



**PASSAIC COUNTY PLANNING BOARD  
MINUTES OF A REGULAR MEETING  
Thursday, January 27<sup>th</sup>, 2022  
WebEx Meeting**

Chair Metzler opened the meeting at 5:00 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:** Joseph Metzler, Chair; Stephen Martinique, Vice Chair; William Gervens, Commissioner; Jonathan Pera, County Engineer; Kenneth Simpson, Commissioner; Steve Edmond, Alternate (voting for Commissioner Diaz); 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; Salvatore Presti, Assistant Planner

**MINUTES:** A motion to adopt the minutes of the January 13<sup>th</sup>, 2022, Planning Board Meeting was made by Vice Chair Martinique and seconded by Commissioner Simpson. The motioned passed unanimously, with County Commissioner Duffy abstaining.

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

- The Planning Department has been creating GIS applications which will start rolling out to the public this year. These include a Passaic County Parks portal for visitors to navigate their way through county parks and streaming data services. The Planning Department has also been developing maps for internal use that show the location of county facilities and properties.
- The Planning Department hopes to have a draft policy document by the end of February for the County Bike Plan, with the anticipation that the draft plan itself will be finished in spring. The draft Bicycle Master Plan will bleed into the next Strategic Investment Plan which will focus on infrastructure and assisting local entities craft policies and plans that gain maximum local benefit from larger regional plans.

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

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

**DEVELOPMENT REVIEW**

**SP-20-047 – Meridia Regency on Valley – 1091-1175 Valley Road, Clifton**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 23,551 sq. ft. hotel with basement parking. The existing banquet hall is to remain, although outdoor work will be performed on the site. The applicant has proposed to demolish an existing residential building to the south of the banquet hall. The building will be

replaced with a below-ground parking garage, with landscaping and outdoor event space at ground level. The plans includes a lot consolidation from the existing six (6) lots to two (2) lots. This application was withheld by the Board on March 4<sup>th</sup>, 2021 with 13 conditions.

The proposed structure will have a 23,551 sq. ft. footprint and include a basement parking garage. The parking garage will contain 177 parking spaces. There will be a total of 430 parking spaces on the site, up from 215 spaces. The site will have three (3) driveway entrances along Valley Road. There are no turning restrictions proposed at any of the driveways. The northernmost and southernmost properties are proposed to be relocated to be 10 feet from the side property lines. The driveways are served by a drive aisle running adjacent to the right-of-way line. The applicant has proposed to replace the sidewalk and curbing along the entire frontage of the site.

Regarding drainage, the applicant has proposed to install two (2) interconnected detention basins on the site. The applicant will also install roof leaders, trench drains, and inlets on the site that will connect to the detention basins. An overflow connection to the Valley Road drainage system has been proposed at the northernmost driveway. The applicant has provided a stormwater management statement and memorandum. The applicant has proposed to maintain the site's existing landscaping.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant must submit a subdivision plat for the proposed re-subdivision of the property. This will be reviewed as a separate application (major subdivision). A cross-access easement must be submitted accommodating access between the two proposed lots. The parallel bars shall be removed from the crosswalks on the plan. The applicant must show all proposed truck turns at the northerly driveway on a plan diagram. "NO TRUCKS" signs (R5-2) shall be provided at the south and central driveways. It is proposed by the applicant to use Valley Road as part of the circulation pattern for valet vehicles – this is not acceptable. All valet operations must occur on the site.

The queuing exhibit in the traffic study must be revised to reflect the revised design of the one-way southbound access aisle. The traffic study concludes that the maximum queue observed was 7 vehicles, which is acceptable for a valet operation. However, this queue was observed at the existing facility. Valet operations at the proposed facility will be significantly different, as cars will be parked in the underground garage by valet operators. This could be a very time-consuming operation.

A new valet queuing analysis must be performed, based completely on the proposed valet usage of the underground garage. The drive aisle closest to Valley Road, as designed, would not allow a vehicle to exit the south driveway perpendicular to Valley Road. This must be addressed by the applicant. The revised stormwater plans and report are still under review by staff. Additional comments may be provided at the Planning Board meeting. The applicant must provide Corridor Enhancement Fee of \$17,904.00 payable to Passaic County.

Chair Metzler asked County Engineer Pera if he was satisfied with how the applicant had handled the previous drainage comments. He stated that he was, other than the outstanding comments outlined in the presentation. Chair Metzler asked about the valet operation of the site. County Engineer Pera stated that he would need further clarifications from the applicant on the valet plans.

Aruther Kuyan, engineer for the applicant, was sworn in. He described the proposed valet operations to the board. County Engineer Pera asked for clarification on the proposed banquet hall passenger loading area located at the central driveway. Arthur Kuyan entered a Valet Queuing Exhibit marked as Exhibit A. Aruther Kuyan stated that that area would be a drop off area, and all valet operations would take place at the designated venue space. County Engineer Pera asked that the applicant submit in writing that the valet operations would not happen at the center driveway.

Planning Director Lysicatos inquired about flexible directions for the driveway. County Engineer Pera also reiterated that he was concerned with minimizing the use of Valley Road for valet operations as much as possible. He also asked that the applicant explore using flexible operations for the driveway. Planning Director asked what the role of the easterly driveway would be in terms of valet with the event space. Arthur Kuyan clarified the separation of the banquet hall and hotel traffic and operations.

Commissioners Edmond asked if the applicant had a gap study for Valley Road. Arthur Kuyan responded that they did not have a gap study but that they did have a level of service study that showed the road would be acceptable. He also clarified that peak usage is in the evening. Commissioner Edmond asked how left turns would be prevented from the westerly driveway into the one-way valet operation area. Arthur Kuyan stated that there would be multiple do not enter signs at the driveway exit, and that he could add additional traffic control measures to prevent the turn.

Commissioner Edmond asked if a person entering the westerly driveway could bypass the valet service and park directly in the parking lot. Aruther Kuyan stated they could. Planning Director Lysicatos asked if the applicant had factored how long it would take to park the car in the underground garage into the valet operation study. He also asked if it was possible to widen the driveway into a two-way driveway. Arthur Kuyan stated that to accommodate the county right of way, the driveway was shortened to its present proposed width. County Pera asked that the applicant investigate flexible changes to the driveway to prevent the valet circulation from using Valley Road.

Commissioner Edmond asked why the driveway was kept at 17.5 feet, as he was concerned that there would be temptation to use the driveway as a two-lane driveway. Arthur Kuyan stated that he would investigate reducing the width of the driveway.

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

No comments were made by the public.

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

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

**SP-21-054 – Proposed Apartment Building – 87-89 Hospital Plaza, Paterson**

County Counsel Abdelhadi recused himself from the application and left the meeting at 5:52 PM.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 6-story, multi-family residential building on a vacant lot. The building will contain a mix of studio, 1-bedroom, and 2-bedroom units. The building will have a total of 34 dwelling units and 49 bedrooms. The site is currently vacant and located within the Hospital Redevelopment Zone. The site does not have any frontage along a County roadway but poses a downstream drainage impact to County facilities as it connects to Straight Street, Getty Avenue, and Main Street within several blocks. The site plan was withheld on October 28<sup>th</sup>, 2021, with 5 conditions.

The applicant has not proposed any driveways or parking on the site. The applicant has indicated that there will be 48 parking spaces at an off-site location (661-671 Main Street). Regarding drainage, the applicant has proposed to connect all roof leaders and inlets into an underground basin located on the site. The plans indicate that there will be an overflow curb outlet to Hospital Plaza, which flows towards Getty Avenue. The applicant has submitted a stormwater report.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit approval from the City of Paterson for the proposed overflow curb discharge to the Hospital Plaza roadway. A sensor to indicate failure of the underground drainage system is not acceptable, as it can be turned off and/or ignored. It is necessary to allow for on-site ponding as a visible indication of system failure on the site.

Commissioner Edmond asked where the proposed overflow would end up. Ahmad Tamous, engineer for the applicant, was sworn in. He outlined the failure mechanisms of the drainage system. Commissioner Edmond asked for clarification on the connection into the combined stormwater system. Ahmad Tamous clarified the connection. Commissioner Edmond asked if there were inlets that would pick up the stormwater discharged out of the overflow before it hit the county road. Commissioner Edmond asked if the applicant could show on the plans where the inlet that would collect the discharged stormwater before it hit the county roadway. He also asked that the applicant make sure the inlet was working. County Engineer Pera asked that the ponding be shown on the plans. Ahmad Tamous stated that he would show it.

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

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

**SP-21-057 – Proposed Mixed-Use Development – 182-188 East 33<sup>rd</sup> Street, Paterson**

County Counsel Abdelhadi rejoined the meeting at 6:12 PM.

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a 4-story, 9,092 sq. ft., multi-family residential building on a vacant lot. The proposed building will have a total of 24 dwelling units. The site has frontage along East 33<sup>rd</sup> Street in Paterson. The application was withheld on November 18<sup>th</sup>, 2021 with 18 conditions.

The applicant has proposed to utilize the 1<sup>st</sup> floor of the building as a parking garage. The proposed garage will have a total of 33 parking spaces. The parking lot will have access to East 33<sup>rd</sup> Street via a proposed driveway and curb cut. The applicant has proposed to replace all curbing, sidewalks, and aprons along the site frontage.

Regarding drainage, the applicant has indicated that three (3) recharge pits will be installed beneath the building. The applicant has also proposed to install a trench drain at the driveway entrance. The applicant has indicated that the trench drain and roof leaders will connect to the recharge pits. The applicant has submitted drainage calculations. The applicant has proposed to plant one (1) cherry 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 must submit two (2) signed and sealed copies of the referenced survey. The applicant must still receive a design waiver to permit one (1) parking space within 20 feet of the right-of-way line. This waiver is recommended by staff, due to the considerable setback from the E. 33<sup>rd</sup> Street roadway. The “NO STOPPING OR STANDING” signs, at both ends of the site frontage, must be shown on the plan. The drainage calculations still indicate that the proposed stormwater system is designed to only handle the increase in runoff. The E. 33<sup>rd</sup> Street right-of-way line must be indicated on the elevation plans. The applicant shall submit an encroachment application for consideration by the Board of County Commissioners. The applicant shall provide the Corridor Enhancement Fee of \$1,750.00 payable to Passaic County.

Commissioner Edmond asked how high the encroachment was in the right of way. County Engineer Pera responded that the encroachment would be high on the building, and not in the way of pedestrians or vehicles.

A motion to grant a waiver request allowing the applicant to have a parking space within 20 feet of the county right of way was made by Vice Chair Martinique. Commissioner Gervens seconded the motion. The motion passed unanimously.

A motion was made by Vice Chair Martinique open the floor to the public comment. County Engineer Pera seconded the motion. The motion passed unanimously.

No comments were made by the public.

A motion was made by Vice Chair Martinique to close the floor to the public comment. County Engineer Pera seconded the motion. The motion passed unanimously.

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

**SP-21-066 – Proposed Apartment Building – 117 Hamilton Avenue, Paterson**

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use 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. This application was withheld on December 16<sup>th</sup>, 2021 with 9 conditions.

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. The applicant has proposed to add a planting strip between the curb and sidewalk. The applicant has submitted a signed certification that the existing curb ramps are ADA-compliant. Regarding drainage, the applicant has proposed to install a dry well system on the site. All roof leaders will connect to the system.

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

No comments were made by the board.

No members of the public were present.

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

**SU-22-001 – Kyle Morris Realty Subdivision – 93 Glenwild Avenue, Bloomingdale**

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (30) to create a total of two (2) lots, 30.01 and 30.02. The applicant has proposed to construct a single-family home on proposed lot 30.02. The applicant

has proposed to install a driveway along Glenwild Avenue, a County road, to serve the dwelling. There is existing curbing and sidewalk along the frontage of the property. An on-site turnaround will be provided. The applicant has proposed to install a stormwater recharge chamber on the site. The plans do not show any connections to the recharge chamber. The existing dwelling on proposed lot 30.01 will remain. No changes are proposed to the dwelling or the existing driveway.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans indicate a proposed dedication for 25 feet from the centerline. The County Map indicates a Master Plan right-of-way of 66 feet. Staff are reviewing plans to determine the appropriate requirements for a dedication. Driveway profiles, showing a 2% maximum slope for 50 feet back from the right-of-way line, must be provided for both driveways. The applicant shall install a trench drain at the property line of the driveway, which shall be connected to the recharge chamber.

Commissioner Edmond asked if there was a determination on the dedication that needed to be made. County Engineer Pera stated that the 25-foot dedication would be adequate.

No one from the public was present.

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

**OLD BUSINESS – None.**

#### **NEW BUSINESS**

County Commissioner Duffy recused himself from this matter.

Staff presented a recommendation on a request to reduce the Corridor Enhancement Fee for the Cemetery Expansion at Belmont Avenue (SP-21-024). Staff recommended reducing the initial \$17,260 to the recommended \$250 amount based on the justifications provided by the applicant.

Commissioner Gervens made a motion to reduce the Corridor Enhancement Fee to the recommended \$250. Vice Chair Martinique seconded the motion. The motion passed unanimously.

#### **RESOLUTIONS**

Staff presented the following unconditional approval resolutions for approval by the board:

1. 2022-02 (SP-20-040) – Sky Bridge Extension (Hackensack Meridian School of Medicine) – 340 Kingsland Street, Clifton
2. 2022-03 (SP-20-023) – Proposed Retail Development (Manzo-Doren LLC) – 809-813 Riverview Drive, Totowa

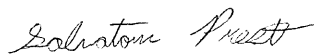
3. 2022-04 (SP-20-025) – BJ’s Wholesale Club & Gas Station – 50 Route 46, Wayne
4. 2022-05 (SP-20-027) – Saba Apartments – 441 Paulison Avenue, Passaic
5. 2022-06 (SP-20-030) – Lincoln of Wayne – 1910 Route 23 North, Wayne

A motion was made by Commissioner Simpson to approve all resolutions. The motion was seconded by Vice Chair Martinique. The motion passed unanimously.

**CORRESPONDENCE – None.**

**ADJOURNMENT:** Vice Chair Martinique made a motion to adjourn the meeting at 6:34 PM that was seconded by County Commissioner Duffy. 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 31<sup>st</sup>, 2022

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Site Plan Review – Meridia Regency on Valley; 1091-1175 Valley Road, Clifton; Block 62.04, Lots 28, 31, 32, 33, 36 & 37 (Passaic County File Number SP-20-047)

Members of the Board,

The above referenced site plan dated November 16<sup>th</sup>, 2020, revised as of January 3<sup>rd</sup>, 2022, was reviewed by the Passaic County Planning Board on January 27<sup>th</sup>, 2022 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 Dykstra Walker Design Group. **Complete.**
2. The applicant must submit a subdivision plat for the proposed re-subdivision of the property. This will be reviewed as a separate application (major subdivision). A cross-access easement must be submitted accommodating access between the two proposed lots. **Incomplete.**
3. At the southernmost driveway: a) A stop bar, stop sign, and centerline must be provided; b) The directional arrows should be moved back from the right-of-way line; and c) A dashed centerline shall be provided between the driveway centerline and the centerline of the drive aisle that runs along the southern property line. At the northernmost driveway, a stop sign must be installed. **A “NO LEFT TURN” sign shall be installed at the southernly driveway, in order to prohibit vehicles from turning left into the front drive aisle. Additionally, a forward arrow and the marking “ONLY” shall be striped in the entrance lane. A third “DO NOT ENTER” sign shall be installed to the east of**

**the stop bar for the pick-up/drop-off lane that is located to the north of the southern driveway.**

4. The stop bar (12", white) and centerline (double yellow) must be correctly labelled at all driveways. **Complete.**
5. Based on the submitted plans, raised aprons are not appropriate for the site driveways due to the lack of a buffer between the sidewalk and roadway. The applicant must install curb ramps and crosswalks (continental-style with thermoplastic material) across all site driveways. Following installation and prior to the release of any bonds, the applicant must submit a signed certification from a professional engineer that the curb ramps have been constructed in conformance with ADA standards. **The parallel bars shall be removed from the crosswalks on the plan.**
6. The plans must indicate sight distance at all driveways, considering all physical features including the proposed wall. Already complete.
7. The truck turning movement for the left-in turn at the north driveway is not acceptable, as it creates a conflict with vehicles waiting at the stop bar. The right-in turn at the north driveway must also be shown. The applicant must clarify which driveways and turns will be utilized by trucks. If trucks will only utilize the north driveway, then signs must be provided restricting truck traffic to that driveway. If other driveways are to be utilized by trucks, then those truck movements must be shown on the turning templates. The proposed center driveway width is too wide for a driveway that is only utilized by car traffic. **The applicant must show all proposed truck turns at the northerly driveway on a plan diagram. "NO TRUCKS" signs (R5-2) shall be provided at the south and central driveways.**
8. Additional clarification must be provided on the origin and destination of valet-serviced vehicles. Where are vehicles being dropped off? Where are vehicles being parked? The applicant shall consider the reversal of the one-way circulation, between the southernmost and central driveways, in order to accommodate the valet service without left turns to and from Valley Road. **The following comments pertain to the proposed valet plan:**
  - a) **The queuing exhibit in the traffic study must be revised to reflect the revised design of the one-way southbound access aisle.**
  - b) **The traffic study concludes that the maximum queue observed was 7 vehicles, which is acceptable for a valet operation. However, this queue was observed at the existing facility. Valet operations at the proposed facility will be significantly different, as cars will be parked in the underground garage by valet operators. This could be a very time-consuming operation. A new valet queuing analysis must be performed based on the proposed operations.**
  - c) **The applicant has proposed to use Valley Road as part of the circulation pattern for valet vehicles. The applicant must provide additional information for this to be considered. The queuing analysis must assess any impacts to**

Passaic County Planning Board  
Meridia Regency on Valley (SP-20-047)  
1091-1175 Valley Road, Clifton  
Block 62.04, Lots 28, 31, 32, 33, 36 & 37

- Valley Road from vehicles queuing to enter at the center driveway. This must include both the arrival and departure periods of valet service for events.**
- d) **The queuing analysis shall consider back-to-back events.**
  - e) **Given the potential adverse impact to Valley Road, the applicant shall consider the temporary use of the front drive aisle (between the center and southern driveways) as a two-way/flexible driveway during events.**
  - f) **The applicant shall provide in writing that all queuing on Valley Road for the valet service would be at the center driveway, not the southern driveway.**
9. The drive aisle parallel to Valley Road must allow for a vehicle to exit perpendicular to Valley Road – which is required for a driver to adequately see conflicting traffic on Valley Road in both directions. The drive aisle must not encroach into the County right-of-way at any point. The sidewalk shall be moved back to the right-of-way line along the entire frontage. **The drive aisle closest to Valley Road, as designed, would not allow a vehicle to exit the south driveway perpendicular to Valley Road. This must be addressed by the applicant.**
10. The applicant must explain why delay calculations were not provided for the build condition for the north and central driveways. Already complete.
11. The applicant has stated that the stone wall will be removed, and the wall is no longer shown on the plans. However, a note must be added to the plans stating that the wall is to be removed. **Complete.**
12. The proposed drainage system will divert a significant area of stormwater to the Valley Road system. The method of operation of the proposed system, and the assessment of the adequacy of the existing Valley Road system to handle this diversion, are not apparent from the drainage report. In addition, the plans state that the location and details of the emergency overflow are to be coordinated with the architect. This must be addressed in future submissions. **The following drainage comments must be addressed by the applicant:**
- a) **The Oldcastle SCI infiltration chamber shall have a stone base, according to the manufacturer’s literature.**
  - b) **The plans and the drainage report refer to an emergency overflow pipe discharging to the rear of the property. More information must be provided on this pipe, including under which conditions/storm events it will be utilized, and the size and slope.**
  - c) **The diameter of the 15-inch outflow pipe to Valley Road shall be reduced to be 12 inches, which would still provide adequate capacity for the 25-year storm: 2.8 cfs capacity vs. 1.79 cfs proposed.**

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Meridia Regency on Valley (SP-20-047)  
1091-1175 Valley Road, Clifton  
Block 62.04, Lots 28, 31, 32, 33, 36 & 37

13. The applicant must provide the Corridor Enhancement Fee of \$17,904.00 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  
Dennis P. Liloia  
File

Jason R. Tuvel, Esq.  
Arthur Kuyan, 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 31<sup>st</sup>, 2022

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated March 1<sup>st</sup>, 2021, revised as of November 29<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on January 27<sup>th</sup>, 2022 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:

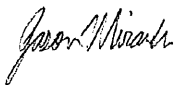
1. The Straight Street label should be removed from the plans. The site frontage is entirely on Hospital Plaza, and Straight Street is not shown on the site plan. **Complete.**
2. The applicant must provide more information on the proposed off-site parking, which may have access via Main Street. **Complete.**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

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

failed. Otherwise, as designed, water will flow onto Getty Avenue with every storm. **A sensor to indicate failure of the underground drainage system is not acceptable, as it can be turned off and/or ignored. It is necessary to allow for on-site ponding as a visible indication of system failure on the site.**

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

Best Regards,



Jason Miranda  
Senior Planner

Cc: Passaic County Engineer  
Alan J. Mariconda, Esq.  
Jose Carballo, RA

Hospital Plaza Properties, LLC  
Bohler Engineering  
File



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

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

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

January 31<sup>st</sup>, 2022

Paterson Board of Adjustment  
125 Ellison Street  
Paterson, NJ 07505

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

Members of the Board,

The above referenced site plan dated December 4<sup>th</sup>, 2018, revised as of January 8<sup>th</sup>, 2022, was reviewed by the Passaic County Planning Board on January 27<sup>th</sup>, 2022 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:

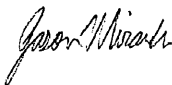
1. The applicant must submit two (2) signed and sealed copies of the referenced survey. **Complete.**
2. The applicant must replace all curbing (per attached detail) and sidewalk along the frontage of the site. **Complete.**
3. The applicant shall explain the cars being shown at the rear of the site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

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

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

DTF Holdings, LLC  
Matthew Evans, RA

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 31<sup>st</sup>, 2022

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 December 20<sup>th</sup>, 2021, revised as of January 10<sup>th</sup>, 2022, was reviewed by the Passaic County Planning Board on January 27<sup>th</sup>, 2022 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 Straight Street 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  
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](http://www.passaiccountynj.org)

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

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

January 31<sup>st</sup>, 2022

Bloomingtondale Planning Board  
101 Hamburg Turnpike  
Bloomingtondale, NJ 07403

Re: Minor Subdivision Review – Kyle Morris Realty Subdivision; 93 Glenwild Avenue, Bloomingtondale; Block 3046, Lot 30 (Passaic County File Number SU-22-001)

Members of the Board,

The above referenced subdivision plat dated September 28<sup>th</sup>, 2021, revised as of December 13<sup>th</sup>, 2021, was reviewed by the Passaic County Planning Board on January 27<sup>th</sup>, 2022 pursuant to the provisions of the Passaic County Subdivision Resolution.

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

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

1. Regarding the proposed dedication, the applicant must submit a deed of dedication and metes and bound survey for review by staff.
2. Driveway profiles, showing a 2% maximum slope for 50 feet back from the right-of-way line, must be provided for both driveways.
3. The applicant shall install trench drains at the bottom of both driveways. The trench drains shall be connected to recharge chambers.

**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  
James La Sala, Esq.  
Estate of Michael Francis Lynch

Kyle Morris Realty, LLC  
Houser Engineering, LLC  
File

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2022-002 (SP-20-040)

WHEREAS, the applicant, Kingsland Street Urban Renewal, LLC (“the Applicant”) submitted a site plan application for the property located on Block 80.02, Lot 4.04 in the City of Clifton, New Jersey, with an address of 340 Kingsland Street, Clifton, NJ 07110; and

WHEREAS, the application was given a file number of SP-20-040; and

WHEREAS, the site plan (“the final site plan”) prepared by Greenberg Farrow dated August 18<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted unconditional approval; and

WHEREAS, on December 22, 2020, staff issued a letter of unconditional approval to the Applicant and the Clifton Planning Board for the final site plan; and

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

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

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

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Joseph Metzler, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: January 27, 2022

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2022-003 (SP-20-023)

WHEREAS, the applicant, Manzo-Doren, LLC (“the Applicant”) submitted a site plan application for the property located on Block 171, Lots 2.01, 19, 20, 21 & 22 in the Borough of Totowa, New Jersey, with an address at 809-813 Riverview Drive and 429-435 Minnisink Road, Totowa, NJ 07512; and

WHEREAS, the application was given a file number of SP-20-023; and

WHEREAS, the site plan prepared by Stonefield Engineering & Design dated November 7, 2019, revised as of February 4, 2021, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval subject to the following conditions:

1. Installation of new sidewalk and curbing along the entire frontage of the site.
2. Installation of a zero throat width concrete island, including a raised sidewalk, at the Riverview Drive driveway in order to enforce the left turn prohibition.
3. Installation of four (4) “NO LEFT TURN” (R3-2) signs, two on each side of the Riverview Drive driveway. They shall be located as follows: a) For exiting vehicles, one on each side of the stop bar; b) For entering vehicles, one on the island and one across the street on Riverview Drive (both facing southbound traffic).
4. Installation of driveway striping as noted: a) The stop bars must be 12 inches and white; b) The centerlines must be 24 inches and double yellow; c) All striping must be noted as thermoplastic.
5. Submission of a signal plan for the replacement signal at the intersection of Minnisink Road and Route 46 westbound ramp.
6. Installation of signing restricting the Riverview Drive driveway to single-unit trucks, and prohibiting trucks from exiting onto Riverview Drive.
7. Installation of a detention system that will reduce the peak discharge rate of the 25-year storm to be no more than 75% of the existing rate for the Riverview Drive system.
8. Installation of trench drains at the right-of-way line for both the exit and entrance portions of the Riverview Drive driveway.
9. Planting of shade trees along the frontage of the site.
10. Submission of the Corridor Enhancement Fee of \$10,860.00 payable to Passaic County.

WHEREAS, on July 30<sup>th</sup>, 2021, staff reviewed a site plan (“the final site plan”) prepared by Stonefield Engineering & Design dated November 7<sup>th</sup>, 2019, revised as of July 16<sup>th</sup>, 2021, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all

conditions of the Board's approval had been satisfied, and issued a letter of unconditional approval to the Applicant and Totowa Board of Adjustment for the final site plan; and

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

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

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

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Joseph Metzler, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: January 27, 2022

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2022-004 (SP-20-025)

WHEREAS, the applicant, Seritage SRC Finance, LLC (“the Applicant”) submitted a site plan application for the property located on Block 212, Lot 5 in the Township of Wayne, New Jersey, with an address at 50 Route 46, Wayne, NJ 07470; and

WHEREAS, the application was given a file number of SP-20-025; and

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

1. The plans shall note the limits of NJDOT access along the frontage of the proposed gas station site.

WHEREAS, on December 30<sup>th</sup>, 2021, staff reviewed a site plan (“the final site plan”) prepared by Bohler Engineering NJ, LLC dated July 16<sup>th</sup>, 2021, revised as of November 30<sup>th</sup>, 2021, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and Wayne Planning Board for the final site plan; and

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

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

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

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Joseph Metzler, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: January 27, 2022

PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2022-005 (SP-20-027)

WHEREAS, the applicant, 443 Paulison Ave, LLC (“the Applicant”) submitted a site plan application for the property located on Block 3220, Lot 29 in the City of Passaic, New Jersey, with an address at 441-443 Paulison Avenue, Passaic, NJ 07055; and

WHEREAS, the application was given a file number of SP-20-027; and

WHEREAS, the site plan prepared by MCB Engineering Associates, LLC dated January 6<sup>th</sup>, 2020, revised as of September 3<sup>rd</sup>, 2020, was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval subject to the following conditions:

1. A design waiver was granted to allow one (1) parking space within 20 feet of the right-of-way line of Paulison Avenue.
2. A design waiver was granted to allow for the driveway to be within 10 feet of a side property line.
3. Installation of a 25-foot long, double yellow centerline at the site driveway
4. Replacement of all curbing and sidewalk along the site frontage.
5. Installation of a raised sidewalk apron at the site driveway.
6. Submission of a written request to the City of Passaic to enact a parking prohibition along the entire frontage of the site.
7. Installation of two (2) “NO STOPPING OR STANDING”, one on either end of the frontage, with arrows pointing towards the frontage.
8. The seepage pit must be designed to handle 100% of the stormwater volume from the 25-year storm.
9. Planting of a shade tree along the frontage of the site.
10. Submission of a Corridor Enhancement Fee of \$1,000.00 payable to Passaic County.
11. The applicant was required to enter into a maintenance agreement for all proposed improvements within the County right-of-way.

WHEREAS, on October 27<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by MCB Engineering Associates, LLC dated January 6<sup>th</sup>, 2020, revised as of September 3<sup>rd</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and Passaic Planning Board for the final site plan; and

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

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

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

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Joseph Metzler, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: January 27, 2022



PASSAIC COUNTY PLANNING BOARD

RESOLUTION NO. 2022-006 (SP-20-030)

WHEREAS, the applicant, Lincoln of Wayne (“the Applicant”) submitted a site plan application for the property located on Block 2420, Lots 1, 2 & 3 in the Township of Wayne, New Jersey, with an address at 1910 Route 23 North, Wayne, NJ 07470; and

WHEREAS, the application was given a file number of SP-20-030; and

WHEREAS, the site plan prepared by Darmstatter Inc. dated July 15<sup>th</sup>, 2020 was reviewed by the Passaic County Planning Board (“the Board”) pursuant to the provisions of the Passaic County Site Plan Resolution and granted conditional approval subject to the following conditions:

1. Installation of a “STOP” sign, a 12-inch, white stop bar, and a double yellow centerline at the Black Oak Ridge Road driveway. All striping must be thermoplastic.
2. Submission of the Corridor Enhancement Fee of \$250.00 payable to Passaic County.

WHEREAS, on November 17<sup>th</sup>, 2020, staff reviewed a site plan (“the final site plan”) prepared by Darmstatter Inc. dated July 15<sup>th</sup>, 2020, revised as of October 22<sup>nd</sup>, 2020, pursuant to the provisions of the Passaic County Site Plan Resolution and deemed that all conditions of the Board’s approval had been satisfied, and issued a letter of unconditional approval to the Applicant and Wayne Planning Board for the final site plan; and

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

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

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

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Joseph Metzler, Chair  
Passaic County Planning Board

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Michael Lysicatos, Secretary  
Passaic County Planning Board

Dated: January 27, 2022