



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, November 18th, 2021
WebEx Meeting**

Chair Redmon opened the meeting at 5:02 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; Joseph Metzler, Commissioner; Pat Lepore, County Commissioner

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

MINUTES: A motion to adopt the minutes of the October 28th, 2021, Planning Board Meeting was made by Commissioner Metzler and seconded by County Engineer Pera. The motioned passed unanimously with Vice Chair Martinique and Commissioner Diaz abstaining.

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

- The Planning Department will be holding a public session for Bike Passaic County element of the County Master Plan on December 8th. The session will allow the public to make comments on the element before the Planning Department recommends potential bike improvements on roadways to municipalities. The recommendations will be refined more in January.
- The December 29th Planning Board meeting will be held on a Wednesday instead of its usual Thursday date.
- The Planning Department will be submitting an application to the state for a grant to resurface roadways that see freight activity.
- The Dundee Island Phase II project is continuing.
- The Planning Department is planning to submit projects for awards at the upcoming APA Conference in March.
- A draft schedule for the Planning Board 2022 Meeting Dates will be presented at the next meeting.

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

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

DEVELOPMENT REVIEW

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to install a traffic signal at the Paterson-Hamburg Turnpike driveway to an existing shopping center. The site has frontage along Paterson-Hamburg Turnpike in Wayne. This application was withheld on September 2nd with 15 conditions.

The Paterson-Hamburg Turnpike driveway is currently operating as a stop-controlled driveway. The proposed traffic signal will be subject to a tri-party agreement between the applicant, the County, and the Township of Wayne. The applicant has proposed to widen the roadway, remove a portion of an existing concrete median barrier to accommodate left turns, and construct a left turn lane on Paterson-Hamburg Turnpike. Side by side exit lanes are proposed for the site driveway. A crosswalk is proposed across the driveway, with a depressed median refuge. There is an existing sidewalk along the Paterson-Hamburg Turnpike frontage. The applicant has agreed to provide pedestrian signals at the north end of Paterson-Hamburg Turnpike, in anticipation of future sidewalk construction. Additionally, the applicant has proposed to reconstruct an existing bus shelter, relocate an existing utility pole, and install a retaining wall along the easterly frontage of the site.

The site is sloped away from Paterson-Hamburg Turnpike. The applicant has submitted a stormwater management report. The applicant has proposed to install an inlet upstream of the curb ramp. The applicant has indicated they will conduct test pits prior to submitting final drainage plans.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit for review a draft tri-party agreement with the County and Township regarding the construction and maintenance of the proposed traffic signal. Provided that Wayne Township will assume ownership of the signal, the Township must review and approve the signal plan (including all hardware). Under both pedestrian actuated and non-actuated conditions, the timing for the protected left-turn phase shall be modified to better clear out any potential queue. The timing shall be 7-15 seconds. The timing of Phases B and C shall be adjusted accordingly. The applicant shall add a note to sheet C-018, near the chart heading “WITH PEDESTRIAN ACTUATION”, briefly explaining that although the controller will be programmed as shown, this phase is for future use – not for immediate use. The temporary covering of the pedestrian signal heads shall be maintained by the property owner until the signals are activated. The applicant shall provide the Corridor Enhancement Fee of \$21,312.00 payable to Passaic County.

Commissioner Metzler inquired about the removal of the guiderail. County Engineer Pera replied that the applicant was grading out area behind the sidewalk, and therefore did not need the guiderail anymore. Commissioner Metzler asked about the proposed crash cushion. County Engineer responded that the crash cushions were satisfactory.

Vice Chair Martinique asked about the timetable for the agreements with the town. John Wyciskala, attorney for the applicant, stated that they expect the town to reply within 30 to 45

days. County Commissioner Lepore asked about the nature of the tri-party agreement. County Engineer Pera responded that the county responsibility would be minimal, and the agreement would be to allow the applicant to build the signal in the county right of way.

A motion was made by Commissioner Metzler to open the floor to the public comment. Vice Chair Martinique 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.

Commissioner Diaz made a motion to grant **conditional approval** of this site plan application. The motion was seconded by Vice Chair Martinique. 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 October 18th, 2021 with 3 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 Avenue. 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 bank teller lanes consolidating into one (1) exit lane, is proposed. The applicant has requested a waiver to permit both access points on Center Avenue.

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 requested a waiver from the Site Plan Resolution to permit both proposed access points along Center Avenue. Based on the revised plans and response letter, the waiver is recommended by staff. The STOP signs for the Center Avenue driveways shall be on the other side of the sidewalk, four feet in advance of the edge of the sidewalk, along with the stop bar. The 36 L.F. of the 48-inch R.C.P. pipe shall also be perforated PVC.

Commissioner Metzler asked if the ground could take the water put out by the perforated PVC. Patrick McClellan, engineer for the applicant, was sworn in. He responded that soil borings were already preformed on site, and that that ground would be able to handle the water.

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

No comments were made by the public.

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

A motion to accept the waiver recommendation was made by Vice Chair Martinique seconded by Commissioner Diaz. The motion passed unanimously.

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

SP-21-045 – Proposed Mixed-Use Development – 141-147 Crooks Avenue, Paterson

County Counsel John Abdelhadi recused himself from this application.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use building on a vacant lot. The proposed 5-story building will have retail space on the first floor and 32 residential units on the 2nd through 5th floors. The site has frontage on Crooks Avenue in Paterson. This application was withheld on September 21st with 12 conditions.

The site will have a surface parking lot at the rear of the site with a total of 32 parking spaces. The parking lot will have access via a driveway on Knickerbocker Avenue, a municipal road. No driveways are proposed along Crooks Avenue, and the proposed building will occupy the entire Crooks Avenue frontage of the site. The applicant has agreed to replace all sidewalk and curbing along the Crooks Avenue frontage. The applicant has proposed additional parking off-site at 193 Knickerbocker Avenue. The lot, which has no frontage on any County roads, would have 14 parking spaces used by employees only. The applicant has indicated that a valet service would be used to park vehicles on the lot, but no specific information on the valet service has been provided.

Regarding drainage, the applicant has indicated that two roof leaders will connect to nine (9) seepage pits at the rear of the site. The applicant has indicated that the site would not drain towards Getty Avenue. The applicant has submitted drainage calculations. The applicant has proposed to plant two (2) street trees along the Crooks Avenue frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The curbing and sidewalk note must point to the curbing and sidewalk on the site plan. If the seepage pit system fails on the Crooks Avenue lot, runoff will

flow down to Getty Avenue (which is only 150 feet away). The parking lot shall be re-graded to allow for at least six (6) inches of ponding as an indicator of potential seepage pit failure. The applicant shall clarify if the proposed security cameras would encroach into the County right-of-way. The applicant shall provide more information on the proposed valet service. The service shall not be provided on the Crooks Avenue frontage of the site.

County Commissioner Lepore asked about the proposed valet service. Planning Director Lysicatos responded that the board would need more information provided by the applicant and that the service was not a requirement put forth by the County.

A motion was made by Commissioner Metzler to open the floor to the public comment Vice Chair Martinique 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.

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

SP-21-057 – Proposed Apartment Building – 182-188 East 33rd Street, Paterson

County Counsel John Abdelhadi rejoined the meeting.

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 4-story, 9,092 sq. ft., multi-family residential building on a vacant lot. The proposed building will have a total of 24 dwelling units. The site has frontage along East 33rd Street in Paterson.

The applicant has proposed to utilize the first floor of the building as a parking garage. The proposed parking garage will have a total of 33 parking spaces. The parking lot will have access to East 33rd Street via a proposed driveway and curb cut. The applicant has not proposed any changes to the existing curbing and sidewalk along the frontage of the site. There is an existing shade tree that has severely displaced a portion of the sidewalk.

Regarding the drainage, the applicant has indicated that three (3) recharge pits will be installed beneath the building. The applicant has also proposed to install a trench drain at the driveway entrance. The applicant has indicated that the trench drain and roof leaders will connect to the recharge pits. The applicant has submitted drainage calculations. The applicant has proposed to plant three (3) cherry trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit two (2) signed and sealed copies of the referenced survey. The applicant must replace all curbing and sidewalk along the frontage of the site. The applicant shall explain the cars being shown at the rear of the site on the plan.

The driveway shall be a minimum width of 24 feet at the opening. All parking spaces within 20 feet of the E. 33rd Street right-of-way must be removed. The plans must indicate the sight distance to pedestrians and to vehicles on East 33rd Street. The applicant shall submit a written request to the City of Paterson to establish a parking prohibition along the site frontage. The applicant shall install “NO STOPPING OR STANDING” signs at both ends of the site frontage.

The plans must indicate a stop sign, a stop bar (12 inches, white), and a double yellow centerline at the driveway. All striping must be noted as thermoplastic. The applicant shall clarify if a garage door is proposed. If so, information must be provided on the proposed garage door operations. The distances between the door and the curb line and the travel lane shall be dimensioned on the plans. The plans must include elevation contours. The seepage pit detail must include all dimensions. The drainage calculations show 1,168 square feet of grass – but this is not shown on the plans. The drainage calculations are based on the system being designed to only handle the increase in runoff - the system must handle 100% of the proposed runoff.

The applicant shall verify that the existing shade tree, which has damaged a section of sidewalk, is being removed. The plans must include a footing detail, indicating that the proposed building footings would not encroach into the County right-of-way. There appears to be a cornice encroachment into the County right-of-way. The architectural plans must not the location, and right-of-way line, of E. 33rd Street to verify if this is an encroachment. The applicant shall verify that emergency egress requirements are satisfied. The applicant shall provide the Corridor Enhancement Fee of \$1,750.00 payable to Passaic County.

No comments were made by board.

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

SP-21-061 – Proposed Flex Warehouse Building – 1 Commerce Way, Totowa

Staff explained that this is a new site plan application in which the applicant has proposed to construct a 30,000 sq. ft. flex warehouse building on a vacant parking lot. The property has a small lot frontage on Totowa Road, although the proposed development would access Commerce Way and would not impact Totowa Road.

The applicant has proposed to remove the existing asphalt and gravel areas on the site to make way for the warehouse and proposed parking lot. The site will have a surface parking lot with a

total of 90 parking spaces. The parking lot will be connected to Commerce Way via two (2) full access driveways.

Regarding the drainage, the applicant has proposed to install a detention basin on the site. The property abuts a FEMA floodway, and a portion of the site lies within a Wetlands Transition Area and Riparian Zone. The site is adjacent to the Naaktpunkt Brook.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The site appears to include a small frontage on Totowa Road. The applicant shall submit two (2) signed and sealed copies of the referenced survey to verify the extent of this frontage. The applicant shall submit copies of all required NJDEP permits. The applicant shall provide a Corridor Enhancement Fee payable to Passaic County, based on the linear feet of frontage along Totowa Road.

No comments were made by the board.

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

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

RESOLUTIONS

The following amended resolutions were presented to the Board:

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

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

NEW BUSINESS – None.

OLD BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 5:52 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for

A handwritten signature in cursive script that reads "Salvatore Presti".

MICHAEL LYSICATOS



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

November 19th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

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

Members of the Board,

The above referenced site plan dated August 3rd, 2021 and the Roadway Improvement Plans dated August 3rd, 2021, revised as of October 29th, 2021, were both reviewed by the Passaic County Planning Board on November 18th, 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 driveway crosswalk shall be continental-style. The center median must be extended to include sidewalk level with the crosswalk. **Complete.**
2. The applicant must indicate on the plans where the new curbing is to be installed. **Complete.**
3. The curb detail must note that 9" x 20" curb shall be provided within Paterson-Hamburg Turnpike. **Complete.**
4. The detectable warning surfaces shall be oriented to be perpendicular to the accessible route. The current orientation is oriented along the radius. If a user follows the direction of the proposed detectable warning surfaces, they will end up outside of the striped crosswalk. **Complete.**
5. The following comments pertain to signing and striping:
 - a) The R(NJ)3-8R sign on eastbound Paterson-Hamburg Turnpike at Station 12+25 must be shifted to Station 11+50. **Complete.**
 - b) A W1-7 sign (oversized 60" x 30") must be installed opposite the site driveway. **Complete.**

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

- c) The plans must indicate striping materials (epoxy for long lines, thermoplastic for symbols and stop bars). **Complete.**
 - d) The font size for the text “ONLY” on sheet C-003 needs to be reduced. **Complete.**
6. The plans must indicate that there will be adequate sight distance for the right turn on red for vehicles exiting the site. **Complete.**
7. Although the traffic study shows that the left turn lane length is adequate, the lane must be extended for 50 feet to provide additional safety. **Complete.**
8. The following comments pertain to the proposed traffic signal:
- a) The applicant must enter into a tri-party agreement with the County and Township regarding the construction and maintenance of the proposed traffic signal. **Incomplete; draft agreement must be submitted by the applicant.**
 - b) Provided that Wayne Township will assume ownership of the signal, the Township must review and approve the signal plan (including all hardware). **Incomplete.**
 - c) The phasing diagram incorrectly shows the left turn into the site permitted in Phase B. **Complete.**
 - d) The signal timing schedule must be included in the plan set. **Under both pedestrian actuated and non-actuated conditions, the timing for the protected left-turn phase shall be modified to better clear out any potential queue. The timing shall be 7-15 seconds. The timing of Phases B and C shall be adjusted accordingly.**
 - e) The new signal shall include all conduits, wiring, and pedestrian signal heads to allow for a future crosswalk across Paterson-Hamburg Turnpike to connect into future sidewalk that the County will be constructing on the north side of the roadway. The pedestrian heads shall remain inactive, until the future date when they can be activated by the County’s contractor. **A note must be added on sheet C-018, near the chart heading “WITH PEDESTRIAN ACTUATION”, briefly explaining the situation that although the controller will be programmed as shown, that this phase is for future use – not to be used now (there will be no crosswalk, ped. heads bagged). The temporary covering of the pedestrian signal heads shall be maintained by the property owner until the signals are activated.**
9. The applicant shall coordinate with County staff to determine an appropriate location for the proposed guiderail and sidewalk in relation to the Paterson-Hamburg Turnpike roadway. **Complete.**
10. The applicant shall provide information on the design of the proposed crash cushion, in order to demonstrate that it will be adequate for the proposed design speed. **Complete.**
11. The limits of full depth pavement shall be a “straight” line, which shall continue across the triangular area near Sta. 13+50RT. **Complete.**

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

12. The following comments pertain to stormwater:

- a) The proposed grading plan will likely direct stormwater runoff into the westerly ADA ramp. This must be addressed. **Complete.**
- b) The test pits shall be completed concurrent with the design, as the plans show the new inlets and extended drainage to be located where an existing water main is located. **Complete.**
- c) A manhole symbol shall be shown for the conversion of MH #2. **Complete.**
- d) Construction details for the proposed inlets and conversion of existing inlets to manholes must be provided for review. **The plans do not include a detail for conversion of a rectangular inlet to a manhole. A detail for this conversion shall be provided.**

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


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

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

15. The applicant must provide a Corridor Enhancement Fee payable to Passaic County. The fee will be calculated based on the linear feet of frontage along Paterson-Hamburg Turnpike. The applicant must indicate the length of frontage on the plan for the fee to be assessed. **The applicant shall provide the Corridor Enhancement Fee of \$21,312.00 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
Regency Centers

Tung-To Lam, P.E.
File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

November 19th, 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 21st, 2021, revised as of October 29th, 2021, was reviewed by the Passaic County Planning Board on November 18th, 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 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. Already 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 exits onto Center Avenue shall be single lane. 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. **Complete (waiver granted).**
 - 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

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

- curb ramps at the driveway must be removed from the plans, as they are not compatible with a raised apron. **Complete.**
- c. Stop bars must be four (4) feet back from the edge of the sidewalk. **The STOP signs for the Center Avenue driveways shall be on the other side of the sidewalk, four feet in advance of the edge of the sidewalk, along with the stop bar.**
 - 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. **Complete.**
3. All stormwater runoff from the site must be intercepted before entering either Main Street or Center Avenue. Already 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. **Complete.**
 5. The applicant shall analyze the capacity of the existing 15-inch pipe that connects into the existing 48-inch pipe in Center Avenue. Already 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. **The 36 linear feet of 48-inch R.C.P. shall also be perforated PVC.**
 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. Already complete.
 8. The applicant must clarify if any lot consolidation is proposed. If so, this must be indicated on the plans. Already complete.
 9. The applicant must provide the Corridor Enhancement Fee of \$5,980.00 payable to Passaic County. Already complete.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
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

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Michael Lysicatos AICP, PP
Director

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

November 22nd, 2021

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Development; 141-147 Crooks Avenue, Paterson; Block 7006, Lot 4; Block 7008, Lots 3, 23 & 24 (Passaic County File Number SP-21-045)

Members of the Board,

The above referenced site plan dated November 22nd, 2020, revised as of September 23rd, 2021, was reviewed by the Passaic County Planning Board on November 18th, 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 title block must include the name of the County and the block and lot numbers.
Complete.
2. The name and address of the applicant and the owner must be noted on the plan.
Complete.
3. A graphic scale must be provided on all sheets with plan diagrams. **Complete.**
4. The plans shall indicate the full width of Crooks Avenue, to the opposite curb line (including any driveways). **Complete.**
5. The sidewalk and curbing along Crooks Avenue must be replaced. The sidewalk width (5-foot minimum) must be dimensioned on the plans. The curbing must be in accordance with County detail (attached). **The curbing and sidewalk note must point to the curbing and sidewalk on the site plan.**
6. The drainage plan must include elevation contours for the proposed grades. **If the seepage pit system fails on the Crooks Avenue lot, runoff will flow down to Getty Avenue**

Passaic County Planning Board
Prop. Mixed-Use Development (SP-21-045)
141-147 Crooks Avenue, Paterson
Block 7006, Lot 4; Block 7008, Lots 3, 23 & 24

- (which is only 150 feet away). The parking lot shall be re-graded to allow for at least six (6) inches of ponding as an indicator of potential seepage pit failure.**
7. The plans must include grading and drainage information for the proposed parking lot at 193 Knickerbocker Avenue. This is needed to determine if the site would drain towards Getty Avenue, a County road. **Complete.**
 8. The landscaping table indicates that there will only be one proposed “Frans Fontaine” tree on the site, while two are indicated on the site plan. This must be clarified. **Complete.**
 9. The plans must include a footing detail showing that the footings of the proposed building will not encroach into the Crooks Avenue right-of-way. **Complete.**
 10. The Crooks Avenue right-of-way line must be indicated on the side elevation plans, in order to verify if any encroachments would be created. The proposed cornice appears to encroach into the County right-of-way. The applicant shall also confirm that there is no encroachment onto the neighboring properties. **The applicant shall clarify if the proposed security cameras would encroach into the County right-of-way.**
 11. The applicant shall confirm if the proposed parking spaces are for the residential portion of the site only. More information must be provided on the proposed valet service to the parking lot at 193 Knickerbocker Avenue. **The applicant shall provide more information on the proposed valet service. The service shall not be permitted on the Crooks Avenue frontage of the site.**
 12. The applicant must provide the Corridor Enhancement Fee of \$2,000.00 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.

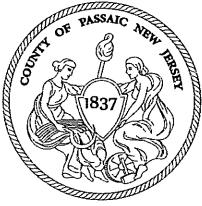
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Alan J. Mariconda, Esq.
File

141-147 Crooks Avenue, LLC
Heritage Madison Architecture



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

November 22nd, 2021

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartment Building; 182-188 East 33rd Street, Paterson; Block 8504, Lot 5 (Passaic County File Number SP-21-057)

Members of the Board,

The above referenced site plan dated November 22nd, 2020, revised as of September 23rd, 2021, was reviewed by the Passaic County Planning Board on November 18th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must submit two (2) signed and sealed copies of the referenced survey.
2. The applicant must replace all curbing (per attached detail) and sidewalk along the frontage of the site.
3. The applicant shall explain the cars being shown at the rear of the site on the plan.
4. The driveway shall be a minimum width of 24 feet at the opening.
5. All parking spaces within 20 feet of the E. 33rd Street right-of-way must be removed.
6. The plans must indicate the sight distance to pedestrians and to vehicles on East 33rd Street.
7. The applicant shall submit a written request to the City of Paterson to establish a parking prohibition along the site frontage. The applicant shall install “NO STOPPING OR STANDING” signs at both ends of the site frontage.

Passaic County Planning Board
Prop. Apartment Building (SP-21-057)
182-188 East 33rd Street, Paterson
Block 8504, Lot 5

8. The plans must indicate a stop sign, a stop bar (12 inches, white), and a double yellow centerline at the driveway. All striping must be noted as thermoplastic.
9. The applicant shall clarify if a garage door is proposed. If so, information must be provided on the proposed garage door operations. The distances between the door and the curb line and the travel lane shall be dimensioned on the plans.
10. The plans must include elevation contours.
11. The seepage pit detail must include all dimensions.
12. The drainage calculations show 1,168 square feet of grass – but this is not shown on the plans.
13. The drainage calculations are based on the system being designed to only handle the increase in runoff - the system must handle 100% of the proposed runoff.
14. The applicant shall verify that the existing shade tree, which has damaged a section of sidewalk, is being removed.
15. The plans must include a footing detail, indicating that the proposed building footings would not encroach into the County right-of-way.
16. There appears to be a cornice encroachment into the County right-of-way. The architectural plans must not the location, and right-of-way line, of E. 33rd Street to verify if this is an encroachment.
17. The applicant shall verify that emergency egress requirements are satisfied.
18. The applicant shall provide the Corridor Enhancement Fee of \$1,750.00 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
Charles H. Sarlo, Esq.

DTF Holdings, LLC
Matthew Evans, RA

File



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

PLANNING BOARD
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November 19th, 2021

Totowa Planning Board
537 Totowa Road
Totowa, NJ 07512

Re: Site Plan Review – Prop. Flex Warehouse Building; 1 Commerce Way, Totowa; Block 166.03, Lot 13
(Passaic County File Number SP-21-061)

Members of the Board,

The above referenced site plan dated August 3rd, 2021 was reviewed by the Passaic County Planning Board on November 18th, 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 site appears to include a small frontage on Totowa Road. The applicant shall submit two (2) signed and sealed copies of the referenced survey to verify the extent of this frontage.
2. The applicant shall submit copies of all required NJDEP permits.
3. The applicant shall provide a Corridor Enhancement Fee payable to Passaic County, based on the linear feet of frontage along Totowa Road.

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
Michael E. Dipple, P.E.

Totowa Beacon, LLC
File