



# County of Passaic

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

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

**Massiel Medina Ferrara AICP, PP**  
*Director / Planning Board Secretary*

## PLANNING BOARD

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

## Passaic County Planning Board

### Regular Meeting

Wednesday, December 21<sup>st</sup>, 2022

5:30 PM

### Agenda

The meeting will be held in Room 220, the Board Room of the Passaic County Board of County Commissioners, located on the 2<sup>nd</sup> floor of the County Administration Building at 401 Grand Street, Paterson, NJ 07505. The meeting will not be accessible virtually.

The meetings materials, and all application files, can be viewed at the below link:

<https://www.dropbox.com/scl/fo/5bbg15azw4fbuj8b2r7b7/h?dl=0&rlkey=kmixn4oapr8twae11x8tzkulu>

### Chairman's Announcement – Open Public Meeting Act

#### Roll Call

Minutes: December 8<sup>th</sup>, 2022

#### Planning Director's Report

#### Public Comment & Questions

#### Development Review:

1. SP-19-035; Allied Brothers Tri-State Builders  
20 Parish Drive, Wayne  
Block 703, Lot 38  
Site Plan (Previously Withheld)  
Owner: Allied Brothers Tri-State Builders, LLC

2. SP-22-003; Prop. Apartment Building  
191-193 West Broadway, Paterson  
Block 608, Lot 15  
Site Plan (Previously Withheld)  
Owner: 191-193 West Broadway, LLC

3. SP-22-055; Molly Ann Farms  
265 Belmont Avenue, Haledon  
Block 117, Lots 1 & 2  
Site Plan (Previously Withheld)  
Owner: Gabriella Wilday

4. SP-22-067; Genesis of Wayne  
1935 Route 23 South, Wayne  
Block 2432, Lots 4 & 5  
Site Plan (New Application)  
Owner: Circle Realty of Wayne, LLC

5. SP-22-068; Proposed Warehouse  
125 Pompton Plains Crossroad, Wayne  
Block 2521, Lots 47, 48 & 49  
Site Plan (New Application)  
Owner: Monello Realty, LLC

6. SP-22-069; Proposed Site Improvements  
415 Paterson-Hamburg Turnpike, Wayne  
Block 2800, Lot 14.01  
Site Plan (New Application)  
Owner: ADB Associates, LLC

7. SP-22-070; Tilcon Asphalt Batch Plant  
859 Riverview Drive, Totowa  
Block 171, Lots 12, 12.01, 12.02 & 13  
Site Plan (New Application)  
Owner: Tilcon New York, Inc.

8. SP-22-071; Proposed Solar Carports  
385 Rifle Camp Road, Woodland Park  
Block 85, Lots 7.01, 7.02 & 13.01  
Site Plan (New Application)  
Owner: BNY Mellon

### **Old Business**

### **New Business**

1. Presentation: Rifle Camp Park Amphitheater Improvements

### **Resolutions**

### **Correspondence**

1. Draft Planning Board Meeting Schedule (2023)

### **Adjournment**