



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, October 14<sup>th</sup>, 2021  
WebEx Meeting**

Chair Redmon opened the meeting at 5:00 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to call the roll.

**MEMBERS PRESENT:** Nakima Redmon, Chair; Stephen Martinique, Vice Chair; Miguel Diaz, Commissioner; William Gervens, Commissioner; Joseph Metzler, Commissioner (arriving at 5:08 PM); Steve Edmond, Alternate (voting for Commissioner Simpson)

**OTHERS PRESENT:** Allan Kanan Esq (standing in for John Abdelhadi), Counsel; Michael Lysicatos, Planning Director; Andras Holzmann, Supervising Planner; Jason Miranda, Senior Planner; Salvatore Presti, Assistant Planner.

**MINUTES:** A motion to adopt the minutes of the September 21<sup>st</sup>, 2021 Planning Board Meeting was made by Commissioner Metzler and seconded by Commissioner Gervens. The motioned passed unanimously, with Vice Chair Martinique and Commissioner Edmond abstaining.

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

- The Bike Passaic County initiative is ongoing. Staff and the consultant have collected over 200 surveys and have received over 100 emails from residents of the county. The county has already held public outreach meetings and will be contacting the local municipalities to designate local priority corridors. After preliminary recommendations are created, they will be presented to the Planning Board.
- The Planning Board will be receiving a Historic Preservation element to add to the County Master Plan from the Historic and Cultural Affairs Department in the next month. The Planning Department hopes to start the public process before the end of the year. This element will focus on county owned properties.
- The Planning Department is currently in concept design for both Allwood Road and Market Street. The Planning Department is also anticipating receiving authorization to go into construction for parts of the Morris Canal and Highlands Rail Trail projects soon.

**PUBLIC PORTION:** Vice Chair Martinique 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 Diaz made a motion to close the public portion that was seconded by Vice Chair Martinique. The motion passed unanimously.

## DEVELOPMENT REVIEW

Commissioner Metzler entered the meeting at 5:08 PM.

### **SP-21-012 – McDonald’s Renovation – 43A Marshall Hill Road, West Milford**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing McDonald’s restaurant. No changes to the footprint of the existing building are proposed. The site has frontage along Marshall Hill Road in West Milford and is located in an existing shopping center with a Shop-Rite. The McDonald’s restaurant building is located on Lot 14, while the site encroaches onto Lot 15 (which includes the remainder of the shopping center). The application was withheld on March 18<sup>th</sup>, 2021, with conditions.

The site will have a total of 26 parking spaces. The applicant has proposed to restructure the existing drive-thru facility to accommodate side-by-side ordering. The entrance and exit of the drive-thru will remain single lane. In addition, the applicant has proposed ADA improvements to the parking lot. The full-access driveway (on Lot 14) includes curb ramps and a crosswalk. The applicant has agreed to extend the sidewalk, curbing, and landscaping strips to the east of the driveway, although not entirely to the property line.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The striping must be noted as thermoplastic. The proposed sidewalk, curbing, and landscaping must be extended to the easterly property line. The sidewalk must be noted as five (5) feet in width, not including the proposed brick pavers. The applicant must provide the Corridor Enhancement Fee of \$2,460.00 payable to Passaic County.

Matthew DeWitt, engineer for the applicant, was sworn in. Commissioner Edmond asked if there was any issue extending the landscaping to the property line. Matthew DeWitt responded that there was hesitation to extend the landscaping to avoid conflict with utility poles.

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

No comments were made by the public.

A motion was made by Commissioner Diaz to close the floor to the public comment. Commissioner Metzler seconded the motion. The motion passed unanimously.

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

### **SP-21-022 – Lithia Northeast – 400 Margaret King Avenue, Ringwood**

Staff explained that this is previously withheld site plan in which the applicant has proposed to convert an existing storage lot into a storage lot for new automobiles owned by nearby dealerships. The applicant has proposed to construct a 2,700 sq. ft. commercial building on the

site. The site has frontage along Margaret King Avenue in Ringwood. This application was withheld on June 10<sup>th</sup>, 2021, with 9 conditions.

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

Regarding the drainage, the applicant has proposed to install a trench drain at the driveway entrance that connects to an infiltration sand filter trench. The applicant has also proposed to construct a riprap ditch along the western border of the site. The site will be graded to allow for up to six (6) inches of on-site ponding in the event that the proposed infiltration system fails. The applicant has proposed to plant evergreen trees along the frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must enter into a developer's agreement outlining the future maintenance requirements of the proposed pervious pavement. The applicant will need to submit annual maintenance reports, which shall be included in the agreement. The NJDEP permits must be obtained and submitted prior to the issuance of an unconditional approval. The approved Highlands Permit must be obtained and submitted prior to the issuance of an unconditional approval. The applicant shall provide the Corridor Enhancement Fee of \$24,032.00 payable to Passaic County.

Jim Jaworski, attorney for the applicant, stated that the applicant had submitted for the Highlands and NJDEP permits. He also stated that the applicant would provide the fee and submit a developer's agreement regarding the driveway.

Commissioner Metzler asked about the percolation tests for the site. Tibor Latincics, engineer for the applicant, was sworn in. He stated that the tests were submitted along with the stormwater management report. Commissioner Edmond asked about the factor of safety for the drainage. Tibor Latincics responded that the factor was two for the drainage system. Commissioner Edmond asked how the pervious pavement was being protected from clogging. Tibor Latincics responded that a perimeter ditch would intercept all the upslope runoff before it reached the pervious pavement.

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

No comments were made by the public.

A motion was made by Commissioner Diaz to close the floor to the public comment. Commissioner Metzler seconded the motion. The motion passed unanimously.

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

**SP-21-051 – Mikvah Yisreal of Passaic – 244 High Street, Passaic**

Staff explained that this is a new site plan application in which the applicant has proposed to demolish an existing structure and expand an existing parking lot. No changes are proposed to the existing religious building on the site. The site has frontage along Van Houten Avenue in Passaic.

The applicant has proposed to demolish an existing residential building on the site in order to accommodate a parking lot expansion. The additional parking will result in a total of 24 parking spaces. The applicant has also proposed to reconstruct the driveway along High Street, a municipal road. There are no proposed driveways on Van Houten Avenue.

Regarding drainage, the applicant has proposed to install four (4) seepage pits on the site. The applicant has also proposed to connect a proposed trench drain at the driveway exit, two (2) inlets in the parking lot, and an inlet on High Street into the seepage pit system. The site slopes away from Van Houten Avenue, as does High Street. The applicant has not proposed any changes to the existing sidewalk, curbing, or landscaping along the Van Houten Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The existing and proposed impervious area must be included in the zoning table. The sidewalk dimensions along Van Houten Avenue must be indicated on the site plan. The curbing along the Van Houten Avenue frontage must be replaced. The concrete ramp extending from the sidewalk into Van Houten Avenue shall be removed and replaced with curbing and a grass strip in conformance with the remainder of the frontage. The applicant shall clarify if the drainage pipe under High Street, which is being connected into, flows to or from the drainage system along Van Houten Avenue. The applicant must provide the Corridor Enhancement Fee of \$3,000.00 payable to Passaic County.

Commissioner Metzler asked about the well water on site. Robert Costa, engineer for the applicant, was sworn in. He stated that there were no wells on site and also explained the improvements being done on site. Commissioner Edmond asked about the removal of the concrete ramp. Robert Costa stated the ramp would be removed. County Engineer Pera asked to note on the plans that the drainage would not go into the county system.

A motion was made by Commissioner Metzler to open the floor to the public comment. County Engineer Pera seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by Commissioner Metzler to close the floor to the public comment. Commissioner Edmond seconded the motion. The motion passed unanimously.

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

**SU-21-014 – Hamilton 8 Subdivision – 191-195 Hamilton Street, Paterson**

Staff explained that this is a new major subdivision in which the applicant is proposing to divide two (2) existing lots into four (4) lots. The applicant has proposed and has constructed four single-family homes on each lot. Each home has off street parking. No changes are proposed to the existing homes, sidewalk, curbing, or landscaping. The site does not have frontage along county right of way.

The submitted subdivision has been reviewed by staff, and the application is recommended for approval on the basis that there are no potential impacts to County facilities posed by the proposed subdivision.

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

No comments were made by the public.

A motion was made by Commissioner Metzler to close the floor to the public comment. County Engineer Pera seconded the motion. The motion passed unanimously.

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

**SU-21-015 – Governor 5 Subdivision – 142-152 Governor Street, Paterson**

Staff explained that this is a new major subdivision in which the applicant is proposing to divide an existing lot into six (6) lots. The site is currently vacant land. The applicant has proposed to construct five (5) single family homes on five (5) of the lots, and to construct a pocket park on the sixth lot. Each single-family home will have off street parking. The site does not have frontage along a county right-of-way.

Commissioner Edmond asked who would be maintaining the pocket park. Robert Alvarado, representative for the applicant, was sworn in. He stated that the pocket park would be maintained by Paterson Habitat for Humanity.

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

No comments were made by the public.

A motion was made by Commissioner Metzler to close the floor to the public comment. County Engineer Pera seconded the motion. The motion passed unanimously.

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

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

Staff explained that this is a previously withheld minor subdivision application in which the applicant has proposed to subdivide an existing lot in order to create a total of two (2) development lots (4 and 4.01). The property has frontage along Union Boulevard in Totowa, near the intersection with Riverview Drive. This application was withheld by the Board on June 10<sup>th</sup> with 2 conditions. See the attached letter for details.

The applicant has proposed to construct a new single-family dwelling and driveway on proposed Lot 4.01. The existing residential structure and driveway on Lot 4 are to remain. The applicant has agreed to install curbing and sidewalk along the entire frontage of the property. The applicant has proposed to construct trench drains at the end of each driveway. The proposed trench drains and roof leaders will connect to proposed drywells located on each lot. The site has been designed to accommodate up to six (6) inches of on-site ponding in the event that the drywell system fails.

Commissioner Edmond asked about the seepage pit locations. He stated he wished for the site to be graded so that should the seepage pit fail, the stormwater would flow into the driveway.

A motion was made by Commissioner Metzler to open the floor to the public comment. Commissioner Edmond seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by Commissioner Metzler to close the floor to the public comment. Vice Chair Martinique seconded the motion. The motion passed unanimously.

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

**RESOLUTIONS**

A motion to accept the resolution to adopt the Paterson-Newark Transit as part of the County Master Plan was made by Commissioner Diaz. Commissioner Metzler seconded the motion. The motion passed unanimously.

**NEW BUSINESS**

Senior Planner Miranda explained that the following applicants had submitted requests for reductions of the Corridor Enhancement Fee:

- SP-21-035 - 100 Delawanna Solar Carport Facilities – 100 Delawanna Avenue, Clifton
  - Original Corridor Enhancement Fee: \$13,000
  - Staff recommended fee: \$7,500
  
- SP-21-034 – Congregation Kollel Ohr HaTorah – 129 Main Avenue, Passaic
  - Original Corridor Enhancement Fee: \$1,802
  - Staff recommended fee: \$250

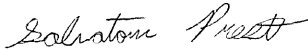
Commissioner Metzler made a motion to recommend both staff recommendations for reduction in the Corridor Enhancement Fee to the Board of County Commissioners. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

**OLD BUSINESS – None.**

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 6:06 PM that was seconded by Vice Chair Martinique. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS



# County of Passaic

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

October 18<sup>th</sup>, 2021

Totowa Planning Board  
537 Totowa Road  
Totowa, NJ 07512

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

Members of the Board,

The above referenced subdivision plat dated September 13<sup>th</sup>, 2019, revised as of September 3<sup>rd</sup>, 2021, was reviewed by the Passaic County Planning Board on October 14<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

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

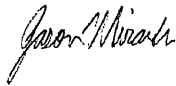
1. The applicant shall install curbing along the frontage, per County detail (attached). Already complete.
2. The applicant shall install a 5-foot sidewalk along the frontage. Already complete.
3. The plans must include driveway profiles for both driveways. The driveway profiles must be labelled to indicate which driveway is being profiled. The driveway with a proposed slope of 2.22% shall be re-designed to have a maximum slope of 2% within 50 feet of the right-of-way line. **It is still not indicated on the plans which driveway profile corresponds to each of the two driveways.**
4. All driveway runoff must be intercepted before entering the County right-of-way. The applicant shall submit drainage calculations for any proposed drainage mitigation. The driveways must be re-graded to allow for up to six (6) inches of on-site ponding, in the event that the seepage pit systems fail. The on-site ponding will act as an indicator that a system has failed. **The proposed grading must be modified in order that any on-site ponding over six (6) inches will be directed towards the driveway. This will allow for any failure of the seepage pit system to be more easily detected.**



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

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

Best Regards,



Jason Miranda  
Senior Planner

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

Marek & Magdalena Slodyczka  
File



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

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

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

October 15<sup>th</sup>, 2021

West Milford Board of Adjustment  
1480 Union Valley Road  
West Milford, NJ 07480

Re: Site Plan Review – McDonald’s Renovation; 43A Marshall Hill Road, West Milford; Block 6303, Lots 14 & 15 (Passaic County File Number SP-21-012)

Members of the Board,

The above referenced site plan dated February 15<sup>th</sup>, 2019, revised as of August 9<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on October 14<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.

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

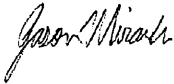
1. All variations in right-of-way width must be noted on the survey in the correct location. If there is no variation, the standard right-of-way width must be labelled and the “variable” label removed. **Complete.**
2. The plans must note property boundary lengths for Lot 14. **Complete.**
3. The applicant shall provide any easements between Lots 14 and 15, which are under separate ownership. **The submitted easements will be reviewed by staff.**
4. The following comments pertain to the Marshall Hill Road driveway:
  - a. The crosswalk shall be replaced with a continental-style crosswalk. **Complete.**
  - b. The “STOP” sign must be replaced. **Complete.**
  - c. The centerline must be noted as double yellow. **Complete.**
  - d. The stop bar must be noted as white and 12”. **Complete.**
  - e. All striping must be noted as thermoplastic. **Incomplete.**

Passaic County Planning Board  
McDonald's Renovation (SP-21-012)  
43A Marshall Hill Road, West Milford  
Block 6303, Lots 14 & 15

5. The existing curbing along the frontage of Lot 14 must be replaced, and the curbing extended to the easterly property line per County detail (attached). The sidewalk must also be extended to the easterly property line. A 5-foot landscaped strip must be provided between the sidewalk and the curb line, and additional landscaping (including shade trees) shall be provided between the sidewalk and the site (replacing the striped shoulder). Additionally, the applicant shall provide a walkway connecting to the McDonald's entrance from the sidewalk. Please refer to the previously submitted site plan for SP-73-005, which is attached, for guidance. **The proposed sidewalk, curbing, and landscaping must be extended to the easterly property line. The sidewalk must be noted as five (5) feet in width, not including the proposed brick pavers.**
6. The applicant must submit the Corridor Enhancement Fee made payable to Passaic County. The surveyed length of the frontage of Lot 14 must be provided before the fee can be property assessed. **The applicant must provide the Corridor Enhancement Fee of \$2,460.00 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  
Core States Group

McDonald's Corporation  
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

October 15<sup>th</sup>, 2021

Ringwood Planning Board  
60 Margaret King Avenue  
Ringwood, NJ 07456

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

Members of the Board,

The above referenced site plan dated April 1<sup>st</sup>, 2021, revised as of September 3<sup>rd</sup>, 2021, was reviewed by the Passaic County Planning Board on October 14<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.

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

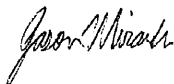
1. The applicant shall submit a copy of the drainage easement referenced on the plans. Already complete.
2. The driveway width shall be dimensioned on the plans. The driveway must also be dimensioned across the apron, which is the widest point. **Complete.**
3. The stop bar must extend from the edge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

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

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

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Ray Raykov

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

File



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

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

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

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

October 18<sup>th</sup>, 2021

Passaic Board of Adjustment  
330 Passaic Street  
Passaic, NJ 07055

Re: Site Plan Review – Mikvah Yisrael of Passaic; 244 High Street, Passaic; Block 3287, Lots 76 & 80 (Passaic County File Number SP-21-051)

Members of the Board,

The above referenced site plan dated May 20<sup>th</sup>, 2021, revised as of August 25<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on October 14<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.

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

1. The existing and proposed impervious area must be included in the zoning table.
2. The sidewalk dimensions along Van Houten Avenue must be indicated on the site plan.
3. The curbing along the Van Houten Avenue frontage must be replaced, per County detail (attached).
4. The concrete ramp extending from the sidewalk into Van Houten Avenue shall be removed and replaced with curbing and a grass strip in conformance with the remainder of the frontage.
5. The applicant shall clarify if the drainage pipe under High Street, which is being connected into, flows to or from the drainage system along Van Houten Avenue.
6. The applicant shall provide the Corridor Enhancement Fee of \$3,000.00 payable to Passaic County.

Passaic County Planning Board  
Mikvah Yisrael of Passaic (SP-21-051)  
244 High Street, Passaic  
Block 3287, Lots 76 & 80

**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 E. Cohen, Esq.  
File

Mikvah Yisrael of Passaic County  
Costa Engineering Corporation



## 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

October 19<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Major Subdivision Review – Hamilton 8 Subdivision; 191-195 Hamilton Street, Paterson;  
Block 3607, Lots 5 & 6 (Passaic County File Number SU-21-014)

Members of the Board,

The above referenced subdivision plat dated May 17<sup>th</sup>, 2018 was reviewed by the Passaic County Planning Board on October 14<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This major subdivision application has been granted **unconditional approval**. The applicant shall provide a copy of the final plat for signature by the Planning Director prior to the plat being recorded in the County Clerk's Office.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Alexis Lazzara, Esq.  
File

Paterson Habitat for Humanity, Inc.  
Joseph Golden, P.E.





## County of Passaic

Department of Planning & Economic Development  
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

October 19<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Major Subdivision Review – Governor 5 Subdivision; 142-152 Governor Street, Paterson;  
Block 3603, Lots 9, 10, 11 & 12 (Passaic County File Number SU-21-015)

Members of the Board,

The above referenced subdivision plat dated December 1<sup>st</sup>, 2019, revised as of May 15<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board on October 14<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This major subdivision application has been granted **unconditional approval**. The applicant shall provide a copy of the final plat for signature by the Planning Director prior to the plat being recorded in the County Clerk's Office.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Alexis Lazzara, Esq.  
File

Paterson Habitat for Humanity, Inc.  
Joseph Golden, P.E.