



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, August 19<sup>th</sup>, 2021  
WebEx Meeting**

Senior Planner Jason Miranda opened the meeting at 5:03 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to the roll call.

**MEMBERS PRESENT:** Miguel Diaz; Terry Duffy, County Commissioner; Steve Edmond, Alternate (arrived at 5:12 PM; voted for Stephen Martinique); Joseph Metzler; Jonathan Pera, County Engineer.

**OTHERS PRESENT:** John Abdelhadi, Planning Board Counsel; Andras Holzmann, Supervising Planner; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

A motion was made by Commissioner Diaz to appoint Commissioner Metzler the Acting Chair for the meeting, in the absence of both the Chair and Vice Chair of the Board. The motion was seconded by Commissioner Pera. The motion passed unanimously.

**MINUTES:** The vote on the August 5<sup>th</sup>, 2021 minutes was carried until the next meeting as the attending Board members did not attend that meeting, and therefore chose to abstain from the vote.

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

- Planning Department staff hosted a booth at the Passaic County Fair to promote the development of the Bike Passaic County Master Plan. Staff encouraged public input by asking fair attendees to complete an online survey.
- Planning Department staff are working on a new GIS website that will host interactive maps such as a parcel data viewer. The website should allow the public to access county data more freely.

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

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

**DEVELOPMENT REVIEW**

**SP-21-038 – Proposed Warehouse Expansion – 43 Samworth Road, Clifton**

Staff explained that this is new site plan application in which the applicant has proposed to construct an addition to an existing warehouse facility. The site does not have frontage along a county right of way, but is over one (1) acre of impervious surface. Additionally, all traffic to

and from the site must use Allwood Road. The proposed construction will add 16,508 sq. ft. of warehouse to an existing warehouse facility. The applicant has not proposed any changes to the existing parking lot or driveways along Samworth Road, a municipal street. Regarding the drainage, the applicant has proposed to detain the increased stormwater runoff via the existing drainage system. The applicant has provided a stormwater report. The applicant has not proposed any changes to the existing sidewalk, curbing, or landscaping.

Staff explained that the site plan had been reviewed by staff, and the proposed addition was not determined to pose any adverse impacts to County facilities. Therefore, staff recommended that the application be granted an unconditional approval.

No comments were made by the Board.

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

#### **SP-20-011 – Proposed Mixed-Use Building – 199-207 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 June 10<sup>th</sup>, 2021 with 7 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. An agreement restricting future access for both sites to the proposed driveway has been submitted and reviewed by County staff, pending approval by the Board of County Commissioners. 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 and three (3) seepage pits. The parking lot has been graded to allow for up to six (6) inches of on-site ponding. 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.

The revised plans have been reviewed by staff. Staff explained that the plans were recommended for approval subject to the finalization of the driveway agreement.

No comments were made by the Board.

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

**SP-21-010 – Proposed Exterior Renovations – 1176 Paterson-Hamburg Turnpike, Wayne**

Staff explained this is a previously withheld site plan application in which the applicant has proposed to install a decorative parapet onto a vacant, commercial building. The building was previously occupied by a Trader Joe’s. The applicant has not proposed any other changes to the building. The site has frontage along Paterson-Hamburg Turnpike, with a fully dedicated right-of-way. This application was withheld by the Board on May 27<sup>th</sup>, 2021 with two (2) conditions.

The site has two one-way driveways, both restricted to right turns, along Paterson-Hamburg Turnpike. The applicant has agreed to install signing, striping, curb ramps, and crosswalks at the driveways. There is an existing sidewalk along the frontage. The applicant has submitted a survey showing grade contours throughout the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed signing must be installed at the site prior to the issuance of an unconditional approval for this application. The striping for the proposed crosswalks must be parallel to the flow of traffic exiting and entering the driveways. The applicant must install trench drains at both driveways, on the applicant’s side of the property.

Commissioner Edmond asked if there were inlets and catch basins on the site. Commissioner Pera stated that there were, but they were not at the right-of-way line and could be bypassed by stormwater. After some discussion, it was determined that the applicant shall verify that the inlets on the site are in good working order.

Commissioner Diaz made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Pera. The motion passed with Commissioners Diaz, Duffy, Metzler, and Pera voting in the affirmative and Commissioner Edmond voting in the negative.

**SP-21-039 – Long Pond Dental Solar Carports – 1159 Greenwood Lake Turnpike, Ringwood**

Staff explained that this is a new site plan application in which the applicant has proposed to install solar carports at an existing parking lot of a dental office. No construction or modification to the existing building has been proposed. No changes are proposed to the existing parking lot and driveway. Besides the main Greenwood Lake Turnpike driveway, an on-site drive aisle connects to the driveway on adjacent Lot 1.03. No sidewalk has been proposed, which is consistent with other sites along this section of Greenwood Lake Turnpike. No grading or drainage information has been provided. No new landscaping has been proposed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must provide a white, 12-inch stop bar and a double yellow centerline at the driveway. All striping must be noted as thermoplastic. The first parking space appears to be labeled as being 19.9 feet from the right-of-way line, which would

require a design waiver for parking within 20 feet of the right-of-way line. It must be clarified if this dimension is from the edge of the parking space or the edge of the proposed carport roof. The right-of-way line must be clearly labelled. The applicant must submit any existing cross-access easements allowing for shared use of the driveway on adjacent Lot 1.03. The applicant must provide grading contours of the site. The Corridor Enhancement Fee of \$3,482.00 must be provided payable to Passaic County.

Commissioner Edmond asked if it was indicated where the solar panels drained. Commissioner Pera responded that the solar panels will drain towards the rear. Commissioner Pera requested that a comment be added requiring the applicant to submit updated drainage calculations for the site.

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

**OLD BUSINESS – None.**

**NEW BUSINESS – None.**

**CORRESPONDENCE – None.**

#### **RESOLUTIONS**

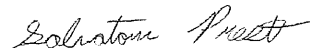
A motion to accept the following unconditional approval resolutions was made by Commissioner Duffy and seconded by Commissioner Diaz. The resolutions are:

1. 2021-30 (SP-20-008)
2. 2021-31 (SP-20-009)
3. 2021-32 (SP-20-012)
4. 2021-33 (SP-20-013)

The motion passed unanimously.

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 5:44 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS



## County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Director*

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

August 20<sup>th</sup>, 2021

Clifton Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Prop. Warehouse Expansion; 43 Samworth Road, Clifton; Block 6901,  
Lot 28 (Passaic County File Number SP-21-038)

Members of the Board,

The above referenced site plan dated July 14<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on August 19<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  
NES Group Holdings, LLC  
File

John P. Wyciskala, Esq.  
James Giurintano, P.E.



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Michael Lysicatos AICP, PP  
*Director*

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

August 20<sup>th</sup>, 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 16<sup>th</sup>, 2021, revised as of June 21<sup>st</sup>, 2021, and the grading and drainage plan dated July 26<sup>th</sup>, 2021 were both reviewed by the Passaic County Planning Board on August 19<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 Board of County Commissioners authorization of the approved driveway agreement.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Abdelmoeen Dandis  
Adnan A. Khan, P.E.

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



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401 Grand Street, Room 417  
Paterson, New Jersey 07505

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Michael Lysicatos AICP, PP  
Director

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

August 20<sup>th</sup>, 2021

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Prop. Exterior Building Renovations (Jamir, LLC); 1176 Paterson-Hamburg Turnpike, Wayne; Block 3205, Lot 6 (Passaic County File Number SP-21-010)

Members of the Board,

The above referenced site plan dated September 8<sup>th</sup>, 2020, revised as of July 27<sup>th</sup>, 2021, and the ADA improvement plan dated July 21<sup>st</sup>, 2021 were both reviewed by the Passaic County Planning Board on August 19<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

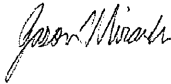
This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. ADA curb ramps and detectable warning surfaces shall be provided at both driveways. Prior to the release of any County bonds associated with the application, the applicant shall submit certification from a professional engineer that the ramps have been constructed per ADA standards.
2. The following comments pertain to signing and striping at the driveways:
  - a) The applicant shall install two (2) DO NOT ENTER (R5-1) signs, one on each side of the entrance driveway. **The signs must be installed prior to the issuance of an unconditional approval. Incomplete; the applicant must notify the County that the signs have been installed.**
  - b) The applicant shall install a ONE WAY sign at the exit driveway, facing Paterson-Hamburg Turnpike traffic. **The sign must be installed prior to the issuance of an unconditional approval. Incomplete; see above.**
  - c) A RIGHT TURN ONLY sign shall be installed at the exit driveway, facing towards the site. **The NO LEFT TURN sign must be installed prior to the issuance of an unconditional approval. Incomplete; see above.**
  - d) The applicant shall install a STOP sign at the exit driveway. **The sign must be installed prior to the issuance of an unconditional approval. Incomplete; see above.**

Passaic County Planning Board  
Prop. Exterior Building Renovations (SP-21-010)  
1176 Paterson-Hamburg Turnpike, Wayne  
Block 3205, Lot 6

- e) Crosswalks (continental-style) shall be striped across both driveways. **The crosswalk bars must be parallel to the flow of traffic.**
  - f) All striping shall be noted as thermoplastic. Already complete.
3. The temporary business signs must be removed from the County right-of-way. Already complete.
  4. The plans shall include grading contours. As per the discussion at the Board meeting, the applicant shall provide a partial topographic survey of the property frontage extending for at least three (3) car lengths into the parking area. **The applicant shall install trench drains at both driveways, on the applicant's side of the property line. The applicant shall verify if the exiting inlets on the site are in good working condition.**
  5. The applicant must submit the Corridor Enhancement Fee of \$5,364.00 made payable to Passaic County. Already complete.

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
A. Michael Rubin, Esq.  
Tung-To Lam, P.E.

Jamir, LLC  
Appel Design Group  
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

August 20<sup>th</sup>, 2021

Ringwood Planning Board  
60 Margaret King Avenue  
Ringwood, NJ 07456

Re: Site Plan Review – Long Pond Dental Solar Carports; 1159 Greenwood Lake Turnpike, Ringwood; Block 310, Lot 1.04 (Passaic County File Number SP-21-039)

Members of the Board,

The above referenced site plan dated June 17<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on August 19<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

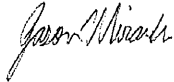
1. The applicant must provide a white, 12-inch stop bar and a double yellow centerline at the driveway. All striping must be noted as thermoplastic.
2. The first parking space appears to be labeled as being 19.9 feet from the right-of-way line, which would require a design waiver for parking within 20 feet of the right-of-way line. It must be clarified if this dimension is from the edge of the parking space or the edge of the proposed carport roof. The right-of-way line must be clearly labelled.
3. The applicant must submit any existing cross-access easements allowing for shared use of the driveway on adjacent Lot 1.03.
4. The applicant must provide grading contours of the site.
5. The applicant shall submit drainage calculations accounting for all, existing and proposed, impervious area on the site.

Passaic County Planning Board  
Long Pond Dental Solar Carports (SP-21-039)  
1159 Greenwood Lake Turnpike, Ringwood  
Block 310, Lot 1.04

6. The Corridor Enhancement Fee of \$3,482.00 must be provided payable to Passaic County.

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
United Solar Co.  
File

Alan A. Frenkel  
Richard B. Gordon, P.E.

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-30 (SP-20-008)

WHEREAS, the applicant, The Wonder of Learning Academy (“the Applicant”), submitted a site plan application for the property located on Block 5805, Lots 20, 21, 22, 23, 24 and 25, in the City of Paterson, New Jersey, with an address of 655-671 Main Street, Paterson, NJ 07503; and

WHEREAS, the application was given a file number of SP-20-008; and

WHEREAS, on April 9<sup>th</sup>, 2020, the site plan prepared by JR Frank Design, LLC dated November 18<sup>th</sup>, 2019, revised as of March 10<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on May 18<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by JR Frank Design, LLC dated November 18<sup>th</sup>, 2019, revised as of April 28<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Paterson Planning Board for the final site plan; and

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

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

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: August 19, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-31 (SP-20-009)

WHEREAS, the applicant, 1022-1026 Main Street, LLC (“the Applicant”), submitted a site plan application for the property located on Block 6902, Lots 9.01, 9.02, 17, 18, and 19 in the City of Paterson, New Jersey, with an address of 1022-1026 Main Street, Paterson, NJ 07503; and

WHEREAS, the application was given a file number of SP-20-009; and

WHEREAS, on February 13<sup>th</sup>, 2020, the site plan prepared by Heritage Madison Architecture, LLC dated November 21<sup>st</sup>, 2018, revised as of January 14<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on July 23<sup>rd</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Heritage Madison Architecture, LLC dated November 21<sup>st</sup>, 2018, revised as of May 7<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Paterson Board of Adjustment for the final site plan; and

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

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

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: August 19, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-32 (SP-20-012)

WHEREAS, the applicant, Arbor Ridge Property, LLC (“the Applicant”), submitted a site plan application for the property located on Block 4411, Lot 19 in the Township of Wayne, New Jersey, with an address of 261 Terhune Drive, Wayne, NJ 07470; and

WHEREAS, the application was given a file number of SP-20-012; and

WHEREAS, on April 9<sup>th</sup>, 2020, the site plan prepared by Houser Engineering, LLC dated January 28<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on December 11<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Houser Engineering, LLC dated January 28<sup>th</sup>, 2020, revised as of November 12<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Wayne Planning Board for the final site plan; and

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

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

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: August 19, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-33 (SP-20-013)

WHEREAS, the applicant, Bayside Associates, LLC (“the Applicant”), submitted a site plan application for the property located on Block 307, Lot 2 in the Borough of Wanaque, New Jersey, with an address of 852 Ringwood Avenue, Wanaque, NJ 07465; and

WHEREAS, the application was given a file number of SP-20-013; and

WHEREAS, on April 9<sup>th</sup>, 2020, the site plan prepared by Houser Engineering, LLC dated February 14<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on August 24<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Houser Engineering, LLC dated February 14<sup>th</sup>, 2020, revised as of August 7<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Wanaque Board of Adjustment for the final site plan; and

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

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

Moved By:  
Seconded By:  
Aye:  
Nay:  
Abstained:  
Absent:

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: August 19, 2021