



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

Passaic County Planning Board Regular Meeting Agenda Thursday, September 2nd, 2021 5:00 PM

Special WebEx Meeting Instructions (more detailed instructions at the end of this document)

Members of the public will be prompted and given microphone access during the public comment portion of the meeting and following Board member comments for each application.

- Via Cisco WebEx Meeting Application:

<https://passaiccounty.webex.com/passaiccounty/j.php?MTID=m8250d857f3e26a718e04b450945a903b>

- Via Conference Call (if you do not have access to the WebEx application or a microphone):

(408) 418-9388, Dial Access Code at Prompt: 179 287 2445, Participant Code: just dial # to enter.

The meetings materials, and all application files, can be viewed at the below link:

<https://www.dropbox.com/sh/rw8f2fyadanpqa8/AAD-1NCsWxdgwDWAZ4fxvPUTa?dl=0>

Chair's Announcement – Open Public Meeting Act

Roll Call

Minutes:

1. August 5th, 2021 (carried from previous meeting)
2. August 19th, 2021

Planning Director's Report

Public Comment & Questions

Development Review:

1. SP-21-017; Tri-County Animal Hospital
1302 Paterson-Hamburg Turnpike, Wayne
Block 3206, Lot 4
Site Plan (Previously Withheld)
Owner: Kipiani Real Estate, LLC

2. SP-21-018; Prop. Wendy's Restaurant
445-451 Main Avenue, Passaic
Block 2207, Lots 25, 26 & 27
Site Plan (Previously Withheld)
Owner: 449 Main Associates

3. SP-21-034; Prop. Synagogue
129 Main Avenue, Passaic
Block 3298, Lot 33
Site Plan (Previously Withheld)
Owner: Congregation Kollel Ohr HaTorah

4. SP-21-040; 515 Union Center
515 Union Boulevard, Totowa
Block 100, Lots 1 & 4; Block 148, Lot 1
Site Plan (New Application)
Owner: Totowa Investment Group, LLC

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5. SP-21-041; Monksville Mountain House
1093 Greenwood Lake Turnpike, Ringwood
Block 310, Lot 3
Site Plan (New Application)
Owner: Monksville Mountain House, LLC

7. SP-21-043; Plaza Square Traffic Signal
625 Paterson-Hamburg Turnpike, Wayne
Block 2800, Lot 2
Site Plan (New Application)
Owner: Regency Centers

6. SP-21-042; Car Wash (Site Improvements)
1720 Route 46, Woodland Park
Block 122, Lot 11
Site Plan (New Application)
Owner: Levco Rte. 46 Association

8. SP-21-044; Gencarelli's Bakery
2320 Paterson-Hamburg Turnpike, Wayne
Block 3315, Lot 8
Site Plan (New Application)
Owner: Jean Louis Todeschini

Old Business

Paterson-Newark Transit Market Study (Vote on Adoption as Master Plan Element)

New Business

Correspondence

Resolutions (Approved Planning Board Applications)

1. 2021-34 (SP-20-014)
2. 2021-35 (SP-20-015)
3. 2021-36 (SP-20-017)
4. 2021-37 (SP-20-020)
5. 2021-38 (SP-20-022)

Adjournment

PLEASE SEE WEBEX INSTRUCTIONS AND TIPS ON THE NEXT PAGE

WEBEX CONFERENCE ACCESS INSTRUCTIONS

To join using your computer:

Logon to the Cisco WebEx Meeting Application at the following link:

<https://passaiccounty.webex.com/passaiccounty/j.php?MTID=m8250d857f3e26a718e04b450945a903b>

If prompted, the password is: Planning. If your computer has a built in microphone and speakers, you will be able to participate in the meeting at this point. If your computer does not, or you are unsure, please see the next section on using a phone to dial into the conference call.

To join using your phone: Call (408) 418-9388 and enter the meeting number when prompted to join the conference call (Meeting Access Code: 179 287 2445). When prompted for the attendee number, just hit the # key to enter the meeting.

SAMPLE WEBEX SCREEN

The screenshot shows the Cisco WebEx meeting interface. At the top, it says "Cisco Webex Meetings" and "Sal Presti (Host)". Below that, there are icons for microphone, webcam, and chat. A large "SP" logo is in the center. On the right, there is a chat window with a text box and a "To:" dropdown menu. Red arrows point from text boxes to the microphone, webcam, and chat controls. The text boxes explain the status of these controls (gray for active, red for muted) and how to use the chat function.

Microphone - When the microphone icon is GRAY you can be heard by all participants. When it is RED you are muted. Members of the public will be muted when entering so make sure to unmute before speaking during the public comment period or during testimony on a specific application.

Webcam - When the camera icon is GRAY you will be seen by all participants if you are using a webcam on your computer. When it is RED only an icon or initials will be seen by all. Please make sure to check this setting once entering the session.

Chat - The chat function is controlled by the bubble icon and the text box on the right hand side. If you would like to submit a comment in writing or notify the moderator that you would like to discuss an item during any comment period click on the chat bubble until it turns blue and enter a question in the text box to the right. The To: bar above the text box controls who receives the message. Please keep that set to everyone as it is a public meeting.