



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, May 13<sup>th</sup>, 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; Kenneth Simpson, Commissioner; Steve Edmond, Alternate (voting for Commissioner Miguel Diaz); County Commissioner Director Pat Lepore; County Commissioner TJ Best (voting for County Commissioner Terry Duffy); County Engineer Jonathan Pera

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

**MINUTES:** A motion to adopt the minutes of the April 29<sup>th</sup>, 2021 meeting was made by Commissioner Metzler and seconded by Commissioner Simpson. The motion passed unanimously with Commissioner Gervens and Vice Chair Martinique abstaining.

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

- The New Jersey County Planners Association will be having a joint meeting with County Engineers to discuss a variety of topics including planning boards. This will give the department staff the opportunity to hear about how other counties handle their planning boards and concerns that other departments may have. The meeting will be held on May 14<sup>th</sup>, 2021.
- Awards for Open Space projects have been distributed, with some of the projects beginning to break ground. Count Commissioners Best and Akhter attended the ground breaking of the new turf field in Prospect Park, and other open space projects should begin construction in the coming months.
- The Planning Board should be made aware of a potential law in the State Legislature that regarding large warehouse facilities. The proposed legislation would give counties authority to review traffic impacts of large warehouse facilities when such facilities bordered two towns in the county, even if the site was not on a county road. As of writing, the proposed legislation has not passed, but the planning board will be made aware of any changes to procedure if the legislation is reintroduced.

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

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

## **DEVELOPMENT REVIEW**

### **SP-21-011 – Proposed Popeye’s Restaurant – 16 Main Avenue, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert part of an existing commercial building into a Popeye’s fast food restaurant. The other part of the building, currently a 7-Eleven convenience store, will continue to be used as a commercial space. The building is part of Lot 14, but the parking encroaches into Lot 7. There is an existing shopping center on Lot 7. The only proposed changes are to the interior of the building on Lot 14. This application was withheld by the Board on March 18<sup>th</sup>, 2021 with 9 conditions.

The applicant has not proposed any changes to the parking. The applicant has submitted copy of a lease agreement permitting their customers to use all parking spaces in the shopping center. The applicant has not proposed any changes to the existing driveway intersection with Main Avenue, which is signalized and serves the entire shopping center. There is an existing sidewalk along the frontage of the entire site. The applicant has proposed to replace the sidewalk and curbing in front of Lot 14. The existing driveway at this location is proposed to be narrowed, and will serve two (2) parking spaces in front of the building. This will require design waivers for parking spaces being located within 20 feet of the right-of-way, a driveway within 10 feet of a side property line, and for having multiple access points along a County road. No drainage information has been indicated on the plans, although the applicant’s response states that all drainage from the building is discharged to the south. The existing shade tree and walkway along the frontage of the site will be replaced, and the applicant has proposed shrubs adjacent to Main Avenue.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. All variations in right-of-way width must be noted on the survey in the correct location. If there is no variation, the standard right-of-way width must be labelled and the “variable” label removed. The Master Plan right-of-way line shall be shown on the plans. As the Master Plan right-of-way of Main Avenue is 66 feet, this shall be shown extending 33 feet from the roadway centerline.

The section of sidewalk and curbing to the south of the driveway must be replaced, per County detail. The newer sidewalk and curbing adjacent to the curb ramp should remain and not be impacted. A landscaped strip must be provided between the sidewalk and curbing, as is standard elsewhere on this side of Main Avenue. The sidewalk shall be dimensioned as five (5) feet in width. The proposed driveway will require waivers to be located within 10 feet of a side property line, to maintain both parking spaces within 20 feet of the right-of-way line, and to allow an additional access point on a County roadway. It has been observed that there is already sufficient access and parking using the signalized driveway and shopping center parking lot. For the waivers to be considered by the Board, the applicant will need to submit a written justification for maintaining a driveway at this location. If the driveway is permitted, the plans will need to indicate: Signing and striping at the driveway; Driveway/parking lot grading and drainage; Driveway profile; Dimensions of driveway width and distance to the side property line; and Signing restricting parking spaces for use by employees only.

The crosswalk striping shall be replaced with new striping in the continental style, using thermoplastic material. The transverse lines must be removed from the plans.

It is strongly recommended that the paved area between the sidewalk and the building be replaced with grass and other landscaping. An additional shade tree shall be provided, set back from the right-of-way to avoid any conflicts (the applicant should coordinate with County staff to determine an appropriate tree species). At the very least, landscaping shall be provided adjacent to the sidewalk to provide physical separation between the sidewalk and the site. The applicant shall provide additional shade trees along their frontage. It shall be noted on the plans that any landscaping within the County right-of-way is the responsibility of the property owner,

The plans must indicate all stormwater pipes utilized by the building, including their destinations and connecting pipes. The drainage system described in the response letter is not shown on the plans. The plans must indicate the overland flow, including grades, from the two downspouts on the plan, and where they ultimately discharge into a drainage structure. The applicant must submit the Corridor Enhancement Fee of \$250.00 made payable to Passaic County.

Commissioner Edmond inquired about the number of spaces in the proposed extra parking lot, and the ability of cars to turn around there. Planning Director Lysicatos responded that it was preferred by staff that the small parking lot not be there, but it would have to meet the County guidelines.

Ben Wine, attorney for the applicant, stated that he would like the engineer for the applicant's engineer to testify on the parking spaces. Mathew Bersch, engineer for the applicant, was sworn in. He stated that the landowner preferred that as many parking spaces exist on site since the shopping center was underparked. He stated that if the parking spaces were marked as employees only, cars would not need to backout into the road. County Engineer Pera asked about the distance between the driveway and side property line. Matthew Bersch responded that the driveway was 6.5 feet away from the property line. Commissioner Edmond asked if an agreement can be reached to the with the 7-Eleven to have assigned employee parking. Ben Wine stated that he can't guarantee an agreement, but stated that the applicant would sign the area "employee only" parking. Senior Planner Miranda asked how wide the driveway was. Matthew Bersch responded that the proposed driveway would be 20 feet wide. Commissioner Edmond asked that the applicant provide dimensioning between the existing driveway and the signalized driveway.

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

No comments were made by the public.

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

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

**SP-21-016 – Proposed Taco Bell Restaurant – 140 Paterson-Hamburg Turnpike, Wayne**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish an existing restaurant building and construct a Taco Bell restaurant with drive-thru facilities. The site has frontage along both Pompton Road and Paterson-Hamburg Turnpike in Wayne. This application was withheld on April 15<sup>th</sup>, 2021 with 16 conditions.

The applicant has proposed to construct a 2,150 sq. ft. Taco Bell with drive-thru facilities. The proposed site plan will utilize existing driveways on both Pompton Road and Paterson-Hamburg Turnpike. The applicant has proposed to modify both driveways to include concrete islands separating the driveway entrance and exit. Both driveways will be restricted to right-only egress, while the Pompton Road driveway will allow for left-in movements. The applicant has proposed to install raised sidewalk at the driveways. The proposed surface parking lot will have a total of 27 parking spaces. A queuing analysis has been provided. The applicant has proposed to replace the existing curbing and sidewalk along the site's frontage. The plans have been revised to include a 4-foot landscape buffer between the sidewalk and curbing.

Regarding drainage, roof leaders and inlets on the site will connect to a proposed manhole on the site. The manhole will connect into the Paterson-Hamburg Turnpike drainage system. This is an existing drainage system. The applicant has proposed to plant a total of 13 shade trees: eight (8) Armstrong red maple trees and five (5) Bowhall red maple trees.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The sidewalk must be a minimum of five (5) feet in width. The sidewalk must extend to the property line at both ends of the frontage. The applicant shall provide a landscaped buffer four (4) feet in width between the sidewalk and the curb line. The applicant shall provide a right-of-way dedication or easement for any portions of the sidewalk that would be on the applicant's property. The sidewalk easement should be granted to Wayne Township. A copy of the deed of easement and property description must be submitted for County review. The applicant shall note that any landscaping within the County right-of-way is the responsibility of the property owner.

At the Paterson-Hamburg Turnpike driveway, the applicant shall install a stop sign, centerline, and RIGHT TURN ONLY (R3-5R) sign. At the Paterson-Hamburg Turnpike driveway, a double yellow centerline shall still be provided. The Pompton Road driveway must be redesigned to be perpendicular to Pompton Road, with a concrete island to physically restrict left-out turns. At the Pompton Road driveway, the centerline shall be noted as double yellow and thermoplastic. The plans must include profiles for all site driveways. The proposed profiles indicate that all proposed driveway would be in excess of a 2% slope within 50 feet of the right-of-way line. The applicant must either re-design the driveways to conform with County standards or submit a waiver request with written justification for the proposed slopes.

Commissioner Edmond commented that when the sidewalk crosses the driveway, the nose of the island might be cut off, rendering the island moot. He asked that the engineer provide detail on how to overcome this.

Tung-To Lam, engineer for the applicant, was sworn in. He stated that the applicant was agreeable to the conditions outline. He stated that the applicant would be submitting a wavier for the driveway grading as it would not be feasible for the site.

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

No comments were made by the public.

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

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

**SP-21-023 – Argus Ellison Redevelopment – 1-9 Van Houten Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a new affordable housing facility on an existing Paterson Parking Authority parking lot. The site is bordered by Van Houten Street, Ellison Street, Mill Street, and McGee’s Alley. The site does not have frontage on a county road but has over an acre of impervious surface.

The applicant has proposed to remove the existing pavement, granite curbs, and light fixtures on the site and to construct a 6-story, 36,337 sq. ft. residential building. The building will have a total of 68 dwelling units. The first two (2) stories of the building will be a parking garage with driveway access along Ellison Street. There will be a total of 195 parking spaces, an increase from the existing 123 spaces. The existing residential building and leasing office on the site will remain. The applicant has proposed to re-construct the existing bluestone sidewalk as needed, in addition to replacing the sidewalk along Ellison Street with a brick sidewalk and driveway apron. Regarding the drainage, the applicant has proposed to connect the on-site inlets and roof leaders into the municipal stormwater system under Van Houten Street.

The submitted application has been reviewed by staff, and it has been determined that the proposed site plan does not pose any adverse impacts to County facilities. The application is recommended for approval.

No comments were made by the board.

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

No comments were made by the public.

Commissioner Metzler made a motion to close the public portion that was seconded by 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 Commissioner Edmond. The motion passed unanimously, with Commissioner Simpson and Chair Martinique abstaining.

**SP-21-024 – Cemetery Expansion (Salesian Sisters) – 659 Belmont Avenue, North Haledon**

Staff explained that this is a new site plan application in which the applicant has proposed to expand an existing cemetery. No demolition of existing structures is proposed. The site has frontage along Belmont Avenue in North Haledon

The applicant has proposed to expand the existing cemetery facilities by constructing a new mausoleum structure and a decorative wall. The applicant has not proposed any additional staff facilities. The applicant has indicated that the existing driveway serving the mausoleum will be removed and repaved with permeable asphalt. The applicant has proposed to include seven (7) new parking spaces near the new mausoleums. There is an existing driveway along Belmont Avenue, which is not proposed to be modified. Also, there is an existing sidewalk along the Belmont Avenue frontage of the site. The applicant has not submitted any drainage information. It has been observed by staff that the site is sloped towards Belmont Avenue at the driveway.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The name and address of the applicant and the owner must be noted on the plan. The applicant shall submit two signed and sealed copies of the referenced boundary and topographic survey by Ferriero Engineering. The applicant must submit an overall site plan, including grading/drainage and the Belmont Avenue driveway. The applicant must provide thermoplastic striping (12" white stop bar, double yellow centerline) at the Belmont Avenue driveway. The STOP sign at the Belmont Avenue driveway must be replaced.

The applicant shall stripe a crosswalk (continental-style, thermoplastic) across the Belmont Avenue driveway. Crosswalks should be striped across Belmont Avenue from the existing curb ramps at the intersections with Lake Street and Park Street. The site appears to slope towards Belmont Avenue at the location of the driveway. No runoff to Belmont Avenue will be permitted. All stormwater must be intercepted in advance of the right-of-way line. The applicant shall submit drainage calculations for the Belmont Avenue driveway. The applicant must submit the Corridor Enhancement Fee payable to Passaic County. The fee will be assessed based on the linear feet of frontage along Belmont Avenue, which will be based off of the requested survey.

Commissioner Edmond expressed concern about asking the applicant to paint the striping across Belmont Avenue. Commissioner Simpson stated that there would not be curb ramp for the applicant to connect to even if they did paint the striping. Commissioner Metzler asked if the cemetery was public or private.

Sister Margaret Wilhelm, applicant, was sworn in. She testified that the cemetery would be private. She also testified that the township installed the crosswalks. Commissioner Simpson asked that the comment requiring the applicant to install crosswalks be removed (comment number 7). Commissioner Edmond asked that the county assess whether crosswalks would be appropriate. Sister Wilhelm stated that a drywell would be installed further up the driveway.

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

No comments were made by the public.

Vice Chair Martinique made a motion to close the public portion that was seconded by County Commissioner Lepore. The motion passed unanimously.

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

County Commissioner Director Lepore and County Commissioner Best left the meeting at 6:09 PM.

**SU-21-006 – Gordon Property Realty Subdivision – 240 Gordon Avenue, Totowa**

This is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot to create a total of two (2) lots. The existing single-family dwelling on proposed Lot 4.01 will remain. A new single-family dwelling will be constructed on proposed Lot 4.02. Both dwellings will have driveway access to Gordon Avenue, adjacent to Barnert Avenue. The property does not have any frontage along a County road.

The submitted application has been reviewed by staff, and it has been determined that the proposed subdivision does not pose any impacts to County facilities. The application is recommended for unconditional approval.

Commissioner Edmond asked if the existing house would no longer have a driveway.

Patrick McClellan, engineer for the applicant, was sworn in. He testified that the existing house would continue to have a driveway.

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

No comments were made by the public.

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

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

**SP-21-021 – Burger King Remodel – 301 Union Avenue, Wanaque (Haskell)**

Staff explained that this is a new site plan application in which the applicant has proposed interior and exterior renovations to an existing Burger King restaurant and drive-thru. The site has frontage along Union Avenue in the Haskell section of Wanaque.

The applicant has proposed to renovate the interior of the existing 2,889 sq. ft. Burger King restaurant. The building footprint of the existing structure will not be changed. The existing single-order station drive thru will be modified to a dual-order station drive thru. The proposed changes will bring the number of parking spaces on the site from 59 to 42. The applicant has also proposed to various internal sidewalk and landscaping improvements. There are no proposed changes to the existing driveway along Union Avenue. The site also has access via an entrance driveway and exit driveway along Susquehanna Avenue. The applicant has submitted a parking and circulation assessment. There is no sidewalk along the frontage of the site.

Regarding the drainage, the applicant has proposed linking new roof leaders and inlets into the existing stormwater drainage system. The system flows into a flared end section on adjacent Lot

3.01. The applicant has proposed to plant one (1) Ginkgo Biloba ‘Princeton Sentry’ shade tree along the Union Avenue frontage.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The applicant shall install a 5-foot sidewalk along the Union Avenue frontage of the site. The applicant shall install a raised sidewalk across the Union Avenue driveway apron in accordance with the attached County detail. The existing drop curb at the Union Avenue driveway must be replaced. The applicant must replace the existing Union Avenue driveway striping with thermoplastic material (12” white stop bar, double yellow centerline). The STOP sign at the Union Avenue driveway must be replaced. The applicant shall coordinate with Tilcon on the proposed improvements to Union Avenue as part of a separate site plan application (SP-19-054). The applicant shall submit copies of the existing easements for shared access and parking with the adjacent hotel property. The applicant must submit the Corridor Enhancement Fee of \$3,387.00 payable to Passaic County.

Commissioner Edmond asked that the sidewalk be installed as far from the Union Avenue curb line as possible.

Larry Callie, attorney for the applicant, stated that the applicant is fine with the conditions, but requested that the county coordinate with the applicant doing improvements to Union Avenue.

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

No comments were made by the public.

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

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

A motion to pause Development Review and review old business was made by Commissioner Simpson and seconded by Commissioner Gervens. The motion passed unanimously.

**SP-21-001 – Prop. Mixed-Use Building (JCM Investors 1012 LLC) - 67 Market Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use commercial and residential building on a vacant lot. The building will have a single commercial unit on the first floor, and a total of six (6) residential units on the second and third floors. The six (6) residential units will include a total of ten (10) bedrooms: four (4) two-bedroom units, one (1) one-bedroom unit, and one (1) studio unit. The site has frontage along Market Street in the Peru Square section of downtown Paterson. This site was withheld by the Board on April 29<sup>th</sup>, 2021.

No curb cuts or on-site parking has been proposed at the site. The curbing and sidewalk along the frontage will be replaced. The curbing will be bluestone in accordance with Paterson Historic



Preservation Commission guidelines. The applicant has stated that they are not aware of any vaults underneath the sidewalk. If any are found, they will be filled in during construction. The applicant has submitted an encroachment application for the proposed cornice, lighting, and sign within the County right-of-way. Regarding drainage, roof leaders will connect to a proposed seepage pit at the rear of the site.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The applicant must submit an encroachment application (see attached application form) for the proposed cornice overhanging the right-of-way. The encroachment application will be subject to the review and approval of the Board of County Commissioners. The encroachment application must receive approval from the Board of County Commissioners. The encroachments shall be reviewed by a licensed engineer or architect every two years, and a report submitted to the County Planning Board and Paterson Division of Community Improvements. The applicant must provide the Corridor Enhancement Fee of \$462.00 payable to Passaic County.

Commissioner Edmond asked about who would track the encroachments. Planning Director Lysicatos stated that they are setting up a tracking software and would including this in the revised site plan resolution.

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

No comments were made by the public.

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

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

**SU-21-005 – Paterson Hydroelectric Plant Subdivision – McBride Avenue Extension, Paterson**

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide the site of the Paterson Great Falls National Historical Park, creating three (3) total lots from the two (2) existing lots. Prop. Lot 1, will include the existing hydroelectric generation plant. Prop. Lot 2 will include a parking lot and access road. Prop. Lot 1.02 will include a walkway to the Great Falls. No construction or changes to the existing structures are proposed. There is an existing driveway at the intersection of McBride Avenue and Wayne Avenue, which is not open to the general public. No changes to the driveway or site frontage along McBride Avenue are proposed.

The submitted application has been reviewed staff, and it has been determined that the proposed subdivision poses no adverse impacts to any County facilities. The application is recommended for unconditional approval.

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

No comments were made by the public.

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

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

**SU-21-007 – 711-729 Main Avenue Subdivision – 711-729 Main Avenue, Passaic**

Staff explained that this is a new minor subdivision application in which the applicant has proposed to re-subdivide an existing block of eight (8) lots in order to create a total of two (2) lots. The block is bordered by Main Avenue, Madison Street, Henry Street, and Leonard Place. Most of the block is occupied by Passaic Public School No. 21, which will become a single lot (6.01). A separate parcel with frontage along Main Avenue will become the other lot (18.01). The applicant has submitted a separate site plan application (SP-21-026) for the proposed mixed-use development on this proposed lot. No construction or changes to the remainder of the block are proposed.

The submitted application has been reviewed by staff. Comments related to site development are being provided under SP-21-026. This subdivision application is recommended for approval.

Commissioner Edmond asked about restricting driveway access to Main Avenue. Planning Director Lysicatos responded that it would not be within the Planning Board's purview to impose a restriction on a property for a feature that has not been proposed.

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

No comments were made by the public.

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

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

**SP-21-026 – Proposed Mixed-Use Development – 711-729 Main Avenue, Passaic**

Staff explained that this is a new 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.

No on-site parking or driveways are proposed. The applicant has not proposed any changes to the existing sidewalk and curbing. No architectural drawings have been submitted. The plans do not indicate any roof leaders or drainage connections from the proposed building. There are catch basins located along the curb line of Main Avenue. Utility connections will be to Henry Street,

which is under municipal jurisdiction. The plans indicate that decorative concrete planters will be installed along Main Avenue, but no proposed plantings are indicated.

Staff explained that there were conditions that must be met before the application can receive unconditional approval. The name and address of the applicant and the owner must be noted on the plan. The right-of-way line must be noted on the plans. The applicant shall re-stripe the crosswalk (continental-style, thermoplastic) at the Main/Madison and Main/Garden/Henry intersections. The plans must indicate roof leaders and any drainage connections. The applicant must submit drainage calculations. 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. 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 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 existing bus stop along Main Avenue must be noted on the plans. The applicant must provide information on emergency egress from the building. The applicant must submit the Corridor Enhancement Fee of \$4,108.00 payable to Passaic County.

Commissioner Edmond asked about the applicant providing crosswalks across public roads. The comment regarding crosswalks in the public street was removed (comment number three).

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

No comments were made by the public.

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

Alex Perez, owner, was sworn in. He inquired about drainage access to the county system. County Engineer Pera responded that since the site did not have an existing connection, it would not be permitted. Commissioner Edmond asked that a comment be added to the architectural requirement that confirms no ramps will be in the county right of way.

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

## **OLD BUSINESS**

Driveway Waiver Request – 294 Union Boulevard, Totowa (SP-21-013)

Commissioner Edmond asked about the reason for the design waiver. Commissioner Edmond asked if there were any underground storage under the sidewalk.

Patrick McClellan, engineer for the applicant, stated that he located the referenced easement between the two properties. He stated that the justification for the waiver was that this driveway was the only access to the parking area behind the building, and was an existing condition. The applicant stated via text message in the chat box that “Underground tanks were removed years ago and we have documentation from previous owners”.

Commissioner Gervens made a motion to **grant approval** of this waiver. The motion was seconded by Commissioner Edmond. The motion passed with only Commissioner Metzler voting opposed.

A motion to continue Development Review was made by Commissioner Metzler and seconded by County Engineer Pera. The motion passed unanimously.

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**


**RESOLUTIONS**

2021-17: Stormwater Control Ordinance – Totowa

Commission Metzler made a motion to grant **unconditional approval** to the submitted stormwater control ordinance. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

**ADJOURNMENT**: Commissioner Metzler made a motion to adjourn the meeting at 7:13 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, New Jersey 07505

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

Michael Lysicatos AICP, PP  
Director

## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

May 17<sup>th</sup>, 2021

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Prop. Popeye’s Restaurant; 16 Main Avenue, Clifton; Block 82.06, Lots 7 & 14 (Passaic County File Number SP-21-011)

Members of the Board,

The above referenced site plan dated January 7<sup>th</sup>, 2021, revised as of April 19<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.’

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

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

1. All variations in right-of-way width must be noted on the survey in the correct location. If there is no variation, the standard right-of-way width must be labelled and the “variable” label removed. **The Master Plan right-of-way line shall be shown on the plans. As the Master Plan right-of-way of Main Avenue is 66 feet, this shall be shown extending 33 feet from the roadway centerline.**
2. The applicant shall submit copies of any easements between Lots 7 and 14, which are currently under the same ownership. **Complete.**
3. The section of sidewalk and curbing to the south of the driveway must be replaced, per County detail (see attached). The newer sidewalk and curbing adjacent to the curb ramp should remain and not be impacted. A landscaped strip must be provided between the sidewalk and curbing, as is standard elsewhere on this side of Main Avenue. **The sidewalk shall be dimensioned as five (5) feet in width. The proposed driveway will require waivers to be located within 10 feet of a side property line, to maintain both parking spaces within 20 feet of the right-of-way line, and to allow an additional access point on a County roadway. It has been observed that there is already sufficient access and parking using the signalized driveway and shopping center**

Passaic County Planning Board  
Prop. Popeye's Restaurant (SP-21-011)  
16 Main Avenue, Clifton  
Block 82.06, Lots 7 & 14

**parking lot. For the waivers to be considered by the Board, the applicant will need to submit a written justification for maintaining a driveway at this location. If the driveway is permitted, the plans will need to indicate:**

- a. **Signing and striping (all striping shall be thermoplastic) at the driveway, including a "STOP" sign, stop bar (white, 12"), and a double yellow centerline;**
  - b. **Driveway/parking lot grading and drainage;**
  - c. **Driveway profile, showing a slope of 2% or less within 50 feet of the right-of-way line;**
  - d. **Dimensions of driveway width, distance to the side property line, and distance from the curb return of the signalized driveway;**
  - e. **Templates for an on-site turnaround, with the parking spaces occupied; and**
  - f. **Signing restricting parking spaces for use by employees only, including a "NO PUBLIC ACCESS" sign facing roadway.**
4. The crosswalk striping shall be replaced with new striping in the continental style, using thermoplastic material. **The transverse lines must be removed from the plans.**
  5. The driveway has a sign showing a two-way exit, but only has one exit lane striped. The following must be installed:
    - a. A 60-foot, double yellow centerline and white 4-inch lane line. **Complete.**
    - b. Turning arrow and "ONLY" markings in each exit lane (one set, 20 feet from the stop bar). **Complete.**
  6. The applicant shall clarify if the existing shade tree is to remain. The tree is interfering with the overhead electric lines and will need to be cut in order to remain. It is recommended that the applicant provide a new walkway to Main Avenue, as the current walkway has been adversely impacted by the roots of the tree. **Complete.**
  7. It is strongly recommended that the paved area between the sidewalk and the building be replaced with grass and other landscaping. An additional shade tree shall be provided, set back from the right-of-way to avoid any conflicts (the applicant should coordinate with County staff to determine an appropriate tree species). At the very least, landscaping shall be provided adjacent to the sidewalk to provide physical separation between the sidewalk and the site. **The applicant shall provide additional shade trees along their frontage. It shall be noted on the plans that any landscaping within the County right-of-way is the responsibility of the property owner.**
  8. The plans must indicate all stormwater pipes utilized by the building, including their destinations and connecting pipes. **The drainage system described in the response**

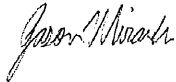
Passaic County Planning Board  
Prop. Popeye's Restaurant (SP-21-011)  
16 Main Avenue, Clifton  
Block 82.06, Lots 7 & 14

**letter is not shown on the plans. The plans must indicate the overland flow, including grades, from the two downspouts on the plan, and where they ultimately discharge into a drainage structure.**

9. The applicant must submit the Corridor Enhancement Fee of \$250.00 made 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  
Hickory Lake Assoc. LLP-HHG & Co  
Matthew J. Bersch, P.E.

Main Avenue Chicken, LLC  
Jason R. Tuvell, Esq.  
File



## County of Passaic

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

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

Michael Lysicatos AICP, PP  
Director

### PLANNING BOARD

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

May 14<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Prop. Taco Bell Restaurant; 140 Paterson-Hamburg Turnpike, Wayne; Block 2002, Lot 27 (Passaic County File Number SP-21-016)

Members of the Board,

The above referenced site plan dated February 2<sup>nd</sup>, 2021, revised as of April 30<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

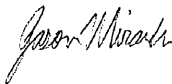
1. The right-of-way widths of Pompton Road and Paterson-Hamburg Turnpike must be noted. If the widths vary, all variations must be noted in the correct location. The Master Plan right-of-way lines along Paterson-Hamburg Turnpike (50 feet from centerline) and Pompton Road (33 feet from centerline) shall be indicated on the plans. **Complete.**
2. All curbing must be replaced, per County detail (attached), along both frontages of the site. **Complete.**
3. The sidewalk must be a minimum of five (5) feet in width. **The sidewalk must be extended to the property line at both ends of the frontage.**
4. The applicant shall provide a landscaped buffer four (4) feet in width between the sidewalk and the curb line. The applicant shall provide a right-of-way dedication or easement for any portions of the sidewalk that would be on the applicant's property. **The sidewalk easement should be granted to Wayne Township. A copy of the deed of easement and property description must be submitted for County review. The applicant shall note that any landscaping within the County right-of-way is the responsibility of the property owner.**
5. The plans shall include a pedestrian walkway from the sidewalk that would connect to the restaurant entrance. **Complete.**
6. The Paterson-Hamburg Turnpike driveway shall be constructed as a concrete island to physically restrict all left turns. **Complete.**



Passaic County Planning Board  
Prop. Taco Bell Restaurant (SP-21-016)  
140 Paterson-Hamburg Turnpike, Wayne  
Block 2002, Lot 27

7. At the Paterson-Hamburg Turnpike driveway, the applicant shall install a stop sign, centerline, and RIGHT TURN ONLY (R3-5R) sign. **At the Paterson-Hamburg Turnpike driveway, a double yellow centerline shall still be provided.**
8. The Pompton Road driveway must be redesigned to be perpendicular to Pompton Road, with a concrete island to physically restrict left-out turns. **At the Pompton Road driveway, the centerline shall be noted as double yellow and thermoplastic.**
9. The applicant must install a NO LEFT TURN (R3-2) sign across the street from the Pompton Road exit driveway. **Complete.**
10. The applicant must install a KEEP RIGHT (R4-7) sign at the north end of the island at the Pompton Road driveway. **Complete.**
11. The applicant shall provide a raised sidewalk and apron at both driveways, with detectable warning surfaces (no curb ramps). The attached detail, for guidance, illustrates a raised sidewalk across a concrete turning island. **The raised sidewalk across the Paterson-Hamburg Turnpike driveway must be re-designed to maintain the innermost portion of the concrete island.**
12. The plans must show all driveways on the other side of Pompton Road, including the pending apartment project opposite the site. **Complete.**
13. The applicant must submit a queue analysis for the drive-thru. **Complete.**
14. The plans must include profiles for all site driveways. **The proposed profiles indicate that all proposed driveways would be in excess of a 2% slope within 50 feet of the right-of-way line. The applicant must either re-design the driveways to conform with County standards or submit a waiver request with written justification for the proposed slopes.**
15. The applicant shall install trench drains or other mitigation at the site driveways to intercept all stormwater flowing towards the County right-of-way. Drainage calculations shall be provided. **Complete.**
16. The applicant must submit the Corridor Enhancement Fee of \$9,149.00 made payable to Passaic County. **Complete.**

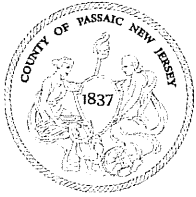
Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Brother Bruno of Wayne  
Bohler Engineering NJ, LLC

MUY Brands, 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)

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

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

May 17<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Argus Ellison Redevelopment; 1-9 Van Houten Street, Paterson; Block 4602, Lots 1-16 (Passaic County File Number SP-21-023)

Members of the Board,

The above referenced site plan dated December 3<sup>rd</sup>, 2020, revised as of April 12<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution. This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
PS&S, LLC

Argus Ellison Associates, 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*

May 17<sup>th</sup>, 2021

North Haledon Planning Board  
103 Overlook Avenue  
North Haledon, NJ 07508

Re: Site Plan Review – Prop. Cemetery Expansion (Missionary Society of the Salesian Sisters);  
659 Belmont Avenue, North Haledon; Block 1, Lot 40 (Passaic County File Number SP-21-024)

Members of the Board,

The above referenced site plan dated February 18<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

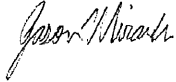
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The name and address of the applicant and the owner must be noted on the plan.
2. The applicant shall submit two signed and sealed copies of the referenced boundary and topographic survey by Ferriero Engineering.
3. The applicant must submit an overall site plan, including grading/drainage and the Belmont Avenue driveway.
4. The applicant must provide thermoplastic striping (12" white stop bar, double yellow centerline) at the Belmont Avenue driveway.
5. The STOP sign at the Belmont Avenue driveway must be replaced.
6. The applicant shall stripe a crosswalk (continental-style, thermoplastic) across the Belmont Avenue driveway.
7. The site appears to slope towards Belmont Avenue at the location of the driveway. No runoff to Belmont Avenue will be permitted. All stormwater must be intercepted in advance of the right-of-way line.
8. The applicant shall submit drainage calculations for the Belmont Avenue driveway.

Passaic County Planning Board  
Prop. Cemetery Expansion (SP-21-024)  
659 Belmont Avenue, North Haledon  
Block 1, Lot 40

9. The applicant must submit the Corridor Enhancement Fee payable to Passaic County. The fee will be assessed based on the linear feet of frontage along Belmont Avenue, which will be based off of the requested survey.

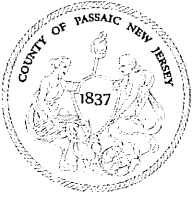
Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Northeast Mausoleum, LLC  
File

Missionary Society of the Salesian Sisters, Inc.  
TFC Engineering & Environmental, 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)

Michael Lysicatos AICP, PP  
*Director*

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 569-4041

May 17<sup>th</sup>, 2021

Totowa Planning Board  
537 Totowa Road  
Totowa, NJ 07512

Re: Minor Subdivision Review – Gordon Property Realty Subdivision; 240 Gordon Avenue, Totowa; Block 64, Lot 4 (Passaic County File Number SU-21-006)

Members of the Board,

The above referenced subdivision plat dated March 12<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This minor subdivision application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Gordon Property Realty, LLC  
File

Joseph Murphy  
Patrick McClellan, P.E.



## County of Passaic

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

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

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### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
*Director*

May 17<sup>th</sup>, 2021

Wanaque Planning Board  
579 Ringwood Avenue  
Wanaque, NJ 07565

Re: Site Plan Review – Burger King Remodel; 301 Union Avenue, Wanaque (Haskell); Block 468, Lot 3.02 (Passaic County File Number SP-21-021)

Members of the Board,

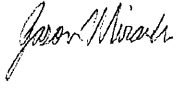
The above referenced site plan dated March 29<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant shall install a 5-foot sidewalk along the Union Avenue frontage of the site. There shall be a minimum of four (4) between the sidewalk and the curb line. If additional space is available, the sidewalk should be pushed up to abut the property line (but remain within the right-of-way).
2. The applicant shall install a raised sidewalk across the Union Avenue driveway apron in accordance with the attached County detail.
3. The existing drop curb at the Union Avenue driveway must be replaced.
4. The applicant must replace the existing Union Avenue driveway striping with thermoplastic material (12" white stop bar, double yellow centerline).
5. The STOP sign at the Union Avenue driveway must be replaced.
6. The applicant shall coordinate with Tilcon on the proposed improvements to Union Avenue as part of a separate site plan application (SP-19-054).
7. The applicant shall submit copies of the existing easements for shared access and parking with the adjacent hotel property.
8. The applicant must submit the Corridor Enhancement Fee of \$3,387.00 payable to Passaic County.

Passaic County Planning Board  
Burger King Remodel (SP-21-021)  
301 Union Avenue, Wanaque  
Block 468, Lot 3.02

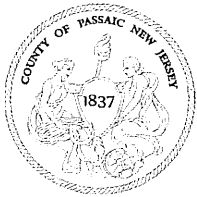
Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Sassafras Properties, LLC  
File

Carrols, LLC  
Dynamic Engineering Consultants, PC



## County of Passaic

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

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

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### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
*Director*

May 14<sup>th</sup>, 2021

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – Prop. Mixed-Use Addition (294 Union Boulevard Associates, LLC); 294 Union Boulevard, Totowa; Block 106, Lot 6 (Passaic County File Number SP-21-013)

Members of the Board,

The above referenced site plan dated September 29<sup>th</sup>, 2020, revised as of April 21<sup>st</sup>, 2021, was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution. On May 13<sup>th</sup>, 2021, the Passaic County Planning Board granted a design waiver permitting the applicant to maintain a driveway within 10 feet of a side property line.

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

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

1. The applicant must submit two (2) signed and sealed copies of the referenced survey by Bernard Criscenzo. **Complete.**
2. The following comments pertain to the site driveway:
  - a) The driveway is too narrow for two vehicles to use at the same time, and cannot remain open to the general public. The driveway may only be used by tenants of the buildings sharing the parking lot. **Complete.**
  - b) Sight distance is also severely limited for exiting drivers to see pedestrians. This shall be addressed by replacing a portion of the sidewalk immediately adjacent to the building and driveway with a landscaped area. **Complete.**
  - c) Additionally, a sign stating “STOP AT SIDEWALK – SOUND HORN” shall be attached to the building facing towards the driveway. **The plans must include a detail for this non-MUTCD sign.**
  - d) The applicant must request a design waiver in order for the driveway to remain within 10 feet of the side property line with Lot 5. **Complete.**

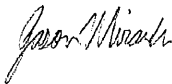


Passaic County Planning Board  
Prop. Mixed-Use Addition (SP-21-013)  
294 Union Boulevard, Totowa  
Block 106, Lot 6

- e) The applicant shall provide any easements with the owner of Lot 5 in regards to the shared driveway and/or parking. **The submitted easement will be reviewed by staff.**
3. It is recommended that the brick treatment along this stretch of Union Boulevard be extended across the defunct driveway apron. The applicant should coordinate with the Borough on streetscaping. **Complete.**
4. The right-of-way line of Union Boulevard shall be shown on the floor plans and elevation plans, in order to determine any encroachments into the County right-of-way. **The applicant must submit an encroachment application (see attached) for the 2<sup>nd</sup> story bat window. The encroachment into the County right-of-way must be authorized by the Board of County Commissioners.**
5. There is an existing roof leader on the east side of the building that discharges towards the sidewalk area – this must be connected into a drainage system on-site. Roof leaders and all associated drainage connections must be shown on the plans. **The roof leaders may not flow overland to the adjoining lot, for the following reasons:**
  1. **This presents a hazard to pedestrians.**
  2. **The applicant has no permission to discharge their stormwater onto an adjoining property.**
6. The applicant must submit the Corridor Enhancement Fee of \$1,400.00 made payable to Passaic County. **Complete.**

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

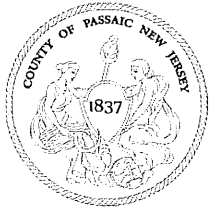
Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Patrick D. McClellan, P.E.

294 Union Boulevard Associates, 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)

## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

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

May 14<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building (JCM Investors 1012, LLC); 67 Market Street,  
Paterson; Block 4608, Lot 14 (Passaic County File Number SP-21-001)

Members of the Board,

The above referenced site plan dated November 12<sup>th</sup>, 2020, revised as of April 30<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

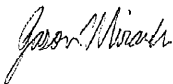
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The name of the County and block/lot numbers must be included in the title block. Already complete.
2. The zoning table must include existing site conditions, where appropriate, including impervious area. Already complete.
3. The survey and plans must include survey datum info. Already complete.
4. The right-of-way width (60 feet) of Market Street must be noted on the plans. Already complete.
5. The plans must indicate existing features within the County right-of-way, including utility poles, drainage infrastructure, etc. Already complete.
6. The existing curbing (see attached detail) and sidewalk along the frontage must be replaced. The applicant must coordinate with the Paterson Historic Preservation Commission on the replacement of the bluestone curb. Already complete.
7. The applicant must verify if there are any vaults under the sidewalk. Already complete.
8. The plans must indicate all roof leaders and connections. Already complete.
9. The applicant must submit the referenced drainage calculations. There is a discrepancy between the proposed drainage detail, which shows a 12.5 foot system from front to back, and the proposed rear yard, which will be 10 feet from front to back. The detail must be revised to address this discrepancy. **Complete.**

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

10. The plans must incorporate contours for existing grades. Already complete.
11. The applicant must provide a detail of the proposed footings that indicates the right-of-way line. The footings of the building may not encroach into the County right-of-way. Already complete.
12. The proposed wall-mounted lighting within the County right-of-way must be recessed to avoid encroachment. This must be detailed on the plans. The proposed lighting must be included on the submitted encroachment application (attached). The lighting detail must be added to the plans. **Complete.**
13. The proposed sign area shall be recessed to avoid encroachment. This must be indicated and detailed on the plans. The proposed sign area must be included on the submitted encroachment application (attached). The sign detail must be added to the plans. **Complete.**
14. The applicant must submit an encroachment application (see attached application form) for the proposed cornice overhanging the right-of-way. The encroachment application will be subject to the review and approval of the Board of County Commissioners. The encroachment application (attached) must be submitted. **The encroachment application must receive approval from the Board of County Commissioners. The encroachments shall be reviewed by a licensed engineer or architect every two years, and a report submitted to the County Planning Board and Paterson Division of Community Improvements.**
15. The applicant must verify that the proposed front windows do not open outwards. This must be indicated and detailed on the plans. Already complete.
16. The applicant must verify that the proposed front doors are permitted to swing inwards by City code. Already complete.
17. The applicant must provide information on emergency egress from the proposed building. Already complete.
18. The applicant must provide the Corridor Enhancement Fee of \$462.00 payable to Passaic County. **Incomplete.**

Best Regards,



Jason Miranda  
Senior Planner

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

JCM Investors 1012, LLC  
Matthew Evans

File



## County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Director*

### PLANNING BOARD

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

May 17<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Minor Subdivision Review – Paterson Hydroelectric Plant Subdivision; McBride Avenue Extension, Paterson; Block 4601, Lots 1 & 2 (Passaic County File Number SU-21-005)

Members of the Board,

The above referenced subdivision plat dated January 30<sup>th</sup>, 2015, revised as of December 9<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This minor subdivision application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
File

Michael Powell



## County of Passaic

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

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

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### PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

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

May 17<sup>th</sup>, 2021

Passaic Planning Board  
330 Passaic Street  
Passaic, NJ 07055

Re: Minor Subdivision Review – 711-729 Main Avenue Subdivision; 711-729 Main Avenue, Passaic; Block 2158, Lots 1, 3-7, 10 & 18 (Passaic County File Number SU-21-007)

Members of the Board,

The above referenced subdivision plat dated January 5<sup>th</sup>, 2021, revised as of March 26<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This minor subdivision application has been granted **unconditional approval**.

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

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

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

May 17<sup>th</sup>, 2021

Passaic Planning Board  
330 Passaic Street  
Passaic, NJ 07055

Re: Site Plan Review – Prop. Mixed-Use Development (Perez); 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 11<sup>th</sup>, 2020, revised as of March 26<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on May 13<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

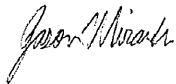
1. The name and address of the applicant and the owner must be noted on the plan.
2. The right-of-way line must be noted on the plans.
3. The plans must indicate roof leaders and any drainage connections.
4. The applicant must submit drainage calculations.
5. The plans must include a footing detail, which must indicate that the footings of the building will not encroach into the Main Avenue right-of-way.
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 Avenue.
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.

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Block 2158, Lot 18.01

8. The existing bus stop along Main Avenue must be noted on the plans.
9. The applicant must provide information on emergency egress from the building.
10. The applicant must submit the Corridor Enhancement Fee of \$4,108.00 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  
OMLK Architects  
File

Alex Perez  
GB Engineering, LLC

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-17  
STORMWATER CONTROL ORDINANCE – BOROUGH OF TOTOWA

WHEREAS, all municipalities in Passaic County are required to adopt stormwater control ordinances in conformance with the current State of New Jersey stormwater rules, subject to review and approval by the Passaic County Planning Board (“the Board”); and

WHEREAS, on or about October 25, 2019, the State of New Jersey adopted updated stormwater regulations (“the State Stormwater Regulations”), which were published in the New Jersey Register on March 2, 2020; and

WHEREAS, in conformance with New Jersey stormwater rules and regulations, all municipalities in Passaic County must adopt updated stormwater control ordinances; and

WHEREAS, pursuant to the State Stormwater Regulations, all stormwater control ordinances adopted by Passaic County municipalities must be granted unconditional approval by the Board in order to be effective; and

WHEREAS, on April 13, 2021, the governing body of the Borough of Totowa adopted Ordinance No. 02-2021 (“the Ordinance”), which amended, revised, and supplemented the existing stormwater control requirements in the Borough Code in order to remain in conformance with current State Stormwater Regulations; and

WHEREAS, the Ordinance was received by Passaic County staff on May 6, 2021; and

WHEREAS, the Ordinance has been reviewed by Passaic County Planning Board staff and was determined to be in compliance with the current State Stormwater Regulations; and

WHEREAS, on May 13, 2021, the Ordinance was presented to the Board for consideration and granted unconditional approval; and

WHEREAS, notwithstanding the Board’s approval of the Ordinance, the Board provided the following recommendations, which do not impact the Ordinance’s conformity with State Stormwater Regulations, for consideration by the governing body of the Borough of Totowa:

1. The reference to notes on pg. D-15, under Tables 1 and 2, should be removed as there are no page numbers included in the Ordinance.
2. Under Sections III.M. and III.N., “Office of the Passaic County Clerk” should replace the sections in parentheses stating “insert appropriate Office of the County Clerk...”.
3. Under Section IX.A.3., it should be specified how many copies of the required submission materials shall be provided by applicants for a Site Development Stormwater Plan.
4. Under Section XI., it should be specified if there will be any penalties for violations of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Ordinance has been granted unconditional approval by the Passaic County Planning Board and shall be considered effective as of May 13, 2021.

**Attest: Approved by the Passaic County Planning Board on May 13, 2021**

Moved By: Metzler

Seconded By: Gervens

Aye: Edmond, Gervens, Martinique, Metzler, Pera, Redmon, Simpson

Nay: None


Abstained: None

Absent: Best, Diaz, Duffy, Lepore



Nakima Redmon (May 19, 2021 08:45 EDT)

Nakima Redmon, Chair  
Passaic County Planning Board



Michael Lysicatos (May 19, 2021 08:41 EDT)

Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: May 13, 2021