



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Tuesday, January 12<sup>th</sup>, 2021  
WebEx Meeting**

Chairman Miguel Diaz opened the meeting at 5:06 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

Commissioners Miguel Diaz, William Gervens, and Stephen Martinique were sworn in for new terms, extending through 2023, as Passaic County Planning Board Commissioners.

**MEMBERS PRESENT:** Miguel Diaz, Chairman; Joseph Metzler, Commissioner; William Gervens, Commissioner; Stephen Martinique, Commissioner; Joseph Metzler, Commissioner; Kenneth Simpson, Commissioner; Steve Edmond, Alternate Commissioner (voting for Vice Chair Nakima Redmon); 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.

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

**DEVELOPMENT REVIEW**

**SP-20-037 – Amoroso Tree Service – 1132 Greenwood Lake Turnpike, Ringwood**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 2,150 sq. ft. addition to an existing commercial structure. The applicant has indicated that the proposed addition will cover existing concrete and gravel areas and will be a garage and storage area for equipment. No demolition has been proposed. The application was withheld by the Board on December 3<sup>rd</sup>, 2020.

The applicant has proposed to replace an existing gravel driveway and parking lot with an asphalt driveway and parking lot. The driveway will continue to have full access to and from Greenwood Lake Turnpike. There will be a total of 17 parking spaces. The applicant has also proposed to replace an approximately 9,593 sq. ft. gravel area at the rear of the site with turf. There is no existing curbing or sidewalk along the frontage of the site, nor along the Greenwood Lake Corridor in the vicinity of the site.

Regarding the drainage, the applicant has indicated that a trench drain will be installed adjacent to the newly constructed addition to collect roof runoff. The trench drain will be linked to an on-site drywell. The driveway is sloped towards the County right-of-way; the applicant has indicated that the driveway will be graded to angle towards an existing stone swale to avoid runoff into the County right-of-way. Additional information on the site's existing drainage system has been requested but has not been provided. There is existing landscaping along the site's frontage; the applicant has proposed to plant an additional red maple to the west of the driveway.

There are conditions that must be addressed before the application can be granted unconditional approval. The plans must show existing features including the stone filled trench and pipe; a separate, large diameter pipe that appears to run through the property and discharges into an inlet in the driveway of the adjacent self-storage facility to the south; the self-storage facility driveways, along with the three inlets and all pipes into and out of those inlets; and the existing landscaping. At the driveway, the double yellow centerline must be shown on the plans. The submitted turning templates must be included in the plan set, not as an appendix in the drainage report. The note about grading the driveway into the swale is not sufficient; proposed contours must be shown on the plan to indicate if runoff will flow to the County road.

Jeffrey Doolittle, the applicant's engineer, was sworn in and testified that the applicant would be able to address all the comments

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

**SP-20-044 – Prop. Taco Bell Restaurant – 15 Prospect Street, Passaic**

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 2,268 sq. ft. Taco Bell restaurant with drive-thru facilities. The site has frontage along Main Avenue in downtown Passaic.

The site will have several driveways, one of which will be located along Main Avenue. The applicant has proposed a two-way driveway along Main Avenue. Due to the center median on Main Avenue, the driveway will be restricted to right turns. The other two driveways will be located along Prospect Street and Gregory Avenue, both municipal streets. The site will have a surface parking lot with 32 spaces. An existing curb cut along Main Avenue will be closed. The applicant has not proposed replacing existing sidewalk and curbing, or the defunct curb cut. Regarding drainage, the applicant has proposed to install several inlets on-site. The inlets will connect into the Main Avenue drainage system at an inlet in the driveway. The applicant has proposed to plant four (4) red maple trees and numerous shrubs along the Main Avenue frontage of the site. There is an existing stone fence along Main Avenue that is proposed to be maintained and expanded.

There are conditions that must be addressed before the application can be granted unconditional approval. The Master Plan right-of-way must be labelled on the plans. The Passaic County curb detail must be included in the plan set. The striping at the Main Avenue driveway shall be noted as thermoplastic. The stop bar must be four (4) feet back from the edge of the sidewalk. The plans must show the turning radii at the Main Street exit for the largest vehicle allowed to use the drive-through aisle. This vehicle must be able to be perpendicular to Main Street at the stop bar. A "ONE WAY" (R6-1R) sign shall be installed in the Main Street median. The curbing and sidewalk must be replaced along the entire Main Avenue frontage of the site. The depressed curb note at the location of the current driveway must be removed. The existing depressed curb must be replaced with full-height curbing and sidewalk. The bus stop on Main Avenue must be labelled. A trench drain shall be installed at the right-of-way line at the Main Street driveway. The applicant must submit any required NJDEP permits. The plans must include a detail of the stone wall along the Main Avenue right-of-way line. The detail must show that the footings will be entirely outside of the County right-of-way. The applicant must provide the Corridor Enhancement Fee of \$4,158.00 payable to Passaic County.

No comments were made by the public or Board.

Mike Pannell was sworn in and allowed to testify on behalf of the applicant as project engineer, but not as a licensed engineer. Mr. Pannell testified that the applicant would be able to address the comments provided.

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

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

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 2,049 sq. ft. addition to an existing commercial structure, for medical office use. The applicant has also proposed to install a loading bay at the rear of the site. The site has three existing driveways along Broad Street. The northernmost driveway is restricted to right-out turns. The other two driveways accommodate all turning movements. The southernmost driveway is proposed to have a two-lane exit. The applicant has proposed to increase parking on the site to 770 (from 713) spaces. A traffic study has been submitted by the applicant. There is existing sidewalk and curbing along the frontage of the site, which is proposed to remain as is.

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

There are conditions that must be addressed before the application can be granted unconditional approval. The right-of-way width of Broad Street must be labelled on the plans. If there are variations in width, each width must be labelled in the correct location. The applicant shall submit an easement for the northernmost driveway to pass through NJDOT property. The applicant must install new signing and striping all driveways. All striping must be noted as thermoplastic. The southern driveway must be a single-lane exit. Detectable warning surfaces must be installed at all sidewalk crossings of the driveways. The condition of the overall sidewalk is acceptable, but a severely displaced section of sidewalk (across from Anderson Street) must be replaced. The trip distribution of 85% to the north and 15% to the south is incorrect, since it is based on the existing site that is 100% commuters and is influenced by the proximity of Route 3. The proposed site will be 54% medical offices – that usage should assume a 50/50 split between north and south. The level of service analysis must be redone with a single-lane exit at the south driveway. Level of service calculations must also be provided for the existing condition. The analyses must be detailed by each turning movement, not just the overall approach. A left turn lane must be striped on Broad Street southbound at the southernmost driveway, which may need to be signalized, after the recalculation of the level of service based on the one-lane exit. The length of the left turn lane shall be based on the capacity analysis queue. The plans must include driveway profiles for all driveways. The applicant must provide the Corridor Enhancement Fee of \$12,438.00 payable to Passaic County.

Commissioner Edmond questioned if the southernmost single lane driveway should be narrowed. He requested that a comment be added to require turning templates for the largest vehicle, as the proposed width of the driveway needed to be justified. If a width greater than 18 feet is necessary, mountable curb must be used to accommodate any additional width that is necessary for truck traffic.

Antimo Del Vecchio, attorney for the applicant, was sworn in and testified that the applicant could accommodate most comments, and would contact staff to further discuss certain comments.

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

**SP-20-046 – Amazon Fresh Supermarket – 1510 Route 46, Woodland Park**

Staff explained that this is a new site plan application in which the applicant has proposed to operate an Amazon Fresh supermarket in an existing tenant space. The supermarket will occupy the former Fairway location in the Plaza 46 shopping center in Woodland Park. The applicant has proposed minor modifications to the parking lot in front of the store, but no exterior changes to the building are proposed. The site has frontage along Browertown Road.

The site's primary frontage and access is along Route 46, but the site also has access from Browertown Road. The intersection of the driveway with Browertown Road is signalized. No changes to the driveway have been proposed. Truck turning templates have been submitted for the driveway. The number of on-site parking spaces will be reduced by five (5) to 1,280 spaces. No information of site drainage has been provided.

Staff explained that there are no design comments and recommended that the application be granted conditional approval, pending receipt of the Corridor Enhancement Fee of \$2,889.00 made payable to Passaic County.

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

**SP-20-047 – Meridia Regency on Valley – 1091-1175 Valley Road, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 23,551 sq. ft. hotel with basement parking. The existing banquet hall is to remain, although outdoor work will be performed on the site. The applicant has proposed to demolish an existing residential building to the south of the banquet hall. The building will be replaced with a below-ground parking garage, with landscaping and outdoor event space at ground level. The plans includes a lot consolidation and re-subdivision from the existing six (6) lots to two (2) lots.

The proposed structure will have a 23,551 sq. ft. footprint and include a basement parking garage. The parking garage will contain 177 parking spaces. There will be a total of 430 parking spaces on the site, up from 215 spaces. The site will have three (3) driveway entrances along Valley Road. There are no turning restrictions proposed at any of the driveways. The northernmost and southernmost properties are located on the side property lines. The driveways are served by a drive aisle running along the right-of-way line. The applicant has proposed to replace the sidewalk and curbing along the entire frontage of the site. Regarding the drainage, the applicant will install two (2) interconnected detention basins on the site. The applicant will also install roof leaders, trench drains, and inlets on the site that will connect to the detention basins. A connection to the Valley Road drainage system is proposed at the northernmost driveway. The applicant has proposed to maintain the site's existing landscaping.

There are conditions that must be addressed before the application can be granted unconditional approval. The applicant must submit two signed and sealed copies of the referenced survey by Dykstra Walker Design Group. The applicant must submit a subdivision plat for the proposed re-subdivision of the property. This will be reviewed as a separate application (major subdivision). A cross-access easement must be submitted accommodating access between the two proposed lots. The northernmost and southernmost driveways, as they are located adjacent to side property lines, will require the granting of a waiver to remain in their present locations. The applicant must either relocate the driveways OR submit a

formal waiver request that includes a justification for the locations of the two driveways on side property lines. The driveways must be a minimum of 10 feet from the side property lines for a waiver to not be required. The plans must indicate signing and striping for the central driveway. The proposed width of the driveway must be justified. The plans must show sight distance at all driveways, considering all physical features including the proposed wall. The truck exit from the central driveway is unacceptable, as the truck cannot stop anywhere close to being perpendicular to Valley Road and cannot sight to the north. A queuing analysis must be provided for the proposed valet operations, which could cause queues to back up onto Valley Road.

The drive aisle parallel to Valley Road does not allow for a vehicle to exit perpendicular to Valley Road – which is required for a driver to adequately see conflicting traffic on Valley Road in both directions. The drive aisle must not encroach into the County right-of-way at any point. The applicant must explain why delay calculations were not provided for the build condition for the north and central driveways. The stone wall between the southern and central driveways is in the clear zone and must be removed. The applicant must provide a footing detail for the banquet hall canopy, which shall indicate whether the footings encroach into the County right-of-way. The proposed drainage system will divert a significant area of stormwater to the Valley Road system. The method of operation of the proposed system, and the assessment of the adequacy of the existing Valley Road system to handle this diversion, are not apparent from the drainage report. In addition, the plans state that the location and details of the emergency overflow are to be coordinated with the architect. This must be addressed in future submissions. The applicant must provide the Corridor Enhancement Fee of \$17,904.00 payable to Passaic County.

Commissioner Edmond asked about how the sidewalk would interact with the proposed driveways along the frontage of the site. Senior Planner Jason Miranda stated that more information will be needed on the driveway design, but the preference will be to have raised sidewalks across the driveway. The Board agreed to add a comment requesting the raised aprons. Jason Tuvel, attorney for applicant, was sworn in and testified that the applicant could address most comments but would prefer to meet with staff to discuss details on some comments, specifically the driveways.

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

#### **SP-20-048 – Prop. Apartment Building – 148-154 Straight Street, Paterson**

Planning Board Counsel Abdelhadi and Commissioner Simpson recused themselves from the hearing of this application.

Staff explained that this is a new site plan application in which the applicant has proposed to construct a four-story, multi-family, residential building at the site of an existing parking lot. The site will have access via Fair Street, a municipal road, but has frontage along Straight Street, a county road. The proposed structure will contain 24 dwelling units with 27 bedrooms. The first floor of the structure will be a 17 parking space parking garage with access via Fair Street. The applicant has proposed to replace the sidewalk and curbing along the Straight Street frontage of the site. Regarding the drainage, the applicant has indicated that there will be one drywell on the site. No connections to roof leaders are shown. No drains or inlets are shown. The applicant has proposed to plant four (4) Zelkova Serrata trees along the Straight Street frontage of the site.

There are conditions that must be addressed before the application can be granted unconditional approval. The zoning table must include existing site information where applicable. The plans must show existing curb ramp and crosswalk at the corner of Fair Street and Straight Street. The drainage calculations are only for the increase in impervious – the system must handle all the runoff from the site. The plans must

include a roof leader plan. The applicant must clarify where the overflow will be directed if the seepage pit fails. The plans must include a footing detail for the Straight Street frontage of the site. The footings must not encroach into the County right-of-way. The applicant shall acknowledge in writing that they shall bear maintenance responsibility for the shade trees proposed within the Straight Street right-of-way. The applicant must provide the Corridor Enhancement Fee of \$2,001.00 payable to Passaic County.

Commissioner Edmond inquired if the parking would be regulated. County Commissioner Duffy inquired about where the remainder of the residents would park if all parking spaces were occupied.

Anderson Reid, representative for the applicant, was sworn in by Planning Director Lysicatos. Mr. Reid stated that parking spaces will be assigned to each resident, and that there is an off-site lot where vehicles could park if there is an overflow. Mr. Reid also stated that the Paterson Planning Board had approved the plan. The parking will be regulated by an electronic gate. Commissioner Edmond asked if there was any provision to prevent cars stacking while waiting to enter the garage. Mr. Reid responded that other similar properties did not have stacking issues. County Engineer Jonathan Pera asked that the applicant's engineer to indicate on the plans the dimension between the gate and the drive lane to verify if traffic would be blocked by waiting vehicles.

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

#### **OLD BUSINESS**

Planning Attorney Abdelhadi and Commissioner Simpson rejoined the meeting.

- Commissioner Edmond asked for clarification on Planning Board dates.
- Staff clarified that the next meeting will be on January 21<sup>st</sup>, and will be the Board's annual re-organization meeting.

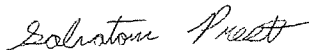
**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

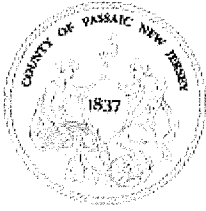
**RESOLUTIONS – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:20 PM that was seconded by Commissioner Martinique. 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) 812-3450

January 13<sup>th</sup>, 2021

Ringwood Planning Board  
60 Margaret King Avenue  
Ringwood, NJ 07456

Re: Site Plan Review – Amoroso Tree Service; 1132 Greenwood Lake Turnpike, Ringwood;  
Block 311, Lot 2.02 (Passaic County File Number SP-20-037)

Members of the Board,

The above referenced site plan dated December 19<sup>th</sup>, 2019, revised as of December 10<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on January 12<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.

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

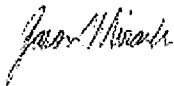
1. The existing right-of-way width and Master Plan right-of-way width (66 feet) of Greenwood Lake Turnpike must be noted on the plans. **Complete.**
2. The plans must show existing features including the stone filled trench and pipe; a separate, large diameter pipe that appears to run through the property and discharges into an inlet in the driveway of the adjacent self-storage facility to the south; the self-storage facility driveways, along with the three inlets and all pipes into and out of those inlets; and the existing landscaping. **The requested drainage facilities (trench, pipes, inlets) must be shown on the plans.**
3. The applicant must provide more information on the stone filled trench and pipe. **Complete.**
4. The following comments pertain to the driveway:
  - a) The driveway must be dimensioned, with a maximum width of 30 feet. **Complete.**

Passaic County Planning Board  
Amoroso Tree Service (SP-20-037)  
1132 Greenwood Lake Turnpike, Ringwood  
Block 311, Lot 2.02

- b) The curb radii shall also be dimensioned. **Complete.**
  - c) The driveway apron must be a minimum of 10 feet from the side property line at the edge of pavement. **Complete.**
5. At the driveway, the applicant must install a stop sign, stop bar, and double yellow centerline. All striping shall be noted as thermoplastic. **The double yellow centerline must be shown on the plans, in addition to the note.**
  6. The applicant must verify the size of the largest vehicles that will be using the driveway. Turning templates must be submitted for the largest vehicle type that will use the driveway. **The turning radii of the vehicle must be included in the plan set, not as an appendix in the drainage report.**
  7. The applicant must submit drainage calculations. **The drainage system must be shown in full before the calculations can be deemed adequate.**
  8. The driveway is shown to be sloped towards Greenwood Lake Turnpike, with stormwater allowed to flow overland into the County right-of-way. The applicant must collect all stormwater on-site, prior to overflow. **The note about grading into the swale is not sufficient; proposed contours must be shown on the plan to indicate if runoff will flow to the County road.**
  9. The applicant shall provide the Corridor Enhancement Fee of \$4,081.00 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  
Jeffrey B. Doolittle, P.E.

Bruce E. Whitaker, Esq.  
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) 812-3450

January 13<sup>th</sup>, 2021

Passaic Planning Board  
330 Passaic Street  
Passaic, NJ 07055

Re: Site Plan Review – Prop. Taco Bell Restaurant; 15 Prospect Street, Passaic; Block 2141, Lot 14 (Passaic County File Number SP-20-044)

Members of the Board,

The above referenced site plan dated October 15<sup>th</sup>, 2020, revised as of November 24<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on January 12<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:

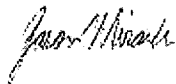
1. The Master Plan right-of-way of must be labelled on the plans.
2. The Passaic County curb detail (attached) must be included in the plan set.
3. The following comments pertain to the Main Avenue driveway:
  - a) The striping at the driveway shall be noted as thermoplastic.
  - b) The stop bar must be placed four (4) feet back from the edge of the sidewalk.
  - c) The plans must show the turning radii at the exit for the largest vehicle allowed to use the drive-through aisle. This vehicle must be able to be perpendicular to Main Avenue at the stop bar.
  - d) A “ONE WAY” (R6-1R) sign shall be installed in the Main Avenue median.
4. The curbing (per County detail) and sidewalk must be replaced along the entire Main Avenue frontage of the site.

Passaic County Planning Board  
Prop. Taco Bell Restaurant (SP-20-044)  
15 Prospect Street, Passaic  
Block 2141, Lot 14

5. The depressed curb note at the location of the current driveway must be removed. The existing depressed curb must be replaced with full-height curbing (per County detail) and sidewalk.
6. The bus stop on Main Avenue must be labelled.
7. The existing roof leaders are connected to an underground system. The new system proposes to collect all stormwater from the site and discharge into the Main Avenue system. The system must be redesigned to limit the volume and flow rate of water discharging into the Main Avenue system, to be no greater than the existing site (not including the roof). A detention system will be required.
8. A trench drain shall be installed at the right-of-way line at the Main Avenue driveway.
9. The applicant must submit any required NJDEP permits.
10. The plans must include a detail of the stone wall along the Main Avenue right-of-way line. The detail must show that the footings will be entirely outside of the County right-of-way.
11. The applicant must provide the Corridor Enhancement Fee of \$4,158.00 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  
Jeffrey Martell, P.E.

Muy Brands, 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)

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 812-3450

Michael Lysicatos AICP, PP  
*Director*

January 13<sup>th</sup>, 2021

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

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

Members of the Board,

The above referenced site plan dated November 6<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on January 12<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 right-of-way width of Broad Street must be labelled on the plans. If there are variations in width, each width must be labelled in the correct location.
2. The applicant shall submit an easement for the northernmost driveway to pass through NJDOT property.
3. The applicant must install new signing and striping all driveways. All striping must be noted as thermoplastic.
4. The southernmost driveway must be a single-lane exit.
5. Detectable warning surfaces must be installed at all sidewalk crossings of the driveways.
6. The condition of the overall sidewalk is acceptable, but a severely displaced section of sidewalk (across from Anderson Street) must be replaced.
7. The plans must include turning templates for the largest vehicle that will be utilizing the site. This is necessary to determine the appropriate width for the southerly driveway. If the

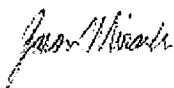
Passaic County Planning Board  
Summit Medical Group (SP-20-045)  
1255 Broad Street, Clifton  
Block 64.06, Lot 1

proposed width is justified due to truck traffic, then the extra width (from a standard driveway width) must be accommodate using mountable curbs.

8. The trip distribution of 85% to the north and 15% to the south is incorrect, since it is based on the existing site that is 100% commuters and is influenced by the proximity of Route 3. The proposed site will be 54% medical offices – that usage should assume a 50/50 split between north and south.
9. The level of service analysis must be redone with a single-lane exit at the south driveway. Level of service calculations must also be provided for the existing condition. The analyses must be detailed by each turning movement, not just the overall approach.
10. A left turn lane must be striped on Broad Street southbound at the southernmost driveway, which may need to be signalized after the recalculation of the level of service based on the one-lane exit. The length of the left turn lane shall be based on the capacity analysis queue.
11. The plans must include driveway profiles for all driveways.
12. The applicant must provide the Corridor Enhancement Fee of \$12,438.00 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  
Antimo A. Del Vecchio, Esq.  
File

Summit Medical Group  
Langan Engineering



## County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Director*

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

January 13<sup>th</sup>, 2021

Woodland Park Planning Board  
5 Brophy Lane  
Woodland Park, NJ 07424

Re: Site Plan Review – Prop. Amazon Fresh Supermarket; 1510 Route 46, Woodland Park; Block 122, Lots 11 & 12 (Passaic County File Number SP-20-046)

Members of the Board,

The above referenced site plan dated September 29<sup>th</sup>, 2020, revised as of November 4<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on January 12<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **conditional approval** pending receipt of the Corridor Enhancement Fee of \$2,889.00 made payable to Passaic County. Upon receipt of the fee, the application shall be granted an unconditional approval.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Robert L. Streker, P.E.

Amazon.com, Inc.  
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) 812-3450

Michael Lysicatos AICP, PP  
*Director*

January 13<sup>th</sup>, 2021

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Meridia Regency on Valley; 1091-1175 Valley Road, Clifton; Block 62.04, Lots 28, 31, 32, 33, 36 & 37 (Passaic County File Number SP-20-047)

Members of the Board,

The above referenced site plan dated November 16<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on January 12<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:

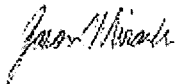
1. The applicant must submit two signed and sealed copies of the referenced survey by Dykstra Walker Design Group.
2. The applicant must submit a subdivision plat for the proposed re-subdivision of the property. This will be reviewed as a separate application (major subdivision). A cross-access easement must be submitted accommodating access between the two proposed lots.
3. The northernmost and southernmost driveways, as they are located adjacent to side property lines, will require the granting of a waiver to remain in their present locations. The applicant must either relocate the driveways OR submit a formal waiver request that includes a justification for the locations of the two driveways on side property lines. The driveways must be a minimum of 10 feet from the side property lines for a waiver to not be required.
4. The plans must indicate signing and striping for the central driveway. All striping must be noted as thermoplastic. The proposed width of the driveway must be justified.
5. Raised driveway aprons, with sidewalk carried across, must be installed at all site driveways per County detail (attached).

Passaic County Planning Board  
Meridia Regency on Valley (SP-20-047)  
1091-1175 Valley Road, Clifton  
Block 62.04, Lots 28, 31, 32, 33, 36 & 37

6. The plans must indicate sight distance at all driveways, considering all physical features including the proposed wall.
7. The truck exit from the central driveway is unacceptable, as the truck cannot stop anywhere close to being perpendicular to Valley Road and cannot sight to the north.
8. A queuing analysis must be provided for the proposed valet operations, which could cause queues to back up onto Valley Road.
9. The drive aisle parallel to Valley Road must allow for a vehicle to exit perpendicular to Valley Road – which is required for a driver to adequately see conflicting traffic on Valley Road in both directions. The drive aisle must not encroach into the County right-of-way at any point.
10. The applicant must explain why delay calculations were not provided for the build condition for the north and central driveways.
11. The stone wall between the southern and central driveways is in the clear zone and must be removed. The applicant must provide a footing detail for the banquet hall canopy, which shall indicate whether the footings encroach into the County right-of-way.
12. The proposed drainage system will divert a significant area of stormwater to the Valley Road system. The method of operation of the proposed system, and the assessment of the adequacy of the existing Valley Road system to handle this diversion, are not apparent from the drainage report. In addition, the plans state that the location and details of the emergency overflow are to be coordinated with the architect. This must be addressed in future submissions.
13. The applicant must provide the Corridor Enhancement Fee of \$17,904.00 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  
Arthur Kuyan, P.E.

Dennis P. Liloia, Esq.  
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**  
TEL (973) 569-4040  
FAX (973) 812-3450

January 13<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartment Building; 148-154 Straight Street, Paterson; Block 3615, Lots 7, 8 & 9 (Passaic County File Number SP-20-048)

Members of the Board,

The above referenced site plan dated January 13<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board on January 12<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.

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

1. The zoning table must include existing site information, where applicable.
2. The plans must show the existing curb ramp and crosswalk at the corner of Fair Street and Straight Street.
3. The distance between the parking garage gate and the drive lane of Fair Street must be dimensioned on the plan.
4. The drainage calculations are only for the increase in impervious area – the system must be designed to handle all the runoff from the site.
5. The plans must include a roof leader plan.
6. The applicant must clarify where the overflow will be directed if the seepage pit fails.

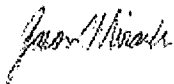


Passaic County Planning Board  
Prop. Apartment Building (SP-20-048)  
148-154 Straight Street, Paterson  
Block 3615, Lots 7, 8 & 9

7. The plans must include a footing detail for the Straight Street frontage of the site. The footings must not encroach into the County right-of-way.
8. The applicant shall acknowledge in writing that they shall bear maintenance responsibility for the shade trees proposed within the Straight Street right-of-way.
9. The applicant must provide the Corridor Enhancement Fee of \$2,001.00 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  
Alan J. Mariconda, Esq.  
File

JCM Investors 1012, LLC  
Matthew Evans