



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, December 16th, 2021
WebEx Meeting**

Senior Planner Miranda opened the meeting at 5:02 PM and read the notice that the requirements of the Open Public Meeting Act had been met. He then proceeded to call the roll.

MEMBERS PRESENT: Kenneth Simpson, Commissioner; Miguel Diaz, Commissioner; Joseph Metzler, Commissioner; William Gervens, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Vice Chair Martinique); Terry Duffy, County Commissioner; Pat Lepore, County Commissioner Director

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.

Commissioner Simpson was nominated as acting chair for the evening by Commissioner Diaz. Commissioner Metzler seconded the motion. The motion passed unanimously.

MINUTES: A motion to adopt the minutes of the December 2nd, 2021, Planning Board Meeting was made by Commissioner Metzler and seconded by Commissioner Diaz. The motion passed unanimously.

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

- The Bike County Master Plan recommendations will be presented to the board in spring.
- Solicitations for Open Space grants were issued to municipalities and non-profit organizations in the county. The applications are due on March 18th and project workshops will be held on June 1st.
- The Planning Department will be continuing to work on several capital improvement projects in spring including the Allwood Road Project in Clifton, the Market Street Safety Project in Paterson, and the Lakeview Avenue Project in Paterson.
- New safety project solicitations will be undertaken in March 2022.

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

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

DEVELOPMENT REVIEW

SP-15-026 – Fortress Holdings –555 Preakness Avenue, Totowa/Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate an existing office building into a restaurant/catering banquet hall. The applicant has proposed to construct a 7-story restaurant and banquet hall. The site has frontage along Preakness Avenue in Totowa. A small portion of the site is located in the City of Paterson. The application was withheld by the Board on April 1st, 2021 with 6 remaining conditions.

The proposed parking lot would have a total of 137 parking spaces. Access to the site will be provided via a full-access driveway at the easterly end of the Preakness Avenue frontage. Additionally, an entrance-only driveway is proposed at the westerly end of the Preakness Avenue frontage. The applicant has proposed to install gates at both driveways. The applicant has submitted a valet parking plan for special events, which includes modifications to the site access and parking. The applicant has proposed to replace the sidewalk and curbing along the frontage of the site.

Regarding drainage, the applicant indicated that on-site drainage will connect into an on-site detention system with an outlet control structure. The site slopes away from the County right-of-way. There are no existing or proposed connections in the Preakness Avenue drainage system. A four (4) foot tall retaining wall and fence has been proposed along the frontage of the site, within the County right-of-way. The applicant has proposed to plant several Acer Rubrum (red maple) trees and various shrubs along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The easterly driveway must include end flares as on the County detail. The westerly driveway must include raised sidewalk and end flares as on the County detail. The centerline shall not extend past the stop bar. The applicant must submit a draft developer's agreement for the proposed valet parking plan. The valet parking plan states that police will be hired to assist with traffic flow. This shall be included in the developer's agreement. The valet parking plan must indicate the location of staff parking. The valet parking plan provides for 564 guests. The applicant must verify the maximum capacity of the facility, including all seven (7) floors.

The valet parking plan must include a detail of the east driveway, with signs and cones and any other devices for the entrance condition (when rideshare drivers can exit). For the departure condition, both driveways shall remain open (the westerly driveway shall be one-way in, and the easterly driveway shall be two-way). The applicant shall provide an encroachment agreement for both the existing and proposed walls located within the County right-of-way. The plans must show the design of the proposed retaining wall and include details on the attachment of the fence in accordance with building code standards.

Commissioner Edmond asked about the purpose new retaining walls in the county right of way. He also asked about the existing parking and what the requirement for parking was, specifically if the parking was for special and normal activities.

Patrick McClellan, engineer for the applicant, was sworn in. He stated that the retaining wall is from the backside of the sidewalk to the parking lot to mitigate the grade difference between the sidewalk and parking lot. Commissioner Edmond asked if this was consistent with the initial application for the site. Patrick McClellan stated that it was consistent and explained the composition and proposed construction of the wall. Commissioner Edmond asked how much clearance was between the fence and the sidewalk. Patrick McClellan stated it was about 5 feet.

Patrick McClellan explained the parking on site. He also explained that the parking was configured for events that had large attendance, and that the applicant had acquired additional land. The additional land has increased the ability of the applicant to park attendants.

County Commissioner Lepore asked for clarification on the driveway access. Patrick McClellan explained the driveway access on site. County Commissioner Lepore asked about the circulation of vehicles for events. Patrick McClellan explained the valet plan. Commissioner Edmond asked what parking was needed when events were not happening. Patrick McClellan stated that he could not be sure but that it was unlikely that it would fill the 127 parking spaces on site.

Paul Qassis, applicant, was sworn in. He stated that the restaurant on site was not available when an event was happening. Commissioner Edmond asked what the parking space requirement for the restaurant was and what its capacity was. Patrick McClellan responded that the restaurant had a capacity for 250, and that the requirement was one space per three patrons. Commissioner Edmond asked if the valet service was available for the restaurant. Paul Qassis responded that he would only use the valet if the restaurant was busy or there were many reservations.

Commissioner Edmond asked why the valet was needed at all for the restaurant. Paul Qassis responded that a valet service was used as part of the restaurant experience. The board and applicants discussed the valet services use during the restaurant's operation.

Commissioner Pera asked where staff parked during an event. Patrick McClellan responded that the lower parking lot was designated for employees. Commissioner Edmond asked that Patrick McClellan clarify on the valet plan to make sure that there was no triple lane exit at the easterly driveway. Additionally, it was agreed that the easterly driveway would remain open. The board and applicants discussed the valet and drop off operations on site. County Commissioner Lepore asked about the easterly driveway's width. Patrick McClellan responded that the driveway's width was 24 feet per the county detail.

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

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

SP-21-032 – Proposed Art Gallery – 386-390 Lakeview Avenue, Paterson

Counsel Abdelhadi stepped out of the meeting at 6:01. Counsel was taken over by Shabbir Shehabuddin, Esq.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to demolish an existing building on the site and to construct a two-story arts gallery. The existing building will be removed, but the foundations will be used for the construction of the new building. The proposed building will have a 1661 sq. ft. footprint. The site has frontage along Lakeview Avenue and East Fifth Street (municipal) in Clifton. This application was withheld by the Board on July 22nd, 2021 with 9 conditions.

The site will have access via a driveway on E. Fifth Street. The site will have a total of 13 parking spaces on site. The applicant has proposed to maintain the existing curb cut and driveway apron on E. Fifth Street. There is an existing drop curb on the Lakeview Avenue frontage, which will be removed. The applicant has agreed to install full-height curbing and to plant a grass strip between the sidewalk and roadway.

Regarding drainage, the applicant has proposed to install three (3) drywells on the site. The applicant has also proposed to install a trench drain adjacent to the property line along the edge of the parking lot. The trench drain and all roof leaders will connect to the proposed dry well system. The site is sloped steeply towards the County right-of-way. The applicant has proposed to plant a single shade tree along the Lakeview Avenue frontage, in an existing tree pit.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit copies of the referenced survey by Morgan Surveying. The plans must show invert elevations for all pipes, seepage pits, and the trench drain. The trench drain is proposed approximately seven (7) feet below the discharge point in the seepage pit detail. The only way for this system to work is if the seepage pits will be lowered by approximately seven (7) feet.

Drainage calculations only show the volume of the proposed system – no info is provided on how much flow will be generated by the site. The drainage calculations must show that there will be no bypass of the trench drain. The proposed shade tree species must be labelled. The applicant must submit an application for an Encroachment Permit to permit the existing encroachments (brick walls, stoop, canopy, sign) on Lot 15 to remain. The Encroachment Permit will be subject to the approval of the Board of County Commissioners. The Corridor Enhancement Fee of \$1,502.00 must be provided payable to Passaic County.

No comments were made by the board. Dominic Iannarella, attorney for the applicant, stated that the applicant will accommodate the comments.

A motion was made by Commissioner Metzler 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 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-21-056 – Proposed Apartments – 231 Market Street, Paterson

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to renovate the interior of an existing building and add upper floor residential apartments. The site currently has a furniture store on the ground floor, and the second, third, and fourth floors are vacant. The applicant has proposed to add nine (9) dwelling units across the upper floors. No changes are proposed to the exterior or to the footprint of the building. No changes are proposed to the retail space on the ground floor. The site has frontage along Market Street (a County road) and Memorial Drive (a municipal road) in downtown Paterson. This application was withheld on October 28th, 2021 with 7 conditions.

There are no existing or proposed driveways on the site, and no off-site parking has been proposed. The existing curbing and sidewalk along the site frontage are in good condition. There are existing curb ramps at the intersection of Market Street and Memorial Drive. The applicant has not provided any information on the existing drainage facilities. The applicant has proposed to plant an Allegheny Serviceberry tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. No drainage info has been provided. The plans must show the existing roof drainage. The applicant must also submit drainage calculations. The Market Street right-of-way line must be indicated on the side elevation. The applicant must provide the Corridor Enhancement Fee of \$900.00 payable to Passaic County.

Commissioner Metzler asked about the location of the roof drains. Planning Director Lysicatos responded that the requested drainage information should clarify that. John Bleeker Jr., a worker in the architects office for the applicant, was sworn in. He stated that the applicant had calculations complete after the submission. Commissioner Edmond asked about John Bleeker Jr's licenses. John Bleeker Jr. stated that he did not have a license, but that he has testified in front of the board.

A motion was made by Commissioner Metzler 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.

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to add upper floor apartments to an existing building at the intersection of Market Street (a County road) and Colt Street (a City street) in downtown Paterson. The applicant has proposed to convert an existing 7,919 sq. ft. commercial building into a mixed-use building. The applicant has proposed to convert the 2nd through 5th floors of the building into residential units while maintaining the existing commercial operation on the ground floor. The site will have a total of 12 residential units. The applicant is also the owner of the adjacent building, which will continue to be used as a furniture store. The proposed building renovation has been recommended for approval by the Paterson Historic Preservation Commissioner. This application was withheld on October 28th, 2021 with 8 conditions.

The site has no existing or proposed parking or driveways, and no off-site parking has been proposed. The existing curbing and sidewalk along the site frontage are in good condition. The applicant has indicated that an existing cellar door is to remain along the site frontage. No other information has been provided regarding the cellar door or any adjoining vaults. The applicant has not provided any information relating to the existing drainage facilities. The applicant has proposed to plant an Allegheny Serviceberry tree along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall provide signed certification that the cellar door satisfies loading standards. The applicant shall verify that there are no sidewalk vaults adjoining the cellar door. No drainage info has been provided. The plans must show existing roof drainage. The applicant must also provide drainage calculations. The Market Street right-of-way line must be indicated on the side elevation. The applicant must provide the Corridor Enhancement Fee of \$1,514.00 payable to Passaic County.

Commissioner Simpson asked about the shade tree sidewalks. Senior Planner Miranda stated that unless the applicant had any vaults under the sidewalk there should be no issue with the shade tree. County Engineer Pera stated that unless there were underground utilities, there should be no problem installing a shade tree.

Mahmoud Odatalla, still sworn in, explained the site layout to the board.

A motion was made by Commissioner Metzler 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 Diaz 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.

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

Shabeer Shabudeen (check spelling) 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 by the Board on November 18th with 4 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 for overflow parking. The applicant has indicated that a valet service would be used to park vehicles on the lot and has provided information regarding valet operations. The applicant has stated that the valet service will access the site from Knickerbocker, and will not use Crooks Avenue. The parking lot at the rear of the site will be restricted to resident parking overnight.

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 agreed to grade the parking lot to allow for up to six (6) inches of ponding. The applicant has proposed to plant two (2) shade trees along the Crooks Avenue frontage.

The revised plans have been reviewed by staff. Per staff review, all conditions have been addressed and the application is recommended for approval.

No comments were made by the board.

A motion was made by Commissioner Metzler 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.

SU-21-019 – Meridia Pompton Lakes Subdivision – 57-269 Wanaque Avenue, Pompton Lakes

This is a new minor subdivision in which the applicant has proposed to subdivide an existing lot to create a total of two (2) lots. The subdivision application has been submitted in conjuncture with a conditionally approved site plan application (see SP-21-007). The lot being subdivided is the “Pond Hole” parking lot that is owned by the Borough of Pompton Lakes. A small portion of the property is being subdivided off and will be used as part of the proposed site plan. The remainder of the property is not part of the site plan application. No site improvements are proposed through this subdivision application.

The submitted plans have been reviewed by staff. Per staff review, the proposed subdivision poses no additional impacts to County facilities. The application is recommended for approval.

No comments were made by the board.

A motion was made by Commissioner Metzler 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.

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

SP-21-065 – Proposed Mixed-Use Buildings – 194-196 Union Avenue, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a mixed-use building. The applicant has proposed to construct a 4,500 sq. ft., 4-story mixed use building. The applicant has indicated that the building will have 1,150 sq. ft. of retail space on the first floor, and the 2nd through 4th floors will have a total of 15 dwelling units. The existing building on the site will be demolished. The site has frontage along Union Avenue and Linwood Avenue (municipal) in Paterson.

The applicant has indicated that there will be seven (7) parking spaces in a ground level garage on the site. The parking garage will have access to Linwood Avenue via a full access driveway. The applicant has not proposed any access along Union Avenue. An additional 20 parking spaces will be available at the adjacent property to the south on Linwood Avenue. The applicant has proposed to construct new sidewalk and curbing along the frontage of the site.

Regarding drainage, the applicant has indicated that all roof leaders will connect to three (3) dry wells on the site. The applicant has not proposed any landscaping 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. All curbing along Union Avenue shall be replaced in accordance County standards. The applicant must install a new curb ramp at the corner Union Avenue and Linwood Avenue. Post-construction, the applicant shall submit a signed certification from a professional engineer that the ramp has been constructed in compliance with ADA standards. The applicant shall re-stripe the crosswalk across Linwood Avenue per the continental-style.

The applicant shall provide a shade tree along the Union Avenue frontage of the site. The plan must include elevation contours. The drainage system is designed to only handle the increase in impervious area. The system must be designed to handle 100% of the site runoff or demonstrate that drainage will flow away from Union Avenue. The Union Avenue right-of-way line must be indicated on the side elevation drawing. This is to verify any proposed encroachments into the County right-of-way. The plans shall include a footing detail for the proposed footings of the building along Union Avenue. The applicant shall provide the Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.

County Commissioner Lepore asked where the residents would be parking. Senior Planner Miranda stated that the applicant had parking off site and on site for the residents. The board discussed the parking strain that would be generated on the street. Commissioner Simpson asked that a copy of the lease be circulated to the board.

Commissioner Edmond stated that he objected to asking the applicant to restripe the crosswalk. The board discussed the jurisdiction of having the applicant install a crosswalk. County Engineer Pera asked that a comment be added that required the applicant to install an ADA ramp but would have to coordinate with the city on repainting the crosswalk.

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

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

SP-21-066 – Proposed Apartments – 117 Hamilton Avenue, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a residential building. The applicant has proposed to construct a 4,400 sq. ft., three-story mixed-use building. The applicant has proposed ground floor commercial space, while the

upper floors will have a total of 10 dwelling units. The existing building on the site will be demolished. The site has frontage along Straight Street and Hamilton Avenue (municipal) in Paterson.

The applicant has proposed to have a total of six (6) parking spaces on the site. The parking lot will have access to Hamilton Avenue via a curb cut. The applicant has proposed to replace the existing sidewalk and curbing along the Straight Street frontage. Regarding drainage, the applicant has proposed to install a dry well system on the site. All roof leaders will connect to the system. 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 existing curb ramps must be shown on the site plan. The applicant must submit a signed certification that the ramps are ADA-compliant. The crosswalks across Straight Street and Hamilton Avenue must be re-stripped per the continental-style.

The applicant shall verify that the proposed wall-mounted lighting and security cameras will not encroach into the Straight Street right-of-way. The Straight Street right-of-way line must be indicated on the side elevation drawing. This is to verify any proposed encroachments into the County right-of-way. The plans shall include a footing detail for the proposed footings of the building along Straight Street. The applicant must verify that the existing cellar door along Straight Street is to be removed. The proposed shade trees along Straight Street are not appropriate due to the low-hanging overhead wires. It is recommended that the applicant provide a planting strip between the curb and sidewalk. The applicant shall provide the Corridor Enhancement Fee of \$1,400.00 payable to Passaic County.

Commissioner Metzler asked if drainage calculations had been submitted. Senior Planner Miranda stated that they had been submitted. Commissioner Edmond asked if the survey had been submitted. Senior Planner Miranda stated that the applicant still needed to submit a survey.

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

SP-21-067 – Proposed Mixed-Use Buildings – 453-463 Lexington Avenue, Clifton

Staff explained that this is a new site plan application in which the applicant has proposed to construct a mixed-use building. The proposed building will have retail space on the ground floor and residential units on the second floor. The building will have a total of nine (9) dwelling units.

The site has an existing single-family dwelling and automobile service station, which are both to be demolished. The site has frontage along Lexington and Clifton Avenues (both County roads) in Clifton.

The applicant has proposed to construct a surface parking lot with a total of 29 parking spaces at the rear of the site. The parking lot will have access to Lexington Avenue via a full-access driveway. The applicant has proposed to replace the existing sidewalk and curbing along the site frontage. Regarding drainage, the applicant has proposed to construct a trench drain at the driveway entrance. The applicant has proposed to connect into the County drainage system. No on-site detention is proposed. The applicant has proposed to plant a variety of shade trees and shrubs throughout the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the applicant and the owner must be noted in the plan set. The applicant must submit two (2) signed and sealed copies of the referenced survey. The applicant shall confirm that the two existing lots are being consolidated by deed. All parking spaces within 20 feet of the Lexington Avenue right-of-way shall be removed. The following comments pertain to the proposed site driveway: All striping shall be noted as thermoplastic. The applicant must install a 50-foot long, double yellow centerline. The stop bar shall be four feet back from the edge of the sidewalk.

The crosswalks shall be re-striped per continental-style. The applicant shall verify that the existing curb ramps are ADA-compliant. The following comments pertain to drainage: The applicant shall provide on-site detention. The plans must show all existing pipes with sizes and inverts. The existing storm drain system must be analyzed for capacity, and how much this site will be contributing. This analysis must include how much flow this site currently contributes into the system.

In addition to the proposed shrubs, the applicant shall provide shade trees along the frontage of the site. The applicant must confirm that all fuel tanks will be removed in accordance with NJDEP standards. The applicant shall submit any available architectural drawings. It is recommended that the applicant provide on-site bicycle parking. The applicant shall provide the Corridor Enhancement Fee of \$5,836.00 payable to Passaic County.

Commissioner Edmond stated he objected to replacing the style of the crosswalk. County Engineer Pera requested that the comment regarding the crosswalk be changed to repaint the existing crosswalk instead of entirely changing the style of the crosswalk.

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

No comments were made by the public.

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

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

OLD BUSINESS

1. Driveway Side Setback Waiver Request – SP-20-042 – 32 Paterson-Hamburg Turnpike, Wayne

No comments were made by the board.

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

No comments were made by the public.

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

A motion was made by Commissioner Metzler to grant the waiver request. Commissioner Gervens seconded the motion. The motion passed unanimously.

2. Memorandum of Understanding (Sidewalk) – SP-21-016 – 140 Paterson-Hamburg Turnpike, Wayne

Commissioner Simpson asked why a Memorandum of Understanding was needed over an easement and if it changed with the owner. Planning Director Lysicatos stated that the Memorandum of Understanding stayed with the property, not the owner. He also stated that the Memorandum of Understanding was a beneficial compromise between the county, town, and owner.

A motion was made by Commissioner Metzler 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.

A motion was made by Commissioner Edmond to grant the waiver request. County Engineer Pera seconded the motion. The motion passed unanimously.

RESOLUTIONS

1. 2021-34 (SP-20-014) – Romnics Realty Development – 318 McLean Boulevard, Paterson
2. 2021-35 (SP-20-015) – Proposed Residential Addition (Dollar Empire) – 966-968 Main Street, Paterson
3. 2021-36 (SP-20-017) – Hinchliffe Stadium Neighborhood Restoration Project – 186-218 Maple Street, 1-27 Jasper Street, Paterson
4. 2021-37 (SP-20-020) – Proposed Apartment Building (18 Van Houten, LLC) – 18-20 Van Houten Avenue, Passaic
5. 2021-38 (SP-20-022) – Pompton Lakes Towne Square Site Improvements – 1-55 Wanaque Avenue, Pompton Lakes

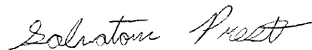
A motion was made by Commissioner Metzler to approve the resolutions. Commissioner Gervens seconded the motion. The motion passed unanimously.

NEW BUSINESS – None.

CORRESPONDENCE – None.

ADJOURNMENT: Commissioner Metzler made a motion to adjourn the meeting at 7:31 PM that was seconded by Commissioner Simpson. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for



MICHAEL LYSICATOS



County of Passaic

Department of Planning & Economic Development
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Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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December 21st, 2021

Paterson Board of Adjustment
125 Ellison Street, 4th Floor
Paterson, NJ 07505

Re: Amended Site Plan Review – Fortress Holdings, LLC; 555 Preakness Avenue, Totowa / 322-324 Berkshire Avenue, Paterson; Block 6, Lots 2, 4 & 12 / Block 1218, Lot 18 (Passaic County File Number SP-15-026)

Members of the Board,

The above referenced site plan dated February 15th, 2021, revised as of November 18th, 2021, and the valet parking plan dated February 15th, 2021, revised as of March 30th, 2021, were both reviewed by the Passaic County Planning Board on December 16th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

1. The applicant must clarify whether minor subdivision approval is being required by the Borough of Totowa. If so, the applicant must submit the required fees for a minor subdivision application. **Complete.**
2. The applicant shall provide raised aprons at both driveways (but maintain detectable warning surfaces) per the attached detail. **The easterly driveway must include end flares as on the County detail. The westerly driveway must include raised sidewalk and end flares as on the detail.**
3. The following comments pertain to signing and striping at the proposed full-access driveway:
 - a) The stop bar must be a minimum of four (4) feet from the sidewalk. **Complete.**
 - b) The stop bar must be noted as 12” and white. **The centerline shall not extend past the stop bar.**
 - c) The applicant must provide a double yellow centerline. **Complete.**
 - d) All striping must be noted as thermoplastic. **Complete.**
 - e) DO NOT ENTER (R5-1) signs shall be provided where the entrance driveway meets the parking area. **Complete.**

Passaic County Planning Board
Fortress Holdings, LLC (SP-15-026)
555 Preakness Avenue, Totowa / 322-324 Berkshire Avenue, Paterson
Block 6, Lots 2, 4 & 12 / Block 1218, Lot 18

4. The following comments pertain to the proposed valet parking plan:
 - a) The applicant shall provide a developer's agreement outlining how and where valet service traffic would be accommodated and at what times, and include a plan of physical operations. **The applicant must submit a draft developer's agreement for the proposed valet parking plan.**
 - b) The valet parking exhibit must be redone – with cars drawn to scale. As submitted, there are not 204 parking spaces as stated in the valet parking report (since cars are shown to be nine (9) feet long). **The valet parking plan must indicate the location of staff parking. As the plan provides for 564 guests, the applicant shall verify the maximum capacity of the facility, including all seven (7) floors.**
 - c) The valet parking plan states that police will be hired to assist with traffic flow. This shall be included in the developer's agreement. **Incomplete.**
 - d) The valet parking plan is based on temporarily blocking the entrance driveway at the end of an event, and blocking the exit driveway at the beginning of an event. Both entrances and exits must be allowed at all times, as there are many examples of types of drivers who will need to exit and/or enter at all times (such as Uber/Lyft drivers). The applicant must submit a new plan that does not involve blocking any driveway at any time. **The valet parking plan must include a detail of the east driveway, with signs and cones and any other devices for the entrance condition (when rideshare drivers can exit). For the departure condition, both driveways shall remain open (the westerly driveway shall be one-way in, and the easterly driveway shall be two-way). Side-by-side exiting shall not be permitted during any condition.**
5. The applicant shall provide an encroachment agreement for both the existing and proposed walls located within the County right-of-way. The plans must show the design of the proposed retaining wall and include details on the attachment of the fence in accordance with building code standards. **Incomplete.**
6. The applicant shall submit any available landscaping plans for the site. **Complete.**

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
William J. Rush, Esq.
File

Fortress Holdings, LLC
Patrick McClellan, P.E.



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 17th, 2021

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Proposed Art Gallery (Palestinian American Community Center); 386-390 Lakeview Avenue, Clifton; Block 5.24, Lots 12 & 15 (Passaic County File Number SP-21-032)

Members of the Board,

The above referenced site plan dated September 29th, 2021 was reviewed by the Passaic County Planning Board on December 16th, 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. A graphic scale, in addition to the written scale, must be included on all plan diagrams.
Complete.
2. The name and address of the applicant and the owner must be noted on the plans.
Complete.
3. The applicant must submit copies of the referenced survey by Morgan Surveying.
Incomplete.
4. The property line must be clearly indicated on the site plan. **Complete.**
5. The drop curb on Lakeview Avenue must be replaced with full-height curbing, per County detail (attached). The sidewalk may also need to be replaced to achieve the required grading. **Complete.**
6. The applicant must submit a grading and drainage plan. Under the existing conditions, the parking lot pavement runs directly into the sidewalk. Given the slope of the site, all

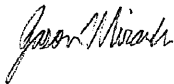
Passaic County Planning Board
Prop. Art Gallery (SP-21-032)
386-390 Lakeview Avenue, Clifton
Block 5.24, Lots 12 & 15

stormwater must be intercepted at the right-of-way line. **The following comments pertain to drainage:**

- a) **The plans must show invert elevations for all pipes, seepage pits, and the trench drain. The trench drain is proposed approximately seven (7) feet below the discharge point in the seepage pit detail. The only way for this system to work is if the seepage pits will be lowered by approximately seven (7) feet.**
 - b) **The submitted drainage calculations only show the volume of the proposed system – no info is provided on how much flow will be generated by the site.**
 - c) **The drainage calculations must show that there will be no bypass of the trench drain.**
7. The grass strip between the sidewalk and the roadway shall be re-stored, as on the adjacent property. The existing planter must be re-planted with a shade tree. The applicant should coordinate with County staff to determine an appropriate tree species for the location (with overhead wires). **The proposed shade tree species must be labelled.**
 8. The applicant must submit an application (attached) for an Encroachment Permit to permit the existing encroachments (brick walls, stoop, canopy, sign) on Lot 15 to remain. The Encroachment Permit will be subject to the approval of the Board of County Commissioners. **Incomplete.**
 9. The Corridor Enhancement Fee of \$1,502.00 must be provided 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
Dominic Iannarella, Esq.
Anwar Alkhatib

Palestinian American Community Center
United Holy Land Fund, Inc.
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 17th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated June 20th, 2019, revised as of November 18th, 2021, was reviewed by the Passaic County Planning Board on December 16th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

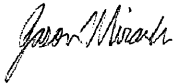
1. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This may require a more detailed survey than has been provided by the applicant. **Complete.**
2. The curb ramps at the intersection of Market Street and Memorial Drive must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

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

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

Mahmoud Odatalla
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

December 17th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated June 20th, 2019, revised as of November 18th, 2021, was reviewed by the Passaic County Planning Board on December 16th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

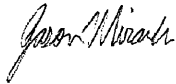
1. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This may require a more detailed survey than has been provided by the applicant. **Complete.**
2. The curb ramps at the intersection of Market Street and Memorial Drive must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

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

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

Mahmoud Odatalla
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

December 17th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated June 20th, 2019, revised as of November 18th, 2021, was reviewed by the Passaic County Planning Board on December 16th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

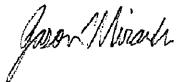
1. All physical features of the site frontage within the County right-of-way of Market Street must be indicated on the site plan. This may require a more detailed survey than has been provided by the applicant. **Complete.**
2. The curb ramp at the intersection of Market Street and Colt Street must be shown on the plans. **Complete.**
3. The applicant must confirm the presence of any vaults beneath the sidewalk along Market Street. **The applicant shall provide signed certification that the existing cellar door satisfies loading standards. The cellar door must be inspected by the applicant, and a report issued by a licensed professional, on a bi-annual basis.**
4. The applicant shall provide a shade tree along the Market Street frontage of the site. The species of the tree must be indicated in the plans. A grate detail must also be provided. **Complete.**

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

5. There is no roof drainage indicated on the plans. Drainage calculations have not been submitted. **The plans must show the existing roof drainage. The applicant must also submit drainage calculations.**
6. The plans must show an elevation drawing of the building with the Market Street right-of-way line indicated. This is to verify if there are any encroachments of the building into the County right-of-way. **The Market Street right-of-way line must be indicated on the side elevation. At the least, an encroachment application (attached) must be submitted for the existing cellar door within the right-of-way.**
7. Both buildings are contributing buildings within the Downtown Commercial Historic District. The applicant shall provide any available correspondence from the Historic Preservation Commission. **Complete.**
8. The applicant must provide the Corridor Enhancement Fee of \$1,514.00 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
Bleeker Architectural Group

Mahmoud Odatalla
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD

TEL (973) 569-4040

FAX (973) 569-4041

December 17th, 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 November 23rd, 2021, was reviewed by the Passaic County Planning Board on December 16th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Road Department at 1310 Route 23 North, Wayne, NJ 07470, (973) 881-4500. Road Department staff will determine the required permits for the proposed work impacting the County right-of-way of Crooks Avenue and the amount of bonds that must be posted in order to do work within the County right-of-way. The applicant may be required to submit a traffic control plan to the Road Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

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

December 17th, 2021

Pompton Lakes Planning Board
25 Lenox Avenue
Pompton Lakes, NJ 07442

Re: Minor Subdivision Review – Meridia Pompton Lakes; 257-269 Wanaque Avenue, Pompton Lakes; Block 6300, Lots 7, 25.01, 25.02, 25.03, 26 & 27 (Passaic County File Number SU-21-019)

Members of the Board,

The above referenced subdivision plat dated January 28th, 2021, revised as of October 8th, 2021, was reviewed pursuant to the provisions of the Passaic County Subdivision Resolution.

This minor subdivision application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Stonefield Engineering & Design
Meridia Pompton Lakes 261, Urban Renewal, 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 17th, 2021

Paterson Board of Adjustment
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 194-196 Union Avenue, Paterson; Block 1315, Lot 4 (Passaic County File Number SP-21-065)

Members of the Board,

The above referenced site plan dated May 15th, 2020, revised as of October 6th, 2021, was reviewed by the Passaic County Planning Board on December 16th, 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 shall submit two (2) signed and sealed copies of the referenced survey.
2. The applicant shall submit a copy of the referenced lease for off-site parking on Lot 5.
3. All curbing along Union Avenue shall be replaced in accordance with County detail (attached).
4. The applicant shall install a new curb ramp at the corner Union Avenue and Linwood Avenue. Post-construction, the applicant shall submit a signed certification from a professional engineer that the ramp has been constructed in compliance with ADA standards.
5. The applicant shall re-stripe the crosswalk across Linwood Avenue per the continental-style (ladder bars, no transverse lines).
6. The plan must include elevation contours.

Passaic County Planning Board
Prop. Mixed-Use Building (SP-21-065)
194-196 Union Avenue, Paterson
Block 3315, Lot 4

7. The proposed drainage system is designed to only handle the increase in impervious area. The system must be designed to handle 100% of the site runoff or the applicant must demonstrate that drainage will flow away from Union Avenue.
8. The Union Avenue right-of-way line must be indicated on the side elevation drawing. This is to verify any proposed encroachments into the County right-of-way.
9. The plans shall include a footing detail for the proposed footings of the building along Union Avenue. The footings shall not be permitted to encroach into the County right-of-way.
10. The applicant shall provide a shade tree along the Union Avenue frontage of the site. The species of the tree must be indicated on the plan. A grate detail shall also be provided.
11. The applicant shall provide the Corridor Enhancement Fee of \$1,000.00 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.
File

196 Union Avenue Associates, LLC
Bleeker Architectural Group



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 17th, 2021

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Building; 117 Hamilton Avenue, Paterson; Block 3616, Lot 8 (Passaic County File Number SP-21-066)

Members of the Board,

The above referenced site plan dated March 9th, 2021 was reviewed by the Passaic County Planning Board on December 16th, 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:

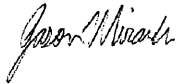
1. The applicant must submit two (2) signed and sealed copies of the referenced survey.
2. The existing curb ramps must be shown on the site plan. The applicant must submit a signed certification stating that the ramps are ADA-compliant.
3. The crosswalk striping across Straight Street and Hamilton Avenue shall be refreshed.
4. The applicant shall verify that the proposed wall-mounted lighting and security cameras will not encroach into the Straight Street right-of-way.
5. The Straight Street right-of-way line must be indicated on the side elevation drawing. This is to verify any proposed encroachments into the County right-of-way.
6. The plans shall include a footing detail for the proposed footings of the building along Straight Street. The footings shall not be permitted to encroach into the County right-of-way.

Passaic County Planning Board
Prop. Mixed-Use Building (SP-21-066)
117 Hamilton Avenue, Paterson
Block 3616, Lot 8

7. The applicant shall verify that the existing cellar door along Straight Street is to be removed.
8. The proposed shade trees along Straight Street are not appropriate due to the low-hanging overhead wires. The applicant shall instead provide a planting strip between the curb and sidewalk.
9. The applicant shall provide the Corridor Enhancement Fee of \$1,400.00 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
A. Michael Rubin, Esq.

MAFHH, LLC
Matthew G. Evans

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 17th, 2021

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Prop. Mixed-Use Building; 453-463 Lexington Avenue, Clifton; Block 7.15, Lots 10 & 11 (Passaic County File Number SP-21-067)

Members of the Board,

The above referenced site plan dated June 18th, 2021, revised as of November 15th, 2021, was reviewed by the Passaic County Planning Board on December 16th, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

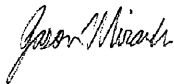
1. The name and address of the applicant and the owner must be noted in the plan set.
2. The applicant shall submit two (2) signed and sealed copies of the referenced survey.
3. The applicant shall confirm that the two (2) existing lots are being consolidated by deed.
4. All parking spaces within 20 feet of the Lexington Avenue right-of-way shall be removed.
5. The following comments pertain to the proposed site driveway:
 - a. All striping shall be noted as thermoplastic.
 - b. The applicant must install a 50-foot long, double yellow centerline.
 - c. The stop bar shall be four (4) feet back from the edge of the sidewalk.
6. The crosswalk striping shall be refreshed using thermoplastic material.

Passaic County Planning Board
Prop. Mixed-Use Building (SP-21-067)
453-463 Lexington Avenue, Clifton
Block 7.15, Lots 10 & 11

7. The applicant shall submit a signed certification stating that the existing curb ramps are ADA-compliant.
8. The following comments pertain to drainage:
 - a. The applicant shall provide on-site detention.
 - b. The plans must show all existing pipes with sizes and inverts.
 - c. The existing storm drain system must be analyzed for capacity, and for how much the site will be contributing to the system (including how much flow this site currently contributes into the system).
9. In addition to the proposed shrubs, the applicant shall provide shade trees along the frontage of the site.
10. The applicant must confirm that all fuel tanks will be removed in accordance with NJDEP standards.
11. The applicant shall submit any available architectural drawings.
12. It is recommended that the applicant provide on-site bicycle parking.
13. The applicant shall provide the Corridor Enhancement Fee of \$5,836.00 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
Bertin Engineering

Tsungas Petroleum, Inc.
File