



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

www.passaiccountynj.org

Andras Holzmann AICP, PP
Director / Planning Board Secretary

PLANNING BOARD
TEL (973) 569-4040
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Passaic County Planning Board
Regular Meeting
Thursday, August 24th, 2023
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 2nd 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/e3iy6ubzxmnt27ue9vq9c/h?rlkey=qf6a8tl5l2ochvoz9zqqpwnqh&dl=0>

Chairman's Announcement – Open Public Meeting Act

Roll Call

Minutes: August 3rd, 2023

Planning Director's Report

Public Comment & Questions

Development Review:

1. SP-22-014; Prop. Mixed-Use Dev. (Phase II)

Main Street & Paterson Avenue, Little Falls
Block 111, Lots 9, 11, 12.01, 12.02 & 13
Block 112, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 & 16
Site Plan (Previously Withheld)
Owner: KV Realty, LLC

2. SU-23-012; KV Realty Subdivision

Main Street & Paterson Avenue, Little Falls
Block 111, Lots 9, 11, 12.01, 12.02 & 13
Block 112, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 & 16
Major Subdivision (New Application)
Owner: KV Realty, LLC

3. SP-22-044; Proposed Addition

246-248 5th Avenue, Paterson
Block 2112, Lot 10
Site Plan (Previously Withheld)
Owner: Ali Zidan

4. SP-22-062; Levine Reservoir (Phase I)

135-153 Grand Street, Paterson
Block 4802, Lot 28
Site Plan (Previously Withheld)
Owner: Passaic Valley Water Commission

5. SP-23-016; Country Cottage

1745 Macopin Road, West Milford
Block 8401, Lot 1
Site Plan (Previously Withheld)
Owner: 1745 Properties, LLC

6. SP-23-025; Proposed Adaptive Reuse

11 Spruce Street, Paterson
Block 4802, Lot 20
Site Plan (Previously Withheld)
Owner: Community Asset Preservation Corp.

7. SP-23-035; Clifton Adult Opportunity Center
900 Clifton Avenue, Clifton
Block 35.01, Lot 2
Site Plan (New Application)
Owner: City of Clifton

8. SU-23-013; Feola Subdivision
33 Notch Park Road, Little Falls
Block 235, Lot 35
Minor Subdivision (New Application)
Owner: John Feola

Old Business

New Business

Resolutions

Correspondence

Adjournment