



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

Chair Redmon opened the meeting at 5:01 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; William Gervens, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Commissioner Simpson); TJ Best, 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 November 18th, 2021, Planning Board Meeting was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously with Commissioner Edmond abstaining.

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

- The Planning Department has begun to generate an end of year report for the Planning Board. It will be presented to the Board before the end of the year.
- The Planning Department is preparing for a December 8th Public Meeting of the County Bike plan. The meeting will be open to the general public.
- The Planning Department has begun finalizing a Freight Impact Grant Application to the NJDOT for pavement preservation in high use areas.

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 Metzler made a motion to close the public portion that was seconded by Commissioner Gervens. The motion passed unanimously.

DEVELOPMENT REVIEW

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

County Commissioner Best joined the meeting at 5:12 PM.

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 October 28th, 2021.

The applicant has proposed driveway access for the laundromat along East 25th Street (municipal), with 18 parking spaces. The applicant has also proposed a Market Street driveway for residents of the apartments, with four (4) parking spaces. The resident parking will be located beneath the second floor addition, and will have garage access. The applicant has requested a waiver in order to permit the proposed Market Street driveway.

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 25th 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's waiver request to permit a Market Street driveway is recommended by staff on the following conditions: The drop curb must also be 20 feet in width. The driveway apron must include a raised sidewalk and flared ends, in accordance with County detail. The applicant must provide details on the proposed gate operations. The plan must include dimensions from the gate to the sidewalk, to the curb line, and to the travel lane.

The applicant must submit correspondence from the City of Paterson approving the proposed drainage connection. The applicant must submit the Corridor Enhancement Fee of \$2,463.00 payable to Passaic County.

No comments were made by the board.

A motion was made by Vice Chair Martinique 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 grant a waiver to allow the applicant to maintain a driveway on Market Street was made by Commissioner Diaz and seconded by County Commissioner Best. The vote passed unanimously.

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

SP-21-055 – Grasshopper Too – 26 Erie Avenue, Wayne

Staff explained that this is a new site plan application in which the applicant has proposed to construct an outdoor seating area at an existing restaurant. Bollards will be constructed around the seating area adjacent to the sidewalk. The plans indicate that five (5) parking spaces will be

removed to accommodate the seating area. The site has frontage along Mountain View Boulevard and Erie Avenue in Wayne.

The site will have a total of 48 parking spaces, down from 53 existing spaces. An additional two (2) existing parking spaces will be restriped for handicap parking. There are existing driveways along Mountainview Boulevard, Erie Avenue, and Sherman Street (municipal). There is an extended curb cut along the Erie Avenue frontage that is currently used to provide access to spaces that require motorists to back out onto the county roadway. The applicant has not provided any information on the site drainage. The contours on the plan indicate that the site is sloped towards Sherman Street. No landscaping has been proposed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must note the existing and proposed square footage of impervious coverage. The sidewalk width along Mountainview Boulevard and Erie Avenue must be dimensioned on the plans. The applicant must remove all parking spaces within 20 feet of the rights-of-way of Mountainview Boulevard and Erie Avenue. The curb cut along Erie Avenue must be removed, except for the entrance to the on-site drive aisle. The removed sections of the curb cut shall be replaced with full-height curbing per County detail. The required number of parking spaces is 66, but only 48 are provided. The applicant shall address how this 18-space deficiency will be handled. The applicant shall provide raised sidewalks and end flares, per County detail, at the Mountainview Boulevard and Erie Avenue driveways.

The plans indicate two (2) parking spaces outside of the property boundaries at the corner of Mountainview Boulevard and Sherman Street. The applicant must clarify the property ownership at this location. A corner of the property extends into the curb ramp at the corner of Mountainview and Erie. The applicant shall provide a dedication or easement. A drainage plan must be submitted, along with drainage calculations. The applicant shall provide shade trees in the empty tree pits along the Mountainview Boulevard and Erie Avenue frontages of the site. The species of the trees must be labelled on the plans. The plans must include a grate detail. The applicant shall provide the Corridor Enhancement Fee of \$7,276.00 payable to Passaic County.

Commissioner Edmond suggested that any construction for the area be built with the understanding that snowplows may affect the structure. Michael Rubin, attorney for the applicant, spoke to the hardship that forcing the applicant to remove spaces within 20 feet of the county right of way would cause. William Darmstatter, engineer for the applicant, was sworn in.

Commissioner Edmond asked where employees park. Michael Rubin stated that employees park in the adjacent Lot 10, which is also owned by the applicant. Vice Chair Martinique asked about the possibility of parking on Lot 10. Michael Rubin responded that it would not be possible. Staff and Michael Rubin discussed the effect of Lot 10 on the parking variance.

Commissioner Edmond commented on the traffic circulation around the site and stated what he believed the most problematic parking spaces would be along Mountain View Boulevard. Commissioner Edmond suggested that most of the parking spaces may be an acceptable proposal for a waiver other than the one aforementioned space along Mountain View Boulevard.

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

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

SP-21-064 – Paterson Youth Arts Center – 318-330 Main Street, Paterson

Vice Chair Martinique leaves the meeting at 6:00 PM.

Staff explained that this is a new site plan application in which the applicant has proposed to convert a vacant church building into a 14,487 sq. ft. community center. The applicant has also proposed to construct a roof over an entrance way. The site has frontage along Main Street in downtown Paterson.

The site will not have any driveways or on-site parking. Per the submitted correspondence, the applicant will be permitted to utilize the Paterson Parking Authority’s Center City garage for all required parking. The applicant has proposed to replace the sidewalk along the Main Avenue frontage. The applicant has not proposed any changes to the existing curbing. The applicant has proposed to replace the curb ramps at the intersections of Main Street & Oliver Street and Main Street & Ward Street.

Regarding drainage, the plans indicate roof leaders that daylight in the front lawn along Main Street. The site is sloped towards Main Street in this location. No other stormwater infrastructure is indicated on the plans. The applicant has proposed to plant several callery pear trees along the site frontage.

Staff recommended the following conditions be satisfied before the application could receive an unconditional approval. The proposed curb ramps at the intersections of Main Street with Ward Street and Oliver Street are non-compliant. For the curb ramps to comply with ADA standards, they must be aligned with the path of pedestrian travel. At the intersection with Ward Street, this will require separate ramps for each crossing. Pick up or drop off on the Main Street frontage of the site will not be permitted.

The plans must indicate continental-style crosswalks. The curbing along the Main Street frontage of the site shall be replaced in accordance with County detail. The note on the plan, “Daylight roof leaders”, must be removed. No runoff will be allowed to flow overland to Main Street. The applicant must submit drainage calculations. The gate doors are shown to swing into the Main Street right-of-way. This must be addressed by the applicant. The proposed callery pear trees are not recommended due to structural issues common with the species. The applicant should

coordinate with County staff to select an appropriate shade tree species for the location. The applicant shall provide additional shade trees along the Main Street frontage of the site, outside of the County right-of-way. The applicant shall provide the Corridor Enhancement Fee of \$4,113.00 payable to Passaic County.

Commissioner Metzler asked for clarification on what a daylight roof leader. County Engineer Pera clarified what a daylight roof leader was. Commissioner Edmond asked about the pickup and drop off areas of the site. The board discussed the nature of the parking along Main Street.

Robert Guarasci, applicant, spoke to the nature of the site. He stated he would like to area to have no parking, but to allow pick up and drop off operations in its place. Michael Cassidy, representative for the applicant, was sworn in. He asked about how to address the Main and Ward Street ramps. County Engineer Pera stated that the applicant should sketch how it should be done, and if there are any issues they can be addressed with staff. Michael Cassidy asked how to replace the curbing if there was issue with historic preservation. County Engineer Pera stated that the county would defer to historic preservation for materials but ask that the county dimensions are still respected. County Engineer Pera asked if the municipal roads can be used for drop-offs. Michael Cassidy responded that it would be the city's jurisdiction since those roads are metered.

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

No comments were made by the public.

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

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

SU-21-018 – ON3 Major Subdivision – Route 3/Ideation Way, Clifton

Staff explained that this is a new major subdivision in which the applicant has proposed to subdivide four (4) existing lots into a total of 10 lots. The proposed subdivision is of previously subdivided parcels on the Clifton portion of the ON3 campus (former site of Hoffman LaRoche). The proposed lots will accommodate various future buildings, parking lots, and roads on the campus. The applicant has not provided any specific information on the intended uses for each new lot, as has been provided for previous subdivisions of the ON3 campus. No new construction is proposed at this time. No changes are proposed to the existing streets or buildings.

The submitted plans have been reviewed by staff. The proposed subdivision poses no direct impacts to any County facilities. As a major subdivision, the final plat must be signed by the County Planning Director prior to being recorded with the County Clerk's office.

Commissioner Edmond asked if any of the lots were landlocked. Meryl Gonchar, attorney for the applicant, stated that all lots had access to either Route 3 or an approved road. Jia-Jeng Chu, engineer for the applicant, was sworn in. He described the parcels of the site and their connections to either Route 3 or a private road.

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

SU-21-016 – North Jersey Medical Village Subdivision - 516 Paterson-Hamburg Turnpike, Wayne

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust a lot line between two existing properties. There are existing medical buildings on both properties. The applicant has proposed to transfer 80, 566 sq. ft. from Lot 1 to Lot 2. The new Lot 1 will include all existing improvements on the current lot, while the unimproved portions of Lot 1 will become part of Lot 2. No modifications to the existing buildings, sidewalk, driveways, or parking lots have been proposed. The applicant has proposed to provide a dedication of 17 feet to the Paterson-Hamburg Turnpike right-of-way along the frontage of their property.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit a draft deed of dedication, along with a metes and bounds description, for review by staff. The applicant shall install standard signing and striping at both existing driveways: 12-inch, white stop bars; Double yellow centerlines; and STOP signs. At both driveways, all left turn movements shall be prohibited. The applicant shall request an ordinance from the Township to this effect.

Commissioner Edmond asked if the driveway on Lot 1 meets the county standards for a driveway slope. Michael Fisher, engineer for the applicant, was sworn in. He stated that he would look at the slope of the driveway. A comment was added that if the applicant's driveway did not meet the current county standards, a plan must be submitted that shows how the applicant can meet the county standards with the new lot line layout.

A motion was made by Commissioner Gervens 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 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 grant **conditional approval** of this site plan application. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

SP-21-048 – Hawthorne Heights –542 Goffle Road, Hawthorne

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct several multi-family residential buildings on a vacant lot. An existing vacant structure on the lot will be demolished. The project will also require significant deforestation. The residential buildings will have a total of 117 dwelling units. As per COAH requirements, 15% of the units will be set aside as affordable housing. The site has frontage on Goffle Road in Hawthorne. This application was withheld on September 21st with 31 conditions.

Each residential building will have first floor parking, but the site also has additional surface parking lots. The total amount of parking on site will be 231 spaces. The site will have access via a driveway on Goffle Road. There is existing sidewalk along the Goffle Road frontage of the site. The applicant has proposed to replace the sidewalk and curbing along the site frontage.

Regarding the drainage, the applicant has proposed to construct a stormwater detention system on the site. The site slopes towards Goffle Road. The applicant has indicated that on site inlets will connect to a riprap that will discharge stormwater into an open area. The applicant has also indicated part of the system will tie into the existing inlets on Goffle Road and Warburton Avenue. The applicant has proposed to construct storm drains at the end of either side of the proposed driveway which will connect to the proposed riprap. The applicant has proposed to construct a 4-foot-tall ornamental fence along the site frontage. The applicant has proposed to plant shade trees along the frontage and throughout the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant's waiver request to allow access to Goffle Road is recommended by staff. A 20-foot radius shall be used for the driveway entrance. The KEEP RIGHT (R4-7) sign must be located at the eastern end of the island. No sight distance line is shown to the south of the site driveway. Both sight distance lines must be shown for their entire lengths and include what is required from AASHTO (stopping sight distance) and what is provided. All runoff must be collected on the site. No overland flow to the County right-of-way shall be permitted.

The language shall be modified in the drainage report for tables 3 and 4 "to establish the peak inflow", as the modified rational method is used to determine the maximum volume required. The applicant must analyze the receiving storm drainage system in Warburton Avenue to determine if it can handle the flows from the connecting pipe. All features of the Warburton Avenue drainage system (pipe sizes, material, slope, inverts) must be indicated on the plan. The applicant must provide more information on what the effects to Goffle Road will be in the event

of a detention basin failure. The applicant shall submit gutter bypass calculations, showing that there will be no bypass along Goffle Road.

The applicant must provide the dimensions of the proposed stormwater detention basin, pending municipal approval. The applicant must submit a detail showing that the footings of the proposed structure will not encroach into the County right-of-way. The right-of-way line must be indicated. The applicant must provide a copy of any Soil Conservation District approvals. The applicant must add a note to the plan outlining the requirement to submit an inspection report on the conditions of the stormwater detention basins every two (2) years and to address any recommendations within 90 days of the report. The applicant must submit copies of any required NJDEP permits. The applicant shall provide more information on plans for tree replacement, pending municipal review. The applicant must provide the Corridor Enhancement Fee of \$6,275.00 payable to Passaic County.

Commissioner Edmond asked if the applicant has a seepage barrier. County Engineer Pera responded they would verify if the applicant had a seepage barrier. Commissioner Edmond asked that energy gradient and velocity calculations be reviewed so that there is no flow over inlets and stormwater is not discharged into the county right of way. County Engineer Pera stated he would have the applicant confirm that the energy gradient does not cause overflow. County Engineer Pera asked that the comment regarding outlet structures to manholes be modified to be stated as incomplete as he still had concerns.

Commissioner Metzler stated concern with using Lynack Road as an emergency access point. He asked that the applicant submit a turning movement to show a fire engine could make the turns. He also asked why the applicant would have to wait for a determination from Hawthorne to determine the depth of the detention basin. Commissioner Edmond asked if there was a developer's agreement for inspection of the stormwater basin. County Engineer Pera stated that it was included as a 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. 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-21-062 – Proposed Dunkin' Drive-Thru – 68-84 Goffle Road, Hawthorne

Staff explained that this is a new site plan application in which the applicant has proposed to construct a new 2,078.3 sq. ft. Dunkin' restaurant with drive-thru facilities to the rear of an existing restaurant building. The applicant has indicated that the existing space the Dunkin' is

occupying will be converted into retail space. The restaurant in the other existing unit will remain. The site has frontage along Goffle Road in Hawthorne.

The applicant has proposed to add four (4) parking spaces to the existing parking lot, to bring the total parking up to 27 parking spaces. The applicant has not proposed any changes to the existing driveways along Goffle Road. The applicant has not proposed any changes to the existing sidewalk or curbing.

Regarding drainage, the applicant has proposed to construct a subsurface detention system on the site. The subsurface detention system will connect to an outlet control structure which will connect into a proposed manhole under Goffle Road. The applicant has proposed to construct two (2) manholes and to modify an existing inlet on Goffle Road but has not stated if the system will connect to the Goffle Road drainage system. The applicant has also proposed to construct several manholes and inlets within the parking lot. The applicant has indicated that the roof leaders for both the proposed and existing building will connect into the subsurface detention system. No landscaping or tree replacement has been proposed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The Goffle Road Master Plan right-of-way of 60 feet must be indicated on the plan. The applicant shall provide a copy of the referenced access easement through Lot 9. The proposed driveways are not clearly indicated. The plans must be revised to: Indicate the following signing and striping: 12-inch white, stop bar, double yellow centerline, STOP sign. Include raised sidewalks and end flares in accordance with County detail.

The applicant will need to install a sidewalk, with a minimum width of five (5) feet, along the entire site frontage. This will likely be partially on the applicant's property, which will require an easement. The curbing along the site frontage must be replaced in accordance with County detail. A grass strip must be provided between the sidewalk and curbing. A large impervious area is not proposed to be handled by the subsurface detention system. However, no runoff shall be allowed to flow into Goffle Road. This must be addressed by the applicant. The roof leaders must be shown on the plans, in addition to the note. The applicant shall provide the Corridor Enhancement Fee of \$4,397.00 payable to Passaic County.

Commissioner Metzler asked about the positioning of the building on site. He also asked about the proposed driveway from Mohawk Lane. County Engineer Pera stated that they can ask the applicant to clarify the driveway's width and the capacity of Mohawk Lane. Staff and the board discussed the traffic flow and pavement on site. Commissioner Metzler asked if the applicant had performed a traffic study. County Engineer Pera stated that he did not think it would be advisable to have this applicant perform the traffic study, but that a large project near the applicant would be performing a traffic study and taking the applicant's traffic into account. Commissioner Edmond asked about if the Goffle Road left turn lane stacks back to the driveway. Commissioner Metzler stated that he has observed it stacking that far back. County Commissioner Pera stated that he would have to see what the applicant proposes for driveway improvements before commenting on driveway configuration.

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 Diaz. The motion passed unanimously.

SU-21-020 – Notch Road Subdivision – 50 Notch Road, Woodland Park

Staff explained that this is a new minor subdivision application in which the applicant has proposed to adjust a lot line between two existing properties. The applicant has proposed to construct a 2nd story addition to an existing garage on Lot 21.07, which would encroach into the existing Lot 21.03. The new lot line would allow for the proposed garage and addition to be entirely within Lot 21.07. No other changes to the existing structures are proposed. The properties do not have any frontage along a County road.

The submitted plans have been reviewed by staff. The proposed minor subdivision does not pose any impacts to County facilities.

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 grant **unconditional approval** of this site plan application. The motion was seconded by Commissioner Gervens. The motion passed unanimously.

RESOLUTIONS

Approval of resolutions were tabled until the next scheduled Planning Board Meeting on December 16th.


NEW BUSINESS – None.

OLD BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 7:18 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

December 3rd, 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 12th, 2019, revised as of November 17th, 2021,
was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the
provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must provide a justification for the proposed Market Street driveway to
support a waiver request. Otherwise, the driveway must be removed from the plans. **The
waiver was granted by the Board subject to the following conditions (in bold):**
 - a) The driveway shall have a minimum width of 20 feet. **The drop curb must also
be labelled as 20 feet in width.**
 - 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. **Complete.**
 - c) The parking spaces shall be assigned. **Complete.**
 - d) The applicant must clarify whether the driveway is to be gated. **The details of the
gate and its operation must be provided. The dimensions from the gate to the
sidewalk, to the curb line, and to the travel lane must be shown.**
 - e) **The driveway must include a raised sidewalk and end flares in accordance
with County detail (attached).**

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

2. The applicant must submit drainage calculations. The applicant shall provide information on the East 25th St drainage system on the plan (pipe size, material, slope, destination). **Complete.**
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. Already 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. **Complete.**
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. Already 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. **Complete.**
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

Michael Lysicatos AICP, PP
Director

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

December 7th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Grasshopper Too; 26 Erie Avenue, Wayne; Block 712, Lot 1 (Passaic County File Number SP-21-055)

Members of the Board,

The above referenced site plan dated May 17th, 2021 was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The plans must note the existing and proposed square footage of impervious coverage.
2. The sidewalk width along Mountainview Boulevard and Erie Avenue must be dimensioned on the plans.
3. The applicant must remove all parking spaces within 20 feet of the rights-of-way of Mountainview Boulevard and Erie Avenue.
4. The curb cut along Erie Avenue must be removed, with the exception of the entrance to the on-site drive aisle. The removed sections of the curb cut shall be replaced with full-height curbing per County detail (attached).
5. The required number of parking spaces is 66, but only 48 are provided. The applicant shall address how this 18 space deficiency will be handled. The applicant shall verify all off-site parking lots currently used by the restaurant.
6. The applicant shall provide raised sidewalks and end flares, per County detail (attached), at the Mountainview Boulevard and Erie Avenue driveways.

Passaic County Planning Board
Grasshopper Too (SP-21-055)
26 Erie Avenue, Wayne
Block 712, Lot 1

7. The plans indicate two (2) parking spaces outside of the property boundaries at the corner of Mountainview Boulevard and Sherman Street. The applicant must clarify the property ownership at this location.
8. The applicant shall install standard signing and striping at the Mountainview and Erie Avenue driveways:
 - a) 12-inch, white stop bars;
 - b) Double yellow centerlines; and
 - c) STOP signs.
9. A corner of the property extends into the curb ramp at the corner of Mountainview and Erie. The applicant shall provide a dedication or easement.
10. The plans shall indicate all existing drainage facilities on or serving the site.
11. The applicant shall submit drainage calculations.
12. The applicant shall provide shade trees in the empty tree pits along the Mountainview Boulevard and Erie Avenue frontages of the site. The species of the trees must be labelled on the plans. The plans must include a grate detail.
13. The applicant shall verify if the proposed outdoor seating structure will be able to handle splashes from snowplows. The plans shall include dimensions from the curb line to the proposed structure.
14. The applicant shall provide the Corridor Enhancement Fee of \$7,276.00 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
William Darmstatter, P.E.

A. Michael Rubin, Esq.
Grasshopper Too

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

December 6th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Paterson Youth Arts Center; 318-330 Main Street, Paterson; Block 4708, Lot 1 (Passaic County File Number SP-21-064)

Members of the Board,

The above referenced site plan dated July 30th, 2021 was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

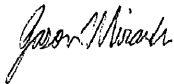
1. The proposed curb ramps at the intersections of Main Street with Ward Street and Oliver Street are non-compliant. For the curb ramps to comply with ADA standards, they must be aligned with the path of pedestrian travel. At the intersection with Ward Street, this will require separate ramps for each crossing.
2. Pick up or drop off on the Main Street frontage of the site will not be permitted.
3. The plans must indicate continental-style crosswalks.
4. The curbing along the Main Street frontage of the site shall be replaced in accordance with County detail (attached).
5. The applicant shall provide information on any existing parking prohibitions along the Main Street frontage of the site.
6. The note on the plan, "Daylight roof leaders", must be removed. No runoff will be allowed to flow overland to Main Street.

Passaic County Planning Board
Paterson Youth Arts Center (SP-21-064)
318-330 Main Street, Paterson
Block 4708, Lot 1

7. The applicant must submit drainage calculations.
8. The gate doors are shown to swing into the Main Street right-of-way. This must be addressed by the applicant.
9. The proposed callery pear trees are not recommended due to structural issues common with the species. The applicant should coordinate with County staff to select an appropriate shade tree species for the location. The applicant shall provide additional shade trees along the Main Street frontage of the site, outside of the County right-of-way.
10. The applicant shall provide the Corridor Enhancement Fee of \$4,113.00 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
Alan J. Mariconda, Esq.

NJCDC
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

December 3rd, 2021

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Major Subdivision Review – ON3 Subdivision; Route 3, Clifton; Block 80.02, Lots 1.01, 1.02, 4.07 & 4.09 (Passaic County File Number SU-21-018)

Members of the Board,

The above referenced subdivision plat dated July 15th, 2021, revised as of October 12th, 2021, was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This major subdivision application has been granted **unconditional approval**. Prior to the final plat being recorded by the Passaic County Clerk's Office, the plat must be signed by the County Planning Director.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Meryl A.G. Gonchar, Esq.
File

PB Nutclif Master, LLC
GreenbergFarrow



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

December 7th, 2021

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Minor Subdivision Review – North Jersey Medical Village Subdivision; 516 Paterson-Hamburg Turnpike, Wayne; Block 3100, Lots 1 & 2 (Passaic County File Number SU-21-016)

Members of the Board,

The above referenced subdivision plat dated July 31st, 2021 was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

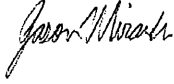
This minor subdivision application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant shall submit a draft deed of dedication, along with a metes and bounds description, for review by staff.
2. The applicant shall install standard signing and striping at both existing driveways:
 - a) 12-inch, white stop bars;
 - b) Double yellow centerlines; and
 - c) STOP signs.
3. At both driveways, all left turn movements shall be prohibited. The applicant shall request an ordinance from the Township to this effect.
4. The applicant shall verify if the driveway on Lot 1 satisfies County standards (2% maximum within 50 feet of the proposed right-of-way line) for a driveway slope. If the driveway does not satisfy County standards, a plan must be submitted that meets the standards with the proposed lot line layout.

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

Passaic County Planning Board
North Jersey Medical Village Subdivision (SU-21-016)
516 Paterson-Hamburg Turnpike, Wayne
Block 3100, Lots 1 & 2

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Dykstra Walker Design Group
File

Donald G. Matthews, Esq.
Cheyenne Associates



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

December 8th, 2021

Hawthorne Planning Board
445 Lafayette Avenue
Hawthorne, NJ 07506

Re: Site Plan Review – Hawthorne Heights; 542 Goffle Road, Hawthorne; Block 9, Lot 9; Block 89, Lots 1, 2.01 & 2.02 (Passaic County File Number SP-21-048)

Members of the Board,

The above referenced site plan dated August 17th, 2021, revised as of November 4th, 2021, was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must clarify if any lot consolidation is proposed. If so, this must be indicated on the plans. **Complete.**
2. The sidewalk and curbing (per attached detail) along Goffle Road must be replaced. The new sidewalk must have a minimum width of five (5) feet. The applicant must provide details of the proposed curbing, grass strip, and sidewalk. The distance from the right-of-way line to the curb line must be dimensioned. **Complete.**
3. The applicant must submit a waiver request with written justification for the proposed access to Goffle Road, given the frontage along Lynack Road. **The Board granted a design waiver to allow the proposed access to Goffle Road. However, there are concerns regarding the proposed emergency access to Lynack Road. The applicant must verify that emergency vehicles will be able to access the site given the dimensions of the driveway and Lynack Road. The plans must include truck turning templates for emergency vehicles.**
4. The applicant shall install a continental-style crosswalk across the driveway. The center median should be extended to accommodate a pedestrian refuge. **Complete.**
5. The northerly curb radius shall be reduced to 20 feet in order to match the southerly curb radius. The curb return shall be in line with the property line. **A 20-foot radius shall be used for the driveway entrance.**

Passaic County Planning Board
Hawthorne Heights (SP-21-048)
542 Goffle Road, Hawthorne
Block 9, Lot 9; Block 89, Lots 1, 2.01 & 2.02

6. A “KEEP RIGHT” (R4-7) sign must be installed at the eastern end of the island. **The sign must be located at the eastern end of the island.**
7. All pavement markings shall be noted as thermoplastic. **Complete.**
8. The required and provided sight distance must be indicated on the plans. The proposed monument sign may be within the sight triangle. **No sight distance line is shown to the south of the site driveway. Both sight distance lines must be shown for their entire lengths, and include what is required from AASHTO (stopping sight distance) and what is provided.**
9. The Traffic Impact Assessment report incorrectly notes that Warburton Avenue is under the jurisdiction of the Borough of Hawthorne. The County of Passaic has jurisdiction of Warburton Avenue. This must be corrected on the report. **Complete.**
10. The Traffic Impact Assessment report stated that the school was in session during the traffic counts (May 25, 2021). The applicant must confirm that “in session” means that the students were “in person” and not remote, and if the school day was a full day or half day. **Complete.**
11. The right-of-way line must be indicated on the driveway profile. **Complete.**
12. The maximum driveway slope for the first 50 feet back from the right-of-way line shall be 2%. **Complete.**
13. The proposed utilities shall be connected into any existing utility lines along Lynack Road. **Complete.**
14. A bypass flow of approximately 1.1 cfs (25-year) is directed towards Goffle Road – this must be eliminated. **All runoff must be collected on the site. No overland flow to the County right-of-way shall be permitted.**
15. Table 2 shows the 2 year developed flow of 13.43 cfs, but Tables 3 and 4 combined show only 3.66 cfs for developed flows from all roofs and pavement. This discrepancy must be addressed. **The language shall be modified in the drainage report for tables 3 and 4 “to establish the peak inflow”, as the modified rational method is used to determine the maximum volume required.**
16. The applicant must analyze the receiving storm drainage system in Warburton Avenue to determine if it can handle the flows from the connecting pipe. **The downstream analysis must be submitted.**
17. All features of the Warburton Avenue drainage system (pipe sizes, material, slope, inverts) must be indicated on the plan. **Incomplete.**
18. The applicant must provide a written narrative for both detention basins, regarding what will happen in the event of the orifices becoming clogged (despite the presence of trash racks). **The applicant must provide more information on what the effects to Goffle Road will be in the event of a detention basin failure.**

Passaic County Planning Board
Hawthorne Heights (SP-21-048)
542 Goffle Road, Hawthorne
Block 9, Lot 9; Block 89, Lots 1, 2.01 & 2.02

19. Inlets must be added to both sides of each driveway lane. A trench drain must be added at the right-of-way line in the driveway. **Complete.**
20. The applicant must clarify and provide the effectiveness of the proposed inlets within the internal roadway with the various proposed steep slopes (over 8%). How does the proposed drainage system take the proposed steep slopes into account? The calculations must include energy gradient **The applicant shall provide energy gradient and velocity calculations for the elevation drop between the upper parking lots and the proposed detention basin. The applicant shall also submit gutter bypass calculations, showing that there will be no bypass along Goffle Road.**
21. The applicant must provide top and bottom wall elevations of the proposed wall location southeast of the proposed stormwater detention basin. **Complete.**
22. The applicant must provide the dimensions of the proposed stormwater detention basin. **The applicant must provide the dimensions of the proposed stormwater detention basin, pending municipal approval. The basin must include a seepage barrier extending at least four (4) feet down.**
23. Per the stormwater report, "The existing Time of Concentration calculated for the site was 19.45 minutes. The developed site used a time of 12.0 minutes, but this did not account for the delay in time created by the infiltration basin. If this is taken into consideration, the pre- and post-development times will be similar." The applicant must provide the post-development times taking into consideration the infiltration basins. **Complete.**
24. A maintenance and cleanout schedule of the underground infiltration system must be included in the plans. **Complete.**
25. Based on the additional drainage information that applicant must submit, the County reserves the right to reduce the size of the pipe from Outlet Structure (OS#1) to Storm Manhole #4; Outlet Structure (OS#2) to Storm Manhole #4; and Storm Manhole #4 to Storm Inlet #G1. **Incomplete, pending the submission of additional drainage information.**
26. The stone pier/cap and footings shall not encroach into the County right-of-way. The applicant must add a note/detail with the right-of-way line. **The applicant must submit a detail showing that the footings of the proposed structure will not encroach into the County right-of-way. The right-of-way line must be indicated.**
27. The applicant must provide a copy of any Soil Conservation District approvals. **Incomplete.**
28. Upon obtaining the Certificate of Occupancy from Hawthorne Borough, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater detention basins (surface and underground). The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Hawthorne Borough Construction Department and the County Department of Planning & Economic Development. **The applicant must add a note to the plan outlining the requirement to submit an inspection report on the conditions of the stormwater**

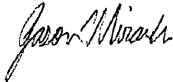
Passaic County Planning Board
Hawthorne Heights (SP-21-048)
542 Goffle Road, Hawthorne
Block 9, Lot 9; Block 89, Lots 1, 2.01 & 2.02

detention basins every two (2) years and to address any recommendations within 90 days of the report.

29. The applicant must submit copies of any required NJDEP permits. **Incomplete.**
30. The plans must include details on the proposed removal of existing trees, including the number and species of the trees. The Board strongly recommends that the applicant plant additional trees throughout the site in order to mitigate the proposed removal of trees, screen the site, and facilitate improved stormwater drainage. **The applicant shall provide more information on plans for tree replacement, pending municipal review.**
31. The applicant must provide the Corridor Enhancement Fee of \$6,275.00 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
SPGM Hawthorne, LLC
Gerard Gesario, P.E.

Donna M. Jennings, Esq.
New Dover Homes, LLC
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

December 3rd, 2021

Hawthorne Planning Board
445 Lafayette Avenue
Hawthorne, NJ 07506

Re: Site Plan Review – Prop. Dunkin’ Drive-Thru; 68-84 Goffle Road, Hawthorne; Block 8, Lot 8 (Passaic County File Number SP-21-062)

Members of the Board,

The above referenced site plan dated November 19th, 2020 was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

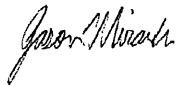
1. The Goffle Road Master Plan right-of-way of 60 feet must be indicated on the plan.
2. The applicant shall provide a copy of the referenced access easement through Lot 9. The width and traffic flow of the Mohawk Avenue driveway must be clarified.
3. The applicant must request a design waiver to allow for the proposed access along Goffle Road. The existing drop curb must be replaced with raised curbing and sidewalk except for a single two-way driveway, which must be between 24 and 30 feet in width.
4. It appears that there may be parking located within 20 feet of the Goffle Road right-of-way adjacent to the site driveway. The plans must include dimensions showing the parking setback from the right-of-way line.
5. The following signing and striping must be indicated at the Goffle Road driveway:
 - a. A 12-inch white, stop bar;
 - b. A double yellow centerline; and
 - c. A STOP sign.

Passaic County Planning Board
Prop. Dunkin' Drive-Thru (SP-21-062)
68-84 Goffle Road, Hawthorne
Block 8, Lot 8

6. The Goffle Road driveway shall incorporate raised sidewalk and end flares in accordance with County detail (attached).
7. The applicant shall install a sidewalk, with a minimum width of five (5) feet, along the entire site frontage. The sidewalk will likely be located partially on the applicant's property, which will require an easement.
8. The curbing along the site frontage shall be replaced in accordance with County detail (attached).
9. A grass strip must be provided between the sidewalk and curbing. The applicant shall also provide physical separation between the sidewalk and the parking lot, and along the property line with the adjacent 7-Eleven site.
10. There is a large impervious area that is not proposed to be handled by the subsurface detention system. This must be addressed by the applicant, as all runoff in the direction of Goffle Road must be collected on-site.
11. The roof leaders must be shown on the plans, in addition to the note.
12. The applicant shall provide the Corridor Enhancement Fee of \$4,397.00 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
Matthew Clark, P.E.

Hawthorne GG Corp.
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

December 3rd, 2021

Woodland Park Board of Adjustment
5 Brophy Lane
Woodland Park, NJ 07424

Re: Minor Subdivision Review – Notch Road Subdivision; 50 Notch Road, Woodland Park;
Block 113, Lots 21.03 & 21.07 (Passaic County File Number SU-21-020)

Members of the Board,

The above referenced subdivision plat dated January 8th, 2021, revised as of June 14th, 2021, was reviewed by the Passaic County Planning Board on December 2nd, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution. This minor subdivision application has been granted **unconditional approval**.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Michael J. Hubschman, P.E.

Vincent & Karen Dujets Trustees