



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

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

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

**Andras Holzmann AICP, PP**  
*Director*

November 18<sup>th</sup>, 2025

Paterson Planning Board  
125 Ellison Street  
Paterson, NJ 07505

Re: Site Plan Review – Proposed Apartment Building (Alimi Builders, LLC); 147-153 New Street, Paterson; Block 5103, Lots 17 & 18 (Passaic County File Number SP-24-021)

Members of the Board,

The above referenced site plan prepared by Matthew G. Evans, R.A. (N.J. Lic. No. 13803) and dated May 30<sup>th</sup>, 2023, revised as of September 11<sup>th</sup>, 2025, was reviewed by the Passaic County Planning Board on November 13<sup>th</sup>, 2025 pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions shall 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 shall 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 reference a survey prepared on February 11<sup>th</sup>, 2019. However, the submitted survey is dated July 1<sup>st</sup>, 2015. The applicant shall provide two (2) signed and sealed copies of the referenced survey. The applicant shall add the surveyed shoulder stripe, double yellow center line, and edge of the pavement across the street to the survey and site plans. **Complete.**
2. The Master Plan right-of-way of New Street is 60 feet. The existing right-of-way is noted as 35 feet. The Master Plan right-of-way line must be overlaid on the plan. Any area previously dedicated to the County shall also be indicated on the plan. The applicant shall be required to enter into an “if and when” agreement for a future right-of-way dedication for the full half-width of the Master Plan right-of-way. **The applicant shall provide a dedication up to the back side of the proposed sidewalk. A draft deed of dedication shall be submitted for review by staff. The “if and when” agreement shall still apply to the remainder of the Master Plan right-of-way along the site frontage. An agreement template, which will need to be modified by the applicant to accommodate the requested dedication, is attached for the applicant’s review and signature.**
3. The sidewalk width shall be labeled along the site frontage, and shall be dimensioned to be a minimum width of five (5) feet. *Previously completed.*

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4. The grass trip width shall be labeled along the site frontage, and shall be dimensioned to be a minimum of three (3) feet from the back of curb to the edge of sidewalk. *The applicant shall provide a three (3) foot grass strip, dimensioned from the back of the curb to the edge of the sidewalk. Complete.*
5. The applicant shall provide full-height curbing along the site frontage outside of the curb cut(s). The following sub-comments apply:
  - a. The applicant shall dimension the existing road width (edge of pavement to edge of pavement). *Previously completed.*
  - b. The existing width of the road and existing shoulder width shall be maintained. *Previously completed.*
  - c. The applicant shall dimension the face of curb to the center of the shoulder stripe. *The curblin e shall be revised to be a consistent 14 feet off the double yellow centerline. The curblin e may be bumped as required around the existing A-inlet at the northwest corner of the frontage. A note shall be added to the plans indicating the applicant is responsible for coordinating the relocation of the utility poles out of the roadway. Complete.*
  - d. Within the bullet point notes regarding curb along the frontage, the applicant shall delete the "outside of the curb cuts". *Previously completed.*
  - e. The applicant shall indicate the proposed depressed curb at the driveway. *Previously completed.*
  - f. The applicant shall indicate the end of the curb at northbound approach will be tapered from two (2) inches to full height curb over a 10-foot length. *The note provided is adequate. However, the comment refers to the other curb end at the south end of the property relocate the call-out leader. Complete.*
6. The proposed driveway access shall be revised as follows:
  - a. The applicant shall eliminate one of the two proposed full-access driveways or provide two (2) one-way driveways. *Previously completed.*
  - b. The applicant shall provide a raised apron (see attached detail) at any proposed driveways. A raised apron detail has been provided. However, the layout of the driveway shows a curb return with sidewalk against the back of curb. The applicant shall revise the layout to provide a raised apron with grass strips, as previously indicated. *Previously completed.*
  - c. 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. The applicant shall provide a driveway profile at the driveway on the County road. The following shall be labeled on the profile: all grade changes (in %), including the counter slope of the road, the right-of-way line, the curb, and the point 50 feet from the right-of-way line. *A profile must be provided for all proposed driveways per the aforementioned comment.*

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*Indicating percent grades in plan view will not be accepted. Complete (waiver granted).*

- d. The applicant shall provide an intersection sight line exhibit at the proposed egress driveway. The applicant shall provide certification signed and sealed by a New Jersey-licensed professional engineer stating that the sight distance is in compliance with AASHTO standards and there are no obstructions within the sight lines. The applicant shall:
    - i. Refer to AASHTO for the location for the placement of decision point of a departure site triangle. *Previously completed.*
    - ii. Refer to AASHTO for the minimum stopping sight distance of a departure site triangle. *Previously completed.*
    - iii. Provide certification per the aforementioned comment. *Previously completed.*
  - e. The stop bar, double yellow centerline, and arrow markings at any proposed driveway shall be noted as thermoplastic. The applicant shall extend the double yellow centerlines 50 feet where feasible or up to the building. The applicant shall confirm the proposed material of the driveway beyond the apron and where the ramp proposed ramp parking garage will begin. If the driveways are to be concrete, the notes referring to thermoplastic striping shall be revised to two coats of epoxy. If the driveways are proposed to be asphalt the thermoplastic, call outs can remain. *Previously completed.*
  - f. The stop bar shall be a minimum of four (4) feet off the edge of sidewalk. This shall be dimensioned on the plan. The stop bar shall be a minimum of four (4) feet off the edge of sidewalk, not the face of curb. *Previously completed.*
  - g. No part of any driveway shall be located within 10 feet of a side property line. The applicant shall revise the proposed driveway access accordingly. The revised driveway access opening shall be dimensioned off the nearest property line *Previously completed.*
  - h. The applicant shall provide applicable signs at the revised driveway access. At a minimum, a STOP sign shall be provided at the revised driveway egress.
    - i. A note shall be added that the post shall be breakaway. **Complete.**
    - ii. At the egress driveway move the One-Way sign within the site behind the sidewalk indicate the sign to be double sided 'One Way' sign (R6-1). **Complete.**
    - iii. At the ingress driveway provide a double-sided one-way sign to be double sided 'One Way' sign (R6-1) within the site. **Complete.**
  - i. The distances of the proposed gate from the right-of-way line and face of curb shall be dimensioned. **Complete (no gate proposed).**
7. The County trench restoration detail (attached) shall be added to the plans. *Previously completed.*

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8. All disturbed striping shall be indicated to be restored with thermoplastic striping in the roadway. The applicant shall show the road striping along the frontage of the site. *Previously completed.*
9. The applicant shall provide a narrative on how deliveries will be made to the site and provide applicable truck turning templates. The following shall be addressed:
  - a. A 10x20 loading zone is shown, however it appears to be scaling at less than 20 feet long. **Complete.**
  - b. Delivery trucks larger than 20 feet will obstruct the proposed driveway. The applicant shall confirm how delivery trucks will be limited to be less than 20 feet in length. **Complete.**
  - c. The County reserves the right to make further comment dependent on the revised driveway layout. **Complete.**
10. The applicant shall provide a turning template to demonstrate that vehicles exiting parking space #23 will be able to turn around on site prior to exiting. *Previously completed.*
11. The existing utility shall be indicated to be removed from the existing and/or demolished structures. *Previously completed.*
12. The applicant shall install a trench drain across any proposed driveway within the site to intercept all runoff that ultimately flows to the County right-of-way. *Previously completed.*
13. The applicant shall provide detention and/or retention for the volume of the 25-year storm for a 1-hour duration for all impervious areas on the site. The applicant shall provide stormwater calculations.
  - a. The applicant shall provide invert elevations after receiving soil testing logs information. *The proposed elevations of the seepage pits versus the 6-inch ponding location will result in proposed storage surcharging at the 6-inch ponding location and trench drain prior to the seepage pits filling. The applicant shall revise as required. Complete.*
  - b. The applicant shall relocate the trench drains behind the raised apron upon revising the driveway layout. *Previously completed.*
  - c. The applicant shall revise the required volume to be the full volume of the total impervious for the 25-year storm for a one-hour duration exclude the reduction of any existing grass areas. The applicant shall increase the onsite storage to accommodate. *Previously completed.*
  - d. The applicant shall dimension the seepage pits off the property line. *It is recommended that the seepage pit be 10 feet off the property line. Complete.*
  - e. The applicant shall provide manhole castings for maintenance. *Previously completed.*

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14. The applicant shall provide soil testing/logs prior the application being considered by the Board, and provide a written response confirming adequate separation from the groundwater table and demonstrating a 72-hour drain time. *Previously completed.*
15. The site shall be graded to provide for at least six (6) inches of on-site ponding. *Previously completed.*
16. The following note shall be added to the plans: "Upon obtaining the Certificate of Occupancy from the City of Paterson, the applicant shall submit an inspection report from a New Jersey-licensed professional engineer on the conditions of the stormwater system. The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Paterson Construction Official and the Passaic County Planning Board." *Previously completed.*
17. The plans shall be revised to indicate the sanitary sewer cleanout to be within a flush casting. *Previously completed.*
18. The applicant shall provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. **Incomplete.**

**Subsequent submissions shall 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  
Alan Mariconda, Esq.  
File

Alimi Builders, LLC  
Matthew G. Evans, R.A.