



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, October 28<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; William Gervens, Commissioner; Joseph Metzler, Commissioner; Kenneth Simpson, Commissioner; Steve Edmond, Alternate (voting for Vice Chair Martinique); Terry Duffy, County Commissioner

**OTHERS PRESENT:** John Abdelhadi, Planning Board 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 October 14<sup>th</sup>, 2021 Planning Board Meeting was made by Commissioner Edmond and seconded by County Engineer Pera. The motioned passed unanimously, with County Commissioner Duffy, Commissioner Simpson, and Commissioner Gervens abstaining.

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

- The Planning Department is reaching out to municipal partners in the coming week to the discuss the County Bicycle Master Plan.
- Hard copies of the Paterson-Newark Transit Market Study will be distributed to Planning Board Members in the coming weeks.
- The Planning Department will be bringing a Historical Preservation Element to be adopted into the County Master Plan to the Planning Board in December.
- The Planning Department is planning to hold an Economic Development forum in spring or early summer 2022 to kick off a strategic growth plan. The strategic growth plan will seek to create local strategies to improve infrastructure and economic growth in the county.

**PUBLIC PORTION:** Commissioner Metzler made a motion to open the meeting to the public which was seconded by Commissioner Gervens. 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-18-054 – Iglesia Christiana Pentecostal Church – 319-321 Straight Street, Paterson**

Staff explained that this is an amended site plan application in which the applicant has proposed to construct a two-story, sanctuary and fellowship hall addition to an existing church building. An existing building on Lot 6 will be demolished and the existing church building will be

partially demolished in order to accommodate the addition. The site has frontage along Straight Street in Paterson. The application was originally granted unconditional approval on April 16<sup>th</sup>, 2019. The applicant has requested amended approval due to proposed modifications of the previously approved drainage system.

There will be a total of 16 on-site parking spaces outside of church services. The applicant has proposed a valet parking service for church services, with will increase the parking capacity to 28 spaces. The site will have one-way circulation: vehicles will enter from Straight Street and exit onto Essex Street.

The applicant has proposed to re-design the originally proposed drainage system following test pits that indicated poor site conditions for stormwater infiltration. The previously approved infiltration basin would be replaced with a pipe storage system, including a piped outlet to an existing inlet in Straight Street. The proposed drainage modifications have been coordinated with Engineering staff. The applicant has submitted updated calculations.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The drainage calculations indicate an invert of 71.83 feet for the 18-foot diameter underground system, but on the plans the invert is noted as 72.30 feet. This discrepancy must be addressed.

Commissioner Edmond asked about when the test pits were performed. Thomas Ott, engineer for the applicant, was sworn in. He stated that the test pits were performed at the request of the City of Paterson. Commissioner Edmond asked if there was any way to percolate any stormwater to reduce the flow into the county system.

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

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to the public comment. Commissioner Gervens seconded the motion. The motion passed unanimously.

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

**SP-21-029 – Super Suds Laundromat – 658-664 Market Street, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert a vacant car dealership into a retail laundromat with residential units on the second floor. The applicant has proposed to demolish part of the existing structure, and to construct a second story addition over the entire parcel. The converted structure will have a 9,100 sq. ft. footprint. The site will have commercial space for a laundromat on the first floor,

and a proposed three (3) residential units on the second floor. The site has frontage along Market Street in Paterson. This application was withheld on May 27<sup>th</sup>, 2021 with 8 conditions.

The applicant has proposed driveway access for the laundromat along East 25<sup>th</sup> Street (municipal), with 18 parking spaces. The applicant has also proposed a Market Street driveway for residents of the apartments, with six (6) parking spaces. Both parking lots will be located beneath the second floor addition, and will have garage access. No changes to the existing sidewalk and curbing are proposed.

Regarding drainage, the applicant has proposed to install a catch basin in the laundromat parking lot. The applicant has indicated that the roof leaders will connect to this catch basin. The catch basin will connect to the municipal stormwater system under East 25<sup>th</sup> Street. The applicant has proposed to plant Allegheny Serviceberry 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 provide a justification for the proposed Market Street driveway to support a waiver request. Otherwise, the driveway must be removed from the plans. The applicant shall provide information on the East 25<sup>th</sup> St drainage system on the plan (pipe size, material, slope, destination). The applicant must submit correspondence from the City of Paterson approving the proposed drainage connection. The applicant shall note that the proposed landscaping within the County right-of-way shall be the responsibility of the property owner to maintain. The applicant must submit the Corridor Enhancement Fee of \$2,463.00 payable to Passaic County.

Commissioner Metzler asked for clarification on the drainage calculations. The board discussed the proposed parking area along Market Street.

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

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

#### **SP-21-047 – The Manor at Little Falls – 115 Main Street, Little Falls**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a three-story, mixed-use building with a parking garage. The building will have 56 dwelling units. The existing retail building on the site will remain and have residential units built on top of the existing structure. The site has frontage along Main Street and Center Avenue, both County roads, in Little Falls. The site also has frontage along Warren Street, a municipal road. The application was withheld on September 16<sup>th</sup>, 2021 with 9 conditions.

The site will have two parking levels: ground floor and basement levels. An internal ramp will connect the two levels. There will be a total of 102 parking spaces across both levels. The parking garage will be accessed via a garage door on Center Street. Existing drive-up bank teller stations will remain and be connected to the parking garage on the first floor. A second Center Avenue driveway, with three (3) side-by-side exit lanes, is proposed for vehicles exiting the drive-up facilities.

Regarding drainage, there is an existing connection to the drainage system along Center Avenue. The applicant has proposed to install an on-site detention system, limiting the connection to Center Avenue to emergency flow only. The applicant has proposed to plant shade trees along both Main Street and Center Avenue frontages.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant has submitted a waiver request to permit the two (2) proposed Center Avenue driveways. The following staff comments pertain to the two (2) proposed driveways: It is not acceptable to provide three (3) side-by-side exit lanes directly adjacent to Center Avenue. As the site is undergoing a major reconstruction, the driveway can be re-designed to have the three (3) drive-thru lanes merge into a single lane in advance of the stop bar. The applicant must provide an explanation for the site not utilizing a Warren Street driveway. The proposed curb ramps at the driveway must be removed from the plans, as they are not compatible with a raised apron. Driveway profiles must still be provided. The drainage report states that the existing building roof leaders discharge directly into the existing 48-inch pipe in Center Street – but the plans show the roof leaders connecting into the proposed detention system.

Patrick McClellan, engineer for the applicant, was sworn in. Commissioner Edmond asked if the applicant as providing onsite detention or on-site percolation. Patrick McClellan clarified the drainage and detention system on site. He stated that the current system was not designed to percolate into the ground. Additionally, he clarified the nature of the connection into the county system. Commissioner Edmond asked about performing percolation tests. Patrick McClellan stated that he could modify the system to allow for percolation and have an emergency connection to the county system.

Commissioner Metzler asked if the driveways were under 2% profile for the first 50 feet. Patrick McClellan stated that he would provide the profiles showing the driveways are under 2% to the county. Commissioner Metzler asked about the proposed three-driveway exit on the site. Patrick McClellan stated that the driveway reduction would reduce the queuing by three vehicles. Commissioner Edmond pointed out that the three driveways would still create conflict if cars in each lane want to turn in different directions. Patrick McClellan stated he would revise the plans. County Engineer Pera stated that he still needs justification on why the applicant cannot use Warren Street.

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

No comments were made by the public.

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

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

**SP-21-053 – Academy of Greatness & Excellence – 735-737 Broadway, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to open a private school in the Temple Emanuel building. The site has frontage along East 33<sup>rd</sup> Street (a County road) in Paterson, at the intersection with Broadway (a municipal street).

The applicant has proposed to operate a private school (grades K to 12) on the site of a former charter school and house of worship. The applicant has proposed to maintain the existing footprint of the building and will re-configure the interior of the building. The applicant has not proposed to construct or demolish any additional structures. The plan has received approval from the Paterson Historic Preservation Commission.

The applicant has proposed to maintain an existing one-way, circular driveway on E. 33<sup>rd</sup> Street for student drop off and pick up operations. The plans indicate that the driveway loop can hold six (6) vehicles without queuing onto E. 33<sup>rd</sup> Street. The applicant has also indicated that there will be one space off Linden Road reserved for a school van. The applicant has also proposed to stripe 18 parking spaces along Linden Road, a municipal street. The plans indicate that multiple spaces would be within 20 feet of the right-of-way line of E. 33<sup>rd</sup> Street. The applicant has not proposed any changes to the existing sidewalk or curbing. The applicant has not proposed to install any additional driveways along East 33<sup>rd</sup> Street or Broadway. The plans do not indicate any existing or proposed grading or drainage. The applicant has proposed to maintain 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 name of the County must be noted in the title block. The block (8414) listed on the plan must be corrected (8412). The sidewalk and curbing along the entire E. 33<sup>rd</sup> Street frontage of the site must be replaced. The sidewalk width must be dimensioned on the site plan. The applicant shall provide a landscaped strip between the sidewalk and the curbing, provided that the sidewalk is a minimum of five (5) feet in width. The crosswalk across E. 33<sup>rd</sup> Street, at Broadway, must be replaced with a continental-style crosswalk. It is recommended that the applicant replace the sidewalk in the plaza area in front of the proposed school entrance.

The width of the 33<sup>rd</sup> Street driveways must be dimensioned on the plans. The applicant shall provide raised driveway aprons at both proposed curb cuts along E. 33<sup>rd</sup> Street. The stop sign and NO LEFT TURN sign must be on the right side of the exit driveway. The applicant shall install two-faced ONE WAY signs at each driveway. The applicant shall install an additional DO NOT ENTER sign at the end of the exit driveway. The stop bar must be noted as 12 inches in width. All striping, including the crosswalk, shall be noted as thermoplastic. The proposed parking

along Linden Street must be removed within 20 feet of the 33<sup>rd</sup> Street right-of-way. The applicant must submit a traffic study, addressing pick up and drop off operations and the expected maximum queue.

The applicant shall submit a written request to the Paterson City Council to establish a parking prohibition for all of the E. 33<sup>rd</sup> Street frontage of the site, in order to prevent use of the street parking for pick up and drop off. The applicant shall install NO STOPPING OR STANDING signs at both ends of the frontage. The applicant must label the existing NJTransit bus stop on the site plan. The applicant shall provide shade trees along the 33<sup>rd</sup> Street frontage of the site, outside of the County right-of-way. The plans must be revised to show elevation contours. The plans must include driveway profiles for the 33<sup>rd</sup> Street driveways. The plans must indicate any existing or proposed drainage facilities at the site and show any pipes that are being connected into. The applicant must submit drainage calculations for the driveway along 33<sup>rd</sup> Street. It is not permitted to allow stormwater to flow overland into the County right-of-way. The applicant shall provide the Corridor Enhancement Fee of \$5,901.00 payable to Passaic County.

Commissioner Edmond raised a concern regarding cars not being able to bypass cars at the proposed drop off loop. County Engineer Pera concurred with his concern.

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

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

**SP-21-054 – Proposed Apartment Building – 580-582 Straight Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a multi-family residential building along Hospital Plaza in South Paterson. The site is currently vacant and located within the Hospital Redevelopment Zone. The site does not have any frontage along a County roadway, but poses a downstream drainage impact to County facilities as it connects to Straight Street, Getty Avenue, and Main Street within several blocks.

The applicant has proposed to construct a 6-story, multi-family residential building on a vacant lot. The building will contain a mix of studio, 1-bedroom, and 2-bedroom units. The building will have a total of 34 dwelling units and 49 bedrooms. The applicant has not proposed any driveways or parking on the site. The applicant has indicated that there will be 48 parking spaces at an off-site location (661-671 Main Street). Regarding the drainage, the applicant has proposed to connect all roof leaders and inlets into an underground basin located on the site. The plans indicate that there will be an overflow curb outlet to Hospital Plaza, which flows towards Getty Avenue.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. Straight Street should not be labelled on the plans. The site's frontage is entirely on Hospital Plaza. The applicant must provide more information on the proposed off-site parking, which may have access via Main Street. The applicant must submit drainage calculations.

No comments were made by the board.

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

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

#### **SP-21-056 – Proposed Apartments – 231 Market Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate the interior of an existing building and add upper floor residential apartments. No changes are proposed to the retail space on the ground floor. The site has frontage along Market Street (a County road) and Memorial Drive (a municipal road) in downtown Paterson.

The site currently has a furniture store on the ground floor, and the second, third, and fourth floors are vacant. The applicant has proposed to add nine (9) dwelling units across the upper floors. No changes are proposed to the exterior or to the footprint of the building. There are no existing or proposed driveways on the site, and no off-site parking is proposed. The applicant has not proposed any changes to the existing sidewalk or curbing. The applicant has not provided any information on the existing drainage facilities. No landscaping has been proposed along the Market Street frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This will likely require a more detailed survey than has been provided by the applicant. The curb ramps at the intersection of Market Street and Memorial Drive must be shown on the plans. The applicant must confirm the presence of any vaults beneath the sidewalk along Market Street. The applicant shall provide a shade tree along the Market Street frontage of the site. The species of the tree must be indicated in the plans. A grate detail must also be provided.

There is no roof drainage indicated on the plans. Drainage calculations have not been submitted. The plans must show an elevation drawing of the building with the Market Street right-of-way line indicated. This is to verify if there are any encroachments of the building into the County

right-of-way. The applicant must provide the Corridor Enhancement Fee of \$900.00 payable to Passaic County.

Commissioner Edmond asked if the applicant had a second means of egress from the upper floors. Mahmoud Odathalla, applicant, was sworn in. He stated that there were no existing fire escapes to Market Street. County Engineer Pera asked to show grading contours on the survey.

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

No comments were made by the public.

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

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

#### **SP-21-059 – Proposed Market Street – 165-167 Market Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to add upper floor apartments to an existing building at the intersection of Market Street (a County road) and Colt Street (a City street) in downtown Paterson. The applicant is also the owner of the adjacent building, which will continue to be used as a furniture store.

The applicant has proposed to convert an existing 7,919 sq. ft. commercial building into a mixed-use building. The applicant has proposed to convert the 2<sup>nd</sup> through 5<sup>th</sup> floors of the building into residential units while maintaining the existing commercial operation on the 1<sup>st</sup> floor. The site will have a total of 12 residential units. The site has no existing or proposed parking or driveways, and no off-site parking has been proposed. The applicant has not proposed to modify the existing sidewalk or curbing. The applicant has not provided any information relating to the site's drainage. No landscaping has been proposed on the Market Street frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This will likely require a more detailed survey than has been provided by the applicant. The curb ramp at the intersection of Market Street and Colt Street must be shown on the plans. The applicant must confirm the presence of any vaults beneath the sidewalk along Market Street. The applicant shall provide a shade tree along the Market Street frontage of the site. The species of the tree must be indicated in the plans. A grate detail must also be provided. There is no roof drainage indicated on the plans. Drainage calculations have not been submitted. The plans must show an elevation drawing of the building with the Market Street right-of-way line indicated. This is to verify if there are any encroachments of the building into the County right-of-way. Both buildings are contributing buildings within the Downtown Commercial Historic District. The applicant shall provide any available correspondence from the Historic Preservation Commission. The applicant must provide the Corridor Enhancement Fee of \$1,514.00 payable to Passaic County.



Commissioner Metzler pointed out that no fire escapes seemed to be present on the plans. Commissioner Edmond showed that there was a proposed secondary egress from the site.

Mahmoud Odatalla asked about the shade trees on the site. Planning Director Lysicatos clarified the shade trees comment.

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

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

**SU-21-017 – 2-10 Wagaraw Road Subdivision – 2-10 Wagaraw Road, Hawthorne**

Staff explained that this is a new minor subdivision in which the applicant has proposed to re-subdivide the five (5) existing lots into a total of three (3) lots. The property has frontage along Wagaraw Road in Hawthorne. The applicant has also filed a site plan for a proposed grocery store on the property as a separate application (SP-21-058).

The applicant has proposed to install a driveway at the signalized intersection of Goffle Road, Wagaraw Road, and Mohawk Road, with a new lot line to be established through the center of the driveway. The area to the west of the driveway will be retained by the current owner as Lot C. The area to the east of the driveway will be the site of a future grocery store as Lot B. The remainder of the property, including a rental truck facility, will be part of Lot A.

As previously indicated the plans show that there will be a shared driveway between proposed Lots B and C. Additionally, drainage from proposed Lots B and C is to be conveyed through Lot B to an outlet on proposed Lot A. The applicant has not submitted any proposed easements or agreements.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit a cross-access easement between proposed Lots A and B for the proposed shared driveway. It shall be noted on the plat that no other access points to proposed Lot A shall be permitted as part of future development. The site must use the signalized driveway proposed as part of SP-21-058. The applicant shall submit a drainage easement allowing for the proposed drainage discharge from proposed Lot B through proposed Lot C to the Goffle Brook. The applicant shall submit a drainage easement for the proposed stormwater conveyance from the inlet on proposed Lot A into the stormwater system

on proposed Lot B. The applicant shall submit copies of any riverwalk-related easements or agreements pertaining to the property.

Commissioner Edmond asked if all the stream encroachment lines have been established. Jerome Vogel stated that the applicant was in the process of doing that. Commissioner Edmond asked if that would affect the subdivisions. Jerome Vogel stated it would not effect the subdivisions. Commissioner Metzler asked if the gas station was being demolished. Jerome Vogel stated that it would be demolished.

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

No comments were made by the public.

A motion was made by County Commissioner Duffy to close the floor to the public comment. Commissioner Gervens seconded the motion. The motion passed unanimously.

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

#### **SP-21-058 – Proposed Grocery Store – 2-10 Wagaraw Road, Hawthorne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct a grocery store at the site of an existing gas station. The site has frontage along Wagaraw Road in Hawthorne. The applicant has proposed to re-subdivide the five (5) existing lots on the site into three (3) lots under a separate minor subdivision application (SU-21-017).

The applicant has proposed to construct a 39,426 sq. ft. grocery store on the site. The proposed grocery store and accompanying parking lot will be constructed on a proposed Lot B. The applicant has proposed to construct a surface parking lot with a total of 156 parking spaces. The applicant has indicated that 19 parking spaces on proposed Lot C will remain under existing condition and will not be used as part of the main parking lot. The parking lot will have access to Wagaraw Road via two full access driveways, including a driveway at the signalized intersection of Goffle Road, Wagaraw Road, and Mohawk Drive. The applicant has proposed modifications to the traffic signal timing. The applicant has proposed to replace and install sidewalk and curbing along Wagaraw Road, but only along the frontage of the proposed Lot B. Large sections of the frontage along proposed lots A and C do not have existing curbing or sidewalk.

Regarding drainage, the applicant has proposed to install inlets in the proposed parking lot. The applicant has indicated that a portion of the parking lot will be paved with pervious pavement. The applicant has proposed to install an inlet at the northerly driveway exit. All inlets and roof leaders will connect to a proposed above ground storm basin. The storm basin will discharge into the nearby Goffle Brook. The applicant has also proposed to plant eight (8) Acer Rubrum ‘Bowhall’ trees and various shrubs along the Wagaraw Road frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the applicant and the owner must be noted on the title sheet. The proposed sidewalk and curbing must be extended to include the entire (pre-subdivision) property frontage along Wagaraw Road. The crosswalk across Wagaraw Road, at the intersection with Mohawk Street, must be re-stripped as a continental-style crosswalk. An additional curb ramp and continental-style crosswalk across Wagaraw Road shall be provided at the easterly end of the intersection, where Wagaraw intersects with Goffle Road. The applicant must request a waiver to allow for two full-access driveways along the Wagaraw Road frontage. Left turns shall be prohibited out of the unsignalized driveway. A left turn lane shall be provided on Wagaraw Road into the unsignalized driveway. A 50-foot centerline must be installed at the unsignalized driveway.

All striping, including the crosswalks, shall be noted as thermoplastic. The proposed truck turning movement at the unsignalized driveway is unclear. More information must be provided on the proposed truck circulation. The applicant must install signs and request an ordinance to restrict truck movements to those shown on the plan. Truck left turns into the site shall be made at the unsignalized driveway, rather than at the signalized intersection. The applicant must submit Synchro printouts for the signalized intersection at the site.

The development poses the following traffic impacts to the signalized intersection of Goffle Road, Wagaraw Road, and Mohawk Drive: In the AM Peak: Southbound Goffle Road delay will increase from 145 seconds to 191 seconds. Westbound Wagaraw Road delay will increase from 14 seconds to 70 seconds. During the Saturday peak: Westbound Wagaraw Road delay will increase from 134 seconds to 45 seconds.

Mitigation at the intersection of East Main Street / 6<sup>th</sup> Avenue / N. 6<sup>th</sup> Street is mentioned in the traffic study, but not fully shown in the table of delays. The mitigation proposed at the signalized intersection at the site will reduce the cycle length from 100 seconds to 65 seconds. The existing timing and proposed timing must be provided. 65 seconds may be too short of a cycle length for this four-phase signal. The plan set must include a signal plan. Any changes to the signal timing will require a tri-party jurisdictional agreement. The applicant will need to provide a drainage plan for the expanded curb line along Wagaraw Road. The applicant must submit copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$12,626.00 payable to Passaic County.

Commissioner Edmond stated that the applicant would need to seek an easement or dedication to the County to extend the sidewalk down Lot A. Commissioner Metzler advised that a left turn arrow might need to investigate at the signalized intersection. Commissioner Edmond asked about truck turning movements into the rear loading docks. Jerome Vogel, attorney for the applicant, stated that the trucks would enter from the signalized intersection, and exit at the unsignalized intersection and making right hand turn. Commissioner Metzler asked about the Shotmeyer headquarters location to the proposed driveway. County Engineer Pera stated it was a common access. The board discussed access to the site.

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

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

## **RESOLUTIONS**

The following amended resolutions were presented to the Board:

1. 2021-25 (SP-19-056)
2. 2021-26 (SP-20-003)
3. 2021-27 (SP-20-004)
4. 2021-28 (SP-20-006)
5. 2021-29 (SP-20-007)

Commissioner Metzler made a motion to approve the amended resolutions. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

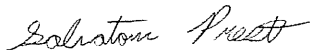
**NEW BUSINESS – None.**

**OLD BUSINESS – None.**

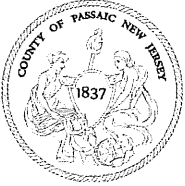
**CORRESPONDENCE – None.**

**ADJOURNMENT:** Commissioner Metzler made a motion to adjourn the meeting at 7:00 PM that was seconded by Commissioner Gervens. 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  
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November 3<sup>rd</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Amended Site Plan Review – Iglesia Christiana Pentecostal Church; 319-321 Straight Street, Paterson; Block 6210, Lots 6, 7, 9, 10, 11 & 12 (Passaic County File Number SP-18-054)

Members of the Board,

The above referenced site plan dated September 12<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on October 28<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 amended site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The submitted drainage calculations indicate an invert of 71.83 feet for the 18-foot diameter underground storage system, but on the plans the invert is noted as 72.30 feet. This discrepancy must be addressed by the applicant.

**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  
Alan J. Mariconda, Esq.  
File

Thomas N. Ott, P.E.  
Iglesia Christiana Pentecostal Church



# 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

November 3<sup>rd</sup>, 2021

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Super Suds Laundromat; 658-664 Market Street, Paterson; Block 9906,  
Lot 3 (Passaic County File Number SP-21-029)

Members of the Board,

The above referenced site plan dated November 12<sup>th</sup>, 2019, revised as of July 24<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

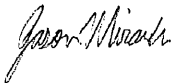
1. The proposed driveway on Market Street must be removed from the plans, as there is access from E. 25<sup>th</sup> Street. **The applicant must provide a justification for the proposed Market Street driveway to support a waiver request. Otherwise, the driveway must be removed from the plans. For a waiver to be considered by the Board, the driveway must conform to the following conditions:**
  - a) **The driveway shall have a minimum width of 20 feet.**
  - b) **The applicant must provide dimensions to the first parking space. Any parking spaces within 20 feet of the right-of-way line shall be removed.**
  - c) **The parking spaces shall be assigned.**
  - d) **The applicant must clarify whether the driveway is to be gated.**
2. The applicant must submit drainage calculations. **The applicant shall provide information on the East 25<sup>th</sup> St drainage system on the plan (pipe size, material, slope, destination).**

Passaic County Planning Board  
Super Suds Laundromat (SP-21-029)  
658-664 Market Street, Paterson  
Block 9906, Lot 3

3. The applicant must submit correspondence from the City of Paterson approving the proposed drainage connection. **Incomplete.**
4. The submitted floor plan indicates that the proposed door at the building entrance will swing into the Market Street right-of-way. The door must either be recessed or designed to swing inwards. **Complete.**
5. The applicant must submit an encroachment application (see attached), which will be subject to the review of the Board of County Commissioners, for the proposed cornices, parapets, awning, and decorative light fixtures. **The application has been submitted for consideration by the Board of County Commissioners.**
6. The plans must include a footing detail showing that the footings of the proposed building will not encroach into the Market Street right-of-way. **Complete.**
7. The proposed shade trees must be replaced with another species, as callery pear trees frequently develop structural issues. The applicant should coordinate with County staff to select an appropriate tree species for this location. The plans must include a detail for the proposed tree grates. The applicant shall note that the proposed landscaping within the right-of-way shall be the responsibility of the property owner. **The applicant shall note that the proposed landscaping within the County right-of-way shall be the responsibility of the property owner to maintain.**
8. The applicant must submit the Corridor Enhancement Fee of \$2,463.00 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  
Alan J. Mariconda, Esq.  
OMLK Architects, LLC

Market Street Super Suds Laundromat, LLC  
GB Engineering, LLC  
File



# County of Passaic

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

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

## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
Director

November 1<sup>st</sup>, 2021

Little Falls Planning Board  
225 Main Street  
Little Falls, NJ 07424

Re: Site Plan Review – The Manor at Little Falls; 115 Main Street, Little Falls; Block 97, Lots 5, 9, 9.01 & 11 (Passaic County File Number SP-21-047)

Members of the Board,

The above referenced site plan dated June 21<sup>st</sup>, 2021, revised as of October 15<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The sidewalk along Main Street and Center Avenue, which must be a minimum of five (5) feet in width, shall be dimensioned on the plans. The sidewalk and curbing on Center Avenue shall be replaced, per County detail (attached), to the north of the existing drive-thru facilities. **Complete.**
2. **The applicant has submitted a waiver request to permit the two (2) proposed Center Avenue driveways. The following conditions (in bold) must be addressed prior to further consideration of the waiver request by the Board:**
  - a. A design waiver with written justification will be required for the proposed access to Center Avenue, as there is frontage along Warren Street (municipal). There are two driveways proposed along Center Avenue, and none along the municipal street. Any waiver request submitted for consideration shall have the Center Avenue access limited to either a single, full-access driveway or two one-way driveways. Any exits onto Center Avenue shall be single lane. The drive-thru facilities could be accommodated internally within the garage, and do not require a separate driveway. **It is not acceptable to provide three (3) side-by-side exit lanes directly adjacent to Center Avenue. As the site is undergoing a major reconstruction, the driveway can be re-designed to have the three (3) drive-thru lanes merge into a single lane in advance of the stop bar. The full-access driveway must be a minimum of 24 feet in width. The applicant must provide an explanation for the site not utilizing a Warren Street driveway.**

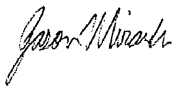


Passaic County Planning Board  
The Manor at Little Falls (SP-21-047)  
115 Main Street, Little Falls  
Block 97, Lots 5, 9, 9.01 & 11

- b. Any Center Avenue driveway shall have a raised apron (per attached detail) and a double yellow centerline. Detectable warning surfaces should still be provided. **The proposed curb ramps at the driveway must be removed from the plans, as they are not compatible with a raised apron.**
  - c. Stop bars must be four (4) feet back from the edge of the sidewalk. **Complete.**
  - d. The applicant must submit driveway profiles (maximum 2% slope for 50 feet back from right-of-way line) for any proposed driveways on Center Avenue. **Incomplete.**
3. All stormwater runoff from the site must be intercepted before entering either Main Street or Center Avenue. **Complete.**
  4. The plans must show all roof leaders and their connecting pipes. **The drainage report states that the existing building roof leaders discharge directly into the existing 48-inch pipe in Center Street – but the plans show the roof leaders connecting into the proposed detention system.**
  5. The applicant shall analyze the capacity of the existing 15-inch pipe that connects into the existing 48-inch pipe in Center Avenue. **Complete.**
  6. The applicant must provide on-site stormwater detention. The existing connection into the Center Avenue drainage system shall be limited to emergency overflow. **The proposed detention system must be revised to enable stormwater percolation into the soil and to limit the connection into Center Avenue to emergency overflow.**
  7. The proposed doghouse sanitary manhole shall not interfere with the existing 48-inch pipe in Center Avenue, and must be indicated on the plan. **Complete.**
  8. The applicant must clarify if any lot consolidation is proposed. If so, this must be indicated on the plans. **Complete.**
  9. The applicant must provide the Corridor Enhancement Fee of \$5,980.00 payable to Passaic County. **Complete.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
The Manor at Little Falls, LLC  
Patrick McClellan, P.E.

Lawrence Cutalo, Esq.  
First Savings & Loan Assoc.  
File



# County of Passaic

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

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
*Director*

November 1<sup>st</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Academy of Greatness & Excellence; 735-747 Broadway, Paterson;  
Block 8412, Lot 1 (Passaic County File Number SP-21-053)

Members of the Board,

The above referenced site plan dated September 23<sup>rd</sup>, 2020, revised as of May 5<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The name of the County must be noted in the title block.
2. The block (8414) listed on the plan must be corrected (8412).
3. The sidewalk and curbing along the entire E. 33<sup>rd</sup> Street frontage of the site must be replaced. The sidewalk width must be dimensioned on the site plan. The curbing must be per County detail (attached).
4. The applicant shall provide a landscaped strip between the sidewalk and the curbing, provided that the sidewalk is a minimum of five (5) feet in width.
5. The crosswalk across E. 33<sup>rd</sup> Street, at Broadway, must be replaced with a continental-style (ladder bars, no transverse lines) crosswalk.
6. It is recommended that the applicant replace the sidewalk in the plaza area in front of the proposed school entrance.
7. The width of the 33<sup>rd</sup> Street driveways must be dimensioned on the plans.

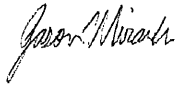
Passaic County Planning Board  
Academy of Greatness & Excellence (SP-21-053)  
735-747 Broadway, Paterson  
Block 8412, Lot 1

8. The applicant shall provide raised aprons (per attached detail) at both proposed curb cuts along E. 33<sup>rd</sup> Street.
9. The stop sign and NO LEFT TURN sign must be on the right side of the exit driveway.
10. The applicant shall install two-faced ONE WAY signs at each driveway.
11. The applicant shall install an additional DO NOT ENTER sign at the end of the exit driveway.
12. The stop bar must be noted as 12 inches in width.
13. All striping, including the crosswalk, shall be noted as thermoplastic.
14. The proposed parking along Linden Street must be removed within 20 feet of the 33<sup>rd</sup> Street right-of-way.
15. The applicant must submit a traffic study, addressing pick up and drop off operations and the expected maximum queue. Operations must be carefully controlled to prevent queuing onto E. 33<sup>rd</sup> Street and, potentially, Broadway.
16. The applicant shall submit a written request to the Paterson City Council to establish a parking prohibition for all of the E. 33<sup>rd</sup> Street frontage of the site, in order to prevent use of the street parking for pick up and drop off. The applicant shall install NO STOPPING OR STANDING signs at both ends of the frontage.
17. The applicant must label the existing NJTransit bus stop on the site plan.
18. The applicant shall provide shade trees along the 33<sup>rd</sup> Street frontage of the site, outside of the County right-of-way.
19. The plans must be revised to show elevation contours.
20. The plans must include driveway profiles for the 33<sup>rd</sup> Street driveways.
21. The plans must indicate any existing or proposed drainage facilities at the site and show any pipes that are being connected into.
22. The applicant must submit drainage calculations for the driveway along 33<sup>rd</sup> Street. It is not permitted to allow stormwater to flow overland into the County right-of-way.
23. The applicant shall provide the Corridor Enhancement Fee of \$5,901.00 payable to Passaic County.

Passaic County Planning Board  
Academy of Greatness & Excellence (SP-21-053)  
735-747 Broadway, Paterson  
Block 8412, Lot 1

**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  
Alan J. Mariconda, Esq.  
Michael Romanik

Academy of Greatness, LLC  
Wahid Melook  
File



# County of Passaic

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

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

Michael Lysicatos AICP, PP  
*Director*

October 29<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartment Building; 580-582 Straight Street, Paterson; Block 5806, Lots 13, 14 & 15 (Passaic County File Number SP-21-054)

Members of the Board,

The above referenced site plan dated March 1<sup>st</sup>, 2021 was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

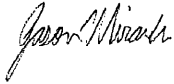
Approval of this site plan application has been **withheld** pending receipt in an acceptable form of the following:

1. The Straight Street label should be removed from the plans. The site frontage is entirely on Hospital Plaza, and Straight Street is not shown on the site plan.
2. The applicant must provide more information on the proposed off-site parking, which may have access via Main Street.
3. The applicant must submit drainage calculations.
4. All roof leaders shall be connected into the underground storage basin in the back of the building. This must be shown on the plans.
5. If the underground storage system fails, water will flow through an overflow pipe onto Hospital Plaza. This could affect Getty Avenue, which is only 275 feet away, and lower in elevation. The underground storage system shall be designed to provide an indication on the applicant's property, such as ponding in the rear yard, in the event that the system has failed. Otherwise, as designed, water will flow onto Getty Avenue with every storm.

Passaic County Planning Board  
Prop. Apartment Building (SP-21-054)  
580-582 Straight Street, Paterson  
Block 5806, Lots 13, 14 & 15

**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  
Alan J. Mariconda, Esq.  
Jose Carballo, RA

Hospital Plaza Properties, LLC  
Bohler Engineering  
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 29<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartments; 231 Market Street, Paterson; Block 4405, Lot 21  
(Passaic County File Number SP-21-056)

Members of the Board,

The above referenced site plan dated June 20<sup>th</sup>, 2019, revised as of October 2<sup>nd</sup>, 2019, was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

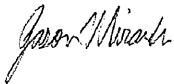
1. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This may require a more detailed survey than has been provided by the applicant.
2. The curb ramps at the intersection of Market Street and Memorial Drive must be shown on the plans.
3. The applicant must confirm the presence of any vaults beneath the sidewalk along Market Street.
4. The applicant shall provide a shade tree along the Market Street frontage of the site. The species of the tree must be indicated in the plans. A grate detail must also be provided.
5. There is no roof drainage indicated on the plans. Drainage calculations have not been submitted.

Passaic County Planning Board  
Prop. Apartments (SP-21-056)  
231 Market Street, Paterson  
Block 4405, Lot 21

6. The plans must show an elevation drawing of the building with the Market Street right-of-way line indicated. This is to verify if there are any encroachments of the building into the County right-of-way.
7. The applicant must provide the Corridor Enhancement Fee of \$900.00 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  
Bleeker Architectural Group

Mahmoud Odatalla  
File





# County of Passaic

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

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

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

October 29<sup>th</sup>, 2021

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartments; 165-167 Market Street, Paterson; Block 4406, Lots 8 & 9 (Passaic County File Number SP-21-059)

Members of the Board,

The above referenced site plan dated June 20<sup>th</sup>, 2019, revised as of October 2<sup>nd</sup>, 2019, was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

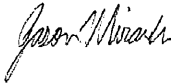
1. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This may require a more detailed survey than has been provided by the applicant.
2. The curb ramp at the intersection of Market Street and Colt Street must be shown on the plans.
3. The applicant must confirm the presence of any vaults beneath the sidewalk along Market Street.
4. The applicant shall provide a shade tree along the Market Street frontage of the site. The species of the tree must be indicated in the plans. A grate detail must also be provided.
5. There is no roof drainage indicated on the plans. Drainage calculations have not been submitted.

Passaic County Planning Board  
Prop. Apartments (SP-21-059)  
165-167 Market Street, Paterson  
Block 4406, Lots 8 & 9

6. The plans must show an elevation drawing of the building with the Market Street right-of-way line indicated. This is to verify if there are any encroachments of the building into the County right-of-way.
7. Both buildings are contributing buildings within the Downtown Commercial Historic District. The applicant shall provide any available correspondence from the Historic Preservation Commission.
8. The applicant must provide the Corridor Enhancement Fee of \$1,514.00 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.**

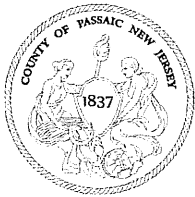
Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Bleeker Architectural Group

Mahmoud Odatalla  
File



# County of Passaic

Department of Planning & Economic Development  
930 Riverview Drive, Suite 250  
Totowa, New Jersey 07512

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

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

November 4<sup>th</sup>, 2021

Hawthorne Planning Board  
445 Lafayette Avenue  
Hawthorne, NJ 07506

Re: Minor Subdivision Review – 2-10 Wagaraw Subdivision; 2-10 Wagaraw Road, Hawthorne; Block 9, Lots 13, 15 & 16; Block 12, Lot 1 (Passaic County File Number SU-21-017)

Members of the Board,

The above referenced minor subdivision dated September 10<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Subdivision Resolution. This minor subdivision application has been submitted in conjunction with a site plan application (SP-21-058) for the same property.

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

1. The applicant shall submit a dedication or easement to accommodate any portions of the Wagaraw Road sidewalk that would be located within the boundaries of the properties being subdivided.
2. The applicant shall submit a cross-access easement between proposed Lots A and B for the proposed shared driveway.
3. It shall be noted on the plat that no other access points to proposed Lot A shall be permitted as part of future development. The site must use the signalized driveway proposed as part of SP-21-058.
4. The applicant shall submit a drainage easement allowing for the proposed drainage discharge from proposed Lot B through proposed Lot C to the Goffle Brook.
5. The applicant shall submit a drainage easement for the proposed stormwater conveyance from the inlet on proposed Lot A into the stormwater system on proposed Lot B.
6. The applicant shall submit copies of any riverwalk-related easements or agreements pertaining to the property's frontage along the Passaic River.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Jerome A. Vogel, Esq.

2 Wagaraw Road Hawthorne, LLC  
Ben Crowder, P.E.

File



# County of Passaic

Department of Planning & Economic Development  
930 Riverview Drive, Suite 250  
Totowa, New Jersey 07512

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

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## PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

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

November 4<sup>th</sup>, 2021

Hawthorne Planning Board  
445 Lafayette Avenue  
Hawthorne, NJ 07506

Re: Site Plan Review – Prop. Grocery Store; 2-10 Wagaraw Road, Hawthorne; Block 9, Lots 13, 15 & 16; Block 12, Lot 1 (Passaic County File Number SP-21-058)

Members of the Board,

The above referenced site plan dated September 10<sup>th</sup>, 2021, revised as of October 7<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on October 28<sup>th</sup>, 2020 pursuant to the provisions of the Passaic County Site Plan Resolution. This site plan application has been submitted in conjunction with a minor subdivision application (SU-21-017) for the same property.

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

1. The name and address of the applicant and the owner must be noted on the title sheet.
2. The proposed sidewalk and curbing must be extended to include the entire (pre-subdivision) property frontage along Wagaraw Road. Curbing must be per County detail (attached).
3. The crosswalk across Wagaraw Road, at the intersection with Mohawk Street, must be striped as per continental style.
4. An additional curb ramp and continental-style crosswalk across Wagaraw Road shall be provided at the easterly end of the intersection, where Wagaraw intersects with Goffle Road.
5. The applicant must request a waiver to allow for two full-access driveways along the Wagaraw Road frontage.
6. The applicant shall note the distance between the proposed unsignalized driveway and the adjacent driveway for Shotmeyer Bros. Per the Passaic County Site Plan Resolution, no two driveways serving the same site shall be located within 50 feet of each other and no driveways shall be located within 10 feet of a side property line. In this case, a new property line adjacent to the unsignalized driveway is proposed as part of the subdivision application (SU-21-017).
7. Left turns shall be prohibited out of the unsignalized driveway.

Passaic County Planning Board  
Prop. Grocery Store (SP-21-058)  
2-10 Wagaraw Road, Hawthorne  
Block 9, Lots 13, 15 & 16; Block 12, Lot 1

8. A 50-foot centerline must be installed at the unsignalized driveway.
9. All striping, including the crosswalks, shall be noted as thermoplastic.
10. The applicant shall submit roadway/intersection plans for all Wagaraw Road improvements, which should accommodate bicycle circulation connecting with existing facilities to the east.
11. A left turn lane shall be provided on Wagaraw Road into the unsignalized driveway.
12. The proposed truck turning movement at the unsignalized driveway is unclear. More information must be provided on the proposed truck circulation.
13. The applicant must install signs and request an ordinance to restrict truck movements to those shown on the plan.
14. Truck left turns into the site shall be made at the unsignalized driveway, rather than at the signalized intersection.
15. The applicant must submit Synchro printouts for the signalized intersection at the site.
16. The development poses the following traffic impacts to the signalized intersection of Goffle Road, Wagaraw Road, and Mohawk Drive:
  - a) In the AM Peak:
    1. Southbound Goffle Road delay will increase from 145 seconds to 191 seconds.
    2. Westbound Wagaraw Road delay will increase from 14 seconds to 70 seconds.
  - b) During the Saturday peak:
    1. Westbound Wagaraw Road delay will increase from 13 seconds to 45 seconds.
17. Mitigation at the intersection of East Main Street / 6<sup>th</sup> Avenue / N. 6<sup>th</sup> Street is mentioned in the traffic study, but not fully shown in the table of delays.
18. The mitigation proposed at the signalized intersection at the site will reduce the cycle length from 100 seconds to 65 seconds. The existing timing and proposed timing must be provided. 65 seconds may be too short of a cycle length for this four-phase signal.
19. The plan set must include a signal plan.
20. Any changes to the signal timing will require a tri-party jurisdictional agreement.
21. At the new curb line along Wagaraw Road, storm drain inlets shall be provided at an appropriate spacing in order that the gutter spread in a 25-year storm is no wider than one-

Passaic County Planning Board  
Prop. Grocery Store (SP-21-058)  
2-10 Wagaraw Road, Hawthorne  
Block 9, Lots 13, 15 & 16; Block 12, Lot 1

third of the lane width. The applicant shall submit a profile along the gutter line – the minimum slope shall be 0.50%.

22. The applicant must submit copies of any required NJDEP permits.
23. The applicant shall confirm if any existing gas tanks are proposed to be removed.
24. The applicant must provide the Corridor Enhancement Fee of \$12,626.00 payable to Passaic County.

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Jerome A. Vogel, Esq.

2 Wagaraw Road Hawthorne, LLC  
Ben Crowder, P.E.

File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-25 (SP-19-056)

WHEREAS, the applicant, Millstein Acquisitions, LLC (“the Applicant”) submitted a site plan application for the property located on Block 91, Lots 1-8; Block 91.01, Lot 1; Block 92, Lots 1-17; Block 92.01, Lot 1; Block 93, Lots 1-33; Block 93.01, Lot 1; Block 94, Lots 1-39; Block 94.01, Lot 1; Block 95, Lots 1-39; Block 95.01, Lot 1; Block 115, Lots 1, 2, 2.01, 3 & 4; Block 116, Lots 1-37; Block 117, Lots 17-24; Block 126, Lot 1 in the Borough of Woodland Park, New Jersey, with an address of 1150 McBride Avenue, Woodland Park, NJ 07424 ; and

WHEREAS, the application was given a file number of SP-19-056; and

WHEREAS, on July 16<sup>th</sup>, 2020 the site plan prepared by MidAtlantic Engineering Partners, LLC dated November 5<sup>th</sup>, 2019, revised as of July 2<sup>nd</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval subject to the following conditions:

1. The vacation of River Boulevard shall not extend past the Master Plan right-of-way line of Lackawanna Avenue.
2. The full replacement of the curbing along the McBride and Lackawanna Avenue frontages of the site.
3. The construction of raised driveway aprons at all site driveways, including detectable warning surfaces and modified from the County engineering detail in order to accommodate truck traffic to the site.
4. The relocation of the easternmost proposed “bench and trash receptacle area” to be entirely outside of the County right-of-way. The applicant is responsible for all proposed street furniture.
5. The proposed streetscaping shall be in accordance with any applicable municipal streetscaping plans.
6. The prohibition of right-in turns, for trucks only, at the Lackawanna Avenue driveway.
7. The Lackawanna Avenue driveway must be located a minimum of 10 feet from either property line, measured at the right-of-way line.
8. The applicant must coordinate with the Borough to re-program the traffic signal.
9. Submission of as-built plans, verifying that all required improvements have been constructed to plan, prior to the release of any Highway Opening & Use Permit bonds associated with this application.
10. Submission of the Corridor Enhancement Fee of \$25,532.00 payable to Passaic County.

WHEREAS, on December 11<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by MidAtlantic Engineering Partners, LLC dated November 5<sup>th</sup>, 2020, revised as of November 20<sup>th</sup>,

2020 pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board's approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Woodland Park 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 Woodland Park Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

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

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: October 28, 2021



PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-26 (SP-20-003)

WHEREAS, the applicant, Cathedral of St. John the Baptist (“the Applicant”) submitted a site plan application for the property located on Block 6217, Lot 2 in the City of Paterson, New Jersey, with an address of 94-100 Hamilton Street, Paterson, NJ 07505; and

WHEREAS, the application was given a file number of SP-20-003; and

WHEREAS, on February 13<sup>th</sup>, 2020, the site plan prepared by Dynamic Engineering dated January 22<sup>nd</sup>, 2020 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval subject to the following conditions:

1. The applicant shall apply for an encroachment permit for the stairs along Grand Street.
2. The County shall install a historic marker in the public right-of-way at a later date. The location, along the frontage of the demolished building near the Ten Commandments, shall be noted on the plans.
3. Submission of the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

WHEREAS, on May 18<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Dynamic Engineering dated January 22<sup>nd</sup>, 2020, revised as of May 5<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Paterson Planning Board for the final site plan; and

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

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

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

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: October 28, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-27 (SP-20-004)

WHEREAS, the applicant, John P. Holland Charter School (“the Applicant”) submitted a site plan application for the property located on Block 32, Lot 2 in the Borough of Woodland Park, New Jersey, with an address of 5 Garret Mountain Plaza, Woodland Park, NJ 07424; and

WHEREAS, the application was given a file number of SP-20-004; and

WHEREAS, on April 9<sup>th</sup>, 2020, the site plan prepared by Bohler Engineering dated December 30<sup>th</sup>, 2019, revised as of March 12<sup>th</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval subject to the following conditions:

1. Reconstruction of the northerly Squirrelwood Road driveway to include a crosswalk, pedestrian refuge, and ADA-compliant curb ramps, and re-configuration of the two-lane exit to a one-lane exit.
2. Installation of a continental-style crosswalk at the northerly Squirrelwood Road driveway.
3. Replacement of all signing and striping at all Garret Mountain Plaza driveways along Squirrelwood Road and New Street.
4. Submission of cross-easements for shared access with other sites at Garret Mountain Plaza.
5. Submission of plans and traffic report to NJDOT for review and comment. The applicant must coordinate with NJDOT on the I-80/Squirrelwood Road bridge deck replacement project currently in the concept development phase.
6. Submission of the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

WHEREAS, on August 6<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Bohler Engineering dated December 30<sup>th</sup>, 2019, revised as of July 15<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the Woodland Park 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 Woodland Park Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

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

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: October 28, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-28 (SP-20-006)

WHEREAS, the applicant, ABDD, LLC (“the Applicant”) submitted a site plan application for the property located on Block 7621, Lot 2 in the Township of West Milford, New Jersey, with an address of 1521 Union Valley Road, West Milford, NJ 07480 ; and

WHEREAS, the application was given a file number of SP-20-006; and

WHEREAS, on February 27<sup>th</sup>, 2020 , the site plan prepared by Golden & Moran Engineering, LLC dated August 1<sup>st</sup>, 2019, revised as of December 10<sup>th</sup>, 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 subject to the following conditions:

1. Installation of a STOP sign, stop bar, centerline, and continental-style crosswalk at the site driveway.
2. Re-striping of the left-turn arrows, white lane line, and double yellow centerline in the turning lane used for vehicles entering the site.
3. Submission of the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

WHEREAS, on June 18<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Golden & Moran Engineering, LLC dated August 1<sup>st</sup>, 2019, revised as of April 13<sup>th</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and the West Milford 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 West Milford Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

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

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: October 28, 2021

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2021-29 (SP-20-007)

WHEREAS, the applicant, 564 Van Houten Avenue, LLC (“the Applicant”) submitted a site plan application for the property located on Block 37.05, Lots 30 & 33 in the City of Clifton, New Jersey, with an address of 558-564 Van Houten Avenue, Clifton, NJ 07013; and

WHEREAS, the application was given a file number of SP-20-007; and

WHEREAS, on August 13<sup>th</sup>, 2020, the site plan prepared by L2A Land Design, LLC dated January 6<sup>th</sup>, 2020, revised as of August 1<sup>st</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted unconditional approval subject to the following conditions that were already addressed by the applicant:

1. The Board granted a waiver to permit two (2) parking spaces within 20 feet of the right-of-way, provided that they are both signed for employee use only.
2. Both driveways shall have a maximum width of 18 feet.
3. Installation of a two-faced “ONE WAY” sign at each driveway.
4. Submission of certification by a professional engineer that the sidewalk hatch satisfies requirements to handle an HS-20 load.
5. The applicant shall apply for an encroachment permit for the existing building overhang and sidewalk hatch within the County right-of-way.
6. Submission of the Corridor Enhancement Fee of \$4,487.00 payable to Passaic County.
7. Relocation of the proposed pylon sign outside of the County right-of-way.
8. Extension of the curbed island to encompass the hatched area adjacent to the first parking spaces. Shade trees shall be planted in the island, outside of the right-of-way.
9. Prohibition of parking at both driveway for 25 feet looking left and 20 feet looking right, measured from the end of the curb cut. The applicant shall submit a written request to the municipality to pass an ordinance for this restriction.

WHEREAS, on August 14<sup>th</sup>, 2020, staff issued a letter of unconditional approval to the Applicant and the Clifton 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 Clifton Planning Board. Any further revision of the site plan must be submitted for consideration by the Board.

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

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Nakima Redmon, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: October 28, 2021