



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

www.passaiccountynj.org

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PLANNING BOARD

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June 18th, 2024

North Haledon Planning Board
103 Overlook Avenue
North Haledon, NJ 07508

Re: Major Subdivision Review – High Mountain Subdivision – 409 High Mountain Road, North Haledon; Block 18, Lot 10.03 (Passaic County File Number SU-23-017)

Members of the Board,

The above referenced subdivision plat prepared by Robert Weissman, P.E. & L.S. (N.J. Lic. No. 29624) and dated April 18th, 2023, revised as of May 8th, 2024, was reviewed by Passaic County Planning Board staff 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 major subdivision application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant shall overlay and label the Master Plan right-of-way width line. (The Master Plan right-of-way is 66 feet.) *The applicant shall enter into an “if and when” agreement for a future right-of-way dedication up to the Master Plan right-of-way line. An agreement template is attached for the applicant’s review and signature. **The submitted agreement is under review for an upcoming Board of County Commissioners meeting. If authorized by the Board of County Commissioners, the agreement will need to be executed on behalf of the County and recorded in the County Clerk’s office.***
2. The applicant shall dimension all proposed driveway widths. *Previously completed.*
3. The applicant shall dimension the width between the driveway from the nearest proposed side property lines. No part of any driveway shall be located within 10 feet of a side property line. *Previously completed.*
4. The applicant shall provide profiles for all driveways, label all grades, curb line, sidewalk and right of way line and master plan right of way line. Driveways intersecting with a County Road shall have maximum grades of no more than +/- 2% for 50 feet back from the right of-way line. *A driveway profile shall be provided for proposed lot 10.03. The driveway profile for proposed lots A, B, and C may be provided on individual plot plans; however, there is no guarantee these new driveways will be approved at a later date. **The applicant shall regrade the driveway to the***

furthest extent feasible to comply with the County standard of a 2% maximum grade. If the driveway cannot be regraded to meet the County standard, then a written waiver request with explanation of hardship is required prior to the Board considering the application. The applicant shall be required to enter into a “hold harmless” agreement with the County, indemnifying the County for all stormwater, silt, and debris that enters the site from the County right-of-way. An agreement template is attached for the applicant’s review and signature.

5. Vehicles backing out onto a County Road is not permitted as such the applicant shall provide onsite turning exhibits for each lot to demonstrate that a vehicle can turnaround prior to exiting. *Previously completed.*
6. Stormwater runoff from directly connected impervious areas that ultimately flows to the County right-of-way is not permitted. The applicant shall intercept with trench drains on site where necessary and provide storage on site for the 25-year storm for a 1-hour for the proposed impervious or max impervious area onsite where homes are still conceptual. The applicant shall provide all details, inverts, label all proposed materials and indicate conceptually tied in roof leaders to any proposed system. *The applicant shall provide trench drains on site where necessary to intercept stormwater, and provide storage on site for the 25-year storm (for a one-hour duration) for all impervious area draining to the County right-of-way for proposed lot 10.03. The applicant may address stormwater runoff on proposed lots A, B and C on individual plot plans; however, there is no guarantee these improvements will be approved at a later date. Stormwater runoff may be addressed at a later date at proposed Lots A, B and C on individual plot plans. However, there is no guarantee these improvements will be approved. Additionally, if approved the applicant shall be required to submit individual Right-of-Way Access permit applications to the County at a later date for each individual plot plan prior to any work taking place in the right-of-way.*
7. If a retention system is proposed to provide on-site storage for runoff, the applicant shall verify minimum separation between ground water, demonstrate 72-hour drain time and verify any soil percolation rate prior to receiving approval, for each individual proposed lot. *The applicant shall provide test pits and soil logs to verify groundwater separation and demonstrate 72 hours drain time for any proposed infiltration measures on site for proposed lot 10.03. The applicant may provide test pits and soil logs to verify groundwater separation and demonstrate 72 hours drain time for any proposed infiltration measures on site for proposed lots A, B and C on individual plot plans; however, there is no guarantee these improvements will be approved at a later date. Complete.*
8. On lots where two driveways are proposed, the applicant shall provide a dimension between the driveways. Where two or more driveways connect a single site to High Mountain Road, a minimum clear distance of 50 feet measured along the right-of-way shall separate the closest edges of any two such driveways. *At proposed lots A and B, one single-access driveway with adequate turnaround space on site shall be permitted. At proposed lot C, the applicant shall provide a statement justifying the hardship for their waiver request. At Lots A and B, dimensions of 40 and 30.7 feet are indicated. The County standard is 50 feet. The driveway layouts shall be revised to each be one single access driveway with adequate turnaround on*

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site. At Lot C, a dimension of 76.8 feet is indicated. However, the justification for the double driveway is inadequate since a turnaround area can be provided on the site without the need for the double driveway. The driveway layout shall be revised to be one single access driveway with adequate turnaround on site.

9. The applicant shall provide line of sight triangle exhibits for all driveways that meet AASHTO standards in plan and profile. The applicant shall confirm if there are any obstructions within the proposed sight lines. *The applicant shall provide line of sight exhibits at all proposed driveways and provide a certification signed by a licensed engineer that no obstructions exist within the line of site for each individual driveway.* **The hedge row must be removed, and the requested exhibits submitted, prior to the application being considered for approval by the Board.**
10. The sidewalk shall be reconstructed to have a 3-foot-wide grass strip (from the back of curb to edge of sidewalk) and a 5-foot-wide sidewalk. Both must be dimensioned and labeled on the plans. *The three-foot grass strip must be labelled on the plan.* **Complete.**
11. The applicant shall add the County trench restoration detail to the plans. *Previously completed.*
12. The applicant shall add the County curb detail to the plans. *Previously completed.*
13. The applicant shall add the raised apron detail to the plans. *Previously completed.*
14. The applicant shall provide a note on the plans stating that the striping in the road will be replaced in kind as necessary. *Previously completed.*
15. The County reserves the right to make further comments based on additional information provided on subsequent submissions. *Previously completed.*
16. The applicant shall provide two (2) signed and sealed copies of the propose final plat. **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, AICP
Senior Planner

Cc: Passaic County Engineer
Harold Cook

High Mountain, LLC
Robert Weissman, P.E.

File