



**PASSAIC COUNTY PLANNING BOARD
MINUTES OF A REGULAR MEETING
Thursday, February 10th, 2022
WebEx Meeting**

Chair Metzler opened the meeting at 5:01 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; Miguel Diaz; Commissioner; Nakima Redmon, Commissioner; Kenneth Simpson, Commissioner; Jonathan Pera, County Engineer; Steve Edmond, Alternate (acting as a non-voting member); TJ Best, County Commissioner

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

MINUTES: A motion to adopt the minutes of the January 27th, 2022, Planning Board Meeting was made by Commissioner Diaz and seconded by Commissioner Gervens. The motioned passed unanimously, with Commissioner Redmon abstaining.

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

- The Planning Board will tentatively be shifting to in-person meetings in April. Discussions to finalize a meeting date for a return to in-person meetings will be held with the board in March. Due to the new Planning Board meeting venue at 401 Grand Street in Paterson, the meeting will be held at 5:30 PM.

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

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

DEVELOPMENT REVIEW

SP-21-072 – Proposed Taco Bell Restaurant – 443 Broadway, Paterson

Staff explained that this is a previously withheld 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 18th Street (County Road 653) in Paterson. This site plan application was withheld on December 29th, 2021 with 6 conditions.

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

18th Street, a County road. The applicant has proposed to replace the existing sidewalk and curbing. Regarding drainage, the applicant has proposed to construct two (2) dry wells on-site. The applicant has also proposed installing a trench train at the proposed East 18th Street driveway. The trench drain and roof drains will connect to the proposed dry wells. The site is sloped towards the County right-of-way. The applicant has proposed to plant shrubs along the E. 18th 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 applicant has requested two (2) design waivers, allowing a driveway on E. 18th Street and allowing a driveway within five (5) feet of the side property line. Staff recommend that the side property line offset be no less than 10 feet. The driveway shall be restricted to right-out turns only. The waiver is recommended by staff based on those conditions. The note stating "New County curb and sidewalk" shall be revised. The curbing is per County detail, but there is no County detail for sidewalk. The applicant shall submit a signed certification that the curb ramps are ADA-compliant. The seepage pit shall have an open grate. The applicant shall grade the site to allow for up to six (6) inches of on-site ponding in the event that the seepage pit were to fail. The applicant must provide the Corridor Enhancement Fee of \$2,492.00 payable to Passaic County.

Commissioner Edmond asked if the restricted movements onto East 18th Street would be a physical restriction or signage. County Engineer Pera stated that there would be signage. Chair Metzler asked for clarification of the ponding on site. County Engineer Pera stated that the ponding would be sufficient to the county. Commissioner Edmond asked that some physical restriction to be installed. Commissioner Simpson asked about the purpose of the East 18th Street Driveway.

Steve Schepis, attorney for the applicant, asked that the project engineer be sworn in. Bahman Izadmehr, engineer for the applicant, was sworn in. He explained that the driveway on East 18th Street would serve as a bypass lane. He stated that he expects less than 5% of the traffic to use the bypass lane. He also stated that creating a physical restriction would be extremely difficult due to the size of the driveway. Additionally, garbage vehicles would not be able to remove the trash from the dumpster area.

Commissioner Simpson asked if the garbage truck could possibly make a K-turn onto the site. Bahman Izadmehr responded that he could not control the operations of the site, so the parking lot might not always accommodate a K-turn. Commissioner Edmond raised concerns that the bypass lane will not be used due to the stacking from the drive-thru. Bahman Izadmehr reiterated his points on providing access to the site and access to the garbage area. County Engineer Pera also reiterated that the driveway must be 10 feet from the property line. Planning Director Lysicatos explained the concern from the county and county standards.

No comments were made by the public.

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-22-002 – Forsgate Site Improvements – 30 Corporate Drive, Wayne

Staff explained that this is a new site plan application in where the applicant has proposed to make various site improvements. These include: replacing walkways with ADA-compliant walkways and re-striping the parking lot. No changes are proposed to the existing warehouse building on the site. The site does not have frontage along a County roadway. However, Corporate Drive connects to Riverview Drive (CR 640). No changes are proposed to the existing stormwater riprap system. The applicant has proposed to make minor changes to the existing landscaping.

The submitted plans have been reviewed by staff. As there is no adverse impact to any County facilities, the application is recommended for approval.

No comments were made by the public.

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

SP-18-024 – Pennington Passaic Apartments – 199-231 Pennington Avenue, Clifton

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to convert a vacant, six-story hospital building to include 147 apartment units. The site has frontage along Pennington Avenue (County Road 607) in Passaic. This site plan was withheld on May 24th, 2018 with 9 conditions.

The site will have access along Aycrigg Avenue and Randolph Street, both municipal streets under City of Passaic jurisdiction. The site will have a total of 153 off-street parking spaces. There are no proposed access driveways or curb cuts along the Pennington Avenue frontage of the site. The building will have pedestrian access to three (3) entrances along Pennington Avenue. The applicant has submitted a traffic study. Roof leaders and inlets on the site will connect into a subsurface detention basin, with an overflow connection into the municipal drainage system along Aycrigg Avenue. There are existing shade trees and bushes along the Pennington Avenue frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must indicate the location of the proposed loading zone on Pennington Avenue. If approved by the Board, the applicant must still obtain a City ordinance and a concurring resolution by the Board of County Commissioners to establish the loading zone. It must be noted on the plans that no roof leaders will discharge stormwater into, or towards, Pennington Avenue. The applicant shall provide the Corridor Enhancement Fee of \$8,329.00 payable to Passaic County.

No comments were made by the board.

No comments were made by the public.

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

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

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to construct a mixed-use building. The proposed building will have retail space on the ground floor and residential units on the second floor. The building will have a total of nine (9) dwelling units. The site has an existing single-family dwelling and automobile service station, which are both to be demolished. The site has frontage along Lexington and Clifton Avenues (both County roads) in Clifton. This application was withheld on December 16th, 2021 with 13 conditions.

The applicant has proposed to construct a surface parking lot with a total of 29 parking spaces at the rear of the site. The parking lot will have access to Lexington Avenue via a full-access driveway. The applicant has proposed four (4) parking spaces, including two (2) electric vehicle charging stations, within 20 feet of the Lexington Avenue right-of-way. The applicant has proposed to replace the existing sidewalk and curbing along the site frontage.

Regarding drainage, the applicant has proposed to construct a trench drain at the driveway entrance. The applicant has proposed to connect into the County drainage system. The trench drain and outlet to the system will be connected to an on-site detention basin. The applicant has proposed to plant Zelkova Serrata shade trees along the frontage of the site.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant has requested a design waiver to permit two (2) handicapped parking spaces on the south side of the driveway and two (2) EV charging spaces on the north side of the driveway within 20 feet of the Lexington Avenue right-of-way. The waiver is recommended by staff based on the regular space being replaced with a handicapped space. The applicant has also requested a design waiver from the centerline requirement. This is not recommended by staff. Per staff discussions, the crosswalks at the corner should not be refreshed by the applicant and the corresponding note shall be removed from the plans.

The applicant shall submit a signed certification from a licensed professional stating that the existing curb ramps are ADA-compliant. The detail of the underground recharge system must show that the HDPE pipes will be perforated. The plans do not provide any information on existing drainage pipes in Lexington Avenue, despite the plan showing a proposed connection into an existing catch basin. The plan must indicate the size and inverts for these pipes. The applicant must compare the existing flow into the County system from the site, with the proposed flow. The applicant shall consider providing an appropriate shade tree species given the presence of overhead electric wires along both frontages of the site. The applicant shall explain how the proposed garage will operate. The distance from the curb to the garage door must be indicated on the plan. The applicant shall provide the Corridor Enhancement Fee of \$5,836.00 payable to Passaic County.

Commissioner Edmond asked that the applicant explain the stacking distance on Lexington Avenue and if there is enough room in the garage lane to accommodate bypassing vehicles. County Engineer Pera asked that the applicant explain if the parking spaces will be assigned for residents or if the public using the commercial spaces can use it as well. County Engineer Pera also asked that the applicant show the distance from the road to the door.

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 Commissioner Diaz to close the floor to the public comment. Commissioner Redmon 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-21-068 – Impact Steel Totowa – 780 Riverview Drive, Totowa

Staff explained that this is a previously withheld site plan application in which the applicant has proposed to 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 (CR 640) in Totowa. The application was withheld by the Board on December 29th, 2021 with 12 conditions.

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 agreed to paint a stop bar and double yellow centerline, and to install a stop sign at the driveway entrance. There is an existing asphalt sidewalk to the north of the driveway. The applicant has agreed to install sidewalk to the south of the driveway, where there is no existing sidewalk. The applicant has also agreed to install full-height curbing along the frontage of the site. 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. South of the driveway, the sidewalk shall be moved back at least three (3) feet in order to allow for a grass strip between the sidewalk and curbing. The curb detail on Sheet C-05 does not match the County curb detail on Sheet C-02. The centerline must be noted as thermoplastic. The longitudinal lines shall be removed from the crosswalk. The crosswalk bars shall be white and thermoplastic (detail shows yellow). The plans must include a detail for an ADA-compliant curb ramp. The slope must be labelled on the driveway profile. The applicant shall either remove the labels for NJDOT Parcel ER18, or add a note explanation of the parcel.

Commissioner Edmond asked about the NJDOT Parcel noted on the plans. County Engineer Pera clarified the need to explain or remove the note.

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

SP-22-001 – Dunkin’ Site Improvements - 1521 Union Valley Road, West Milford

Staff explained that this is a new site plan application in where the applicant has proposed to make various site improvements at an existing Dunkin’ location. The applicant has proposed to replace decorative and wayfinding signs on the site. The drive-thru canopy and menu boards are to be replaced. The applicant has also proposed to re-stripe the parking lot. No changes to the existing building are proposed. The site has frontage along Union Valley Road (CR 513) in West Milford. A previous application (SP-20-006) for the site was approved in 2020.

The site has a full-access driveway along Union Valley Road. There is existing curbing and sidewalk along the frontage of the site. Per staff inspection, the applicant has not installed the driveway signing and striping required as part of the previous site plan approval. Regarding drainage, the applicant has not provided any drainage information on the submitted plan set.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. As per previous approval (SP-20-006), the applicant shall install all signing and striping at the driveway prior to the issuance of any approval. This includes the stop bar, double yellow centerline, and continental-style crosswalk. All striping must done using thermoplastic material. The applicant must provide the Corridor Enhancement Fee of \$3,200.00 payable to Passaic County.

Commissioner Edmond stated that this site plan should be withheld until improvements are put in.

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

No comments were made by the public.

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

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

SP-22-003 – Proposed Apartment Building - 191-193 West Broadway, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to construct a three-story, 1,728 sq. ft., apartment building with four (4) dwelling units on a vacant lot. The site has frontage along West Broadway (CR 673) in Paterson.

The applicant has indicated that there will be no parking on the site. However, the plans indicate that there will be two (2) roll-up doors along the site frontage that lead to a 360 sq. ft. utility/waste room. The plans also indicate a depressed curb along the site frontage. No changes are proposed to the existing sidewalk and curbing. Regarding drainage, the applicant has provided stormwater calculations but has not indicated any drainage inlets, detention, or improvements on the site plan. No landscaping is proposed.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The name and address of the applicant and the owner must be noted on the plan. The applicant shall submit two (2) signed and sealed copies of the referenced survey. The curb detail shown is not the County detail – it must be noted that it is for on-site curbing only. The depressed curb must be replaced with a full-height curb along the entire frontage. The County detail must be provided for this curbing, provided that the City does not require bluestone curb. The plans must include grading contours. All stormwater runoff from the site, existing and proposed, must be handled. No runoff shall be permitted to enter the County right-of-way.

Electric lines through property are proposed to be removed, and the plans note that there is no existing easement. The applicant shall coordinate with adjacent property owners and the City on the proposed removal. The right-of-way line of West Broadway must be indicated on the elevation plans. The plans must include a footing detail. The right-of-way line must be indicated on the detail in order to verify that there is no encroachment of the footings into the right-of-way. The applicant shall plant a shade tree along the frontage of the site. The applicant should coordinate with the City to verify that the three-foot side walkways provide sufficient width for emergency ingress/egress. The applicant must provide the Corridor Enhancement Fee of \$573.00 payable to Passaic County.

Commissioner Edmond asked about the width of the roll up doors. County Engineer Pera stated the concerns about the roll up doors being used to turn the waste room area into an improper garage.

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 Redmon 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-22-005 – Congregation Adas Israel – 565 Broadway, Paterson

Staff explained that this is a new site plan application in which the applicant has proposed to expand an existing house of worship. The existing two-story structure on the site is to remain. The applicant has proposed to install an addition to the second floor of the existing building. The applicant has also proposed to make various improvements to the parking lot. The site has frontage along Broadway (CR 622) in Passaic.

The applicant has proposed to reduce the amount of parking on the site from 43 parking spaces to 42 parking spaces. The site will have a total of three (3) driveways along the Broadway frontage. The applicant has proposed to maintain the two (2) existing driveways, which will maintain one-way circulation of the parking lot. An additional driveway will be provided adjacent to the building in order to provide ADA access. The applicant has not proposed any changes to the existing sidewalk or curbing. Regarding drainage, the applicant has not provided any drainage calculations. The applicant has proposed to plant two (2) Gold Mop Cypress shrubs along the County frontage.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The applicant shall submit two (2) signed and sealed copies of the referenced survey. The site includes three driveways, including two (2) one-way driveways. The applicant must submit a waiver request to justify providing more than a single, full-access driveway OR two (2) one-way driveways. The applicant shall submit a cross-easement for access between the lots. The applicant shall installed raised aprons at all site driveways.

The STOP sign shall be on its own post, at the stop bar. The stop bar shall be noted as thermoplastic. The applicant shall install two (2) DO NOT ENTER signs (R5-1) at the entrance driveway, facing towards the lot. No parking spaces shall be permitted to be located within 20 feet of the County right-of-way. The applicant shall replace all curbing along the frontage of the site. The applicant shall install curbing between the parking lot and the sidewalk. The applicant shall submit a traffic study. No runoff is permitted to flow towards Broadway. The applicant shall provide a drainage plan, including all roof leaders. Driveway profiles must be included for both the entrance and exit driveways. The applicant must provide the Corridor Enhancement Fee of \$4,844.00 payable to Passaic County.

No comments were made by the board.

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

No comments were made by the public.

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

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

SU-22-003 – Creative Structures USA Subdivision – 110 West Haledon Avenue, Haledon

Staff explained that this is a new minor subdivision application in which the applicant has proposed to subdivide an existing lot (16.01) to create a total of two (2) lots, 16.01 and 16.02. The existing lot is currently vacant. The applicant has proposed to construct single-family residential dwellings on each proposed lot. Lot 16.01 will have frontage on West Haledon Avenue (CR 674). Lot 16.02 will have frontage on Pompton Road (CR 504). The submitted plans do not indicate any site improvements besides the dwellings.

Staff explained that there were conditions that must be satisfied before the application could receive an unconditional approval. The plans must include all proposed site improvements, including grading, drainage, driveways, curbing, and sidewalk. The plans shall also include driveway profiles, show on-site turnarounds, and indicate adequate sight distance.

Commissioner Edmond asked that the comment regarding on site turnarounds be strengthened due to the constrained nature of the sites.

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 Commissioner Diaz to close the floor to the public comment. Commissioner Redmon seconded the motion. The motion passed unanimously.

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

OLD BUSINESS – None.

NEW BUSINESS – None.

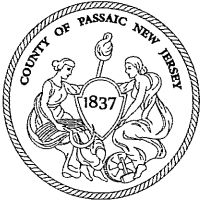
CORRESPONDENCE – None.

ADJOURNMENT: Vice Chair Martinique made a motion to adjourn the meeting at 6:22 PM that was seconded by Commissioner Gervens. The motion passed unanimously.

Respectfully submitted,
Salvatore Presti for

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

MICHAEL LYSICATOS



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 11th, 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 28th, 2021, revised as of January 13th, 2022, was reviewed by the Passaic County Planning Board on February 10th, 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 proposed E. 18th 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. **The applicant requested two (2) design waivers, to allow a driveway on E. 18th Street and to allow a driveway within five (5) feet of a side property line. The Board has requested that the side property line offset be no less than 10 feet. The driveway shall be restricted to right-out turns only, with the appropriate physical restriction and signing.**
2. There is currently a depressed curb along the entire E. 18th Street frontage of the site. The applicant shall provide a new sidewalk with full-height curbing (see attached detail) along this entire frontage. **The note stating “New County curb and sidewalk” shall be revised. The curbing shall be per County detail, but there is no County detail for sidewalk.**
3. The plans must show the existing curb ramps at the corner of Broadway and E. 18th Street. The applicant shall submit a signed certification that the curbs ramps are ADA-compliant. **The applicant shall submit a signed certification from a licensed professional that the curb ramps are ADA-compliant.**

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

4. The applicant must submit a drainage plan. No runoff shall be permitted to enter the E. 18th Street right-of-way. **The seepage pit shall have an open grate. The applicant shall grade the site to allow for up to six (6) inches of on-site ponding in the event that the seepage pit were to fail.**
5. The existing fencing and landscaped island at the corner appear to encroach into the E. 18th Street right-of-way. The applicant shall confirm that the encroachments are being removed. **Complete.**
6. The applicant must provide the Corridor Enhancement Fee of \$2,492.00 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
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

Michael Lysicatos AICP, PP
Director

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

February 11th, 2022

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Forsgate Site Improvements; 30 Corporate Drive, Wayne; Block 501, Lot 3 (Passaic County File Number SP-22-002)

Members of the Board,

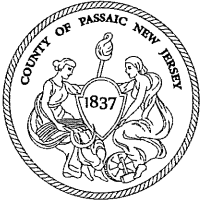
The above referenced site plan dated June 28th, 2021, revised as of January 13th, 2022, was reviewed by the Passaic County Planning Board on February 10th, 2022 pursuant to the provisions of the Passaic County Site Plan Resolution. This site plan application has been granted **unconditional approval**. 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.

Best Regards,

Jason Miranda
Senior Planner

Cc: Passaic County Engineer
F. Mitchel Ardman

Stephen P. Seiden
File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 11th, 2022

Passaic Planning Board
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Pennington Passaic Apartments; 199-231 Pennington Avenue, Passaic; Block 3254, Lot 37 (Passaic County File Number SP-18-024)

Members of the Board,

The above referenced site plan dated July 1st, 2020, revised as of December 10th, 2021, was reviewed by the Passaic County Planning Board on February 10th, 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 plans must indicate the location of the proposed loading zone on Pennington Avenue. If approved by the Board, the applicant must still obtain a City ordinance and a concurring resolution by the Board of County Commissioners to establish the loading zone.
2. It must be noted on the plans that no roof leaders will discharge stormwater into, or towards, Pennington Avenue.
3. The applicant shall provide the Corridor Enhancement Fee of \$8,329.00 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
Colliers Engineering & Design

Pennington Passaic, LLC
Danielle Federico, Esq.

File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 11th, 2022

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

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

Members of the Board,

The above referenced site plan dated June 18th, 2021, revised as of January 14th, 2022, was reviewed by the Passaic County Planning Board on February 10th, 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 name and address of the applicant and the owner must be noted in the plan set.
Complete.
2. The applicant shall submit two (2) signed and sealed copies of the referenced survey.
Complete.
3. The applicant shall confirm that the two (2) existing lots are being consolidated by deed.
Complete.
4. All parking spaces within 20 feet of the Lexington Avenue right-of-way shall be removed. **The applicant has requested a design waiver to permit two (2) handicapped parking spaces on the south side of the driveway and two (2) EV charging spaces on the north side of the driveway within 20 feet of the Lexington Avenue right-of-way. The non-handicapped space proposed within the 20-foot setback would be replaced with a handicapped space. The waiver will be considered by the Board upon receipt of the additional information requested in comment 14.**

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

5. The following comments pertain to the proposed site driveway:
 - a. All striping shall be noted as thermoplastic. **Complete.**
 - b. The applicant must install a 50-foot long, double yellow centerline. **The centerline must be installed.**
 - c. The stop bar shall be four (4) feet back from the edge of the sidewalk. **Complete.**
6. The crosswalk striping shall be refreshed using thermoplastic material. **This is no longer being required. The corresponding note shall be removed from the plans.**
7. The applicant shall submit a signed certification stating that the existing curb ramps are ADA-compliant. **Incomplete.**
8. The following comments pertain to drainage:
 - a. The applicant shall provide on-site detention. **The detail of the underground recharge system must show that the HDPE pipes will be perforated.**
 - b. The plans must show all existing pipes with sizes and inverts. **The plans do not provide any information on existing drainage pipes in Lexington Avenue, despite the plan showing a proposed connection into an existing catch basin. The plan must indicate the size and inverts for these pipes.**
 - c. The existing storm drain system must be analyzed for capacity, and for how much the site will be contributing to the system (including how much flow this site currently contributes into the system). **The applicant shall compare the existing flow into the County system from the site with the proposed flow.**
9. In addition to the proposed shrubs, the applicant shall provide shade trees along the frontage of the site. **The applicant shall provide a more appropriate shade tree species given the presence of overhead electric wires along both frontages of the site. The applicant should coordinate with staff to determine an appropriate tree species.**
10. The applicant must confirm that all fuel tanks will be removed in accordance with NJDEP standards. **Complete.**
11. The applicant shall submit any available architectural drawings. **Complete.**
12. It is recommended that the applicant provide on-site bicycle parking. **Complete.**
13. The applicant shall provide the Corridor Enhancement Fee of \$5,836.00 payable to Passaic County. **Incomplete.**
14. **The applicant shall explain how the proposed garage will operate. The distance from the curb to the garage door must be indicated on the plan.**

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

15. The applicant shall provide an analysis of vehicle stacking for motorists turning left into the site.

16. It must be clarified if parking spaces are to be assigned.

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

Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Bertin Engineering

Tsungas Petroleum, Inc.
File



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 11th, 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 7th, 2021, revised as of January 12th, 2022, was reviewed by the Passaic County Planning Board on February 10th, 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 signed and sealed copies of the referenced survey by 3 Wire Surveying, LLC. **Complete.**
2. The zoning table must include the existing and proposed square footage of impervious coverage. **Complete.**
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. **South of the driveway, the sidewalk shall be moved back at least three (3) feet in order to allow for a grass strip between the sidewalk and curbing.**
4. Curbing, per County detail (attached), must be provided along the entire stretch of the sidewalk, to the north and south of the driveway. **The curb detail on Sheet C-05 does not match the County curb detail on Sheet C-02.**
5. The width of the driveway must be noted on the plans. **Complete.**

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

6. A 50-foot long, double yellow centerline must be installed at the driveway. **The centerline must noted as thermoplastic.**
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. **The longitudinal lines shall be removed from the crosswalk. The crosswalk bars shall be white and thermoplastic. The plans must include a detail for an ADA-compliant curb ramp.**
8. The plans must include a driveway profile. **The slope must be labelled on the driveway profile.**
9. The applicant shall refer to Borough standards for the size of the proposed dry well system. **Complete.**
10. The applicant must provide clarification on the proposed notes on the plans identifying a portion of the site as "NJDOT Parcel ER18". **The applicant shall either remove the labels for NJDOT Parcel ER18, or add a note explanation of the parcel.**
11. The applicant must submit copies of any required NJDEP permits. **Complete.**
12. The applicant must provide the Corridor Enhancement Fee of \$6,513.00 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.

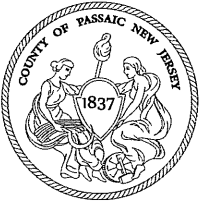
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
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

Michael Lysicatos AICP, PP
Director

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

February 11th, 2022

West Milford Planning Board
1480 Union Valley Road
West Milford, NJ 07480

Re: Site Plan Review – Dunkin’ Site Improvements; 1521 Union Valley Road, West Milford; Block 7621, Lot 2 (Passaic County File Number SP-22-001)

Members of the Board,

The above referenced site plan dated June 28th, 2021, revised as of January 13th, 2022, was reviewed by the Passaic County Planning Board on February 10th, 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 shall install all signing and striping at the driveway, as per the requirements of the previous site plan approval (SP-20-006) at this property, prior to the issuance of any approval. This includes the stop bar, double yellow centerline, and continental-style crosswalk. All striping must done using thermoplastic material. These improvements must also be shown on the current site plan. Upon completion of the work, the applicant shall notify staff for inspection. Upon a satisfactory inspection, the application will be scheduled for hearing by the Board for consideration of an approval.

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
Vernon Merritt

David Panella
Cynthia Falls

File



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 14th, 2022

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Prop. Apartment Building; 191-193 West Broadway, Paterson; Block 608, Lot 15 (Passaic County File Number SP-22-003)

Members of the Board,

The above referenced site plan dated July 29th, 2021 was reviewed by the Passaic County Planning Board on February 10th, 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 name and address of the applicant and the owner must be noted on the plan.
2. The applicant shall submit two (2) signed and sealed copies of the referenced survey.
3. The curb detail shown is not the County detail – it must be noted that it is for on-site curbing only.
4. The applicant shall replace all curbing and sidewalk along the frontage of the site. This includes replacing the depressed curb with a full-height curb. The County detail (attached) must be provided for this curbing, provided that the City does not require bluestone curb.
5. The plans must include grading contours.
6. All stormwater runoff from the site, existing and proposed, must be handled. No runoff shall be permitted to enter the County right-of-way.

Passaic County Planning Board
Prop. Apartment Building (SP-22-003)
191-193 West Broadway, Paterson
Block 608, Lot 15

7. Electric lines through property are proposed to be removed, and the plans note that there is no existing easement. The applicant shall coordinate with adjacent property owners and the City on the proposed removal.
8. The right-of-way line of West Broadway must be indicated on the elevation plans.
9. The plans must include a footing detail. The right-of-way line must be indicated on the detail in order to verify that there is no encroachment of the footings into the right-of-way.
10. The applicant shall plant a shade tree along the frontage of the site.
11. The applicant shall clarify the purpose of the proposed roll-up doors along the frontage of the site.
12. The applicant should coordinate with the City to verify that the three-foot side walkways provide sufficient width for emergency ingress/egress.
13. The applicant must provide the Corridor Enhancement Fee of \$573.00 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
Marissa Escurra DuBiel, Esq.
File

191-193 West Broadway, LLC
Heritage Madison Architecture, LLC



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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 15th, 2022

Passaic Board of Adjustment
330 Passaic Street
Passaic, NJ 07055

Re: Site Plan Review – Congregation Adas Israel Additions; 565 Broadway, Passaic; Block 3308, Lots 57, 59 & 62 (Passaic County File Number SP-22-005)

Members of the Board,

The above referenced site plan dated January 12th, 2022 was reviewed by the Passaic County Planning Board on February 10th, 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 shall submit two (2) signed and sealed copies of the referenced survey.
2. The site includes three driveways, including two (2) one-way driveways. The applicant must submit a waiver request to justify providing more than a single, full-access driveway OR two (2) one-way driveways.
3. The applicant shall submit a cross-easement for access between the lots.
4. The applicant shall installed raised aprons (per attached detail) at all site driveways.
5. The STOP sign shall be on its own post, at the stop bar.
6. The stop bar shall be noted as thermoplastic.
7. The applicant shall install two (2) DO NOT ENTER signs (R5-1) at the entrance driveway, facing towards the lot.
8. No parking spaces shall be permitted to be located within 20 feet of the County right-of-way.

Passaic County Planning Board
Congregation Adas Israel Additions (SP-22-005)
565 Broadway, Passaic
Block 3308, Lots 57, 59 & 62

9. The applicant shall replace all curbing (per attached detail) along the frontage of the site. The curb replacement could necessitate the replacement of the sidewalks due to the height of the curb reveal.
10. The applicant shall install curbing between the parking lot and the sidewalk.
11. The applicant shall submit a traffic study.
12. No runoff is permitted to flow towards Broadway. The applicant shall provide a drainage plan, including all roof leaders.
13. Driveway profiles must be included for both the entrance and exit driveways.
14. The applicant must provide the Corridor Enhancement Fee of \$4,844.00 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.

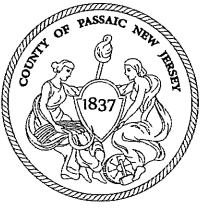
Best Regards,



Jason Miranda
Senior Planner

Cc: Passaic County Engineer
Glenn Peterson
File

Congregation Adas Israel of Passaic County
Joseph Vince, P.E.



County of Passaic

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

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

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

February 15th, 2022

Haledon Planning/Zoning Board
510 Belmont Avenue
Haledon, NJ 07508

Re: Minor Subdivision Review – Creative Structure USA Subdivision; 110 W. Haledon Avenue, Haledon; Block 62, Lot 16.01 (Passaic County File Number SU-22-003)

Members of the Board,

The above referenced subdivision plat dated July 31st, 2020, revised as of November 30th, 2020, was reviewed by the Passaic County Planning Board on February 10th, 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.

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

1. The plans must include all proposed site improvements, including grading, drainage, driveways, curbing, and sidewalk. The plans shall also include driveway profiles, include adequate on-site turnarounds, and indicate adequate sight distance.

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
Creative Structures USA

Bahman Izadmehr, P.E.
File