



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, September 2nd, 2021
WebEx Meeting**

Vice Chair Martinique opened the meeting at 5:00 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: Stephen Martinique, Vice Chair; Miguel Diaz, Commissioner; William Gervens, Commissioner; Joseph Metzler, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Kenneth Simpson)

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

MINUTES: A motion to adopt the minutes of the August 5th, 2021 Planning Board Meeting was made by Vice Chair Martinique and seconded by Commissioner Edmond. The motion passed with Commissioner Metzler and County Engineer Pera abstaining.

A motion to adopt the minutes of the August 19th, 2021 Planning Board Meeting was made by Commissioner Metzler and seconded by Commissioner Edmond. The motion passed with Vice Chair Martinique abstaining.

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

- The Planning Department is progressing with the Bike Passaic County study and has attended a number of public events to promote the public participation in the study. As of the meeting, over 100 surveys have been submitted. The Planning Department will also be attending the City of Passaic's concert series as well as eight to ten other events over the next six weeks.
- The Planning Department is wrapping up the public notice for the Paterson-Newark Transit Market study. The public comments will be distributed to the board in their packets and include answers to questions in response to the public session. The board can then formally approve the study as part of the Master Plan. Final copies will be circulated.
- The Planning Department is also moving forward with various rail trail and parks projects.

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

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

DEVELOPMENT REVIEW

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a one-story addition to an existing commercial structure. The applicant has also proposed to remove a gravel area in the rear of the site and replace it with seeded topsoil. The site has frontage along Paterson-Hamburg Turnpike in Wayne. This application was withheld on July 22nd, 2021.

The proposed addition will be at the rear of the existing building and total 1,900 sq. ft. The site will have access via a two-way driveway, and the applicant has proposed to install a stop bar and stop sign at the driveway. The driveway is located along the property line with adjacent Lot 5, and there is no existing physical separation between the two parking lots. A curbed island will be constructed at the end of the driveway. The parking lot will contain a total of 15 spaces. There is a County roadway widening plan that impacts the existing site, and may require the relocation of certain existing or proposed site features.

Regarding the drainage, the applicant has not indicated any on-site inlets, roof leaders, or drainage mitigation on the site plan. The applicant has requested permission to connect into the future drainage system under Paterson-Hamburg Turnpike once it has been constructed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. There is an apparent conflict between the proposed curb line (on the site plan) and the proposed retaining wall and sidewalk re-alignment on the County roadway plans. The applicant must fully incorporate the roadway plans onto their site plan. It appears that the requested parking lot encroachment will interfere with both the proposed retaining wall and re-aligned sidewalk. Based on the proposed driveway improvements, staff recommend the requested design waiver to permit the driveway within 10 feet of the side property line. The applicant will need to provide on-site detention or retention, with ponding up to six (6) inches, prior to any connection into a future Paterson-Hamburg Turnpike drainage system. The applicant shall submit a draft “if and when” agreement, pending Board permission, to allow for a future overflow pipe into the Paterson-Hamburg Turnpike system when it is constructed. The applicant must provide a driveway profile in support of their waiver request to allow for a driveway slope greater than 2% within 50 feet of the right-of-way line.

Commissioner Metzler asked how long the if-and-when agreement would extend. County Engineer Pera responded that the Paterson-Hamburg Turnpike would be going to bid in fall and would trigger then. Planning Director Lysicatos stated that staff would coordinate with the applicant. Commissioner Edmond asked if the waiver was based on current conditions or proposed conditions. Senior Planner Miranda stated that the waiver was based on current conditions.

John Wyciskala, attorney for the applicant, asked that engineer for application speak. Tung-To Lam, engineer for the applicant, was sworn in. He described the site conditions and explained that due to the site’s shared driveway and the location of the existing building makes it unfeasible to change the driveway slope.

Commissioner Edmond asked how large the existing building is. Tung-To Lam stated the dimensions of the building. Commissioner Edmond asked if the traffic volume was going to be raised due to the addition. Tung-To Lam stated that he did not know, but that the required parking spaces increased due to the addition on the building. Commissioner Edmond asked Tung-To to confirm that the driveway would not be able to be changed. Tung-To Lam confirmed that the driveway could not be changed without major and unacceptable changes to the site plan. County Planner Pera asked that Tung-To show the existing, proposed, and future conditions of the site when resubmitting the driveway profile.

Commissioner Edmond asked where the new access to the business was going to be from. Tung-To Lam responded that access would be from the side of the site.

Doctor Howard Silberman, applicant, was sworn in. He testified to the hardships he faces and appealed to the board.

The staff and applicant discussed the changes to the site relating to the proposed county roadway improvements in addition to the hardships presented by the existing development of the site and how it would impact the design of the driveway profile and drainage. The applicant and his professionals discussed design alternatives that would address the needs presented in the previous Planning Board comments that would be acceptable to the Board's professionals and the Board members.

No comments were made by the public.

A motion to grant waiver for the driveway profile conditioned upon submission of the profile that was acceptable to the County engineer was made by Commissioner Diaz and seconded by Commissioner Gervens. The motion passed with Commissioner Edmond and Commissioner Metzler opposing.

A motion to grant an offset waiver was made by Commissioner Gervens and seconded by Commissioner Diaz. The motion passed unanimously.

A motion to grant a waiver for the reconfiguration of the future drainage system acceptable to the county engineer and shows calculation of flow and velocity, along with method and configuration, motion made by Commissioner Diaz and seconded by Commissioner Gervens. The motion passed unanimously.

Commissioner Diaz made a motion to grant **conditional approval** to this site plan application. The motion was seconded by Commissioner Gervens. The motion passes, with Commissioner Metzler voting against.

SP-21-034 – Proposed Synagogue – 129 Main Avenue, Passaic

Staff explained that this is a new site plan application in which the applicant has proposed to convert an existing 3,719 sq. ft. building (formerly used as a bank) into a house of worship. The

site has frontage along Main Avenue in Passaic. The application was withheld by the Board on July 8th with 10 conditions.

The site will have a parking lot with seven (7) parking spaces. The existing drive-thru canopy will be removed to accommodate a standard driveway. The applicant has submitted a waiver request to maintain a driveway along Main Avenue; per the request, the driveway would be exit-only and restricted to right turns. The site will also have access along Howard Avenue.

There is an existing trench drain at the Main Avenue driveway, which has a connection into the Main Avenue drainage system. The applicant has submitted drainage calculations. A portion of the building, the cornice, the lighting fixtures, and a canopy all encroach into the County right-of-way; the applicant has submitted an encroachment application.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The signed letter from the applicant's engineer states that the curb ramps will need to be re-constructed to be ADA-compliant. The replacement ramps must be shown on the plan. The plans will need to be revised to show the proposed one-way circulation and turn restriction. The right turn will need to be physically restricted, which can be done using bollards and hatched striping. This can be achieved by narrowing the driveway away from the side property line, to obtain the required 10-foot offset. Additionally, the applicant must provide a stop bar (12 inches, white, thermoplastic striping), a NO LEFT TURN sign (R3-2), a second DO NOT ENTER sign (R5-1) on the other side of the driveway, and two (2) NO STOPPING OR STANDING signs between the driveway and the corner.

An encroachment application has been submitted for review. The submitted drainage calculations are under review by staff. The existing drainage, including the trench drain and connecting pipes, will need to be shown on the plan. At least two trees should be provided on the outside of the sidewalk adjacent to the building. The trees will need to be indicated on the plans with a table identifying the species and a grate detail. A request for a reduction of the Corridor Enhancement Fee has been submitted for consideration by the Board of County Commissioners.

No comments were made by the public or board.

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

SP-21-041 – Monksville Mountain House – 1093 Greenwood Lake Turnpike, Ringwood

Staff explained that this is new site plan application in which the applicant has proposed to renovate an existing building, currently used as office space, for use as a restaurant, event space, and bed and breakfast. Additionally, the applicant has proposed to construct an open pavilion on the site. The site has frontage along Greenwood Lake Turnpike in Ringwood.

The site will utilize an access driveway that connects to Greenwood Lake Turnpike via the adjacent property to the north. The applicant has not submitted a copy of the access easement. There are 20 on-site parking spaces proposed. There is no existing or proposed sidewalk along the frontage of the site, as is consistent with this stretch of Greenwood Lake Turnpike.

The site is sloped steeply away from Greenwood Lake Turnpike. A stream runs through the site, connecting into a pipe at the northerly end of the property. The site plan referenced an NJDEP permit-by-rule and a Highlands Exemption #4. The applicant has proposed to plant shade trees along the frontage of the site, in addition to several existing trees.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit signed and sealed copies of the referenced survey. The applicant must submit a copy of the driveway easement, and clearly indicate the extent of the easement on the plan. The plans do not indicate any signing or striping at the driveway. The applicant must install a double yellow centerline, stop bar (12 inches, white), and a stop sign. All striping must be noted as thermoplastic. The applicant shall provide additional shade trees along the site frontage, outside of the right-of-way. The applicant shall provide copies of the referenced NJDEP permit and Highlands Exemption. The applicant must provide the Corridor Enhancement Fee of \$5,197.00 payable to Passaic County.

Commissioner Metzler asked where the stream on site begins. He also asked if the proposed pavilion had bathroom facilities. Matt Van Allen was sworn in and provided testimony to address the Board's questions. He responded that on days that it was in use, the Borough of Ringwood had allowed the site to supplement existing bathroom facilities with a bathroom trailer. Commissioner Edmond asked about the site's Highlands Exemption agreements. Matt Van Allen answered that the site has approval.

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

Commissioner Diaz left the meeting at 7:18 PM.

SP-21-042 – Car Wash (Site Improvements) – 1720 Route 46, Woodland Park

Staff explained that this is new site plan application in which the applicant has proposed to construct various site improvements at the location of an existing car wash facility. The site has frontage along Route 46 in Woodland Park. The site does not have any frontage along a County, but has over an acre of impervious surface area. The applicant has not proposed any changes to the existing car wash building on site. The applicant has proposed to install curbing for the parking spaces and to install various car washing utilities.

The site plan has been reviewed by staff, and there are no impacts to any County facilities. The application is recommended for approval.

No comments were made by the board or public.

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

SP-21-043 – Plaza Square Traffic Signal – 625 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is new site plan application in which the applicant has proposed to install a traffic signal at the Paterson-Hamburg Turnpike driveway to an existing shopping center. The site has frontage along Paterson-Hamburg Turnpike in Wayne.

The Paterson-Hamburg Turnpike driveway is currently operating as a stop-controlled driveway. The applicant will widen the roadway, remove a portion of an existing concrete median barrier to accommodate left turns, and construct a left turn lane on Paterson-Hamburg Turnpike. Side by side exit lanes are proposed for the site driveway. A crosswalk is proposed across the driveway. There is an existing sidewalk along the Paterson-Hamburg Turnpike frontage. Additionally, the applicant will reconstruct an existing bus shelter, relocate an existing utility pole, and install guard rail along the easterly frontage of the site. The site is sloped away from Paterson-Hamburg Turnpike. The applicant has submitted a stormwater management report. No changes are proposed to the existing landscaping on the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The driveway crosswalk shall be continental-style. The center median must be extended to include sidewalk level with the crosswalk. The applicant shall provide information on the design of the proposed crash cushion, in order to demonstrate that it will be adequate for the proposed design speed. The R(NJ)3-8R sign on eastbound Hamburg Turnpike at Station 12+25 must be shifted to Station 11+50. The plans must indicate that there will be adequate sight distance for the right turn on red for vehicles exiting the site.

The applicant must enter into a tri-party agreement with the County and Township regarding the construction and maintenance of the proposed traffic signal. Provided that Wayne Township will assume ownership of the signal, the Township must review and approve the signal plan (including all hardware). A W1-7 sign (oversized 60" x 30") must be installed opposite the site driveway. The phasing diagram incorrectly shows the left turn into the site permitted in Phase B. The signal timing schedule must be included in the plan set.

The plans must indicate striping materials (epoxy for long lines, thermoplastic for symbols and stop bars). Although the traffic study shows that the left turn lane length is adequate, the lane must be extended for 50 feet to provide additional safety. The applicant must provide a Corridor Enhancement Fee payable to Passaic County. The fee will be calculated based on the linear feet of frontage along Paterson-Hamburg Turnpike. The applicant must indicate the length of frontage on the plan for the fee to be assessed.

Commissioner Metzler asked if trucks turning left up the hill will impact traffic. Commissioner Edmond asked if the proposed lane widths match the county's improvement plan's widths. County Engineer Pera confirmed that the widths match. Commissioner Edmond asked about

center median proposed in the driveway. Commissioner Edmond inquired about poles being located behind the sidewalk.

Tung-To Lam, engineer for applicant and still under oath, stated that a number of poles would not be located behind the sidewalk. Commissioner Edmond asked that the sidewalk be moved as far back as possible, and to move the guard rail behind the sidewalk. After discussion, it was determined that county staff would provide guidance on the placement of the guardrail with the applicant.

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

SP-21-044 – Gencarelli’s Bakery – 2320 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is new site plan application in which the applicant has proposed to construct a commercial retail structure on a vacant lot. The building will consist of a Gencarelli’s Bakery and an additional retail tenant. The site has frontage along Paterson-Hamburg Turnpike in Wayne.

The applicant has proposed an entrance-only, right turn only, driveway along Paterson-Hamburg Turnpike. A full-access driveway will be constructed along St. Moritz Place, a municipal street. There is no existing or proposed sidewalk along the frontage of the site. The applicant has proposed to install a trench drain at the Paterson-Hamburg Turnpike driveway. The trench drain and inlets from the site will connect into the St. Moritz Place drainage system. The applicant has proposed to plant three (3) crabapple trees and one (1) red maple tree along the Paterson-Hamburg Turnpike frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The Paterson-Hamburg Turnpike Master Plan right-of-way of 100 feet must be shown on the plans. This should extend 50 feet from the roadway centerline towards the site. The applicant shall install sidewalk along the entire Paterson-Hamburg Turnpike frontage of the site. The proposed driveway along Paterson-Hamburg Turnpike must be removed from the plans. Right turns into the site can easily be made from St. Moritz Place.

Pedestrian access to the building shall be provided from Paterson-Hamburg Turnpike. The plans must show grade contours on St. Moritz Place. It must be demonstrated that all downspouts connected to inlets A2 or A3 do not discharge stormwater towards Paterson-Hamburg Turnpike. The applicant must submit drainage calculations showing that flow will not increase to the adjacent County culvert under Paterson-Hamburg Turnpike. The applicant must provide the Corridor Enhancement Fee of \$4,191.00 payable to Passaic County.

Commissioner Edmond asked about the electrical poles on site. Theodore Leo, attorney for the applicant, addressed the comment asking for the elimination of the driveway on the Paterson-Hamburg Turnpike. Commissioner Edmond asked about the size of the trucks that would service the site.

Vincent Gencarelli, applicant, was sworn in. He stated that most of the trucks would come from St. Mortiz.

A motion to grant a waiver for a right turn only driveway on the Paterson-Hamburg Turnpike that will be approved by the County Engineer was made by County Engineer Pera. The waiver was seconded by Commissioner Metzler. The motion passed unanimously.

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

SP-21-018 – Proposed Wendy’s Restaurant – 445-451 Main Avenue, Passaic

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a Wendy’s restaurant with drive-thru facilities. The existing building on the site will be demolished. The site has frontage along Main Avenue to the southwest of downtown Passaic. The application was withheld by the Board on May 27th with 13 conditions.

The site will have access via two one-way driveways along Main Avenue. The applicant has indicated on the plans that the drive-thru facilities can queue up to 10 vehicles. The applicant has proposed to pave a new parking lot which will contain 17 parking spaces. The applicant has proposed to install new sidewalk and curbing along the frontage of the site. A walkway connecting the sidewalk to the entrance of the restaurant will also be installed.

Regarding drainage, the applicant has proposed to install an inlet near the entrance driveway and a trench drain at the exit driveway. Both will connect to the Main Avenue drainage system. The applicant has not indicated any other stormwater facilities or roof leaders. The site slopes towards Main Avenue. The applicant has proposed to plant two (2) Sweetgum trees and one (1) Star Magnolia tree along the Main Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. At the driveways, the applicant must construct the flared ends instead of curb radii. At the driveways, the detectable warning surfaces shall be in line with the path of pedestrian travel. The applicant must submit the Corridor Enhancement Fee of \$3,943.00 payable to Passaic County.

No comments were made by the public or the Planning Board.

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

SP-21-040 – 515 Union Center – 515 Union Boulevard, Totowa

Staff explained that this is new site plan application in which the applicant has proposed to renovate two (2) existing buildings and construct an additional building. The site has frontage along Union Boulevard. The existing bank building at the easterly end of the property is proposed to be renovated. The existing landscaping along Union Boulevard is to be removed and replaced with a drive aisle and driveway. The existing three-story building will be renovated and

used for a mix of offices, retail, and self-storage. A two-story building will be constructed at the westerly end of the site, and will include a mix of offices, retail, and 28 residential units. The applicant has proposed a lot line adjustment, but has not submitted the required fee for a minor subdivision application.

The applicant has proposed to have two (2) access driveways along Union Boulevard. A westerly driveway would serve the proposed two- and three-story buildings. The driveway would be full-access, with a center median and side-by-side exit lanes. An easterly driveway would serve the bank building and would be two-way with exits restricted to right turns only. Additionally, there would be driveways along Crews Street, Peterson Road, and Bogert Street (all municipal streets). There is an existing sidewalk along the entire Union Boulevard frontage of the site.

The plans indicate that stormwater will flow in the general direction of Union Boulevard. Inlets on the site will connect into the Crews Street drainage system. There are existing shade trees on Union Boulevard, within the County right-of-way, that are proposed to remain. The applicant has proposed to provide additional shade trees and shrubs inside the property line.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed lot line adjustment requires review as a separate minor subdivision application. The applicant must submit the required fees for a sketch plat. The applicant must submit signed and sealed copies of the referenced survey. The proposed driveway to Union Boulevard from Block 100, Lot 4 must be removed from the plans. The lot has full access to Crews Street, adjacent to a signalized intersection with Union Boulevard. The applicant must submit a waiver request justifying the proposed full access driveway along Union Boulevard. Left turns out of the driveway shall be prohibited. The exit shall be reduced to a single lane, to be used for right turns only. The driveway median shall be designed to physically restrict the driveway to right-out turns. Left out turns should be made at the Bogert Street driveway, as the Bogert/Union intersection is signalized.

The required sight distance must be shown for the right turn out of the driveway. The sight triangle shall be clear of obstructions. At the driveway, the distance from the stop bar to the crosswalk must be dimensioned. There must be a four-foot offset. The driveway shall incorporate a raised sidewalk, per County detail. The driveway median shall be extended to include the sidewalk. The curb ramps at the corners of Bogert and Crews Street must be inspected and certified by a professional engineer to be ADA-compliant. The sidewalk, which must have a minimum width of 5 feet, must be dimensioned on the plans. The plans must show how pedestrians will be accommodate to the bank building and to the proposed two-story building.

The applicant must submit a traffic study, addressing the following concerns: Is a left turn lane necessary to enter the site driveway? What effect will this project have on the signalized intersections of Union/Bogert and Union/Crews? The necessity of a left turn signal at Bogert Street shall be investigated.

Stormwater management notes 1 and 2 on sheet 4 of 8 are unacceptable. Note 1 says that pipe sizes, inverts and slopes shall be verified before construction. Note 2 says that roof leader connections to the existing drainage system are to be determined later.

All existing drainage pipes must be shown on the plans. Drainage at the Bogert and Crews driveways shall not be permitted to flow overland towards Union Boulevard. The applicant shall provide a driveway profile. The applicant shall provide on-site bicycle parking. The applicant must provide the Corridor Enhancement Fee of \$17,144.00 payable to Passaic County.

No comments were made by the board or public.

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

OLD BUSINESS

A motion to carry the adoption of the Paterson-Newark Transit Market Study to the September 16th, 2021 Planning Board Meeting was made by Commissioner Metzler and seconded by Vice Chair Martinique. The motion passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE – None.

RESOLUTIONS

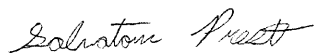
A motion to accept the following unconditional approval resolutions was made by Commissioner Metzler and seconded by Vice Chair Martinique. The resolutions are:

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)

The motion passed unanimously.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 8:21 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

Michael Lysicatos AICP, PP
Director

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

September 3rd, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

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

Members of the Board,

The above referenced site plan dated February 26th, 2021, revised as of August 19th, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant shall provide a dedication to the County Master Plan right-of-way. The existing right-of-way is 66 feet. The Master Plan right-of-way is 100 feet. The dedication shall extend no more than 50 feet from the roadway centerline. The applicant must submit a deed of dedication, including a Seller's Residency Certification/Exemption and Affidavit of Consideration for Use by Seller, and property description for review by staff. **No further dedication of right-of-way is required for this application. The applicant must coordinate with County staff to avoid any conflicts between the applicant's site improvements and the proposed County roadway improvements. Any right-of-way encroachment agreed upon between the County Engineer and applicant will still require the approval of the Board of County Commissioners.**
2. The site driveway is located along the property line with Lot 5, with no physical separation from the adjacent property. There should be sufficient room to provide a 24-foot driveway with separation from the side property line. The applicant shall provide a curbed island with landscaping adjacent to the property line. If the applicant wishes to maintain the existing driveway along the property line with no physical separation at the rear of the site, a cross-access easement will need to be provided. The applicant must submit a waiver request including a justification, for the Board to consider allowing a driveway within 10 feet of a

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

side property line. The driveway apron shall include a raised sidewalk and flared ends, per County detail (attached). **The applicant's waiver request was granted by the Board, allowing for a driveway within 10 feet of a side property line. This waiver was conditioned on the proposed driveway improvements shown on the current site plan.**

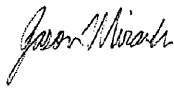
3. The applicant must provide additional information on the use of Lot 1, to the rear. Already complete.
4. The following comments pertain to signing and striping at the driveway:
 - a) The stop bar must be a minimum of four (4) feet from the inner edge of the sidewalk. The 4-foot offset between the sidewalk and the stop bar must be dimensioned. **Complete.**
 - b) The stop bar must be noted as 12" and white. **Complete.**
 - c) The "STOP" sign is shown on the other side of the sidewalk from the driveway. The proposed "STOP" sign must be relocated behind the sidewalk. This may require the sidewalk to be located on the adjacent property (Block 3206, Lot 5). **Complete.**
 - d) The applicant shall provide a double yellow centerline. Already complete.
 - e) All striping shall be noted as thermoplastic. **Complete.**
5. The site is sloped towards Paterson-Hamburg Turnpike, and the plans do not indicate any drainage mitigation. All runoff must be intercepted at the right-of-way line. If there is no existing pipe to connect to, the applicant will either need to install a connecting pipe to the nearest facility or handle all runoff on the site. Any connections to a drainage system under County jurisdiction will require approval by the Board of County Commissioners for a Storm Drain Connection Permit. **The applicant must coordinate with County staff to develop a drainage plan for the site that satisfies the minimum requirement of intercepting overland flow towards the County right-of-way. The form of agreement, to allow for a future connection into the Paterson-Hamburg Turnpike drainage system once it is constructed, must be approved by the County Engineer. The applicant must also submit drainage calculations (including flow and velocity) to ensure all drainage is collected and conveyed into the County drainage system, when constructed, to the satisfaction of the County Engineer.**
6. The applicant must submit a driveway profile indicating a slope of no greater than 2% for the first 50 feet back from the right-of-way line. The requested driveway profiles must be provided. The applicant has requested a waiver to allow for slopes in excess of 2%. The applicant must submit a written justification for the requested waiver. **The Board has granted the applicant's waiver request conditioned on the receipt of driveway profiles acceptable to the County Engineer. The profiles must show the driveway before and after the proposed County improvements. Any alternative alignments proposed by the applicant must also be profiled.**

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

7. The applicant shall coordinate with the County Engineer's Office on the proposed County plans along the frontage of the site as part of the Paterson-Hamburg Turnpike & Alps Road Intersection project. The applicant shall provide a sheet with the County plans superimposed onto the proposed site plan. Already complete.
8. The proposed shade trees would likely conflict with either the sidewalk or overhead electric lines. The applicant should coordinate with County staff to select a more appropriate shade tree species. Already complete.

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

Best Regards,



Jason Miranda
Senior Planner

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

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



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
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September 3rd, 2021

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Prop. Wendy’s Restaurant; 445-451 Main Avenue, Passaic; Block 2207, Lots 25, 26 & 27 (Passaic County File Number SP-21-018)

Members of the Board,

The above referenced site plan dated March 2nd, 2021, revised as of July 21st, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

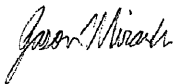
1. The existing right-of-way width of Main Avenue must be noted in place of the “variable width” note. **Complete.**
2. Instead of the proposed driveway apron and curb ramps, the applicant shall construct raised sidewalk across both driveways (per attached detail). The detectable warning surfaces shall remain. **The applicant shall provide flared ends as on the detail instead of the proposed curb radii. The detectable warning surfaces shall be oriented in line with the path of pedestrian travel.**
3. The applicant shall provide a grass buffer between the curb line and the proposed sidewalk, provided the sidewalk does not extend beyond the right-of-way line. **Complete.**
4. The entrance driveway must be perpendicular to Main Avenue. **Complete.**
5. The exit driveway shall be reduced to 15 feet in width. The plans must include templates showing how vehicles exiting from the drive-thru will be perpendicular to the roadway at the stop bar. **Complete.**

Passaic County Planning Board
Prop. Wendy's Restaurant (SP-21-018)
445-451 Main Avenue, Passaic
Block 2207, Lots 25, 26 & 27

6. The applicant must clarify whether the blue directional arrows on the plan are proposed striping. If so, they must be located outside of the Main Avenue right-of-way. **Complete.**
7. The applicant shall install two (2) "DO NOT ENTER" (R5-1) signs, one on each side of the exit driveway, at the right-of-way line. An additional R5-1 sign shall be installed at the entrance driveway (facing in), at the right-of-way line. **Complete.**
8. A two-faced "ONE WAY" sign must be installed at the entrance driveway. **Complete.**
9. The applicant must submit a traffic study with a queuing analysis. **Complete.**
10. On the inset map on the drainage plan, the intersecting street must be labelled. **Complete.**
11. The applicant must submit drainage calculations, including velocity, as the pipe is proposed at a flat (0.3%) slope. **Complete.**
12. The applicant should confirm that the rear retaining wall footings are entirely within the applicant's property. **Complete.**
13. The applicant must submit the Corridor Enhancement Fee of \$3,943.00 payable to Passaic County. **Incomplete.**

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
449 Main Associates
Marc S. Leber, P.E.

Finomus Passaic RE Holdings, LLC
Charles H. Sarlo, Esq.
File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 3rd, 2021

Passaic Board of Adjustment
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Prop. Synagogue (Congregation Kollel Ohr HaTorah); 129 Main Avenue, Passaic;
Block 3298, Lot 33 (Passaic County File Number SP-21-034)

Members of the Board,

The above referenced site plan dated March 16th, 2021, revised as of August 12th, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

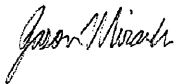
1. The applicant must submit two signed and sealed copies of the referenced survey by Alan R. Boettger dated 12/15/2020. **Complete.**
2. The applicant must submit a signed certification from a professional engineer that the curb ramps at both crosswalks are ADA compliant. If they are not, the ramps shall be replaced and the signed certification submitted prior to the release of any bonds associated with the permit. A determination on the existing ramps shall be obtained prior to the issuance of an unconditional approval. **The signed letter from the applicant's engineer states that the curb ramps will need to be re-constructed to be ADA-compliant. The replacement ramps must be shown on the plan.**
3. The Main Avenue driveway shall be removed from the plans. Sufficient site access can be provided on Howard Avenue. Furthermore, the driveway is located on a side property line where an existing driveway is located on the other side of the property line. **The applicant's waiver request to maintain driveway access along Main Avenue was granted by the Board on the following conditions:**
 - a. **The plans must be revised to show the proposed one-way circulation and turn restriction.**
 - b. **The right turn must be physically restricted, which can be done using bollards and hatched striping. This can be achieved by narrowing the driveway away from the side property line, to obtain the required 10-foot offset.**

Passaic County Planning Board
Prop. Synagogue (SP-21-034)
129 Main Avenue, Passaic
Block 3298, Lot 33

- c. **The applicant must provide a stop bar (12 inches, white, thermoplastic striping), a NO LEFT TURN sign (R3-2), a second DO NOT ENTER sign (R5-1) on the other side of the driveway, and two (2) NO STOPPING OR STANDING signs between the driveway and the corner.**
4. The applicant must verify if there is any proposed off-site parking. If so, more information must be provided on the location and provision of off-site parking. **Complete.**
5. The plan must include grade contours. **Complete.**
6. The applicant must provide information on drainage, including calculations. The connections to the trench drain and inlet must be shown on the plans. **The existing drainage, including the trench drain and connecting pipes, will need to be shown on the plan. The submitted calculations were reviewed by staff and deemed acceptable.**
7. It appears that part of the building and several exterior features (canopy, light fixtures, cornice, etc.) of the building encroach into the Main Avenue right-of-way. The applicant will need to apply for (see attached application) and receive an encroachment permit from the Board of County Commissioners for any of these features to remain within the Main Avenue right-of-way. **The submitted encroachment application will require the authorization of the Board of County Commissioners.**
8. The applicant shall provide shade trees in the outside section of the Main Avenue sidewalk, adjacent to the roadway. **At least two trees shall be provided on the outside of the sidewalk adjacent to the building. The trees must be indicated on the plans with a table identifying the species and the inclusion of a tree grate detail.**
9. The applicant must submit any available architectural plans for the site. **Complete.**
10. The Corridor Enhancement Fee of \$1,802.00 must be provided payable to Passaic County. **A request for a reduction of the Corridor Enhancement Fee has been submitted for consideration by the Board of County Commissioners.**

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
Gary Cohen, Esq.

Congregation Kollel Ohr HaTorah
Eli Schneider, P.E.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

September 7th, 2021

Totowa Board of Adjustment
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – 515 Union Center; 515 Union Boulevard, Totowa; Block 3298, Lot 33 (Passaic County File Number SP-21-040)

Members of the Board,

The above referenced site plan dated January 15th, 2021, revised as of July 22nd, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 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 proposed lot line adjustment requires review as a separate minor subdivision application. The applicant must submit the required fees for a sketch plat.
2. The applicant must submit signed and sealed copies of the referenced survey.
3. The proposed driveway to Union Boulevard from Block 100, Lot 4 must be removed from the plans. The lot has full access to Crews Street, adjacent to a signalized intersection with Union Boulevard.
4. The applicant must submit a waiver request justifying the proposed full access driveway along Union Boulevard. Left turns out of the driveway shall be prohibited. The exit shall be reduced to a single lane, to be used for right turns only. The driveway median shall be designed to physically restrict the driveway to right-out turns. Left-out turns should be made at the Bogert Street driveway, as the Bogert/Union intersection is signalized.
5. The required sight distance must be shown for the right turn out of the driveway. The sight triangle shall be clear of obstructions.
6. At the driveway, the distance from the stop bar to the crosswalk must be dimensioned. There must be a four-foot offset.

Passaic County Planning Board
515 Union Center (SP-21-040)
515 Union Boulevard, Totowa
Block 3298, Lot 33

7. The driveway shall incorporate a raised sidewalk, per County detail (attached). The driveway median shall be extended to include the sidewalk.
8. The curb ramps at the corners of Bogert and Crews Street must be inspected and certified by a professional engineer to be ADA-compliant. If the ramps are non-compliant, they must be replaced.
9. The sidewalk, which must have a minimum width of 5 feet, shall be dimensioned on the plans.
10. The plans must accommodate pedestrian travel to the bank building and the proposed two-story building from the sidewalk.
11. The applicant must submit a traffic study, addressing the following concerns:
 - a) What effect will this project have on the signalized intersections of Union/Bogert and Union/Crews?
 - b) The necessity of a left turn signal at Bogert Street shall be investigated.
12. Stormwater management notes 1 and 2 on sheet 4 of 8 are not acceptable:
 - a) Note 1 says that pipe sizes, inverts and slopes shall be verified before construction.
 - b) Note 2 says that roof leader connections to the existing drainage system are to be determined later.
13. All existing drainage pipes must be shown on the plans.
14. Drainage at the Bogert and Crews driveways shall not be permitted to flow overland towards Union Boulevard.
15. The applicant shall provide a driveway profile.
16. The applicant shall provide on-site bicycle parking.
17. The applicant must provide the Corridor Enhancement Fee of \$17,144.00 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
MCB Engineering Associates, LLC

Totowa Investment Group, LLC
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 7th, 2021

Ringwood Board of Adjustment
60 Margaret King Avenue
Ringwood, NJ 07456

Re: Site Plan Review – Monksville Mountain House; 1093 Greenwood Lake Turnpike,
Ringwood; Block 310, Lot 3 (Passaic County File Number SP-21-041)

Members of the Board,

The above referenced site plan dated February 10th, 2021, revised as of June 2nd, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

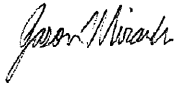
1. The applicant must submit signed and sealed copies of the referenced survey by Arthur J. Schappell.
2. The applicant must submit a copy of the driveway easement, and clearly indicate the extent of the easement on the plan.
3. The plans do not indicate any signing or striping at the driveway. The applicant must install a double yellow centerline (25 feet in length from stop bar), stop bar (12 inches, white), and a stop sign. All striping must be noted as thermoplastic.
4. The applicant shall provide additional shade trees along the site frontage, outside of the right-of-way.
5. There is a sign with the street address on it "1093", that blocks sight distance. It must be relocated out of the sight triangle.
6. The applicant shall provide copies of the referenced NJDEP permit and Highlands Exemption.

Passaic County Planning Board
Monksville Mountain House (SP-21-041)
1093 Greenwood Lake Turnpike, Ringwood
Block 310, Lot 3

7. The applicant must provide the Corridor Enhancement Fee of \$5,197.00 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
Tyler VanderValk, P.E.

Monksville Mountain House, LLC
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

September 7th, 2021

Woodland Park Planning Board
5 Brophy Lane
Woodland Park, NJ 07424

Re: Site Plan Review – Prop. Site Improvements (Car Wash); 1720 Route 46, Woodland Park;
Block 122, Lot 11 (Passaic County File Number SP-21-042)

Members of the Board,

The above referenced site plan dated May 6th, 2021, revised as of July 21st, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 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
Levco Rte. 46 Assoc.

Luvo Company, LLC
Ryan MacNeill, P.E.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 7th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Plaza Square (Traffic Signal); 625 Paterson-Hamburg Turnpike, Wayne;
Block 2800, Lot 2 (Passaic County File Number SP-21-043)

Members of the Board,

The above referenced site plan dated August 3rd, 2021 and the Roadway Improvement Plans dated August 3rd, 2021 were both reviewed by the Passaic County Planning Board on September 2nd, 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 driveway crosswalk shall be continental-style. The center median must be extended to include sidewalk level with the crosswalk.
2. The applicant must indicate on the plans where the new curbing is to be installed.
3. The curb detail must note that 9" x 20" curb shall be provided within Paterson-Hamburg Turnpike.
4. The detectable warning surfaces shall be oriented to be perpendicular to the accessible route. The current orientation is oriented along the radius. If a user follows the direction of the proposed detectable warning surfaces, they will end up outside of the striped crosswalk.
5. The following comments pertain to signing and striping:
 - a) The R(NJ)3-8R sign on eastbound Paterson-Hamburg Turnpike at Station 12+25 must be shifted to Station 11+50.
 - b) A W1-7 sign (oversized 60" x 30") must be installed opposite the site driveway.

Passaic County Planning Board
Plaza Square Traffic Signal (SP-21-043)
625 Paterson-Hamburg Turnpike, Wayne
Block 2800, Lot 2

- c) The plans must indicate striping materials (epoxy for long lines, thermoplastic for symbols and stop bars).
 - d) The font size for the text “ONLY” on sheet C-003 needs to be reduced.
6. The plans must indicate that there will be adequate sight distance for the right turn on red for vehicles exiting the site.
7. Although the traffic study shows that the left turn lane length is adequate, the lane must be extended for 50 feet to provide additional safety.
8. The following comments pertain to the proposed traffic signal:
 - a) The applicant must enter into a tri-party agreement with the County and Township regarding the construction and maintenance of the proposed traffic signal.
 - b) Provided that Wayne Township will assume ownership of the signal, the Township must review and approve the signal plan (including all hardware).
 - c) The phasing diagram incorrectly shows the left turn into the site permitted in Phase B.
 - d) The signal timing schedule must be included in the plan set.
 - e) The new signal shall include all conduits, wiring, and pedestrian signal heads to allow for a future crosswalk across Paterson-Hamburg Turnpike to connect into future sidewalk that the County will be constructing on the north side of the roadway. The pedestrian heads shall remain inactive, until the future date when they can be activated by the County’s contractor.
9. The applicant shall coordinate with County staff to determine an appropriate location for the proposed guiderail and sidewalk in relation to the Paterson-Hamburg Turnpike roadway.
10. The applicant shall provide information on the design of the proposed crash cushion, in order to demonstrate that it will be adequate for the proposed design speed.
11. The limits of full depth pavement shall be a “straight” line, which shall continue across the triangular area near Sta. 13+50RT.
12. The following comments pertain to stormwater:
 - a) The proposed grading plan will likely direct stormwater runoff into the westerly ADA ramp. This must be addressed.
 - b) The test pits shall be completed concurrent with the design, as the plans show the new inlets and extended drainage to be located where an existing water main is located.
 - c) A manhole symbol shall be shown for the conversion of MH #2.

Passaic County Planning Board
Plaza Square Traffic Signal (SP-21-043)
625 Paterson-Hamburg Turnpike, Wayne
Block 2800, Lot 2

- d) Construction details for the proposed inlets and conversion of existing inlets to manholes must be provided for review.

13. The following comments pertain to the proposed retaining wall:

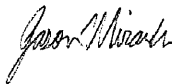
- a) An illustrative detail of the proposed retaining wall shall be provided. Primarily, the detail must show an offset from the right-of-way line and indicate where the fence will be installed relative to the wall and the right-of-way line.
- b) The extraneous TW label on C-006 near Sta. 16+60 should be deleted.

14. A note should be provided on C-002 stating that an as-built drawing shall be provided to the County (signed and sealed & digital) at the completion of construction.

15. The applicant must provide a Corridor Enhancement Fee payable to Passaic County. The fee will be calculated based on the linear feet of frontage along Paterson-Hamburg Turnpike. The applicant must indicate the length of frontage on the plan for the fee to be assessed.

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
Regency Centers

Tung-To Lam, P.E.
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

September 7th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – R.V.D. Associates; 2320 Paterson-Hamburg Turnpike, Wayne; Block 3315, Lot 8 (Passaic County File Number SP-21-044)

Members of the Board,

The above referenced site plan dated March 3rd, 2021, revised as of June 14th, 2021, was reviewed by the Passaic County Planning Board on September 2nd, 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:

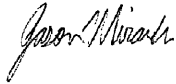
1. The Paterson-Hamburg Turnpike Master Plan right-of-way of 100 feet must be shown on the plans. This should extend 50 feet from the roadway centerline towards the site.
2. The applicant shall install sidewalk along the entire Paterson-Hamburg Turnpike frontage of the site. The existing curbing along the frontage must be replaced in accordance with County detail (attached).
3. The Board has granted a design waiver to allow a driveway along Paterson-Hamburg Turnpike, on the condition that the driveway is physically restricted to allow for right-turns into the site only. All other turns must be prohibited by signing.
4. Pedestrian access to the building shall be provided from Paterson-Hamburg Turnpike.
5. The plans must show grade contours on St. Moritz Place.
6. It must be demonstrated that all downspouts connected to inlets A2 or A3 do not discharge stormwater towards Paterson-Hamburg Turnpike.

Passaic County Planning Board
R.V.D. Associates (SP-21-044)
2320 Paterson-Hamburg Turnpike, Wayne
Block 3315, Lot 8

7. The applicant must submit drainage calculations showing that flow will not increase to the adjacent County culvert under Paterson-Hamburg Turnpike.
8. The applicant must provide the Corridor Enhancement Fee of \$4,191.00 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
Jean Louis Todeschini
Tyler C. VanderValk, P.E.

R.V.D. Associates, LLC
Louis B. Chapman, Esq.
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-034 (SP-20-014)

WHEREAS, the applicant, 318 McLean Boulevard, LLC (“the Applicant”) submitted a site plan application for the property located on Block 7906, Lots 2, 3, 4 & 6 in the City of Paterson, New Jersey, with an address of 318 McLean Boulevard, Paterson, NJ 07504; and

WHEREAS, the application was given a file number of SP-20-014; and

WHEREAS, on May 7th, 2020, the site plan prepared by Stonefield Engineering & Design, LLC dated January 10th, 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 October 1st, 2020, staff reviewed a site plan (“the final site plan”) prepared by Stonefield Engineering & Design, LLC dated January 10th, 2020, revised as of June 19th, 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:

Nakima Redmon, Chair
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: September 2, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-035 (SP-20-015)

WHEREAS, the applicant, Omar Saleh (“the Applicant”), submitted a site plan application for the property located on Block 6802, Lot 10 in the City of Paterson, New Jersey, with an address of 966-968 Main Street, Paterson, NJ 07503; and

WHEREAS, the application was given a file number of SP-20-015; and

WHEREAS, on May 7th, 2020, the site plan prepared by Michael Romanik dated January 10th, 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 20th, 2020, staff reviewed a site plan (“the final site plan”) prepared by Michael Romanik dated May 19th, 2020, revised as of July 2nd, 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:

Nakima Redmon, Chair
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: September 2, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-036 (SP-20-017)

WHEREAS, the applicant, Hinchcliffe Master Urban Renewal, L.P. (“the Applicant”), submitted a site plan application for the property located on Block 801, Lots 6, 7 & 23 in the City of Paterson, New Jersey, with an address of 186-218 Maple Street, 1-27 Jasper Street, and Passaic Falls Tract, Paterson, NJ 07522; and

WHEREAS, the application was given a file number of SP-20-017; and

WHEREAS, on June 4th, 2020, the site plan prepared by Shore Point Engineering dated April 10th, 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 November 25th, 2020, staff reviewed a site plan (“the final site plan”) prepared by Shore Point Engineering dated April 10th, 2020, revised as of September 1st, 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:

Nakima Redmon, Chair
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: September 2, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-037 (SP-20-020)

WHEREAS, the applicant, 18 Van Houten, LLC (“the Applicant”) submitted a site plan application for the property located on Block 1262.01, Lot 20 in the City of Passaic, New Jersey, with an address of 18-20 Van Houten Avenue, Passaic NJ 07055; and

WHEREAS, the application was given a file number of SP-20-020; and

WHEREAS, on June 18th, 2020, the site plan prepared by DAL Design Group dated May 14th, 2019 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval; and

WHEREAS, on August 3rd, 2020, staff reviewed a site plan (“the final site plan”) prepared by DAL Design Group dated May 14th, 2019, revised as of July 28th, 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 Passaic 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 Passaic 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:

Nakima Redmon, Chair
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: September 2, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-038 (SP-20-022)

WHEREAS, the applicant, UB Pompton Lakes I, LLC (“the Applicant”), submitted a site plan application for the property located on Block 100, Lots 8 in the Borough of Pompton Lakes, New Jersey, with an address of 1-55 Wanaque Avenue, Pompton Lakes, NJ 07442; and

WHEREAS, the application was given a file number of SP-20-022; and

WHEREAS, on July 1st, 2020, the site plan prepared by Dynamic Engineering dated June 3rd, 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 16th, 2020, staff reviewed a site plan (“the final site plan”) prepared by Dynamic Engineering dated June 3rd, 2020, revised as of November 24th, 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 Pompton Lakes 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 Pompton Lakes 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:

Nakima Redmon, Chair
Passaic County Planning Board

Michael Lysicatos, Secretary
Passaic County Planning Board

Dated: September 2, 2021