



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, June 10th, 2021
WebEx Meeting**

Chair Redmon opened the meeting at 5:01 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to the roll call.

MEMBERS PRESENT: Nakima Redmon, Chair; Stephen Martinique, Vice Chair; William Gervens, Commissioner; Joseph Metzler, Commissioner; Miguel Diaz, Commissioner; Kenneth Simpson, Commissioner; County Commissioner Director Pat Lepore; County Commissioner Terry Duffy; County Engineer Jonathan Pera

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

MINUTES: A motion to adopt the minutes of the May 27th, 2021 meeting was made by Commissioner Metzler and seconded by County Commissioner Duffy. The motion passed unanimously with Chair Redmon abstaining.

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

- The Planning Department has hired Boyang Wang as a GIS Specialist. He will be assisting the department in various mapping and property management projects that will help both the Planning Department and other departments such as Buildings & Grounds, Parks, and Roads by providing updated and easy to use maps and information management programs. The Planning Department has also hired Jackie Fernandez as a summer intern. She will be assisting the Economic Development Department in updating the Comprehensive Economic Development Strategy (CEDS) Plan. The Planning Department hopes to take the new work from both new hires and other programs and translate their findings into more business-friendly planning website that is driven by infographics for ease of use.

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

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

DEVELOPMENT REVIEW

SP-20-011 – Proposed Mixed-Use Building – 199-2007 West Broadway, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story mixed-use building. The site is currently vacant, except for a small portion of an existing frame building that is to be demolished. The site is currently occupied by a large rock outcropping, which will be levelled. The building will have 525 sq. ft. of retail on the ground floor, and 12 residential units on the first through third floors. The application was withheld on April 15th, 2021 with 21 comments.

A 5-space parking lot will be constructed on the ground floor with a full-access driveway proposed along West Broadway. The driveway will be signed to be restricted to tenant parking only, and the spaces will

be assigned to specific units. The driveway is proposed adjacent to the property line with Lot 13, and the first two (2) parking spaces are proposed within 20 feet of the right-of-way line. The applicant has provided correspondence stating that he is the owner of the reference adjacent property, and has plans to develop that property at a later date. The proposed driveway for this site plan application would function as a combined driveway for both properties. A draft agreement restricting access for both properties to a combined driveway has been submitted. The applicant has proposed to replace the existing sidewalk along the site frontage.

Regarding drainage, the plans show a trench drain at the site driveway. The applicant has proposed to plant four (4) shade trees along the West Broadway frontage. An existing walkway along the northern edge of the site will be converted to a seeded lawn.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. Given that the building has five (5) spaces for 12 residential units, the spaces must be assigned to certain residents and signed accordingly. The plans must include a detail of the sign restricting access to tenants only. A turnaround area shall be provided for the parking space furthest from the street. The stop bar is labelled but not shown on the site plan. The curb line is still not clearly indicated along the frontage. The “curb” note points towards the driveway apron. The curbing and driveway apron must be noted as “per County detail”. The proposed grade contours shall be overlaid onto the plan. The proposed seepage pit system must be shown on a full plan. The site must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit system fails. This will act as an indicator that the system has failed. The tree planting detail does not include any tree grates, despite the plantings being proposed in the middle of the sidewalk.

No comments were made by the board.

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

Abdelmoeen Dandis, owner and developer of the site, was sworn in. He stated that he believed the application should be conditionally approved as he believed the comments were mostly satisfied beyond what the board would be concerned with.

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

SP-21-006 – Proposed Apartment Building – 329 Totowa Road, Totowa

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 30-unit apartment building on a vacant lot. The vacant lot has an existing paved area on a portion of the lot. The application was withheld on May 27th, 2021.

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

width is 48 feet. The applicant has requested a waiver to be permitted to construct a portion of the building within the Master Plan right-of-way.

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

The applicant has submitted supplemental information, including setback measurements, to support their request for a design waiver to construct the building partially within the Master Plan right-of-way of Totowa Road. All other conditions have been satisfied.

Paul Jemas, attorney for the applicant, stated that the waiver report had been amended to be more supportive of the waiver. Jeffery Stiles, consulting planner for the applicant, was sworn in. He stated that the report was done by performing a review analysis of Totowa Road to the Passaic River to understand existing conditions and zoning. He stated that there were numerous developments that already encroached into the 60-foot master plan right of way.

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

Robert Corrado, municipal attorney for Totowa, stated that he was here on behalf of the Borough of Totowa to state that the municipality had no plans on expanding Totowa Road.

Vice Chair Martinique made a motion to close the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

A motion to grant the requested waiver was made by County Commissioner Duffy and seconded by Vice Chair Martinique. The motion passed unanimously.

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

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

Staff explained that this is previously withheld site plan in which the applicant has proposed to convert an existing storage lot into a storage lot for new automobiles owned by nearby dealerships. The applicant has proposed to construct a 2,700 sq. ft. commercial building on the site. The site has frontage along Margaret King Avenue in Ringwood. This application was withheld on April 29th, 2021 with 11 conditions.

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

Regarding the drainage, the applicant has proposed to install a trench drain at the driveway entrance that connects to an infiltration sand filter trench. The applicant has also proposed to construct a riprap ditch

along the western border of the site. The applicant has proposed to plant evergreen trees along the frontage of the site.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The driveway must also be dimensioned in the apron, which is the widest point. The driveway centerline must be indicated on the plan diagram. The requested soil calculations, including percolation tests, must still be submitted. The trench drain shall accommodate the Campbell Foundry Grate 4526A or equivalent (the proposed grate 4528 is too narrow). It must be clarified how stormwater will be captured by the two proposed E inlets. The site must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the sand infiltration system fails. This will act as an indicator that the system has failed. The plans must show detailed grading between the driveway low point and the road. Curbing shall be provided around the ponding area. The applicant shall submit copies of any required NJDEP permits. The applicant shall submit a copy of the approved Highlands Permit. The applicant shall provide the Corridor Enhancement Fee of \$24,032.00 payable to Passaic County.

Commissioner Metzler asked if the application can be conditionally approved with outstanding permits. Senior Planner Miranda responded that the application could. Commissioner Metzler asked about the drainage calculations. County Engineer Pera responded that the concern was that if the trench drain failed, that ponding would occur.

James Jaworski, attorney for the applicant, stated that the applicant understood the requirements.

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

Seeing no one present, Vice Chair Martinique made a motion to close the meeting to the public which was seconded by Commissioner Gervens. The motion passed unanimously.

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

SP-21-025 – Prop. Dental Office – 6 Main Avenue, Clifton

Staff explained that this is a new 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.

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 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. It is not clear if there are any connections to Main Avenue from the Roberts Street inlet. The applicant has also proposed discharge to splash pads on the site for overflow, which would impact Main Avenue. There is an existing shade tree on the Main Avenue frontage of the site. It is not clear if the tree is to remain. The applicant has proposed to plant additional 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. No runoff shall be directed towards Main Avenue (as designed, gutter discharge will flow towards Main Avenue). The invert elevation at the proposed drainage connection must be verified prior to construction. 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. The applicant must submit the Corridor Enhancement Fee of \$3,439.00 payable to Passaic County.

Commissioner Metzler asked about the water being maintained on site. County Engineer Pera responded that if the Main Avenue driveway will remain open, the water will have to be intercepted.

Larry Calli, attorney for the applicant, stated that the applicants professionals were on the call to answer questions. Kevin Robine, engineer for the applicant, was sworn in. He explained the proposed changes to the site and stated that the Main Avenue driveway would be for the dental office employees, and that water discharging onto Main Avenue would only occur if there was an emergency and the system failed.

County Engineer Pera stated that the proposed Main Avenue parking lot posed a concern in regard to the required setbacks from the neighboring property's parking 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.

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

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

Staff explained that this is a previously withheld minor subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of two (2) development lots (4 and 4.01). The property has frontage along Union Boulevard in Totowa, near the intersection with Riverview Drive. This application was withheld by the Board on April 15th with 4 conditions.

The applicant has proposed to construct a new single-family dwelling and driveway on proposed Lot 4.01. The existing residential structure and driveway on Lot 4 are to remain. The applicant has agreed to install curbing and sidewalk along the entire frontage of the property. The applicant has proposed to construct trench drains at the end of each driveway. The proposed trench drains and roof leaders will connect to proposed drywells located on each lot.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The driveway profiles must be labelled to indicate which driveway is being profiled. The driveway with a proposed slope of 2.22% must be re-designed to have a maximum slope of 2% within 50 feet of the right-of-way line. The driveway must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit system fails. This will act as an indicator that the system has failed.

No comments were made by the board.

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

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

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

SP-21-026 – 711-729 Main Ave Redevelopment – 411-729 Main Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use building on a vacant lot. The four-story building will include 8,851 sq. ft of retail and office space and will have 15 apartment units. The development lot is being created as part of minor subdivision application SU-21-007. The site has frontage along Main Avenue in downtown Passaic. This application was withheld by the Board on May 13th with 10 conditions.

No on-site parking or driveways are proposed. The applicant has not proposed any changes to the existing sidewalk and curbing. The plans indicate that roof leaders will connect to a catch basin on Henry Street. There are catch basins located along the curb line of Main Avenue. Utility connections will be to Henry Street, but no information has been provided on the flow of stormwater from that point. The plans indicate that four (4) Allegheny serviceberry trees will be planted in decorative concrete planters along Main Avenue.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The plans must indicate the pipes that comprise the City of Passaic drainage system in Henry Street. If there are any issues, the overflow will affect Main Avenue. The applicant must submit calculations that demonstrate that this system can handle all of the flow from the proposed roof. It appears that certain building features (cornices, parapets, signage areas, window sills) will encroach into the Main Avenue right-of-way. An encroachment application will need to be submitted. Individual cross-slopes must still be provided. The plans must show the proposed Allegheny serviceberry trees in the proposed planters.

County Commissioner Director Lepore asked about the board reviewing sites that do not have parking. Planning Director Lysicatos stated that it was within the board's jurisdiction to review and make comment on a site plan even if it did not have parking, although the municipality retained the exclusive zoning power in regards to parking requirements. The board discussed the hazards proposed by the building's constructions in its relation to pedestrians.

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

SP-21-031 – Proposed Equipment Storage (Two Thirty Seven, LLC) – 237 Paterson-Hamburg Turnpike, Bloomingdale

This is a new site plan application in which the applicant has proposed to construct a one-story commercial construction building. The site will be used to store equipment for a hardscape company. Office space will also be included in the building. The site, which has frontage along Paterson-Hamburg Turnpike in Bloomingdale, is currently vacant.

The applicant has proposed to construct a 2,250 sq. ft. one-story commercial construction building. The site will have access along Paterson-Hamburg Turnpike via two full access driveways. The driveways will lead to a proposed surface parking lot with a total of 10 parking spaces. The applicant has submitted turning templates. The applicant has not proposed to replace the existing sidewalk and curbing.

Regarding the drainage, the applicant has proposed to install six (6) dry wells on the site. The proposed roof leaders will be connected to two (2) of the dry wells. The applicant has also proposed to install two (2) inlets on the site and a trench drain at the northerly driveway, all of which will connect to the remaining four (4) dry wells. The site is sloped towards the northerly driveway. The applicant has indicated that ornamental trees will be planted on the site but has not specified the species.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The driveways must be converted to one-way circulation. The driveways shall have a maximum width of 18 feet. The southerly driveway shall be narrowed away from the side property line. The reconstructed driveway aprons shall include raised sidewalks in accordance with County detail. The stop bar must be labelled as 12", white, and thermoplastic. The plans must show a sidewalk connection to the existing curb ramp at Waterfell Court. The applicant must submit drainage calculations, showing that: The drywell system will handle 100% of the flow from a 25-year storm. There will be no bypass of the trench drain onto Paterson-Hamburg Turnpike.

The site must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit system fails. This will act as an indicator that the system has failed. The applicant shall plant shade trees along the frontage of the site, outside of the County right-of-way. The applicant shall provide on-site tree replacement in accordance with local guidelines. The applicant must submit the Corridor Enhancement Fee of \$3,700.00 payable to Passaic County.

No comments were made by the board.

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

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

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

OLD BUSINESS

SP-20-033; Barclay Street Housing Healthy Homes

133-135 Barclay Street, Paterson

Block 5507, Lots 8-18

Site Plan (Conditionally Approved)

Owner: St. Joseph's Hospital & Medical Center

New condition: Requirement to enter into maintenance agreement for connecting drainage pipe

Commissioner Metzler asked if there would be enough coverage for the proposed 4" PVC pipe running under the sidewalk.

Michael Cassidy, developer for the applicant was sworn in. He stated that he was appreciative of the staff's assistance. He also stated that as far as coverage for the PVC goes, the applicant was aware of their responsibility to tend to the maintenance of the pipe.

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

NEW BUSINESS

A motion to authorize Chair Redmon to sign letters of support for letters of support for the following Green Acres Programs was made by Vice Chair Martinique and Seconded by Commissioner Metzler. The programs with letters to be signed are:

- Friends of Passaic County Parks – Rifle Camp Park Improvements
- Friends of Passaic County Parks – Lambert Tower Improvements
- Friends of Dey Mansion – Dey Mansion Landscaping Improvements
- County Administration – Lambert Castle Improvements
- County Administration – Horse Farm Acquisition

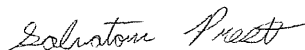
The motion passed unanimously.

CORRESPONDENCE – None.

RESOLUTIONS – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 7:06 PM that was seconded by Vice Chair 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, NJ 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 11th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated March 16th, 2021, revised as of April 22nd, 2021, was reviewed by the Passaic County Planning Board on June 10th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The name of the County must be included in the title block. Already complete.
2. The name and address of the applicant and the owner must be noted on the title sheet.
Complete.
3. The right-of-way of West Broadway must be noted on the site plan. The submitted survey shows a 60-foot right-of-way. The site plan shows a 50-foot right-of-way. The applicant shall verify whether the 60-foot right-of-way shown on the survey is accurate. If so, the label on the site plan must be updated to reflect a 60-foot right-of-way. **Complete.**
4. The applicant must submit a signed and sealed copy of the referenced survey completed by DMC Associates, Inc. Already complete.
5. The applicant must request a waiver, with sufficient justification, to permit a driveway within 10 feet of a side property line. The applicant shall enter into an agreement as the owner of both parcels, providing for shared access and parking between the site and Lot 13. The agreement shall also prohibit the installation of any curb cuts along the West Broadway frontage of Lot 13. **Staff will provide (under separate cover) an updated**

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

format for the submitted agreement, based on that of previous agreements authorized by the Board of County Commissioners.

6. The applicant must receive a waiver for the two parking spaces located within 20 feet of the West Broadway right-of-way. The parking spaces shall be signed as “residential-only” and be assigned to specific units. The applicant must request the waiver to permit parking within 20 feet of the right-of-way line. The hatched area shall be located closest to the right-of-way instead of at the rear of the parking lot. The proposed signs, restricting the parking to residents, must be shown on the plan diagram. The driveway shall be signed for private parking only, as the spaces will all be for residents of the building. **Given that the building has five (5) spaces for 12 residential units, the spaces must be assigned to certain residents and signed accordingly. The plans must include a detail of the sign restricting access to tenants only. A turnaround must be provided for the parking space furthest from the street.**
7. The applicant must provide an on-site turnaround within the proposed parking lot. Vehicles will not be permitted to back into and out of the County right-of-way. To avoid maneuvering vehicles, the handicapped space shall be relocated to the parking space closest to the driveway. **Complete.**
8. The centerline striping must be noted as thermoplastic. The stop bar is labelled but not shown on the plan diagram. The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk. **The stop bar is labelled but not shown on the site plan.**
9. The width of the sidewalk must be noted adjacent to the proposed shade trees. Already complete.
10. The 3.5-foot walkway, at the northerly end of the site, must be adequately labelled on the plans. The walkway must be incorporated into the drainage plan to prevent any runoff to the West Broadway right-of-way. Already complete.
11. The plans must note the top of grate elevation for the trench drain. Already complete.
12. The applicant must conduct soil boring tests for the proposed seepage pit system. Already complete.
13. The applicant must provide a detail of the proposed footings, which must not encroach into the West Broadway right-of-way. The applicant added a note to the plans stating that the building footings will not encroach into the right-of-way, but a detail is required. **Complete.**
14. The applicant must coordinate with the City to verify that the footings of the proposed retaining wall do not extend onto the neighboring property. Already complete.

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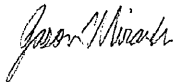
15. The light fixtures on the building must be recessed to avoid encroachment into the right-of-way. A note was added to the plans stating that the proposed lighting fixtures will be recessed, but there is no lighting shown on the plans (as there was on the previous submission) to verify the proposed locations. The plans must include a detail of the proposed lighting. **Complete.**
16. The doors along West Broadway must be slightly recessed to avoid any encroachment into the right-of-way. A note was added to the plan stating that the door swings will be recessed, but the plans do not reflect the note. The retail entry door swing is shown encroaching into the right-of-way. **Complete.**
17. The applicant must provide the Corridor Enhancement Fee of \$1,999.00 payable to Passaic County. Already complete.
18. The plans must include a key map. **Complete.**
19. The plans must include a zoning table, including existing and proposed conditions where acceptable. **Complete.**
20. The plans must include a parking table. **Complete.**
21. The curb line must be indicated on the plans. The sidewalk and curbing note must point to the curbing in addition to the sidewalk. The County curbing detail (attached) must be included in the plan set. **The curb line is still not clearly indicated along the frontage. As the “curb” note has an arrow pointing towards the driveway apron. The curbing must be noted as “per County detail”.**
22. The County raised driveway apron detail (attached) must be included in the plan set. **The driveway apron must be noted as “per County detail”.**
23. The plans must include grade contours. **The proposed grade contours shall be overlaid onto the plan.**
24. The plans must show the proposed seepage pit and connecting pipe from the trench drain. **The proposed seepage pit system must be shown on a full plan.**
25. The plans must include details for the trench drain (Campbell Foundry pattern 4526A or equal), piping, and seepage pit. **Complete.**
26. Drainage calculations must be submitted for County review. **The site must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit system fails. This will act as an indicator that the system has failed.**

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199-207 West Broadway, Paterson
Block 608, Lots 10, 11 & 12

27. The plans must include a landscaping table for the proposed shade trees. The species of the trees must be indicated. A detail of the proposed tree pit must be included in the plans. **The tree planting detail does not include any tree grates, despite being proposed in the middle of the sidewalk.**
28. The plans must include all other necessary engineering details. **Complete.**
29. The elevation plans are showing additional encroachments (parapets, canopy) that were not shown on the previous submission. The applicant must apply for an encroachment permit (application attached), which must be authorized by the Board of County Commissioners. **Complete (encroachments removed).**

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

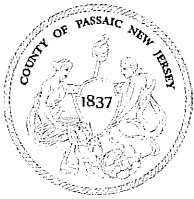
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Abdelmoeen Dandis
File

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



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 11th, 2021

Totowa Board of Adjustment
537 Totowa Road
Totowa, NJ 07512

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

Members of the Board,

The above referenced site plan dated November 16th, 2020, revised as of May 28th, 2021, was reviewed by the Passaic County Planning Board on June 10th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution. The Board granted the applicant's waiver request to construct the proposed building partially within the undedicated Master Plan right-of-way of Totowa Road.

This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved. Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Road Department at 1310 Route 23 North, Wayne, NJ 07470, (973) 881-4500. Road Department staff will determine the required permits for the proposed work impacting the County right-of-way of Totowa Road and the amount of bonds that must be posted in order to do work within the County right-of-way. Prior to the release of any bonds associated with the curb ramp replacement, the applicant shall submit certification from a professional engineer that the ramps have been constructed per ADA standards. The applicant may be required to submit a traffic control plan to the Road Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

Best Regards,

Jason Miranda
Senior Planner

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

S & S Grant, LLC
Patrick McClellan, P.E.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2021

Ringwood Planning Board
60 Margaret King Avenue
Ringwood, NJ 07456

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

Members of the Board,

The above referenced site plan dated April 1st, 2021, revised as of May 5th, 2021, was reviewed by the Passaic County Planning Board on June 10th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

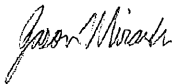
1. The applicant shall submit a copy of the drainage easement referenced on the plans. **Complete.**
2. The driveway width shall be dimensioned on the plans. **The driveway must also be dimensioned across the apron, which is the widest point.**
3. The stop bar must extend from the edge of the driveway to the centerline. **Complete.**
4. A 50-foot, double yellow, thermoplastic centerline shall be installed at the driveway. **The double yellow centerline must be shown on the plan diagram.**
5. The applicant shall provide information on the anticipated vehicle traffic and frequency. **Complete.**
6. The plans shall include turning templates for vehicle haulers entering and exiting the site, showing all turns. **Complete.**

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

7. The applicant shall provide a plan for scheduled maintenance for the pervious pavement. The applicant shall provide soil calculations, including percolation tests. The drainage shall be in compliance with the NJDEP's Green Infrastructure Guidelines. **The requested soil calculations, including percolation tests, must still be submitted.**
8. It must be clearly indicated on the plan how overland flow from the driveway between Stations 1+50 and 2+50 is handled – it cannot flow to the roadway. **The following comments pertain to the driveway drainage:**
 - a) **The trench drain shall accommodate the Campbell Foundry Grate 4526A or equivalent (the proposed grate 4528 is too narrow).**
 - b) **It must be clarified how stormwater will be captured by the two proposed E inlets.**
 - c) **The site must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the sand infiltration system fails. This will act as an indicator that the system has failed.**
 - d) **The plans must show detailed grading between the driveway low point and the road. Curbing shall be provided around the ponding area.**
9. The applicant shall submit copies of any required NJDEP permits. **Incomplete.**
10. The applicant shall submit a copy of the approved Highlands Permit. **Incomplete.**
11. The applicant shall provide the Corridor Enhancement Fee of \$24,032.00 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
Ray Raykov

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

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 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 25th, 2021 was reviewed by the Passaic County Planning Board on June 10th, 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:

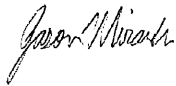
1. The Main Avenue driveway must be removed from the plans. If the applicant wishes to maintain the driveway, there are multiple design waivers required. The applicant would need to submit a written request justifying the necessary waivers to operate a driveway on Main Avenue (while having access along 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.
2. No runoff shall be directed towards Main Avenue (as designed, gutter discharge will flow towards Main Avenue).
3. The invert elevation at the proposed drainage connection must be verified prior to construction.
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.

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

5. The applicant must submit the Corridor Enhancement Fee of \$3,439.00 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
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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2021

Totowa Planning Board
537 Totowa Road
Totowa, NJ 07512

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

Members of the Board,

The above referenced subdivision plat dated September 13th, 2019, revised as of May 11th, 2021, was reviewed by the Passaic County Planning Board on June 10th, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

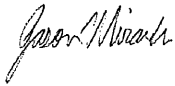
Approval of this minor subdivision application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant shall install curbing along the frontage, per County detail (attached). **Complete.**
2. The applicant shall install a 5-foot sidewalk along the frontage. **Complete.**
3. The plans must include driveway profiles for both driveways. **The driveway profiles must be labelled to indicate which driveway is being profiled. The driveway with a proposed slope of 2.22% shall be re-designed to have a maximum slope of 2% within 50 feet of the right-of-way line.**
4. All driveway runoff must be intercepted before entering the County right-of-way. The applicant shall submit drainage calculations for any proposed drainage mitigation. **The driveways must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit systems fail. The on-site ponding will act as an indicator that a system has failed.**

Passaic County Planning Board
Slodyczka Subdivision (SU-21-003)
783 Union Boulevard, Totowa
Block 173, Lot 4

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
David E. Fantina, P.E.

Marek & Magdalena Slodyczka
File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2021

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Prop. Mixed-Use Development; 711-729 Main Avenue, Passaic; Block 2158, Lot 18.01 (Passaic County File Number SP-21-026)

Members of the Board,

The above referenced site plan dated August 11th, 2020, revised as of May 26th, 2021, was reviewed by the Passaic County Planning Board on June 10th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The name and address of the applicant and the owner must be noted on the plan. **Complete.**
2. The right-of-way line must be noted on the plans. **Complete.**
3. The plans must indicate roof leaders and any drainage connections. **The plans must indicate the pipes that comprise the City of Passaic drainage system in Henry Street. If there are any issues, the overflow will affect Main Avenue.**
4. The applicant must submit drainage calculations. **The applicant must submit calculations that demonstrate that the receiving system can handle all of the flow from the proposed roof drains.**
5. The plans must include a footing detail, which must indicate that the footings of the building will not encroach into the Main Avenue right-of-way. **Complete.**
6. The applicant must submit architectural drawings (floor plans and elevations). This is needed to determine any potential encroachments into the County right-of-way. The drawings must include sidewalk cross-slopes for all proposed doorways along Main

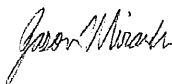
Passaic County Planning Board
Prop. Mixed-Use Development (SP-21-026)
711-729 Main Avenue, Passaic
Block 2158, Lot 18.01

Avenue. **The architectural drawings indicate that certain building features (cornices, parapets, signage areas, window sills) will encroach into the Main Avenue right-of-way. An encroachment application (attached) will need to be submitted. Individual cross-slopes must still be provided.**

7. The applicant must submit a landscaping plan with a planting table. The applicant shall note that the planters and landscaping within the County right-of-way are the responsibility of the property owner. **The plans must show the proposed Allegheny serviceberry trees in the proposed planters.**
8. The existing bus stop along Main Avenue must be noted on the plans. **Complete.**
9. The applicant must provide information on emergency egress from the building. **Complete.**
10. The applicant must submit the Corridor Enhancement Fee of \$4,108.00 payable to Passaic County. **Complete.**
11. **The applicant must verify the parking requirements for the proposed development. The applicant must submit an analysis of the parking impact to Main Avenue posed by the development.**

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
OMLK Architects
File

Alex Perez
GB Engineering, LLC



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 14th, 2021

Bloomingtondale Planning Board
101 Hamburg Turnpike
Bloomingtondale, NJ 07403

Re: Site Plan Review – Prop. Equipment Storage Facility; 237 Paterson-Hamburg Turnpike,
Bloomingtondale; Block 3012, Lot 9 (Passaic County File Number SP-21-031)

Members of the Board,

The above referenced site plan dated November 26th, 2019, revised as of March 22nd, 2021, was reviewed by the Passaic County Planning Board on June 10th, 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:

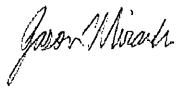
1. The driveways must be converted to one-way circulation. The driveways shall have a maximum width of 18 feet. The southerly driveway shall be narrowed away from the side property line.
2. Field observations indicate that the sight distance for exiting vehicles will be better if the northernmost driveway is the exit driveway. The plans show that the sight distance is better from the southern driveway – but that is because the sight distance for the northern driveway is shown on the plan measured to the wrong lane. The plans must be revised to show sight distance to the proper lane (provided, and required, based on a design speed 5 mph over the speed limit), and also include a profile along the sight distance line showing there will be two feet of clearance between all non-paved surfaces and the sight line.
3. The northern driveway must be designed so that a single unit truck can be perpendicular to the curb line when positioned four (4) feet back from the near edge of the sidewalk.

Passaic County Planning Board
Prop. Equipment Storage Facility (SP-21-031)
237 Paterson-Hamburg Turnpike, Bloomingdale
Block 3012, Lot 9

4. The reconstructed driveway aprons shall include raised sidewalks in accordance with County detail (attached).
5. The stop bar must be labelled as 12", white, and thermoplastic, and be located four (4) feet back from the near edge of the sidewalk (this must be dimensioned).
6. The plans must show the sidewalk connection to the curb ramp at Waterfall Court.
7. The applicant must submit drainage calculations, showing that:
 - a) The drywell system will handle 100% of the flow from a 25-year storm.
 - b) There will be no bypass of the trench drain onto Paterson-Hamburg Turnpike.
8. The site must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit system fails. The on-site ponding will act as an indicator that the system has failed.
9. The applicant shall plant shade trees along the frontage of the site, outside of the County right-of-way. The applicant shall provide on-site tree replacement in accordance with local guidelines.
10. The applicant must submit the Corridor Enhancement Fee of \$3,700.00 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
Fogg Properties, LLC
Jeff Egarian, P.E.

Two Thirty Seven, LLC
Donald G. Matthews, Esq.
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 11th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Barclay Street Housing Healthy Homes; 133-155 Barclay Street, Paterson; Block 5507, Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 (Passaic County File Number SP-20-033)

Members of the Board,

The above referenced site plan dated April 28th, 2020, revised as of June 8th, 2021, was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution. On June 10th, the Passaic County Planning Board modified the drainage requirements for the application.

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 proposed sidewalk along Barclay Street shall be noted as five (5) feet in width. Already complete.
2. The curbing detail (attached) shall be added to the plans and referenced for the Barclay Street frontage. Already complete.
3. The applicant shall install a continental-style crosswalk across Chadwick Street, at the intersection with Barclay Street. The curb ramp at the intersection shall be placed in line with the flow of pedestrian traffic. An additional curb ramp shall be constructed on the west side of Chadwick Street, place in line with the crosswalk and the other curb ramp. For maximum visibility, the crosswalk bars must be placed parallel with the direction of traffic on Chadwick Street. The crosswalk must have a width of six (6) feet. The striping shall be thermoplastic. Already complete.
4. The applicant shall install a continental-style crosswalk across the southern leg of the intersection of Barclay Street and Courtland Street. A curb ramp shall be constructed on

Passaic County Planning Board
Barclay Street Housing Healthy Homes (SP-20-033)
133-155 Barclay Street, Paterson
Block 5507, Lots 8-18

the western side of Barclay Street, placed in line with the crosswalk. The existing curb ramp on the easterly side of Barclay Street shall be replaced with a curb ramp placed in line with the crosswalk and the other curb ramp. The crosswalk must have a width of six (6) feet. The striping shall be thermoplastic. Already complete.

5. The site plan proposes 39 on-site parking spaces for 56 housing units. Per the plans, the applicant received a variance from providing 92 on-site parking spaces as required for the zoning code. The applicant shall provide a parking study addressing the impact of the site to traffic circulation and on-street parking availability in the surrounding area. Already complete.
6. Per state statute, on-street parking is also prohibited for 25 feet on both sides of Courtland and Hine Streets. The “NO STOPPING OR STANDING” sign shall be placed 25 feet northeast of the Courtland Street intersection, pointing towards the Chadwick Street intersection. An additional “NO STOPPING OR STANDING” sign shall be placed 25 feet southwest of the Hine Street intersection, with an arrow pointing towards the intersection. The applicant must provide an additional NO STOPPING OR STANDING sign per the previous comment. The 25 feet shall be measured from the edge of the crosswalk, not the intersection. **Complete.**
7. The plans shall include a footing detail. The footings of the building must not encroach into the Barclay Street right-of-way. Already complete.
8. The right-of-way line of Barclay Street shall be noted on the side elevation plans. Already complete.
9. The applicant shall submit proof of permission from the City of Paterson to connect into the combined sewer system. If the connection is not permitted or any changes are required, this application shall required additional hearing by the Passaic County Planning Board. The applicant must submit correspondence from the City Engineer stating that the proposed drainage connection has been approved. **The applicant shall enter into a maintenance agreement for the proposed overflow discharge to Barclay Street. The applicant shall be solely responsible to maintain and provide for the free and unobstructed flow of excess stormwater in the 4-inch PVC overflow pipe under the sidewalk of Barclay Street, as shown on the Drainage and Utility Plan dated April 28, 2020, revised June 8, 2021.**
10. The applicant shall add a note on sheet CU101 that all roof leaders shall connect into the underground system. Already complete.
11. Staff will provide a draft maintenance agreement for all proposed improvements within the right-of-way of Barclay Street for execution by the applicant. The maintenance agreement is being prepared by staff and will be provided to the applicant for review and signature. There is no longer a requirement for an agreement. The applicant must provide

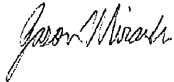
Passaic County Planning Board
Barclay Street Housing Healthy Homes (SP-20-033)
133-155 Barclay Street, Paterson
Block 5507, Lots 8-18

correspondence that they will accept maintenance responsibility for all proposed improvements within the right-of-way of Barclay Street. **Incomplete; the requested correspondence must still be provided.**

12. The applicant shall provide the Corridor Enhancement Fee of \$6,040.00 payable to Passaic County. Already complete.

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

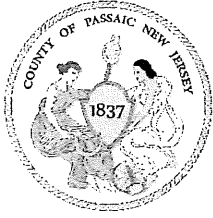
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
St. Joseph's Hospital & Medical Center
Barclay Street Housing, LLC

Langan Engineering
Alan J. Mariconda, Esq.
File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 10, 2021

Alice Szepietowski, Acting Chairperson
Friends of Passaic County Parks, Inc.
401 Grand Street
Paterson, New Jersey 07505

Dear Ms. Szepietowski,

On behalf of the Passaic County Planning Board, I am writing to express our support for the Friends of Passaic County Parks, Inc.'s efforts to complete improvements at Rifle Camp Park.

The proposed project is consistent with the *Passaic County Parks, Recreation and Open Space Master Plan* (2014) and will significantly enhance recreational opportunity and open space in our community. Specifically, the project supports the following goals and objectives of this plan:

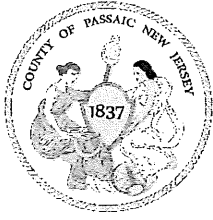
- Provide a diversity of active and passive recreation opportunities (page 20);
- Promote active and passive recreation programs and facilities for the improved health of county residents (page 20);
- Maximize the use of external funding from the state and federal government, private agencies, and donors to fund improvements and expansion (page 22);
- Develop site-specific designs and construction plans to implement the improvement recommendations for individual county park, recreation and open space areas consistent with neighborhood, ethnic, or user needs (page 84); and
- Renovate existing athletic fields (page 91).

In addition, this project is consistent with the seventh goal of the *New Jersey State Development and Redevelopment Plan*, which is to "Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, and Recreational Value" (pages 87-95).

Thank you for taking the initiative to advance a project that will greatly benefit Passaic County residents. We support the Friends of Passaic County Parks, Inc.'s efforts to acquire grant funding from the New Jersey Department of Environmental Protection's Green Acres Program and wish you the best in securing funding for this project.

Regards,

Nakima Redmon, Chair
Passaic County Planning Board



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 10, 2021

Alice Szepietowski, Acting Chairperson
Friends of Passaic County Parks, Inc.
401 Grand Street
Paterson, New Jersey 07505

Dear Ms. Szepietowski,

On behalf of the Passaic County Planning Board, I am writing to express our support for the Friends of Passaic County Parks, Inc.'s efforts to complete landscaping improvements at Lambert Tower.

The proposed project is consistent with the *Passaic County Parks, Recreation and Open Space Master Plan* (2014) and will significantly enhance recreational opportunity and open space in our community. Specifically, the project supports the following goals and objectives of this plan:

- Provide a diversity of active and passive recreation opportunities (page 20);
- Promote the use and availability of the park system to educate residents on the rich history and distinct natural and cultural resources within Passaic County (page 21);
- Promote Dey Mansion, the Lambert Castle Museum, and other historic sites within the Passaic County Park System to increase visitation and raise awareness of the county's rich history (page 21);
- Maximize the use of external funding from the state and federal government, private agencies, and donors to fund improvements and expansion (page 22);
- Develop site-specific designs and construction plans to implement the improvement recommendations for individual county park, recreation and open space areas consistent with neighborhood, ethnic, or user needs (page 84); and
- In order to increase visibility and attractiveness, collaborate with the Master Gardener Association of Passaic County in the planting of native perennial displays at all park entrances (page 84).

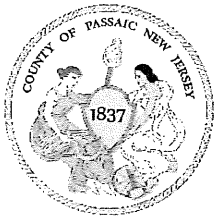
In addition, these plans are consistent with the second goal of the *New Jersey State Development and Redevelopment Plan*, which is to "Conserve the State's Natural Resources and Systems" (pages 36-51).

Thank you for taking the initiative to advance a project that will greatly benefit Passaic County residents. We support the Friends of Passaic County Parks, Inc.'s efforts to acquire grant funding from the New Jersey Department of Environmental Protection's Green Acres Program and wish you the best in securing funding for this project.

Regards,

A handwritten signature in black ink, appearing to read "Nakima Redmon". The signature is fluid and cursive, with the first name "Nakima" and last name "Redmon" clearly distinguishable.

Nakima Redmon, Chair
Passaic County Planning Board



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 10, 2021

Kelly Ruffel
Friends of Dey Mansion
401 Grand Street
Paterson, New Jersey 07505

Dear Ms. Ruffel,

On behalf of the Passaic County Planning Board, I am writing to express our support for the Friends of Dey Mansion's efforts to complete landscaping improvements at the historic Dey Mansion Washington's Headquarters.

The proposed project is consistent with the *Passaic County Parks, Recreation and Open Space Master Plan* (2014) and will significantly enhance recreational opportunity and open space in our community. Specifically, the project supports the following goals and objectives of this plan:

- Provide a diversity of active and passive recreation opportunities (page 20);
- Promote the use and availability of the park system to educate residents on the rich history and distinct natural and cultural resources within Passaic County (page 21);
- Promote Dey Mansion, the Lambert Castle Museum, and other historic sites within the Passaic County Park System to increase visitation and raise awareness of the county's rich history (page 21);
- Maximize the use of external funding from the state and federal government, private agencies, and donors to fund improvements and expansion (page 22);
- Develop site-specific designs and construction plans to implement the improvement recommendations for individual county park, recreation and open space areas consistent with neighborhood, ethnic, or user needs (page 84); and
- In order to increase visibility and attractiveness, collaborate with the Master Gardener Association of Passaic County in the planting of native perennial displays at all park entrances (page 84).

In addition, these plans are consistent with the second goal of the *New Jersey State Development and Redevelopment Plan*, which is to "Conserve the State's Natural Resources and Systems" (pages 36-51).

Thank you for taking the initiative to advance a project that will greatly benefit Passaic County residents. We support the Friends of Dey Mansion's efforts to acquire grant funding from the New Jersey Department of Environmental Protection's Green Acres Program and wish you the best in securing funding for this project.

Regards,

A handwritten signature in black ink, appearing to read "Nakima Redmon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nakima Redmon, Chair
Passaic County Planning Board



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

June 10, 2021

Anthony J. DeNova III, County Administrator
County of Passaic
Administration Building
401 Grand Street
Paterson, New Jersey 07505

Dear Mr. DeNova,

On behalf of the Passaic County Planning Board, I am writing to express our support for Passaic County's efforts to complete landscaping improvements at the historic Lambert Castle.

The proposed project is consistent with the *Passaic County Parks, Recreation and Open Space Master Plan* (2014) and will significantly enhance recreational opportunity and open space in our community. Specifically, the project supports the following goals and objectives of this plan:

- Provide a diversity of active and passive recreation opportunities (page 20);
- Promote the use and availability of the park system to educate residents on the rich history and distinct natural and cultural resources within Passaic County (page 21);
- Promote Dey Mansion, the Lambert Castle Museum, and other historic sites within the Passaic County Park System to increase visitation and raise awareness of the county's rich history (page 21);
- Maximize the use of external funding from the state and federal government, private agencies, and donors to fund improvements and expansion (page 22);
- Develop site-specific designs and construction plans to implement the improvement recommendations for individual county park, recreation and open space areas consistent with neighborhood, ethnic, or user needs (page 84); and
- In order to increase visibility and attractiveness, collaborate with the Master Gardener Association of Passaic County in the planting of native perennial displays at all park entrances (page 84).

In addition, these plans are consistent with the second goal of the *New Jersey State Development and Redevelopment Plan*, which is to "Conserve the State's Natural Resources and Systems" (pages 36-51).

Thank you for taking the initiative to advance a project that will greatly benefit Passaic County residents. We support the County's efforts to acquire grant funding from the New Jersey Department of Environmental Protection's Green Acres Program and wish you the best in securing funding for this project.

Regards,

A handwritten signature in black ink, appearing to read "Nakima Redmon". The signature is fluid and cursive, with a horizontal line extending from the end.

Nakima Redmon, Chair
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June 10, 2021

Anthony J. DeNova III, County Administrator
County of Passaic
Administration Building
401 Grand Street
Paterson, New Jersey 07505

Dear Mr. DeNova,

On behalf of the Passaic County Planning Board, I am writing to express our support for Passaic County's efforts for the acquisition of the real property located at 335 Union Avenue (Block 86, Lot 2) in the Borough of Bloomingdale, for incorporation of this property into the Passaic County Park System.

The proposed project is consistent with the *Passaic County Parks, Recreation and Open Space Master Plan* (2014) and will significantly enhance recreational opportunity and open space in our community. Specifically, the project supports the following goals and objectives of this plan:

- Provide a diversity of active and passive recreation opportunities (page 20);
- Promote active and passive recreation programs and facilities for the improved health of county residents (page 20);
- Acquire new properties in strategic locations, such as along rivers, within historic and scenic byways, in areas that are adjacent to existing areas of the Passaic County Park System, and in historically underserved municipalities (page 22);
- Maximize the use of external funding from the state and federal government, private agencies, and donors to fund improvements and expansion (page 22); and
- Partner with municipal, state, and local government, as well as private organizations to acquire and maintain new properties (page 22).

In addition, these plans are consistent with the second goal of the *New Jersey State Development and Redevelopment Plan*, which is to "Conserve the State's Natural Resources and Systems" (pages 36-51).

Thank you for taking the initiative to advance a project that will greatly benefit Passaic County residents. We support the County's efforts to acquire grant funding from the New Jersey Department of Environmental Protection's Green Acres Program and wish you the best in securing funding for this project.

Regards,

Nakima Redmon, Chair
Passaic County Planning Board