April 29<sup>th</sup>, 2021, the Passaic County Planning Board authorized the release of the \$20,000.00 performance bond issued by Aegis Security Insurance Company, # B10019727, for Passaic County Planning Board File # 88-023.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
LG4 Group, Inc.

Cousins 13, LLC  
File



PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-16  
WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT

WHEREAS, the Passaic County Planning Board (“the Board”) desires to provide for the orderly development of wastewater facilities within Passaic County; and

WHEREAS, the New Jersey Department of Environmental Protection (“the NJDEP”) requires that the proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, conform with an approved Water Quality Management (“WQM”) plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure through the WQM plan rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and


WHEREAS, a proposed WQM plan amendment noticed in the New Jersey Register on February 16<sup>th</sup>, 2021 for the Dollar Tree Building Expansion (Belcher’s Shopping Center Expansion) amendment, has been prepared by Dynamic Earth, LLC; and


NOW, THEREFORE, BE IT RESOLVED on this 29<sup>th</sup> day of April, 2021, by the Passaic County Planning Board that:

1. The Board hereby consents to the Dollar Tree Building Expansion (Belcher’s Shopping Center Expansion) amendment, publicly noted on February 16<sup>th</sup>, 2021, prepared by Dynamic Earth, LLC, for the purpose of its incorporation into the applicable WQM plan(s).
2. This consent shall be submitted to the NJDEP in accordance with N.J.A.C. 7:15-3.5(g)6.

**Attest: Approved by the Passaic County Planning Board on April 29, 2021**

Moved By: Metzler  
Seconded By: Diaz  
Aye: Diaz, Duffy, Edmond, Metzler, Pera, Redmon  
Nay: None  
Abstained: None  
Absent: Best, Gervens, Lepore, Martinique, Simpson

  
\_\_\_\_\_  
Nakima Redmon (Apr 30, 2021 15:39 EDT)  
\_\_\_\_\_  
Nakima Redmon, Chair  
Passaic County Planning Board

  
\_\_\_\_\_  
Michael Lysicatos (Apr 30, 2021 15:41 EDT)  
\_\_\_\_\_  
Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: April 29, 2021