

**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, July 22<sup>nd</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; Joseph Metzler, Commissioner; Miguel Diaz, Commissioner; County Engineer Jonathan Pera; Kenneth Simpson, Commissioner; Steve Edmond, Alternate (voting for Commissioner Gervens); Terry Duffy, County Commissioner

**OTHERS PRESENT:** Shabir Shehabuddin, Esq., sitting for Planning Board Counsel Abdelhadi; Michael Lysicatos, Planning Director; Andras Holzmann, Supervising Planner; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

**MINUTES:** A motion to adopt the minutes of the July 8<sup>th</sup>, 2021 meeting was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously.

**PLANNING DIRECTOR'S REPORT:** Supervising Planner Holzmann reported on the following initiatives:

- The Planning Department is wrapping up a business survey and should have a report by the end of summer to present to the board. The report will help show some economic development trends in the county.
- Staff met with the Borough of Bloomingdale to discuss a Highlands Grant that the county had received. The grant allows for conceptual engineering of the intersection of Main Street and Reeve Avenue in Bloomingdale. County staff is working with Bloomingdale to find out what their priorities and placemaking goals are, to develop the concept to meet local needs.
- Staff also met with the Borough of Ringwood to discuss the Highlands Grant regarding scoping and feasibility of a pedestrian bridge near Skyline Drive and Erksine Road.
- The Planning Department is progressing on a grant supported signal coordination project encompassing Paterson-Hamburg Turnpike, West Broadway, and Main Avenue passing through Paterson, Clifton, and Wayne. The projects goal is to optimize signals on the corridor, and the department is preparing a scoping document to send to the NJDOT.
- The Highlands Rail Trail Phase II and Morris Canal Greenway projects are progressing through the design phase.

**PUBLIC PORTION:** Commissioner Metzler made a motion to open the meeting to the public which was seconded by Commissioner Diaz. 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-21-025 – Proposed Dental Office – 6 Main Avenue, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed a rear addition to an existing commercial building, which will be used as a dentist office. The building is

currently vacant. The site has frontage on Main Avenue in Clifton, adjacent to the Essex County border. This application was withheld on June 10<sup>th</sup>, 2021 with 5 comments.

The applicant has proposed to construct a 1,960 sq. ft. addition onto an existing commercial building. The applicant has proposed to have two parking lots on site that will have a total of 19 parking spaces. The westernmost parking lot will have access via Robert Street, a municipal street. The applicant has proposed to close an existing driveway on Main Avenue that had connected to the westernmost parking lot. The applicant has proposed to maintain the existing driveway on Main Avenue for the easternmost parking lot. The applicant has indicated that this parking lot will be marked as an employee-only parking lot. The applicant has not indicated any changes to the existing sidewalk and curbing along the frontage of the site.

Regarding the drainage, the applicant has proposed to connect all roof leaders to an inlet on Robert Street. The applicant has also proposed to construct a trench drain at the Main Avenue driveway. It is not clear if there are any connections to Main Avenue from the Roberts Street inlet. There is an existing shade tree to remain on the Main Avenue frontage of the site. The applicant has proposed to plant two (2) additional European Hornbeam shade trees in addition to shrubs and groundcovers.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The Main Avenue driveway must be removed from the plans. If the applicant wishes to maintain the driveway, there are multiple design waivers that are required. The applicant would need to submit a written request justifying the necessary waivers to operate a driveway on Main Avenue (while having access along Robert Street), to operate a driveway within 10 feet of the side property line, and to provide parking spaces within 20 feet of the right-of-way line of Main Avenue. The driveway apron must include flared ends as on the detail. No runoff shall be directed towards Main Avenue (as designed, gutter discharge will flow towards Main Avenue). The applicant must show the connecting pipe on Robert Street.

Commissioner Edmond asked if there was adequate room for a car to turn around when the employee lot is full. County Engineer Pera stated that with a 24-foot-wide clearance a car should be able to turn around. Commissioner Edmond asked that the applicant show that turning movement on the plans.

Kevin Robine, engineer for the applicant, was sworn in. He stated that the spaces would be assigned to avoid non-employee or overflow vehicles from entering the lot.

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

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

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

#### **SP-21-007 – Meridia Pompton Lakes – 257-269 Wanaque Avenue, Pompton Lakes**

Staff explained that this is a new site plan application in which the applicant has proposed to demolish all existing buildings on site and construct two (2) five-story mixed use buildings. The site has frontage along Wanaque Avenue in Pompton Lakes.

The applicant has proposed to construct two (2) mixed use 5-story buildings and a parking garage on site. There will be a total of 7,085 sq. ft. of commercial space and 212 dwelling units across both buildings.

Both mixed use buildings will also have parking on the basement and first floor of each building. The combined total parking on site, including the proposed parking garage, will be 276 parking spaces. The first floor parking lot will have access via a fill access driveway on Wanaque Avenue, a county road. The basement parking lot will have access via a driveway ramp from Babcock Place, a municipal road. The parking garage will have access via a driveway on Lenox Avenue, a municipal road. The applicant has proposed replacing the sidewalk and curbing along the site frontage.

Regarding the drainage, the applicant has proposed connecting roof leaders to an existing inlet in the Pond Hole parking lot. No on-site detention is proposed. The applicant has proposed installing an inlet in the parking garage and connecting it to an existing inlet on Lenox Avenue. No landscaping is proposed on site.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. Both the Babcock Place/Wanaque Avenue intersection and the Wanaque Avenue driveway have substandard site distance and cannot be used as exits as currently configured. Exiting traffic should be directed to the rear of the site towards Colfax. Signalization may be necessary at the Colfax/Wanaque intersection. The Wanaque Avenue driveway must either be eliminated or reconfigured as an exit-only driveway. The Babcock Place driveway referenced in the traffic report must be clearly indicated on the site plan. Parking spaces may be located within 20 feet of County right-of-way. This must be dimensioned on the plans. The driveway apron must include a raised sidewalk and flared ends, per County detail.

The plans must include the roof leaders and a roof drainage plan. The applicant must provide correspondence stating that they will be responsible for the maintenance of all proposed landscaping within the County right-of-way. The proposed loading area/drop off area on Wanaque Avenue must be eliminated. This loading area would only worsen the sight distance issue at this intersection, for traffic exiting Babcock Place onto Wanaque Avenue. The crosswalk at the Babcock Place intersection must be of continental design, with the rectangles parallel to traffic flow on Wanaque Avenue, and the two longitudinal lines removed. A crosswalk across Wanaque Avenue, at Babcock Place, should remain. The Corridor Enhancement Fee of \$3,941.00 must be provided, payable to Passaic County.

Commissioner Edmond expressed concern about the Wanaque Avenue driveway, even as an entrance only driveway. He also expressed concern regarding any gates or controlled entrances to the parking garage.

John Corak, traffic engineer for the applicant, was sworn in. He stated that the driveway on Wanaque Avenue had a gate at the entrance, and that it would be controlled by key fob. He also clarified that the location of the gate would be at the building line. He stated that the building would be further set back from the property line than the existing building, which improved the site line from the existing condition. Planning Engineer Pera stated that he still had issues with the sight triangle that the current configuration would have. Planning Director Lysicatos also expressed concern with the sight triangles.

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

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

County Engineer Pera asked about drainage flow from the site. Arthur Kuyan, engineer for the applicant, was sworn in. He stated that the drainage that would flow towards Wanaque Avenue was going to be

directed towards the Pond Hole parking lot, which is a controlled drainage system. Commissioner Edmond asked that the applicant get an agreement with Pompton Lakes stating that the applicant can connect into the municipal storm system. County Engineer Pera asked that the applicant mark the flow of the drainage and all of the flow of the water into the river.

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

**SP-21-032 – Proposed Art Gallery – 386-390 Lakeview Avenue, Clifton**

Staff explained that this is a new site plan application in which the applicant has proposed to demolish an existing building on site and construct a two-story arts gallery. The existing building will be razed but the foundations will be used for construction. The site has frontage along Lakeview Avenue in Clifton.

The proposed building will have 1661 sq. ft. footprint for a proposed arts gallery. The site will have access via a driveway on East Fifth Street, a municipal road. The site will have a total of 13 parking spaces on site. The applicant has proposed to keep the existing curb cut and driveway apron. The applicant has not proposed any changes to the existing sidewalk or curbing. Regarding the drainage, the applicant has not provided information about drainage on site. The site slopes towards the county right of way. The applicant has not proposed to add any landscaping or shade trees.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. A graphic scale must be included on the plan. The name and address of the applicant and the owner must be noted on the plans. The applicant must submit copies of the referenced survey. The property line must be clearly indicated on the site plan. The drop curb on Lakeview Avenue must be replaced with full-height curbing, per County detail. The applicant must submit a drainage plan. The grass strip between the sidewalk and the roadway should be re-stored, as on the adjacent property. The existing planter must be re-planted with a shade tree. Please coordinate with County staff to determine an appropriate tree species for the location (with overhead wires). The Corridor Enhancement Fee of \$1,502.00 must be provided payable to Passaic County.

County Engineer Pera asked for clarification on the existing brick wall that encroaches onto the county right of way. If it must stay, an encroachment permit will need to be applied for.

Dominic Iannarella stated that the site was in conformance to the neighboring properties and sidewalk arrangement.

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

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

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

**SP-18-049 – Taylor Court – 555-563 Main Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 4-story building with thirty (30) residential units on a site that is currently vacant. The property has frontage along Main Street in Paterson. This application was withheld on March 4<sup>th</sup>, 2021 with 11 conditions.

The proposed building will have 45 bedrooms across 30 dwelling units. The site will include a ground-level parking garage, containing 30 parking spaces. The garage will have access to Main Street via two one-way driveways. The applicant has proposed to replace the existing curbing and sidewalk. Regarding drainage, the site is sloped away from Main Street. The applicant has proposed to connect the roof leaders to on-site inlets, which connect into an on-site detention system. The applicant has removed a previously proposed overflow pipe that would have connected to Main Avenue. The applicant has proposed to plant two (2) Allegheny serviceberry 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 site should either have a single driveway or two driveways with one-way circulation. If the latter, the one-way driveways must be no wider than 15'. The following comments pertain to the proposed driveway and circulation: A two-faced, one-way sign must be installed at each driveway. The proposed ONE WAY signs must be placed 18 inches from the curb. The applicant must also install two (2) R5-1 (DO NOT ENTER) signs at each driveway. The proposed DO NOT ENTER (R5-1) signs must be placed 18 inches from the curb at the exit driveway.

For all driveways proposed along Main Street, parking should be prohibited for 25 feet looking left and 20 feet looking right, measured from the end of the curb cut. Please send a written request to the municipality to pass an ordinance for this restriction and provide a copy of all correspondence. Approval of the application is not contingent upon any action by the municipality on this request. A parking prohibition is only needed at the exit driveway. The applicant must install NO STOPPING OR STANDING signs with arrows on both ends of the prohibition. The applicant must submit their correspondence to the City requesting the prohibition. The applicant must submit correspondence to the City requesting City Council adoption of the proposed parking prohibition.

Commissioner Edmond asked for clarification of the removal of the gates on site.

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

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

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

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

Staff explained that This is a previously withheld site plan application in which the applicant has proposed to construct a one-story addition to an existing commercial structure. The applicant has also proposed to remove a gravel area in the rear of the site and replace it with seeded topsoil. The site has frontage along Paterson-Hamburg Turnpike in Wayne. This application was withheld on April 1<sup>st</sup>, 2021 with 8 conditions.

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

portions of the sidewalk and curbing at the site frontage. The applicant has proposed to plant shrubs along the county frontage.

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

The site driveway is located along the property line with Lot 5, with no physical separation from the adjacent property. There should be sufficient room to provide a 24-foot driveway with separation from the side property line. The applicant shall provide a curbed island with landscaping adjacent to the property line. If the applicant wishes to maintain the existing driveway along the property line with no physical separation at the rear of the site, a cross-access easement will need to be provided. The applicant must submit a cross-easement for shared access with the adjacent parcel. The driveway apron shall include a raised sidewalk and flared ends, per County detail.

The following comments pertain to signing and striping at the driveway: The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk. The 4-foot offset between the sidewalk and the stop bar must be dimensioned. The stop bar must be noted as 12" and white. The stop bar is not fully labelled (12", white, thermoplastic) as stated in the applicant's letter. The "STOP" sign is shown on the other side of the sidewalk from the driveway. It must be placed adjacent to the stop bar. The proposed stop sign must be relocated behind the sidewalk. All striping shall be noted as thermoplastic. See comment 4b.

The site is sloped towards Paterson-Hamburg Turnpike, and the plans do not indicate any drainage mitigation. All stormwater must be intercepted at the right-of-way line. All runoff must be intercepted at the right-of-way line. If there is no pipe to connect to, the applicant will need to install a connecting pipe to the nearest facility or handle all runoff on-site.

The applicant must submit a driveway profile indicating a slope of no greater than 2% for the first 50 feet back from the right-of-way line. No driveway profiles were included in the plan set. The applicant has requested a waiver to allow for slopes in excess of 2%. The applicant must justify the requested waiver.

Commissioner Edmond asked that the applicant design a better protection for the existing telephone pole and proposed stop sign.

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

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

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

**SP-21-035 – 100 Delawanna Avenue – 100 Delawanna Avenue, Clifton**

Staff explained that this is new site plan application in which the applicant has proposed to construct elevated solar panels above an existing parking lot. The applicant will not be changing the existing

building on site. The applicant has not proposed any changes to the existing parking layout or driveway. Regarding the drainage, the site slopes away from Delawanna Avenue. No change are proposed to existing sidewalk, curbing, or landscaping.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. Shade trees shall be provided along the frontage, on the outside of the sidewalk area. The Corridor Enhancement Fee of \$13,351.00 must be provided payable to Passaic County.

No comments were made by the board.

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

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

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

**OLD BUSINESS – None.**

#### **NEW BUSINESS**

A motion to authorize Chair Redmon to sign a letter of support for the pickleball court installations at Dunney and Ravine Parks as part of the Green Acres Program and construction-themed playground at Lakeview Park through an Urban Parks Application in the City of Clifton was made by Commissioner Metzler and seconded by Commissioner Edmond. The motion passed unanimously.

**CORRESPONDENCE – None.**

#### **RESOLUTIONS**


A motion to accept the following unconditional approval resolutions was made by Commissioner Metzler and seconded by Commissioner Diaz. The resolutions are:

- 2021-018 (SP-19-009) – 415 Wagaraw Road, Hawthorne
- 2021-019 (SP-19-023) – 840 Main Street, Paterson
- 2021-020 (SP-19-032) – 475-495 High Mountain Road, North Haledon

The motion passed unanimously.

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:33 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS



# County of Passaic

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

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
Director

July 27<sup>th</sup>, 2021

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Prop. Dental Office; 6 Main Avenue, Clifton; Block 82.06, Lot 15  
(Passaic County File Number SP-21-025)

Members of the Board,

The above referenced site plan dated March 25<sup>th</sup>, 2021, revised as of July 6<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on July 22<sup>nd</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 Main Avenue driveway must be removed from the plans. If the applicant wishes to maintain the driveway, there are multiple design waivers required. The applicant would need to submit a written request justifying the necessary waivers to operate a driveway on Main Avenue (while having access along Robert Street), to operate a driveway within 10 feet of a side property line, and to utilize parking spaces within 20 feet of the right-of-way line of Main Avenue adjacent to the driveway. **The applicant has proposed to relocate the driveway opening outside of the 10-foot setback from the side property line. The two remaining waivers have been granted by the Board on the condition that the Main Avenue driveway be signed for employee parking only and the employee parking spaces assigned. The driveway apron must also be revised to include flared ends as on the County detail.**
2. No runoff shall be directed towards Main Avenue (as designed, gutter discharge will flow towards Main Avenue). **The applicant must show the connecting pipe on Robert Street, including all necessary elevation labels.**



Passaic County Planning Board  
Prop. Dental Office (SP-21-025)  
6 Main Avenue, Clifton  
Block 82.06, Lot 15

3. The invert elevation at the proposed drainage connection must be verified prior to construction. **Complete.**
4. The applicant shall plant additional shade trees along the Main Avenue frontage of the site, outside of the County right-of-way. The applicant shall verify if the existing shade tree is to remain. **Complete.**
5. The applicant must submit the Corridor Enhancement Fee of \$3,439.00 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  
Dykstra Walker Design Group  
File

Lawrence A. Calli, Esq.  
Rubin & Ann Rabinowitz



# County of Passaic

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
Director

July 27<sup>th</sup>, 2021

Pompton Lakes Planning Board  
25 Lenox Avenue  
Pompton Lakes, NJ 07442

Re: Site Plan Review – Meridia Pompton Lakes; 257-269 Wanaque Avenue, Pompton Lakes;  
Block 6300, Lots 7, 25.01, 25.02, 25.03, 26 & 27 (Passaic County File Number SP-21-007)

Members of the Board,

The above referenced site plan dated September 11<sup>th</sup>, 2020, revised as of January 29<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on July 22<sup>nd</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:

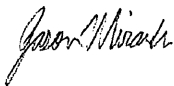
1. The applicant must submit a separate Passaic County Planning Board application for the proposed Minor Subdivision.
2. Both the Babcock Place/Wanaque Avenue intersection and the Wanaque Avenue driveway have substandard site distance and cannot be used as exit driveways as currently configured. Exiting traffic shall be directed to the rear of the site towards Colfax Avenue. Signalization may be necessary at the Colfax/Wanaque intersection. The Wanaque Avenue driveway must either be eliminated or reconfigured as an exit-only driveway. The Babcock Place driveway referenced in the traffic report must be clearly indicated on the site plan.
3. At the Wanaque Avenue driveway, the distance between the sidewalk and the proposed garage gate shall be dimensioned on the plans. There must be enough room for a car between
4. Parking spaces may be located within 20 feet of County right-of-way. This must be dimensioned on the plans.
5. The driveway apron must include a raised sidewalk and flared ends, per County detail (attached).

Passaic County Planning Board  
Meridia Pompton Lakes (SP-21-007)  
257-269 Wanaque Avenue, Pompton Lakes  
Block 6300, Lots 7, 25.01, 25.02, 25.03, 26 & 27

6. The plans must show all roof leaders and drainage connections, including the proposed connection into the “Pond Hole” drainage system owned by the Borough of Pompton Lakes. The plans must also indicate the flow of stormwater discharge into the Wanaque River. The applicant must submit copy of Borough correspondence approving the proposed connection into the Borough’s drainage system.
7. The applicant must provide correspondence stating that they will be responsible for the maintenance of all proposed landscaping within the County right-of-way.
8. The proposed loading area/drop off area on Wanaque Avenue must be eliminated from the plans. This loading area would only worsen the existing sight distance issue for traffic exiting Babcock Place onto Wanaque Avenue.
9. The crosswalk at the Babcock Place intersection must be of continental design, with the rectangles parallel to traffic flow on Wanaque Avenue, and the two longitudinal lines removed. A crosswalk across Wanaque Avenue, at Babcock Place, shall remain and also be of continental design.
10. The Corridor Enhancement Fee of \$3,941.00 must be provided 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                      Stonefield Engineering & Design  
      Meridia Pompton Lakes 261, Urban Renewal, LLC    File



# County of Passaic

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

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## PLANNING BOARD

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

Michael Lysicatos AICP, PP  
*Director*

July 27<sup>th</sup>, 2021

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Proposed Art Gallery (Palestinian American Community Center); 386-390 Lakeview Avenue, Clifton; Block 5.24, Lots 12 & 15 (Passaic County File Number SP-21-032)

Members of the Board,

The above referenced site plan dated October 27<sup>th</sup>, 2020, revised as of May 1<sup>st</sup>, 2021, was reviewed by the Passaic County Planning Board on July 22<sup>nd</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. A graphic scale, in addition to the written scale, must be included on all plan diagrams.
2. The name and address of the applicant and the owner must be noted on the plans.
3. The applicant must submit copies of the referenced survey by Morgan Surveying.
4. The property line must be clearly indicated on the site plan.
5. The drop curb on Lakeview Avenue must be replaced with full-height curbing, per County detail (attached). The sidewalk may also need to be replaced to achieve the required grading.
6. The applicant must submit a grading and drainage plan. Under the existing conditions, the parking lot pavement runs directly into the sidewalk. Given the slope of the site, all stormwater must be intercepted at the right-of-way line.

Passaic County Planning Board  
Prop. Art Gallery (SP-21-032)  
386-390 Lakeview Avenue, Clifton  
Block 5.24, Lots 12 & 15

7. The grass strip between the sidewalk and the roadway shall be re-stored, as on the adjacent property. The existing planter must be re-planted with a shade tree. The applicant should coordinate with County staff to determine an appropriate tree species for the location (with overhead wires).
8. The applicant must submit an application (attached) for an Encroachment Permit to permit the existing encroachments (brick walls, stoop, canopy, sign) on Lot 15 to remain. The Encroachment Permit will be subject to the approval of the Board of County Commissioners.
9. The Corridor Enhancement Fee of \$1,502.00 must be provided 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  
Dominic Iannarella, Esq.  
Anwar Alkhatib

Palestinian American Community Center  
United Holy Land Fund, Inc.  
File



# County of Passaic

Department of Planning & Economic Development  
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## PLANNING BOARD

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

Michael Lysicatos AICP, PP  
Director

July 27<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Taylor Court; 555-563 Main Street, Paterson; Block 5809, Lots 21, 22, 23, 24 & 25 (Passaic County File Number SP-18-049)

Members of the Board,

The above referenced site plan dated January 21<sup>st</sup>, 2021, revised as of June 14<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on July 22<sup>nd</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. For all plan diagrams, provide a graphic scale in addition to a written scale. Already complete.
2. The name and address of the applicant and the owner must be noted on the plans. Already complete.
3. Provide the proposed area of disturbance. The square footage of the area of disturbance shall be noted on the Soil Erosion Plan. **Complete.**
4. The site should either have a single driveway or two driveways with one-way circulation. If the latter, the one-way driveways must be no wider than 15'. **The following comments pertain to the proposed driveway and circulation:**
  - a) The applicant shall justify the proposed circulation, including clarification on the location of the entrance to the left of the exit (for northbound vehicles travelling in the right lane). **Complete.**
  - b) A two-faced, one-way sign must be installed at each driveway. **The proposed ONE WAY signs must be placed 18 inches from the curb.**

Passaic County Planning Board  
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Block 5809, Lots 21, 22, 23, 24 & 25

- c) The applicant must also install two (2) R5-1 (DO NOT ENTER) signs at each driveway. **The proposed DO NOT ENTER (R5-1) signs must be placed 18 inches from the curb at the exit driveway.**
  - d) The plans must show sight distance to pedestrians, taking into account the walls. **Complete.**
  - e) The stop bar must be relocated a minimum of four (4) behind the inner edge of the sidewalk. **Complete.**
5. Provide raised driveway apron(s), per County detail (attached), for the site driveway(s). The apron(s) should not have any curvature. Already complete.
  6. There must be no parking spaces within 20 feet of the right-of-way that are accessible from the entrance driveway. Already complete.
  7. Provide a justification for the discrepancy between the required number of parking spaces and the proposed number of spaces. The justification must include evidence that the parking deficiency would not adversely impact Main Street. Already complete.
  8. Provide drainage calculations. Already complete.
  9. Provide approval from the City of Paterson allowing the proposed drainage connection into the Main Street combined sewer system. Show all storm drain/combined sewer pipes in Main Street. The applicant must receive approval from the City to connect into the combined sewer. The Main Street storm drain must be shown on the plans. **Complete.**
  10. Please clarify whether there would be an on-site retention or detention system, as one is referenced in the City's Planning Board resolution. If so, it must be shown on the plans with a detail. What is the bottom elevation of the Stormtech system? This must be shown on the plan and the detail. What is the purpose of the overflow pipe, and when will it be in use? **Complete.**
  11. The existing inlet along Main Street that is being connected into is shown as an invert of 129.12, but should be noted as 127.12. Already complete.
  12. Please note on the plans the color and material (which should be thermoplastic) for all striping. Already complete.
  13. A landscaping table is included in the plan set, but the proposed landscaping is not shown on a plan diagram. All proposed landscaping, which should include shade trees along Main Street, must be shown on the plans. The tree labelled "12" tree" in the middle of the frontage must be identified in the table. The applicant must provide a note indicating that the property owner will be responsible for the maintenance of all trees within the right-of-way along the Main Street frontage of the site. **Complete.**

Passaic County Planning Board  
Taylor Court (SP-18-049)  
555-563 Main Street, Paterson  
Block 5809, Lots 21, 22, 23, 24 & 25

14. For all driveways proposed along Main Street, parking should be prohibited for 25 feet looking left and 20 feet looking right, measured from the end of the curb cut. Please send a written request to the municipality to pass an ordinance for this restriction and provide a copy of all correspondence. Approval of the application is not contingent upon any action by the municipality on this request. A parking prohibition is only needed at the exit driveway. The applicant must install NO STOPPING OR STANDING signs with arrows on both ends of the prohibition. The applicant must submit their correspondence to the City requesting the prohibition. **The applicant must submit correspondence to the City of Paterson requesting Council adoption of the proposed parking prohibition.**
15. The County recommends that the applicant provide bicycle parking outside of the right-of-way of Main Street. Already complete.
16. Provide the Corridor Enhancement Fee of \$2,500.00 payable to Passaic County.  
**Incomplete.**
17. The label for the inlet at the southwest corner of the site must include E and W inverts.  
**Complete.**
18. The building cannot overhang the County right-of-way. Similarly, the proposed wall-mounted lights must be recessed behind the right-of-way line. **Complete.**
19. The applicant must provide a footing detail for the proposed footings of the building, showing that the footings will not encroach into the right-of-way. **Complete.**
20. The applicant must clarify if gates will be provided at the entrance and exit of the parking garage. If so, information on the gate operations must be provided. The gates must be indicated on the plans, and must be a minimum of 20 feet from the inner edge of the travel lane of Main Street. **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

Taylor Court, LLC  
Bleeker Architectural Group, LLC





# 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

July 26<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

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

Members of the Board,

The above referenced site plan dated February 26<sup>th</sup>, 2021, revised as of June 30<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on July 22<sup>nd</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 provide a dedication to the County Master Plan right-of-way. The existing right-of-way is 66 feet. The Master Plan right-of-way is 100 feet. The dedication shall extend no more than 50 feet from the roadway centerline. The applicant must submit a deed of dedication, including a Seller's Residency Certification/Exemption and Affidavit of Consideration for Use by Seller, and property description for review by staff. **The deed and property description referenced in the applicant's response letter must be submitted for review by County staff.**
2. The site driveway is located along the property line with Lot 5, with no physical separation from the adjacent property. There should be sufficient room to provide a 24-foot driveway with separation from the side property line. The applicant shall provide a curbed island with landscaping adjacent to the property line. If the applicant wishes to maintain the existing driveway along the property line with no physical separation at the rear of the site, a cross-access easement will need to be provided. **The applicant must submit a waiver request including a justification, for the Board to consider allowing a driveway within 10 feet of a side property line. The applicant must submit a cross-easement permitting shared access with Lot 5. The driveway apron shall include a raised sidewalk and flared ends, per County detail (attached).**

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

3. The applicant must provide additional information on the use of Lot 1, to the rear. **Complete.**
4. The following comments pertain to signing and striping at the driveway:
  - a) The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk. **The 4-foot offset between the sidewalk and the stop bar must be dimensioned.**
  - b) The stop bar must be noted as 12” and white. **The stop bar is not fully labelled (12”, white, thermoplastic) as stated in the applicant’s letter.**
  - c) The “STOP” sign is shown on the other side of the sidewalk from the driveway. It must be placed adjacent to the stop bar. **The proposed “STOP” sign must be relocated behind the sidewalk. This may require the sidewalk to be located on the adjacent property (Block 3206, Lot 5).**
  - d) The applicant shall provide a double yellow centerline. **Complete.**
  - e) All striping shall be noted as thermoplastic. **See comment 4b.**
5. The site is sloped towards Paterson-Hamburg Turnpike, and the plans do not indicate any drainage mitigation. All stormwater must be intercepted at the right-of-way line. **All runoff must be intercepted at the right-of-way line. If there is no existing pipe to connect to, the applicant will either need to install a connecting pipe to the nearest facility or handle all runoff on the site. Any connections to a drainage system under County jurisdiction will require approval by the Board of County Commissioners for a Storm Drain Connection Permit.**
6. The applicant must submit a driveway profile indicating a slope of no greater than 2% for the first 50 feet back from the right-of-way line. **The requested driveway profiles must be provided. The applicant has requested a waiver to allow for slopes in excess of 2%. The applicant must submit a written justification for the requested waiver.**
7. The applicant shall coordinate with the County Engineer’s Office on the proposed County plans along the frontage of the site as part of the Paterson-Hamburg Turnpike & Alps Road Intersection project. The applicant shall provide a sheet with the County plans superimposed onto the proposed site plan. **Complete.**
8. The proposed shade trees would likely conflict with either the sidewalk or overhead electric lines. The applicant should coordinate with County staff to select a more appropriate shade tree species. **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,

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



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Kipiani Real Estate, LLC  
Tung-To Lam, P.E.

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



# 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*

July 27<sup>th</sup>, 2021

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Proposed Solar Carport Facilities; 100 Delawanna Avenue, Clifton; Block 61.03, Lot 27 (Passaic County File Number SP-21-035)

Members of the Board,

The above referenced site plan dated May 20<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on July 22<sup>nd</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 401 Grand Street, Room 417, Paterson, NJ 07505.

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

1. The applicant shall provide stop bars (12", white), stop signs, and centerlines (double yellow) at both driveways. All striping shall be noted as thermoplastic.
2. Shade trees shall be provided along the frontage, on the outside of the sidewalk area.
3. The Corridor Enhancement Fee of \$13,351.00 must be provided 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  
Telx Clifton-1, LLC  
FWH Associates, P.A.

Core Development Group  
Dana Hall, Esq.  
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-18 (SP-19-009)

WHEREAS, the applicant, Vish Dev Star, LLC (“the Applicant”) submitted a site plan application for the property located on Block 19, Lots 5, 17, 18, 19, 20 & 21 in the Borough of Hawthorne, New Jersey, with an address of 415 Wagaraw Road, Hawthorne, NJ 07506; and

WHEREAS, the application was given a file number of SP-19-009; and

WHEREAS, on July 22<sup>nd</sup>, 2021, the site plan (“the final site plan”) prepared by Rigg Associates, P.A. dated February 4<sup>th</sup>, 2019, revised as of October 14<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on April 20<sup>th</sup>, 2020, staff deemed that all conditions of the Board’s approval had been satisfied and issued a letter of unconditional approval to the Applicant and the Hawthorne Board of Adjustment for the final site plan.

WHEREAS, the Applicant will be required to apply for any County permits deemed necessary based on the final site plan, and those permits will be subject to the approval of the Passaic County Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that this site plan application is hereby approved subject to the Applicant’s compliance with the final site plan. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Hawthorne Board of Adjustment. Any further revision of the site plan must be submitted for consideration by the Board.

**Attest: Approved by the Passaic County Planning Board on July 22, 2021**

Moved By: Metzler

Seconded By: Diaz

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

Nay: None

Abstained: None

Absent: Best, Gervens, Lepore, Martinique

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Nakima Redmon, Chairman  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: July 22, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-19 (SP-19-023)

WHEREAS, the applicant, Bank of America (“the Applicant”) submitted a site plan application for the property located on Block 2704.01, Lots 1 & 5 in the Township of Wayne, New Jersey, with an address of 1005 Hamburg Turnpike, Wayne, NJ 07470; and

WHEREAS, the application was given a file number of SP-19-023; and

WHEREAS, on October 17<sup>th</sup>, 2019, the site plan prepared by Koestner Associates dated May 17<sup>th</sup>, 2018, revised as of September 10<sup>th</sup>, 2019, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on April 27<sup>th</sup>, 2021, staff reviewed a site plan (“the final site plan”) prepared by Koestner Associates dated May 17<sup>th</sup>, 2018, revised as of February 2<sup>nd</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Wayne Planning Board for the final site plan; and

WHEREAS, the Applicant shall also be held to the submitted architectural drawings prepared by Michael J. Romanik dated October 1<sup>st</sup>, 2018, revised as of January 11<sup>th</sup>, 2021; and

WHEREAS, the Applicant will be required to apply for any County permits deemed necessary based on the final site plan, and those permits will be subject to the approval of the Passaic County Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that this site plan application is hereby approved subject to the Applicant’s compliance with the final site plan. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the Wayne Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

**Attest: Approved by the Passaic County Planning Board on July 22, 2021**

Moved By: Metzler

Seconded By: Diaz

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

Nay: None

Abstained: None

Absent: Best, Gervens, Lepore, Martinique

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Nakima Redmon, Chairman  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: July 22, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-20 (SP-19-032)

WHEREAS, the applicant, High Mountain Properties, LLC & Overlook Properties, LLC (“the Applicant”) submitted a site plan application for the property located on Block 18.01, Lots 8 & 10 in the Borough of North Haledon, New Jersey, with an address of 475-495 High Mountain Road, North Haledon, NJ 07508; and

WHEREAS, the application was given a file number of SP-19-032; and

WHEREAS, on January 30<sup>th</sup>, 2020, the site plan prepared by Onello Engineering dated June 5<sup>th</sup>, 2019, revised as of January 17<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on April 21<sup>st</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Onello Engineering dated June 5<sup>th</sup>, 2019, revised as of February 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the North Haledon Planning Board for the final site plan; and

WHEREAS, the Applicant will be required to apply for any County permits deemed necessary based on the final site plan, and those permits will be subject to the approval of the Passaic County Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that this site plan application is hereby approved subject to the Applicant’s compliance with the final site plan. Said approval is contingent upon receipt of approval from all other reviewing authorities, including but not limited to the North Haledon Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

**Attest: Approved by the Passaic County Planning Board on July 22, 2021**

Moved By: Metzler

Seconded By: Diaz

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

Nay: None

Abstained: None

Absent: Best, Gervens, Lepore, Martinique

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Nakima Redmon, Chairman  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: July 22, 2021



## County of Passaic

Department of Planning and Economic Development  
401 Grand Street, Room 417  
Paterson, NJ 07505  
(973) 569-4040 (973) 812-3450 Fax

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

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MICHAEL LYSICATOS AICP, PP  
*Director*

July 13, 2021

James Anzaldi, Mayor  
City of Clifton  
900 Clifton Avenue  
Clifton, NJ 07013

Dear Mayor Anzaldi,

The Passaic County Planning Board would like to provide its support to the City of Clifton's request for funding from the NJDEP's Urban Parks Grant for their 'construction-themed' playground at Lakeview Park. The playground will be a positive addition to the City and will encourage young children to stay healthy by staying active, but also create a safe area where they can play. The safety of children is one of our highest priorities. We are also pleased with the proposed removal of the wood chip surfaces and the project's plan to replace them, along with the basketball courts and walking path, with artificial turf.

All of these improvements will serve to create a more diversified area for safe recreation for children and young adults. This project is consistent with the goals of the *Passaic County Parks, Recreation, and Open Space Master Plan (2014)* and we give full support for this project and recommend it be considered for the NJDEP's Urban Parks Grant funding.

Sincerely,

Nakima Redmon  
Chair, Passaic County Planning Board





## County of Passaic

Department of Planning and Economic Development  
401 Grand Street, Room 417  
Paterson, NJ 07505  
(973) 569-4040 (973) 812-3450 Fax

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MICHAEL LYSICATOS AICP, PP  
*Director*

July 13, 2021

James Anzaldi, Mayor  
City of Clifton  
900 Clifton Avenue  
Clifton, NJ 07013

Dear Mayor Anzaldi,

Allow this letter to serve as confirmation that the Passaic County Planning Board endorses the City of Clifton's application for funding to the NJDEP's Green Acres Program for its proposed Pickleball Court Installations at Dunney and Ravine Parks.

The City's proposal aims to enhance Dunney Park and Ravine Park through the creation of active and passive recreational areas by constructing four (4) pickleball courts and one (1) macadam walking path at each park. Ravine Park will also be re-establishing a green space near the pickleball courts with its proposed construction.

These improvements will entail resurfacing that will meet the safety needs of all patrons and provide more spacing for individuals during and after the global pandemic. It also offers creativity by introducing the pickleball sport and offering multi-purpose use of pickleball nets for tennis and mini-volleyball.

As this project is consistent with the needs of the community, and consistent with the goals of the *Passaic County Parks, Recreation and Open Space Master Plan (2014)*, we give full support for this project and recommend it be considered for the NJDEP's Green Acres Program funding.

Sincerely,

Nakima Redmon  
Chair, Passaic County Planning Board