



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, February 18th, 2021
WebEx Meeting**

Chair Redmon opened the meeting at 5:04 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

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

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

MINUTES: A motion to adopt the minutes with changes of the February 4th, 2021 meeting was made by Commissioner Diaz and seconded by Commissioner Gervens. The motion passed unanimously, with County Commissioner Duffy abstaining.

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

- The Planning Department is expecting responses for its proposals to the County Bicycle Master Plan. Once a consultant is chosen, the board will be notified about what actions are taking place next.
- The Planning Department is preparing to formally adopt the Paterson-Newark Transit Market study as an element of the Master Plan. Physical copies of this will be sent to the Planning Board Members through the mail.
- The Planning Department is assisting the Department of Cultural and Historic Affairs in adopting a new historic preservation element in the Master Plan.
- The Planning Department is assisting the City of Paterson in adopting their Bicycle Master Plan by leading the city through a technical assistance grant from the NJDOT. The Department is hoping to release a survey to the public early next week.

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

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

DEVELOPMENT REVIEW

SP-20-041 – Proposed 7-Eleven – 11-13 Central Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 1,231 sq. ft. building expansion to an existing 2,120 sq. ft. building for use as a 7-Eleven convenience store. The applicant has also proposed re-construct part of the parking area. The site has frontage along Main Avenue and Central Avenue, both County roads. The site also has frontage along South Kol Square, a City street. Lot 14, which borders S. Kol Square, is a City-owned lot. This application was withheld by the Board on November 19th, 2020 with 15 conditions.

There will be a total of eight (8) parking spaces, with access to South Kol Square via a depressed curb. South Kol Square intersects with both Main Avenue and Central Avenue, and includes five (5) public parking spaces that are diagonally oriented for use by vehicles traveling from Main to Central. Stop bars and centerlines will be installed at both S. Kol Square intersections. The applicant has also proposed to install curb ramps and crosswalks across both intersections. The sidewalk along Central Avenue will be extended south into the existing public park, which will require the relocation of a portion of the park fence.

Regarding the drainage, the applicant has proposed to connect existing and proposed roof leaders and inlets to the combined sewer system located under Central Avenue. The applicant has proposed to plant an Armstrong red maple tree along the Main Avenue frontage, outside of the County right-of-way. Several shrubs, but no shade trees, are proposed along Central Avenue.

There are conditions that must be addressed before the application can be granted unconditional approval. The referenced easement agreement between the applicant and the City of Passaic, allowing for cross-access between Lots 12 and 14, must be submitted. The proposed dedication must extend up to the interior edge of the sidewalk along Main Avenue. A draft deed of dedication and metes and bounds description must be submitted for review by County staff. The raised aprons are not essential at this location, since S. Kol Square is a public street. The northerly curb ramp at the S. Kol Square/Central Avenue intersection must be oriented in the direction of pedestrian traffic. The crosswalk striping must be parallel to the flow of traffic on S. Kol Square. Both crosswalks must have a minimum width of six (6) feet. Following installation and prior to the release of any bonds, the applicant must submit certification from a professional engineer that all curb ramps were constructed in conformance with ADA standards.

A painted right-turn arrow (thermoplastic) must be provided at the Central Avenue driveway in addition to the NO LEFT TURN sign. The stop bar (12-inch, white) and double yellow centerline must be correctly labelled. The centerlines must connect through S. Kol Square. The applicant must provide additional information on the area shown as “Authorized Personal Parking Only”, including the City’s intended use. The draft loading zone ordinance must be submitted for County review. It is not clear from Sheet C-2 that the receiving system is a City of Passaic stormwater system. The plans must show the pipes connecting to the catch basin at the bottom of sheet C-6 (grate elev. 55.38). The applicant shall provide the Corridor Enhancement Fee of \$3,536.00 payable to Passaic County.

Benjamin Wine, attorney for the applicant, stated that the applicant should have no issue addressing the comments presented.

County Engineer Pera asked Benjamin Wine to explain where the drainage was heading from the site, specifically if it was going into a city system.

Jake Modestow, engineer for the applicant, was sworn in. He explained that the drainage would be connected to proposed trench drain, which would flow into the City of Passaic's stormwater system.

County Engineer Pera asked Benjamin Wine about the size of the parking space designated for police vehicles only. Benjamin Wine explained that the parking space would be designed for city vehicles as a result of an agreement with the city.

Commissioner Edmond asked Jake Modestow about where the stormwater would flow from the site and why the applicant is eliminating a manhole. Jake Modestow responded that the manhole is being removed to accommodate the ADA crosswalk, and that the trench drain that is being installed will collect the stormwater and that it will flow into the City of Passaic's stormwater system. Commissioner Edmond asked the applicant to confirm that the location of the manhole is not a low point.

County Engineer Pera asked Benjamin Wine if the police vehicle space was the size of one or two parking spaces. Benjamin Wine responded that it was one space, but that if the police were able to park more than one cruiser in the space, they could do so if they are not blocking the right of way or encroaching on other parking spaces. County Engineer Pera raised a concern that the spot be marked as not being for the general public. Benjamin Wine responded that the parking space would be signed to show that the space was not for the general public or customers.

No comments were made by the public.

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

SP-20-038 – 225 Grand Street LLC – 225 Grand Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct an elevated gym and to reconfigure and expand an existing parking lot at a school. The reconfiguration will add additional parking spaces to the site. Interior renovations are also proposed. The site was previously granted approval (SP-15-036) by the Board for use as a school in 2016. The site has frontage along both Grand Street (a County road) and Morris Street. The site plan application was withheld by the Board on December 17th, 2020.

The applicant has proposed to demolish two buildings on the site to expand the parking lot. The parking lot from 141 to 158 spaces. The parking lot will have access along Morris Street. The applicant has also proposed restriping and signing the existing parking lot. In addition, the applicant has proposed to construct an open-air gym above a portion of the parking lot. Access to the gym will be via a stairwell connected to the parking lot. The previous approval permitted the

applicant to install a slip lane for student pick-up and drop-offs along the Grand Street frontage. The applicant has proposed to install a continental style crosswalk at the intersection of Grand Street and Morris Street.

Regarding drainage, there is an existing stormwater pipe extending from the parking lot across Morris Street and down Barbour Street to Spruce Street. Inlets in the parking lot will connect into the pipe. A pipe from the site also connects into a stormwater pipe running along Morris Street towards Grand Street. The applicant has proposed to install trench drains at both Morris Street driveways to collect stormwater. The applicant has proposed additional landscaping adjacent to the parking lot and gym, and to replace the landscaping along Grand Street that was required as part of the Phase I approval.

There are conditions that must be addressed before the application can be granted unconditional approval. At the Grand Street / Morris Street intersection, the westerly curb ramp shall be relocated to be directly across from the easterly ramp. This is to avoid any issues relating to the cobblestones on Morris Street. To accommodate this, the STOP sign shall be relocated towards Morris Street. The changes to the NO LEFT TURN signs at the Grand Street driveway have been indicated on the plans. The applicant must implement the changes at the site, prior to any approvals being granted, and notify staff for inspection. A draft developer's agreement has been submitted and is being reviewed by staff. The purpose of the agreement is to hold the applicant to the requirements of the previously approved pick-up and drop-off driveway on Grand Street. The applicant must submit City approval of the proposed connection into the combined sewer system.

No comments were made by the public or board.

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

OLD BUSINESS

SP-20-043 – Prop. Commercial Storage – 325 Margaret King Avenue, Ringwood

The applicant submitted two waiver requests I response to the previous conditionally approved site plan.

1. A waiver request must be submitted for the existing gravel driveway within 10 feet of the side property line with Lot 9.

The applicant has requested a waiver to permit the existing gravel driveway to remain less than 10 feet from the side property line with Lot 9. The waiver is recommended by staff because the driveway is only used to access a single-family dwelling and will not be utilized for the commercial use on the site.

2. The plans must include a driveway profile for the paved driveway on Lot 9.

The applicant has requested a waiver to permit the driveway on Lot 9 to maintain a slope of 3.2% for the first 45 feet from the right-of-way line. The driveway slope increases to 10% beyond that point. The waiver is recommended by staff due to the need to intersect with steeper slopes further into the site and the provision of a trench drain at the intersection of the driveway with the County right-of-way.

Commissioner Edmond asked that a condition to waiver #1 be added that the applicant remove the last 15 feet of the gravel driveway behind the gate to prevent improperly using the residential driveway as a commercial driveway on the residential site. In addition, the gate would have to be changed into a solid fence or a gate that only a pedestrian could use. A new plan will have to be submitted to the staff showing the removed driveway.

Commissioner Diaz made a motion grant the waiver request with the added condition for waiver #1 and unconditionally approve waiver #2. The motion was seconded by County Commissioner Duffy. The motion passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE

The Corridor Enhancement Program report was included in the Planning Board Member Packets but can also be access online at the Planning Department's website.

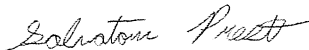
RESOLUTIONS

A resolution to have a Special Planning Board Meeting on Tuesday, March 2nd, 2021 with the express purpose of approving municipal stormwater ordinances was proposed by staff.

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

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 6:53 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) 812-3450

February 19th, 2021

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Prop. 7-Eleven Convenience Store; 11-13 Central Avenue, Passaic; Block 4126, Lots 12 & 14 (Passaic County File Number SP-20-041)

Members of the Board,

The above referenced site plan dated October 16th, 2020, revised as of January 15th, 2021, was reviewed by the Passaic County Planning Board on February 18th, 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 clarify the ownership of Lot 14. If not owned by the applicant or owner of Lot 12, an access easement must be provided permitting customers to park and access the site through Lot 14. **Complete.**
2. The plans must note the right-of-way width of Main Avenue. If the width varies, all variations in width must be noted in the correct location. **Complete.**
3. The applicant must provide a dedication up to the interior edge of the sidewalk along Main Avenue. A draft deed of dedication and metes and bounds description must be submitted for review by County staff. **The proposed dedication must extend up to the interior edge of the sidewalk along Main Avenue. A draft deed of dedication and metes and bounds description must be submitted for review by County staff.**
4. The plans must show raised sidewalk aprons (see attached detail) across both the Main Avenue and Central Avenue driveways. Detectable warning surfaces shall still be provided. **The raised aprons are not ideal at this location, as S. Kol Square is a public street and is not grade-separated from either adjoining roadway. The northerly curb ramp at the S. Kol Square/Central Avenue intersection must be oriented in the direction of pedestrian**

traffic. The crosswalk striping must be parallel to the flow of traffic on S. Kol Square. Both crosswalks must have a minimum width of six (6) feet. Following installation and prior to the release of any bonds, the applicant must submit certification from a professional engineer that all curb ramps were constructed in conformance with ADA standards.

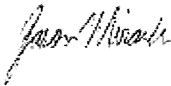
5. The plans must include signing and striping at the exit onto Central Avenue in order to enforce the one-way flow of Central Avenue. Both driveways must include double-yellow centerlines. The plans must show a 4-foot dimension from the stop bar to the raised sidewalk. All striping must be noted as thermoplastic. **A painted right-turn arrow (thermoplastic) must be provided at the Central Avenue driveway in addition to the NO LEFT TURN sign. The stop bar (12", white) and double yellow centerline must be correctly labelled. The centerlines must connect through S. Kol Square.**
6. The Central Avenue sidewalk must be extended across South Kol Square, incorporating the raised sidewalk apron, and ending at the existing sidewalk along Lexington Avenue (which will require relocation of the park fence) OR the existing walkway at the entrance to the park. The sidewalk extension must maintain a minimum of five (5) feet in width. **Complete.**
7. For staff to properly review the Main Avenue crossing and other aspects of pedestrian safety, the plans must show Main Avenue (including curb lines) for 100 feet to the north and south of the site. **Complete.**
8. The area shown as "Authorized Personal Parking Only" shall be prohibited for all parking, as it is too close to the crosswalk and cars backing out could endanger pedestrians. **The applicant has indicated that the area has been requested for use solely by the Passaic Police Department. This must be stated in the applicant's written response letter, and the proposed signing must state that only police vehicles are authorized to park in the space.**
9. For the proposed trash enclosure, the applicant must verify that the footings will be entirely on the applicant's property and outside of the County right-of-way. **Complete.**
10. The applicant must install a "NO LEFT TURN" sign facing traffic on eastbound South Kol Square, at the intersection with Central Avenue. **Complete.**
11. The plans show a "NO PARKING" sign along Central Avenue. Any existing parking prohibitions and/or loading zone designations must be submitted. **The draft loading zone ordinance must be submitted for County review.**
12. The plans must include a trench drain to intercept runoff headed towards Central Avenue. **Complete.**
13. The plans must show the eventual routing of all stormwater pipes in order to demonstrate that the receiving system is a City of Passaic stormwater system, as stated in the drainage report. **Incomplete.**

Passaic County Planning Board
Prop. 7-Eleven (SP-20-041)
11-13 Central Avenue, Passaic
Block 4126, Lots 12 & 14

14. The drainage report states “Remaining runoff is collected by an existing catch basin on Main Avenue”, but this is not shown on the drainage plan. **The plans must show the pipes connecting to the catch basin at the bottom of sheet C-6 (grate elev. 55.38).**
15. The applicant shall provide the Corridor Enhancement Fee of \$3,536.00 payable to Passaic County. **Incomplete.**
16. **The existing pylon sign must be relocated to be entirely outside of the County right-of-way. The area currently enclosed by Belgian block curbing must also be removed from the County right-of-way.**
17. **The applicant must verify that the existing inlet being converted to a manhole (grate elev. 52.30) is not a low point.**

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
Stonefield Engineering & Design, LLC
File

7-Eleven, Inc.
Jason Tuvel, Esq.



County of Passaic

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

www.passaiccountynj.org

PLANNING BOARD

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

Michael Lysicatos AICP, PP
Director

February 19th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – 225 Grand Street, LLC (Phase II); 225 Grand Street, Paterson; Block 4802, Lots 23, 24 & 25 (Passaic County File Number SP-20-038)

Members of the Board,

The above referenced site plan dated April 15th, 2020, revised as of January 20th, 2021, was reviewed by the Passaic County Planning Board on February 18th, 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. A continental-style crosswalk must be striped across Morris Street at the intersection with Grand Street.
 - a) The plans must include a note indicating that the crosswalk will be replaced. **Complete.**
 - b) The crosswalk “ladder bars” must be placed parallel with the flow of traffic on Morris Street. **At the Grand Street / Morris Street intersection, the westerly curb ramp shall be relocated to be directly across from the easterly ramp. This is to avoid any issues relating to the cobblestones on Morris Street. To accommodate this, the STOP sign shall be relocated towards Morris Street.**
 - c) The side transverse lines shall be removed. **Complete.**
 - d) The striping must be noted as thermoplastic. **Complete.**
 - e) The existing curb ramps and detectable warning surfaces must be indicated. **Complete.**

Passaic County Planning Board
225 Grand Street, LLC – Phase II (SP-20-038)
225 Grand Street, Paterson
Block 4802, Lots 23, 24 & 25

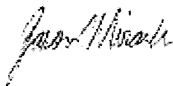
2. At the entrance to the one-way driveway, the “NO LEFT TURN” sign must be rotated 90° on the south side of Grand Street in order to face eastbound Grand Street traffic. The sign must be corrected immediately, prior to any approvals being granted. **The changes have been indicated on the plans. The applicant must implement the changes at the site, prior to any approvals being granted, and notify staff for inspection.**
3. At the exit of the one-way driveway, a “NO LEFT TURN” (R3-2) sign must be installed on the left side and be mounted on the back of the “DO NOT ENTER (R5-1) sign. The “NO LEFT TURN” sign mounted on the back of the “DO NOT ENTER” sign must be installed in addition to the existing “NO LEFT TURN” sign on the opposite side of the driveway, which shall remain. This shall also be addressed immediately, prior to any approvals being granted. **The changes have been indicated on the plans. The applicant must implement the changes at the site, prior to any approvals being granted, and notify staff for inspection.**
4. At the westernmost two-way driveway, a “STOP” sign, stop bar, and centerline must be installed.
 - a) The requested double-yellow centerline must be labelled on the plans. **Complete.**
 - b) All striping must be noted as thermoplastic. **Complete.**
 - c) The stop bar must be labelled as 12 inches in width and white. **Complete.**
5. The applicant shall enter into an agreement with the County regarding the operational use and restrictions of the Grand Street pick-up and drop-off driveway. The agreement must be consistent with the terms of the previously approved site plan application (SP-15-036). The applicant must submit an agreement for review by County staff. The agreement must incorporate the previously approved site plan and the City ordinances restricting stopping/standing and establishing a 20 mph School Zone speed limit (see attached). The agreement must state that the driveway will remain open to all vehicles picking up and dropping off students. **An updated agreement will be provided under separate cover.**
6. The grading/drainage plan indicates an elevation of 91 in the location of the proposed ADA parking spaces, but shows an inlet adjacent to those spaces with a grate elevation of 87.69. This discrepancy must be clarified. **Already complete.**
7. The plans must clarify the language in the drainage report stating that the site is not a major development per NJDEP rules. **Already complete.**
8. The applicant shall provide a drainage plan showing the connection between the site and Spruce Street, which is a County roadway.
 - a) 70 feet east of the match line, inverts “A” and “B” are missing. **Complete.**
 - b) Spruce Street must be labelled. **Complete.**

Passaic County Planning Board
225 Grand Street, LLC – Phase II (SP-20-038)
225 Grand Street, Paterson
Block 4802, Lots 23, 24 & 25

- c) The note for the manhole is pointing to an inlet. **Complete.**
 - d) The plan must show all pipes (size, material, slope, inverts) that connect to the two inlets at the Spruce Street intersection. **Complete.**
 - e) The applicant must submit City approval of the proposed connection into the combined sewer system. **Incomplete; this correspondence from the City must be submitted prior to any approvals being granted.**
 - f) The note stating “PROP. INV. (12’): 85.47” must be clarified. **Complete.**
9. The plans indicate runoff from the site onto Barbour Street, which would enter the County right-of-way of Spruce Street. The applicant shall install a trench drain across the driveway, which shall be connected to the SD inlet. It must be clarified whether that inlet is connected to the combined sewer system. **Already complete.**
10. Regarding the combined sewer under the Morris Street sidewalk:
- a) The invert at the existing connection point at the south driveway must be noted. **Complete.**
 - b) It must be explained why there is no manhole at this connection. **Complete.**
 - c) At the point where this line connects to the combined sewer line in the north driveway, the inverts on the plan are shown as “A” and “C”, but the note has inverts for “B” and “C”. This must be corrected. **Complete.**
11. The landscaping must be planted per the previously approved site plan dated August 1st, 2016, revised as of September 19th, 2016. This must be shown on the plans (the previously approved plans are attached). **Complete.**
12. The applicant shall provide the Corridor Enhancement Fee of \$12,280.00 payable to Passaic County. **Already 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.

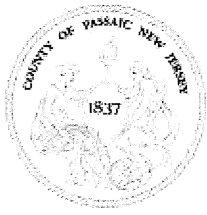
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Alan J. Mariconda, Esq.
File

225 Grand Street, 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

Michael Lysicatos AICP, PP
Director

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

February 22nd, 2021

Ringwood Board of Adjustment
60 Margaret King Avenue
Ringwood, NJ 07456

Re: Site Plan Review – Prop. Commercial Storage; 325 Margaret King Avenue, Ringwood; Block 311, Lot 10 (Passaic County File Number SP-20-043)

Members of the Board,

The above referenced site plan dated March 11th, 2020, revised as of January 19th, 2021, was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution. On February 18th, 2021, the Board granted two requested waivers from the standards of the 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:

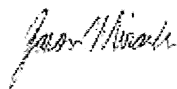
1. The applicant must submit two signed and sealed copies of the referenced survey by John J. Galiano, PLS. **Complete.**
2. The applicant must submit two signed and sealed copies of the referenced as-built plan by Boyce L. McGeoch, PLS. **Complete.**
3. The plans must show all of Margaret King Avenue up to the guard rail on the opposite side of the roadway. The Master Plan right-of-way of 66 feet must be labelled. **Complete.**
4. A waiver request must be submitted for the existing gravel driveway within 10 feet of the side property line with Lot 9. **The Board granted the applicant's waiver request on the condition that the gated driveway connection between the existing single-family dwelling and proposed rear commercial storage area on Lot 10 is removed.**
5. The applicant must install a stop sign, stop bar (12", white), and double yellow centerline at the paved driveway to Lot 9. All striping must be noted as thermoplastic. **Complete.**

Passaic County Planning Board
Prop. Commercial Storage (SP-20-043)
325 Margaret King Avenue, Ringwood
Block 311, Lot 10

6. The plans must include grade contours. **Complete.**
7. The plans must include a driveway profile for the paved driveway on Lot 9. **Complete; the applicant's waiver request to permit grades in excess of 2% within 50 feet of the County right-of-way was granted by the Board.**
8. The applicant must include a note on the plans stating that commercial vehicles shall not utilize the gravel driveway on Lot 10. **Complete.**
9. The submitted cross-easement shall be executed by the applicant and recorded with the County Clerk. **Complete.**
10. The existing trench drain across the paved driveway on Lot 9 must be repaired, and the drainage connections shown on the plan. **Complete.**
11. Calculations for the trench drain must be submitted. **Complete.**
12. The applicant must submit any required NJDEP permits. **Complete.**
13. The applicant must provide the Corridor Enhancement Fee of \$2,983.00 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
Houser Engineering, LLC

Tom Winkler
File

RESOLUTION

WHEREAS, on December 17, 2020, the Passaic County Planning Board approved a Resolution, pursuant to the provisions of the New Jersey Open Public Meetings Act (N.J.S.A. 10:4-6 et seq), setting the date, time, and location of the regular meetings of the Passaic County Planning Board for the 2021 calendar year; and

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, which were published in the New Jersey Register on March 2, 2020; and

WHEREAS, in conformance with the updated State of New Jersey stormwater regulations, all municipalities in Passaic County must adopt their own updated stormwater control ordinances that must be in effect by March 3, 2021; and

WHEREAS, pursuant to State of New Jersey stormwater regulations, all stormwater control ordinances adopted by Passaic County municipalities must be granted unconditional approval by the Board by March 3, 2021 in order to be effective; and

WHEREAS, the next regular Board meeting is scheduled for March 4, 2021, which is after the conformance deadline of March 3, 2021; and

WHEREAS, in an effort to ensure that all stormwater control ordinances adopted by Passaic County municipalities are in conformance with State of New Jersey stormwater regulations, and will take effect by March 3, 2021, the Board voted to schedule a special meeting on March 2, 2021 to formally review the adopted ordinances; and

NOW, THEREFORE, BE IT RESOLVED that a special meeting of the Passaic County Planning Board will be held via CISCO WEBEX on March 2, 2021 at 5:00 pm.

BE IT FURTHER RESOLVED that certified copies of this Resolution be posted, mailed, submitted to all persons or public entities as required by the aforementioned Open Public Meetings Act.

BE IT FURTHER RESOLVED that this Resolution be spread full in the minutes of this meeting.

Michael Lysicatos

Michael Lysicatos (Feb 18, 2021 17:58 EST)

MICHAEL LYSICATOS, Secretary
PASSAIC COUNTY PLANNING BOARD

John A. Abdelhadi, Esq.

John A. Abdelhadi, Esq. (Feb 18, 2021 18:45 EST)

JOHN A. ABDELHADI, ESQ.
ATTORNEY FOR THE PASSAIC COUNTY PLANNING BOARD

Nakima Redmon

Nakima Redmon (Feb 18, 2021 18:24 EST)

NAKIMA REDMON, Chair
PASSAIC COUNTY PLANNING BOARD