



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

[www.passaiccountynj.org](http://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, September 19<sup>th</sup>, 2024**  
**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/qiltv54u0vst0r50y115q/ANt2\\_2mnNEmsYp7cber1Bv4?rlkey=mzczbhxmbghqnb86xh2sria7s&st=vh7ru3ki&dl=0](https://www.dropbox.com/scl/fo/qiltv54u0vst0r50y115q/ANt2_2mnNEmsYp7cber1Bv4?rlkey=mzczbhxmbghqnb86xh2sria7s&st=vh7ru3ki&dl=0)

**Chairman's Announcement – Open Public Meeting Act**  
**Roll Call**

**Minutes:** August 29<sup>th</sup>, 2024

**Planning Director's Report**

**Public Comment & Questions**

**Development Review:**

**1. SP-23-023; Prop. Townhouse Development**

3522 Valley Road, Clifton  
Block 32.01, Lot 12  
Site Plan (Previously Withheld)  
Owner: 522 Valley Estates, LLC

**2. SP-23-031; Birch Hill Wastewater Treatment**

200 Marshall Hill Road, West Milford  
Block 6203, Lot 17  
Site Plan (Previously Withheld)  
Owner: Veolia Water New Jersey, Inc.

**3. SU-23-011; Birch Hill Subdivision**

200 Marshall Hill Road, West Milford  
Block 6203, Lots 13, 13.01 & 17  
Minor Subdivision (Previously Withheld)  
Owner: Veolia Water New Jersey, Inc.

**4. SP-24-001; Proposed Apartment Building**

313-315 Straight Street, Paterson  
Block 6120, Lots 3, 5, 15 & 16  
Site Plan (Previously Withheld)  
Owner: AZ 313, LLC

**5. SP-24-002; Prop. Mixed-Use Building**

993 Main Street, Paterson  
Block 6705, Lot 22  
Site Plan (Previously Withheld)  
Owner: 11 Goshen Street, LLC

**6. SP-24-034; Jackson Road Warehouse**

20 Jackson Road, Totowa/Wayne  
Block 169.01, Lot 4 (Totowa)  
Block 602, Lot 5 (Wayne)  
Site Plan (New Application)  
Owner: RLF IV East, LLC

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7. SP-24-035; Packanack Golf Club

7 Osborne Terrace, Wayne

Block 1400, Lots 2.01, 2.02, 2.03 & 2.04

Site Plan (New Application)

Owner: Packanack Lake Country Club and  
Community Association

**Old Business**

**New Business**

**Resolutions**

**Correspondence**

**Adjournment**