

**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Wednesday, December 29<sup>th</sup>, 2021  
WebEx Meeting**

Chair Redmond opened the meeting at 5:04 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; Miguel Diaz, Commissioner; Joseph Metzler, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (voting for Vice Chair Martinique); Terry Duffy, County Commissioner

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

**MINUTES:** A motion to adopt the minutes of the December 16<sup>th</sup>, 2021, Planning Board Meeting was made by Commissioner Metzler and seconded by County Commissioner Duffy. The motioned passed unanimously, with Chair Redmon abstaining.

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

- The Planning Department will be finishing the County Bike Plan in early 2022.
- The Planning Department will be beginning work in July on the Strategic Investment Plan that will examine large infrastructure projects in the county and develop local strategies including zoning and overlaying other infrastructure projects. An economic forum will be held in autumn to highlight large projects.

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

**PUBLIC PORTION:** County Commissioner Duffy made a motion to open the meeting to the public which was seconded by Commissioner Metzler. 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-21-069 – Costco ADA Improvements – 161 Route 23, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to install various ADA site improvements in an existing, Costco parking lot. The applicant has not proposed any changes to the existing building, parking lot, and driveways. The site is located along Route 23, near the Willowbrook Mall. The site does not have frontage along a County right-of-way.

The submitted plans have been reviewed by staff. The application does not pose any impacts to County facilities. The application is recommended for approval.

A motion was made by County Commissioner Duffy 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 County Commissioner Duffy to close the floor to the public comment. Commissioner Diaz 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-21-072 – Proposed Taco Bell with Drive Thru – 443 Broadway, Paterson**

Staff explained that This is a new site plan application in which the applicant has proposed to construct a 1,697 sq. ft. Taco Bell restaurant with a drive-thru facility. The applicant has proposed to demolish the existing buildings on the site. The site has frontage along Broadway (municipal) and East 18<sup>th</sup> Street in Paterson.

The applicant has proposed to have eight (8) parking spaces on the site, with access via a full-access driveway along Broadway. The proposed drive-thru lane will exit adjacent to the Broadway driveway. The applicant has also proposed to construct an exit-only driveway to East 18<sup>th</sup> Street, a County road. The applicant has not proposed any changes to the existing sidewalk and curbing. Regarding drainage, the applicant has not provided information for drainage on site. The site is sloped towards the County right-of-way. The applicant has proposed to plant shrubs along the E. 18<sup>th</sup> Street frontage, where there are overhead wires.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed E. 18<sup>th</sup> Street driveway shall be removed from the plans, as there is currently full access along Broadway. The driveway is also proposed adjacent to a property line, with another driveway located immediately across the property line. Furthermore, the driveway does not appear to be necessary for the proposed site circulation. There is currently a depressed curb along the entire E. 18<sup>th</sup> Street frontage of the site. The applicant shall provide a new sidewalk with full-height curbing (per County detail) along this entire frontage.

The plans must show the existing curb ramps at the corner of Broadway and E. 18<sup>th</sup> Street. The applicant shall submit a signed certification that the curbs ramps are ADA-compliant. The applicant must submit a drainage plan. No runoff shall be permitted to enter the E. 18<sup>th</sup> Street right-of-way. The existing fencing and landscaped island at the corner appear to encroach into the E. 18<sup>th</sup> Street right-of-way. The applicant shall confirm that the encroachments are being removed. The applicant must provide the Corridor Enhancement Fee of \$2,492.00 payable to Passaic County.

No comments were made by the board.

Steven Schepis, attorney for the applicant, stated that Taco Bell Corporate mandated the driveway onto East 18<sup>th</sup> Street, and that the project would not happen without it being installed. He also stated that he would like to see some reprieve from the corridor enhancement fee. Additionally, he stated that the applicant did not submit drainage reports as the site was one hundred percent impervious and that the applicant would be reducing impervious surface on site.

County Engineer Pera asked for clarification on why the driveway on East 18<sup>th</sup> Street was required. Steven Schepis explained that the driveway as a mandate from Taco Bell Corporate. Commissioner Edmond asked that before the board allow an exit onto East 18<sup>th</sup> Street, the board needs to see how far back traffic stacked from the East 18<sup>th</sup> Street intersection, as that would block left turns out of the site. He also asked that the board see if there were enough gaps in the traffic that would allow left turns out. Commissioner Metzler emphasized that the board would need to see drainage calculations.

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

No comments were made by the public.

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

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

**SP-21-070 – Proposed Mixed-Use Development (100 Mile Renard Totowa, LLC) – 466-480 Totowa Avenue, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to renovate an existing structure and demolish other buildings on site. The applicant has proposed to renovate an existing, 4-story, 20,879 sq. ft. building. The applicant has also proposed to construct an 8,525 sq. ft., 5-story residential building on the site. An existing 1.5-story and 1-story building on site are to remain. The site will have a total of 127 dwelling units. The applicant has indicated that there will be total of 6,779 sq. ft. of retail space. The site does not have frontage along a County roadway, but has over one acre of impervious surfaces.

The proposed parking lot will have a total of 53 parking spaces. The applicant has indicated that an agreement has been made with the owners of Hinchcliffe Stadium for additional, off-site parking. The referenced agreement has not been submitted. The site will have three (3) driveways on Jasper Street: a one-lane, entrance-only driveway, a one-lane, exit only driveway, and a two-lane exit driveway. Regarding drainage, the applicant has indicated that various inlets will be constructed on site. However, no detention system or connection to the local system is indicated on the plans. The applicant has proposed to replace the existing sidewalk and curbing. The applicant has proposed to plant various shade trees around the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall provide a copy of the lease agreement for parking at the Hinchliffe Stadium facility. The applicant shall verify that they have received permission from the City of Paterson to connect into the combined sewer system along Totowa Avenue. The applicant shall submit any available correspondence from the Paterson Historic Preservation Commission.

Commissioner Edmond asked if any stormwater would affect county facilities. County Engineer Pera responded that after looking at the submitted materials, the applicant would not have stormwater affect county facilities since the site would be connecting to Paterson's combined sewer system.

Adam Faiella, attorney for the applicant, stated that the lease at Hinchcliffe stadium would be between tenants and the owners of the stadium parking, not between the project applicant and the stadium parking owners. He also stated that the site was not in a historic district but that the applicant would provide any correspondence between the applicant and the Paterson Historic Preservation Commission.

County Engineer Pera asked what alternative the applicant would have if the city did not approve the connection into the combined sewer system. Afton Savitz, civil engineer, was sworn in. She described the reduction of impervious surface on site. Commissioner Edmond asked what would happen if the combined sewer system backed up. Afton Savitz responded that the drainage would flow to the lowest point on site, which would flow away from Totowa Avenue.

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

Robert Guarasci, member of the public, was sworn in. He inquired why the site was being heard by the board. He also asked how many parking spaces were required on site. Senior Planner Miranda stated that the site was being reviewed as it had over an acre of impervious area. Adam Faiella responded that parking spaces were permitted off site so long as it was within 300 feet. He also stated that 53 spaces would be provided on site, and 85 parking spaces would be available off site. In addition, public parking was available within the vicinity. Robert Guarasci asked if the site was pure commercial or residential. Adam Faiella responded that there was a mix of commercial and residential buildings on site.

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 Engineer Pera. The motion passed unanimously.

**SP-21-063 – Proposed Addition & Auxiliary Building (Great Falls Youth Center) – 52  
Front Street, Paterson**

Staff explained that this is a new site plan application in which the applicant has proposed to expand an existing community-based, multi-purpose center. The existing building on site is to remain. The applicant has proposed to construct a 1,526 sq. ft. addition onto the existing community center. The addition will be located at the rear of the existing building. The applicant has also proposed to construct two (2) additional structures on site: an 1,837 sq. ft. multi-use building and a 500 sq. ft. storage shed. Both of the new structures will be constructed adjoining an existing parking lot, and will be located away from the County right-of-way. The site has frontage along Front Street in Paterson.

The applicant has not proposed any changes to the existing driveway along Front Street. The applicant has proposed to install various ADA and path improvements to the existing parking lot. The applicant has not proposed any changes to the existing curbing or sidewalk.

Regarding drainage, the applicant has proposed to install a seepage pit on site. The site slopes away from the County right-of-way, and no connections into the Front Street drainage system are proposed. There is existing landscaping along the frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must replace the existing stop bar at the site driveway following the repaving indicated on the plan. The applicant shall install a double yellow centerline at the site driveway. The driveway width must be dimensioned. The distances from the gate to the curb line and property line must be dimensioned. The curbing along Front Street must be replaced per County detail. The applicant shall restore the grass strip between the sidewalk and curbing. The plans must include a driveway profile. The applicant shall submit any required NJDEP permits.

No comments were made by the board.

County Engineer Pera asked if the site had a corridor enhancement fee associated with it. Senior Planner Miranda stated that the site had previously been reviewed and charged a corridor enhancement fee. Planning Director Lysicatos stated that the site would be assessed for a corridor enhancement fee as this was a new application not an addendum to an existing application.

Commissioner Edmond asked if the previous application was approved. Senior Planner Miranda stated that the previous application was approved pending a correction to the proposed center line. Commissioner Metzler asked about the proposed gate at the driveway.

Robert Guarasci, applicant, was sworn in. He asked that the comment that calls to replace the curb and sidewalk be modified. County Engineer Pera elaborated that while the sidewalk is relatively new, the curbing must be brought up to standard. Robert Guarasci asked for

clarification on the comment regarding driveway profiles. County Engineer Pera clarified the comment. Robert Guarasci stated that the proposed gate would swing inward.

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

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

#### **SP-21-040 – 515 Union Center – 515 Union Boulevard, Totowa**

Staff explained that This is a previously withheld site plan application in which the applicant has proposed to renovate two (2) existing buildings and construct an additional building. The site has frontage along Union Boulevard. The existing bank building at the easterly end of the property is proposed to be renovated. The existing landscaping along Union Boulevard is to be removed and replaced with a drive aisle and driveway. The existing three-story building will be renovated and used for a mix of offices, retail, and self-storage. A two-story building will be constructed at the westerly end of the site, and will include a mix of offices, retail, and 28 residential units. The applicant has proposed a lot line adjustment, but has not submitted the required fee for a minor subdivision application. The application was withheld on September 2<sup>nd</sup>, 2021 with 17 comments.

The applicant has proposed to have two (2) access driveways along Union Boulevard. A westerly driveway would serve the proposed two- and three-story buildings. The driveway would be two-way with right-turn exit only. An easterly driveway would serve the bank building, and would be restricted to right turns in and out. Additionally, there will be driveways along Crews Street, Peterson Road, and Bogert Street (all municipal streets). There is an existing sidewalk along the entire Union Boulevard frontage of the site in good condition.

The plans indicate that stormwater will flow in the general direction of Union Boulevard. Inlets on the site will connect into the Crews Street drainage system. The applicant has proposed to install new inlets and a perforated pipe (in lieu of a trench drain) at the Bogert Street driveway. The plan does not indicate the pipe connecting to any system. There are existing shade trees on Union Boulevard, within the County right-of-way, that are proposed to remain. The applicant has proposed to provide additional shade trees and shrubs inside the property line.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed lot line adjustment requires review as a separate minor subdivision application. The applicant must submit the required fees for a sketch plat. The applicant must submit signed and sealed copies of the referenced survey. The requested design

waiver to allow for a right-in, right-out driveway serving the bank parcel is recommended by staff. The applicant shall provide a zero-throat width island. The island shall be a raised turning island per County detail.

The requested design waiver for the full-access driveway is recommended by staff. The proposed left-out turn must be more physically restricted than as proposed. The applicant shall install a "NO LEFT TURN" (R3-2) sign across the street. At the driveways, the raised sidewalks shall be delineated. The crosswalk striping shall be removed. The detectable warning surfaces must be placed in line with the path of pedestrian travel. The entrance portion of the full-access driveway shall incorporate flared ends as on the standard detail for a driveway apron. The plan note states that "contractor to modify this ramp as needed to be ADA compliant". This must be field verified prior to the issuance of any approvals. If the ramps are found to be non-compliant, the plans will need to be revised to indicate that the ramps will be replaced.

There are still notes stating that pipe sizes will be confirmed at a future date – this is not acceptable. The plan does not show all existing drainage pipes. For example, the inlet at the corner of Union/Crews does not include any pipes. The proposed trench drain must have a connection into the on-site system. The applicant shall also provide trench drains at both driveways along Union Boulevard. The referenced bicycle parking is not indicated on the plan. The applicant shall clarify the location of the proposed parking.

Commissioner Edmond clarified that the waiver request was for a left turn restricted driveway, not a full access driveway.

Patrick McClellan, engineer for the applicant, was sworn in. He stated that the applicant would be providing the subdivision application in the new year. He also stated that the applicant would construct the ramps to be ADA compliant and that the pipe sizing comments would be addressed.

A motion was made by County Commissioner Duffy 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. County Commissioner Duffy seconded the motion. The motion passed unanimously.

County Commissioner Duffy made a motion to grant **conditional approval** of this site plan application, which would include both waiver requests. The motion was seconded by Commissioner Diaz. The motion passed unanimously.

Commissioner Edmond left the meeting at 6:25.

**SP-21-049 – Keystone Recovery Center – 482 Notch Road, Woodland Park**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to expand an existing parking lot at an addiction treatment facility. No changes to the existing building are proposed. The site has frontage along Notch Road in Woodland Park. The application was withheld by the Board on September 30<sup>th</sup>, 2021 with 12 comments.

The applicant has proposed to increase the existing number of parking spaces on the site from 37 to 62. This is being achieved by providing 8' x 16' parking spaces to the side of the existing drive aisle. The applicant has also proposed to construct a retaining wall along the westerly side of the site. The applicant has agreed to widen the driveway to 24 feet in advance of the curb cut. The sidewalk, curbing, and driveway apron were all recently re-constructed as part of a road construction project.

Regarding drainage, the applicant has proposed to install a new trench drain at the driveway entrance. The proposed trench drain will connect to an existing inlet on Notch Road. The applicant has submitted the NJDOT plans for this section of Notch Road, showing the existing drainage system. The applicant has proposed to plant five (5) red maple trees along the frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive unconditional approval. The plans must include a trench drain detail (12-inch minimum width). Trench drain capacity calculations must be submitted. The plans must indicate all roof leader connections. The drainage must be shown on the plan – not on a separate NJDOT plan. The proposed invert must be indicated on the plan. It is unacceptable to state that it is to be determined. The applicant must request a waiver, with an engineering justification, to allow the proposed 2.77% and 8.33% driveway grades within 50 feet of the right-of-way line. The proposed trees shall be set back from the overhead electric wires. The applicant must provide the Corridor Enhancement Fee of \$3,690.00 payable to Passaic County.

Commissioner Metzler asked about the size of the parking spaces. Patrick McClellan, already sworn in as an engineer, explained the site to the board. County Engineer Pera stated that if the driveway could not be 2%, the applicant should provide justification so the board could consider a waiver.

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

No comments were made by the public.

A motion was made by Commissioner Metzler to close the floor to the public comment. Commissioner Diaz 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-21-068 – Impact Steel Totowa – 780 Riverview Drive, Totowa**

Staff explained that this is a new site plan application in which the applicant has proposed construct an addition to an existing building, in addition to other site improvements. The applicant has proposed to construct a 1,767 sq. ft. addition onto an existing commercial building. No other changes to the structure are proposed. The site has frontage on Riverview Drive in Totowa.

The existing parking lot will continue to have 25 parking spaces. The parking lot has access to Riverview Drive via a full access driveway. The applicant has proposed to paint a stop bar and install a stop sign at the driveway entrance. The applicant has not proposed any changes to the existing sidewalk or curbing. There is an existing asphalt sidewalk to the north of the driveway. There is no existing sidewalk to the south of the driveway.

Regarding drainage, the applicant has proposed to construct a drywell in the existing parking lot. No connections into the Riverview Drive system are proposed. The site is sloped away from the County right-of-way.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit signed and sealed copies of the referenced survey by 3 Wire Surveying, LLC. The zoning table must include the existing and proposed square footage of impervious coverage. The applicant shall install sidewalk to the south of the site driveway. The sidewalk, north and south of the driveway, must be dimensioned on the plans and be a minimum of five (5) feet in width. Curbing, per County detail, must be provided along the entire stretch of the sidewalk, to the north and south of the driveway.

The width of the driveway must be noted on the plans. A 50-foot long, double yellow centerline must be installed at the driveway. The applicant shall install curb ramps, in compliance with ADA standards, at both ends of the driveway. A continental-style crosswalk shall be striped, using thermoplastic material, across the driveway. The plans must include a driveway profile. The applicant shall refer to Borough standards for the size of the proposed dry well system. The applicant must provide clarification on the proposed notes on the plans identifying a portion of the site as “NJDOT Parcel ER18”. The applicant must submit copies of any required NJDEP permits. The applicant must provide the Corridor Enhancement Fee of \$6,513.00 payable to Passaic County.

No comments were made by the board.

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

No comments were made by the public.

A motion was made by Commissioner Metzler to close the floor to the public comment. Commissioner Diaz 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-21-021 – Pointview Walk Subdivision – 1673 Paterson-Hamburg Turnpike, Wayne**

Staff explained that this is a new major subdivision application in which the applicant has proposed to create a total of three (3) lots (4.01, 5.01 & 6.01) from existing lots 4, 5 & 6. Lot 4.01 will accommodate a proposed site development for 105 townhomes. Lot 5.01 will accommodate an existing single-family dwelling. Lot 6.01 will accommodate an existing garden center. All site improvements, including a proposed townhome development on Lot 4.01, are proposed under a separate site plan application (SP-21-071). The property has frontage along Paterson-Hamburg Turnpike. The applicant has proposed to dedicate Master Plan right-of-way to the County. Additionally, a five (5) foot shade tree easement has been proposed to the Wayne Township.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The proposed deed of dedication and metes and bounds description must be submitted for review by staff. The applicant shall submit copies of the proposed easement with the adjacent property owner for the proposed wall that will be partially located on Block 3305 Lot 3.

No comments were made by the board.

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

County Commissioner Duffy made a motion to grant **conditional approval** of this site plan application, on condition of approval of the site plan. The motion was seconded by Commissioner Metzler. The motion passed unanimously.

**SP-21-021 – Pointview Walk Development – 1673 Paterson-Hamburg Turnpike, Wayne**

Staff explained that this is a new site plan application in which the applicant has proposed to construct town homes on vacant land. The applicant has proposed to construct 105 town homes on the site. The applicant has indicated that 84 will be market rate units and 21 will be COAH units. The applicant has indicated that 18 units will have a one (1) car garage and driveway space, and 80 units will have a two (2) car garage and driveway space. The site has frontage along Paterson-Hamburg Turnpike in Wayne. The applicant has proposed a subdivision of the existing lots under a separate application (SU-21-021). The applicant has not proposed any changes to the portions of the subdivided property will be on Lots 5.01 and 6.01.

The applicant has proposed to construct several parking lots throughout the site with a total of 65 parking spaces. The applicant has proposed to construct a driveway along Paterson-Hamburg Turnpike which will connect all townhome units and parking lots. The driveway will be restricted to right turns only, as is standard along Paterson-Hamburg Turnpike. The applicant has proposed to install sidewalk along the entire site frontage.

Regarding drainage, the applicant has proposed to connect various inlets and manholes throughout the site to several proposed spillways. The applicant has also proposed to construct a trench drain at the roadway entrance. No connections to the Paterson-Hamburg Turnpike drainage system have been proposed. The applicant has proposed to plant 14 red maple trees along the site frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The revised plan set must include full plans, including grading and drainage, for proposed Lots 5.01 and 6.01, in addition to the proposed townhome development on proposed Lot 4.01. The applicant shall clarify the notes relating to the removal of the existing building on proposed Lot 6.01. Is this building proposed to be removed?

What is the purpose of the 16 proposed parking spaces on Lot 6.01? The plans must indicate the width, which must be a minimum of five (5) feet, of the proposed sidewalk. The applicant must install new curbing, per County detail, along the entire frontage of the property. The applicant shall provide a raised turning island at the site driveway. The island may need to be modified from the County detail. The raised sidewalk must be delineated across the drive lanes. Detectable warning surfaces shall still be provided. The driveway stop sign must be located at the stop bar. No objects or plantings greater than 24 inches in height shall be located within the sight triangle. Table 5 in the drainage report states "Peak Flow reduction summary", but no flows are listed in the table.

There shall be no runoff to Paterson-Hamburg Turnpike. The drainage report indicates that after development, there will be 3.7 acres (with 15% impervious coverage) draining to Paterson-Hamburg Turnpike. The applicant must provide all design details for the proposed modular block wall. The footings must be entirely outside of the proposed Paterson-Hamburg Turnpike right-of-way. The applicant shall submit copies of any required NJDEP permits. The applicant must submit the Corridor Enhancement Fee of \$10,991.00 payable to Passaic County.

Commissioner Metzler asked if the applicant would need any trench drains on the driveway. County Engineer Pera responded that the applicant was showing a trench drain on the right of way line. He also stated that he would need to see more detail on the existing landscaping business, and the parking and drainage of that site.

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

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

**OLD BUSINESS – None.**

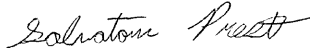
**RESOLUTIONS – None.**

**NEW BUSINESS – None.**

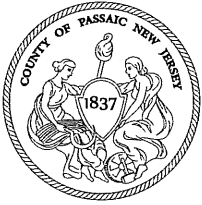
**CORRESPONDENCE – None.**

**ADJOURNMENT:** County Commissioner Duffy made a motion to adjourn the meeting at 6:55 PM that was seconded by Commissioner Diaz. The motion passed unanimously.

Respectfully submitted,  
Salvatore Presti for



MICHAEL LYSICATOS



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

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

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

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

January 4<sup>th</sup>, 2022

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Costco ADA Improvements; 161 Route 23, Wayne; Block 212, Lots 1 & 2 (Passaic County File Number SP-21-069)

Members of the Board,

The above referenced site plan dated September 3<sup>rd</sup>, 2020, revised as of August 12<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 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.

Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
West Belt Fee Owners  
Tung-To Lam, P.E.

Costco Wholesale Corporation  
John M. Marmora, Esq.  
File



# County of Passaic

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

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

Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
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January 4<sup>th</sup>, 2022

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Taco Bell Restaurant; 443 Broadway, Paterson; Block 3510, Lot 3  
(Passaic County File Number SP-21-072)

Members of the Board,

The above referenced site plan dated June 28<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The proposed E. 18<sup>th</sup> Street driveway shall be removed from the plans, as there is currently full access along Broadway. The driveway is also proposed adjacent to a property line, with another driveway located immediately across the property line. Furthermore, the driveway does not appear to be necessary for the proposed site circulation.
2. There is currently a depressed curb along the entire E. 18<sup>th</sup> Street frontage of the site. The applicant shall provide a new sidewalk with full-height curbing (see attached detail) along this entire frontage.
3. The plans must show the existing curb ramps at the corner of Broadway and E. 18<sup>th</sup> Street. The applicant shall submit a signed certification that the curbs ramps are ADA-compliant.
4. The applicant must submit a drainage plan. No runoff shall be permitted to enter the E. 18<sup>th</sup> Street right-of-way.
5. The existing fencing and landscaped island at the corner appear to encroach into the E. 18<sup>th</sup> Street right-of-way. The applicant shall confirm that the encroachments are being removed.

Passaic County Planning Board  
Prop. Taco Bell Restaurant (SP-21-072)  
443 Broadway, Paterson  
Block 3510, Lot 3

6. The applicant must provide the Corridor Enhancement Fee of \$2,492.00 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  
Steven C. Schepis, Esq.  
File

443-451 Broadway, LLC  
Bahman Izadmehr, P.E.



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

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

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

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

January 4<sup>th</sup>, 2022

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Mixed-Use Development; 466-480 Totowa Avenue, Paterson; Block 801, Lot 9 (Passaic County File Number SP-21-070)

Members of the Board,

The above referenced site plan dated October 19<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant shall provide a copy of the lease agreement for parking at the Hinchliffe Stadium facility.
2. The applicant shall verify that they have received permission from the City of Paterson to connect into the combined sewer system.
3. The applicant shall submit any available correspondence from the Paterson Historic Preservation Commission.

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

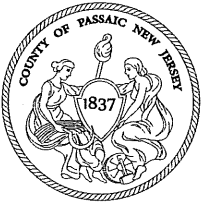
Best Regards,

Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Adam Faiella, Esq.  
File

100 Mile Renard Totowa, LLC  
Joshua H. Kline, P.E.





# County of Passaic

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

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

Michael Lysicatos AICP, PP  
*Director*

**PLANNING BOARD**

TEL (973) 569-4040

FAX (973) 569-4041

January 4<sup>th</sup>, 2022

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Prop. Addition & Auxiliary Building (Great Falls Youth Center); 52 Front Street, Paterson; Block 1414, Lots 1 & 18 (Passaic County File Number SP-21-063)

Members of the Board,

The above referenced site plan dated July 7<sup>th</sup>, 2021 was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must replace the existing stop bar at the site driveway following the repaving indicated on the plan.
2. The applicant shall install a double yellow centerline at the site driveway.
3. The driveway width must be dimensioned.
4. The distances from the gate to the curb line and property line must be dimensioned.
5. The curbing along Front Street must be replaced per County detail (attached).
6. The applicant shall restore the grass strip between the sidewalk and curbing.
7. The plans must include a driveway profile, indicating the slope within 50 feet of the Front Street right-of-way line. If the driveway slope away from Front Street is over 2%, the applicant shall enter into a hold harmless agreement regarding stormwater, silt, and debris flows from Front Street.

Passaic County Planning Board  
Great Falls Youth Center (SP-21-063)  
52 Front Street, Paterson  
Block 1414, Lots 1 & 18

8. The applicant shall submit any required NJDEP permits.
9. The applicant shall provide the Corridor Enhancement Fee of \$2,000.00 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

NJCDC  
Dynamic Engineering



# County of Passaic

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

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

Michael Lysicatos AICP, PP  
Director

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

December 30<sup>th</sup>, 2021

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – 515 Union Center; 515 Union Boulevard, Totowa; Block 3298, Lot 33  
(Passaic County File Number SP-21-040)

Members of the Board,

The above referenced site plan dated January 15<sup>th</sup>, 2021, revised as of November 30<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The proposed lot line adjustment requires review as a separate minor subdivision application. The applicant must submit the required fees for a sketch plat. **Incomplete.**
2. The applicant must submit signed and sealed copies of the referenced survey. **Incomplete.**
3. The proposed driveway to Union Boulevard from Block 100, Lot 4 must be removed from the plans. The lot has full access to Crews Street, adjacent to a signalized intersection with Union Boulevard. **The requested design waiver to allow for a right-in, right-out driveway at this location has been granted. The applicant shall provide a zero-throat width island, which shall be a raised turning island per County detail (attached).**
4. The applicant must submit a waiver request justifying the proposed full access driveway along Union Boulevard. Left turns out of the driveway shall be prohibited. The exit shall be reduced to a single lane, to be used for right turns only. The driveway median shall be designed to physically restrict the driveway to right-out turns. Left-out turns should be made at the Bogert Street driveway, as the Bogert/Union intersection is signalized. **The requested design waiver to allow for a right-out, full-ingress driveway at this location has been granted. The left-**

Passaic County Planning Board  
515 Union Center (SP-21-040)  
515 Union Boulevard, Totowa  
Block 3298, Lot 33

**out turn must be more physically restricted than as proposed. The applicant shall install a “NO LEFT TURN” (R3-2) sign across the street.**

5. The required sight distance must be shown for the right turn out of the driveway. The sight triangle shall be clear of obstructions. **Complete.**
6. At the driveway, the distance from the stop bar to the crosswalk must be dimensioned. There must be a four-foot offset. **Complete.**
7. The driveway shall incorporate a raised sidewalk, per County detail (attached). The driveway median shall be extended to include the sidewalk. **At the driveways, the raised sidewalks shall be delineated. The crosswalk striping shall be removed. The detectable warning surfaces must be placed in line with the path of pedestrian travel. The entrance portion of the full-access driveway shall incorporate flared ends as on the standard detail (attached) for a driveway apron.**
8. The curb ramps at the corners of Bogert and Crews Street must be inspected and certified by a professional engineer to be ADA-compliant. If the ramps are non-compliant, they must be replaced. **The plan note states that “contractor to modify this ramp as needed to be ADA compliant”. This must be field verified prior to the issuance of any approvals. If the ramps are found to be non-compliant, the plans will need to be revised to indicate that the ramps will be replaced.**
9. The sidewalk, which must have a minimum width of 5 feet, shall be dimensioned on the plans. **Complete.**
10. The plans must accommodate pedestrian travel to the bank building and the proposed two-story building from the sidewalk. **Complete.**
11. The applicant must submit a traffic study, addressing the following concerns:
  - a) What effect will this project have on the signalized intersections of Union/Bogert and Union/Crews? **Complete.**
  - b) The necessity of a left turn signal at Bogert Street shall be investigated. **Complete.**
12. Stormwater management notes 1 and 2 on sheet 4 of 8 are not acceptable:
  - a) Note 1 says that pipe sizes, inverts and slopes shall be verified before construction. **Complete.**
  - b) Note 2 says that roof leader connections to the existing drainage system are to be determined later. **There are still notes stating that pipe sizes are to be confirmed at a future date – this is not acceptable.**

Passaic County Planning Board  
515 Union Center (SP-21-040)  
515 Union Boulevard, Totowa  
Block 3298, Lot 33

13. All existing drainage pipes must be shown on the plans. **The plan does not show all existing drainage pipes. For example, the inlet at the corner of Union/Crews does not include any pipes.**
14. Drainage at the Bogert and Crews driveways shall not be permitted to flow overland towards Union Boulevard. **The proposed trench drain at the Crews Avenue driveway must have a connection into the on-site system. The applicant shall also provide trench drains at both driveways along Union Boulevard.**
15. The applicant shall provide a driveway profile. **Complete.**
16. The applicant shall provide on-site bicycle parking. **Complete.**
17. The applicant must provide the Corridor Enhancement Fee of \$17,144.00 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  
MCB Engineering Associates, LLC

Totowa Investment Group, LLC  
File



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

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

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

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

January 4<sup>th</sup>, 2022

Woodland Park Planning Board  
5 Brophy Lane  
Woodland Park, NJ 07424

Re: Site Plan Review – Keystone Recovery Center; 482 Notch Road, Woodland Park; Block 113, Lot 10.01 (Passaic County File Number SP-21-049)

Members of the Board,

The above referenced site plan dated April 2<sup>nd</sup>, 2021, revised as of December 10<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must submit two signed and sealed copies of the referenced survey by Behar Surveying Associates. **Complete.**
2. The applicant must remove all parking spaces within 20 feet of the right-of-way line. **Complete.**
3. The driveway shall be widened to 24 feet in advance of the right-of-way line. **Complete.**
4. No runoff shall be permitted to flow into the Notch Road right-of-way. **The plans must include a trench drain detail (12-inch minimum width). Trench drain capacity calculations must be submitted.**
5. All roof leaders must be shown on the plans. **The plans must indicate all roof leader connections.**
6. It is not clear from the plans whether there is a connection into the storm drain on Notch Road – more information must be provided on the existing pipe. **The drainage must be shown on the site plan, not on a separate NJDOT plan.**

Passaic County Planning Board  
Keystone Recovery Center (SP-21-049)  
482 Notch Road, Pompton Lakes  
Block 113, Lot 10.01

7. The pipe must be shown along the entire frontage, and for 150 feet extended past each side property line. **The drainage must be shown on the site plan, not on a separate NJDOT plan.**
8. The plans must indicate the size and slope of the pipe and all inverts. **The proposed invert must be indicated on the plan. It is not acceptable to state that it is "to be determined".**
9. The applicant must submit capacity calculations demonstrating that the pipe can handle the runoff from this site for a 25-year storm. **Complete.**
10. The profile of the driveway may be no steeper than 2% for the first 50 feet back from the right-of-way line. **The applicant must request a waiver, with an engineering justification, to allow the proposed 2.77% and 8.33% driveway grades within 50 feet of the right-of-way line.**
11. The applicant must plant shade trees along the frontage of the site. **The proposed trees shall be set back from the overhead electric wires.**
12. The applicant must provide the Corridor Enhancement Fee of \$3,690.00 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  
Richard Briigliodoro, Esq.  
File

Keystone Recovery Center  
Patrick D. McClellan, P.E.



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

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

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

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

January 4<sup>th</sup>, 2022

Totowa Board of Adjustment  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Impact Steel Totowa; 780 Riverview Drive, Totowa; Block 172, Lot 2.01  
(Passaic County File Number SP-21-068)

Members of the Board,

The above referenced site plan dated June 7<sup>th</sup>, 2021, revised as of September 30<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The applicant must submit signed and sealed copies of the referenced survey by 3 Wire Surveying, LLC.
2. The zoning table must include the existing and proposed square footage of impervious coverage.
3. The applicant shall install sidewalk to the south of the site driveway. The sidewalk, north and south of the driveway, must be dimensioned on the plans and be a minimum of five (5) feet in width.
4. Curbing, per County detail (attached), must be provided along the entire stretch of the sidewalk, to the north and south of the driveway.
5. The width of the driveway must be noted on the plans.
6. A 50-foot long, double yellow centerline must be installed at the driveway.



Passaic County Planning Board  
Impact Steel Totowa (SP-21-068)  
780 Riverview Drive, Totowa  
Block 172, Lot 2.01

7. The applicant shall install curb ramps, in compliance with ADA standards, at both ends of the driveway. A continental-style crosswalk shall be striped, using thermoplastic material, across the driveway.
8. The plans must include a driveway profile.
9. The applicant shall refer to Borough standards for the size of the proposed dry well system.
10. The applicant must provide clarification on the proposed notes on the plans identifying a portion of the site as "NJDOT Parcel ER18".
11. The applicant must submit copies of any required NJDEP permits.
12. The applicant must provide the Corridor Enhancement Fee of \$6,513.00 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  
Adnan Khan, P.E.

Wesley Pereira  
File



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

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

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

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

January 4<sup>th</sup>, 2022

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Major Review – Pointview Walk Subdivision; 1673 Paterson-Hamburg Turnpike, Wayne; Block 3305, Lots 4, 5 & 6 (Passaic County File Number SU-21-021)

Members of the Board,

The above referenced subdivision plat dated November 2<sup>nd</sup>, 2020, revised as of November 15<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

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

1. Approval of this major subdivision application shall be conditioned on the review and approval of the associated site plan application (SP-21-071).
2. The proposed deed of dedication and metes and bounds description shall be submitted for review by staff.
3. The applicant shall submit copies of the proposed easement with the adjacent property owner for the proposed wall that will be partially located on Lot 3.

**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  
Estate of Edgar W. Kuehm  
Edwin Caballero, P.E.

K. Hovnanian North Jersey Acquisitions, LLC  
Michael J. Piromalli, Esq.  
File



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

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

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

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

January 4<sup>th</sup>, 2022

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – Pointview Walk Development; 1673 Paterson-Hamburg Turnpike, Wayne; Block 3305, Lots 4, 5 & 6 (Passaic County File Number SP-21-071)

Members of the Board,

The above referenced site plan dated December 18<sup>th</sup>, 2020, revised as of November 15<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on December 29<sup>th</sup>, 2021 pursuant to the provisions of the Passaic County Site Plan Resolution.

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

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

1. The revised plan set must include full plans, including grading and drainage, for proposed Lots 5.01 and 6.01, in addition to the proposed townhome development on proposed Lot 4.01.
2. The applicant shall clarify the notes relating to the removal of the existing building on proposed Lot 6.01. It must be indicated if the building is proposed to be removed as part of this application or at a later date.
3. The applicant shall clarify the purpose of the 16 proposed parking spaces on Lot 6.01.
4. The plans must indicate the width, which must be a minimum of five (5) feet, of the proposed sidewalk.
5. The applicant must install new curbing, per County detail (attached), along the entire frontage of the property.
6. The applicant shall provide a raised turning island at the site driveway. The island may need to be modified from the County detail (attached). The raised sidewalk must be delineated across the drive lanes. Detectable warning surfaces shall still be provided. The distance from

Passaic County Planning Board  
Pointview Walk Development (SP-21-071)  
1673 Paterson-Hamburg Turnpike, Wayne  
Block 3305, Lots 4, 5 & 6

the stop bar to the raised sidewalk must be a minimum of four (4) feet, and dimensioned on the plan.

7. The driveway stop sign must be located at the stop bar.
8. No objects or plantings greater than 24 inches in height shall be located within the sight triangle.
9. Table 5 in the drainage report states "Peak Flow reduction summary", but no flows are listed in the table. This must be addressed by the applicant.
10. There shall be no runoff to Paterson-Hamburg Turnpike. The drainage report indicates that after development, there will be 3.7 acres (with 15% impervious coverage) draining to Paterson-Hamburg Turnpike.
11. The applicant must provide all design details for the proposed modular block wall. The footings must be entirely outside of the proposed Paterson-Hamburg Turnpike right-of-way.
12. The applicant shall submit copies of any required NJDEP permits.
13. The applicant must submit the Corridor Enhancement Fee of \$10,991.00 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  
Estate of Edgar W. Kuehm  
Edwin Caballero, P.E.

K. Hovnanian North Jersey Acquisitions, LLC  
Michael J. Piromalli, Esq.  
File