



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

November 20th, 2023

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Warehouse (March Monello Pompton, LLC); 125 Pompton Plains Crossroad, Wayne; Block 2521, Lots 47, 48 & 49 (Passaic County File Number SP-22-068)

Members of the Board,

The above referenced site plan prepared by J. Thaon, P.E. (N.J. Lic. No. 54376) and dated November 22nd, 2022, revised as of October 31st, 2023, was reviewed by the Passaic County Planning Board on November 16th, 2023 pursuant to the provisions of the Passaic County Site Plan 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.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The plans must indicate the property lines for the three (3) existing lots. The applicant shall confirm any proposed lot consolidation OR provide a cross-easement for access between the lots. *The proposed lot consolidation must be noted on the plans. Complete.*
2. The plans indicate a proposed right-of-way dedication to the County along Pompton Plains Crossroad. The applicant shall confirm that the proposed dedication is consistent with the half-width of the 66-foot Master Plan right-of-way. The applicant shall submit a draft deed of dedication and metes and bounds description for review by staff. **Incomplete, pending submission of a draft deed of dedication for review by staff.**
3. A sidewalk must be provided along the Pompton Plains Crossroad frontage of the site. The sidewalk must be a minimum of five (5) feet in width and dimensioned on the plan. *Previously completed.*

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4. A grass strip shall be provided between the sidewalk and curbing along Pompton Plains Crossroad. The grass strip must be a minimum of three (3) feet in width and dimensioned on the plan. *The grass strip must be labelled and dimensioned on the plan.* **Complete.**
5. The applicant shall submit a signed certification, from a professional engineer, that the existing curb ramp at the corner of Pompton Plains Cross Road and Farmingdale Road is in compliance with current ADA standards. *The curb ramp replacement must be called out on the plan. Following replacement of the curb ramp, the applicant shall provide a signed certification from a New Jersey-licensed professional stating that the new ramp is in compliance with PROWAG and the NJDOT Roadway Design Manual.* **Complete.**
6. The proposed Pompton Plains Crossroad driveway shall be removed from the plans, as there is available access along Farmingdale Road. For any waiver request to be considered by the Board, the applicant must provide a written justification for the provision of a Pompton Plains Crossroad driveway. If a waiver is granted, the applicant shall provide appropriate signing and striping at the driveway, and a driveway profile showing the proposed driveway will have a slope less than 2% for at least 50 feet from the right-of-way line. *The conditions of the submitted NJDEP permit do not prohibit a driveway on Farmingdale Road. The applicant shall provide additional information supporting their statement that a Farmingdale Road driveway is being prohibited by the NJDEP.* **The applicant's waiver request has been granted by the Board. The applicant shall provide additional "NO TRUCK" signs near the limits of the heavy duty pavement in advance of the standard pavement (near the proposed 5-foot flush curb).**
7. The plans must include a note stating that the sight triangles on Pompton Plains Crossroad are to be kept clear, at all times in the future, from any objects that are or could reach 3.5 feet in height. **Complete.**
8. West of Farmingdale Road, the south side of Pompton Plains Crossroad is wider than along the site frontage. To better accommodate the change in roadway width, the applicant shall provide for the widening of the shoulder along the property line leading up to the intersection. The applicant shall submit a typical section for this widening, showing an 11-foot travel lane and 7-foot shoulder. *Cross-sections shall be provided at widened areas. The shoulder striping along the frontage shall be labelled as 6-inch, white, and thermoplastic.* **Complete.**
9. The applicant shall perform post-construction traffic studies 1-, 2-, 5- and 10 years from the date that a Certificate of Occupancy is issued by the Township of Wayne. *The above note shall be added to the plans. Additionally, the applicant shall enter into a developer's agreement with the County prior to receiving final approval.* **Incomplete, pending submission of a draft developer's agreement for review by staff.**

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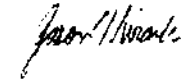
10. The Grading Plan indicated that the difference in elevation between the bottom and top of the proposed Pompton Plains Crossroad curb will be six (6) inches. The plan shall be modified to indicate an 8-inch curb, as per the curb detail. *Previously completed.*
11. Drainage shall be provided along the site frontage on Pompton Plains Crossroad. Runoff from the roadway currently sheet flows onto the site. New curbing will concentrate that flow in the gutterline, encroaching into the travel lane, adversely affecting safety. After a shoulder width is determined, a gutter spread analysis shall be performed to determine the location of the necessary drainage structures. **The following comments shall be addressed by the applicant:**
 - a) *Additional information must be provided stating how the inlet near the northwest corner of the property, along Pompton Plains Crossroads, will drain. Complete.*
 - b) *There is the potential for an icing hazard on the sidewalk where drainage area #2B drains over the sidewalk prior to draining to infiltration Basin #2. The plans must be revised accordingly. Complete.*
 - c) *Both sections of drainage pipe between B-inlet #1 and Scour Hole #9 shall be 18-inch. Complete.*
 - d) *The applicant shall enter into a hold harmless agreement for all stormwater, silt, and debris runoff entering the site and infiltration basins. An agreement template is attached for the applicant's review and signature. Incomplete, pending submission of a signed hold harmless agreement.*
 - e) *A call out leader shall be added to the plans indicating that the contractor is to conduct a test pit and locate the sanitary sewer prior to constructing the proposed stormwater structures and pipe, in order to ensure that no structure is placed atop the existing sanitary sewer within the County right-of-way. Concrete cradles shall be placed at any necessary pipe crossings. Any deviations from the proposed stormwater plans shall be coordinated with the Passaic County Engineering Department prior to proceeding. Complete.*
 - f) *The County shall maintain B-inlet #1, B-inlet #2, the pipe between the inlets, and the pipe leading to scour hole #9. The applicant shall maintain scour hole #9 and the infiltration basin. The applicant shall enter into a maintenance agreement with the County. Incomplete, pending submission of a draft maintenance agreement for review by staff.*
 - g) *A note shall be added to the plan indicating that the proposed inlets within the County right-of-way shall be pre-cast concrete, and knockout structures are not accepted. Complete.*
 - h) *A note shall be added to the plan indicating that drainage pipe within the County right-of-way shall be reinforced concrete class V bell and spigot type, and slip joint pipe is not accepted. Complete.*

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12. The applicant shall confirm whether the detention basin is located beyond the clear zone of both roadways. If not, the appropriate protective measures must be provided.
Previously completed.
13. Upon obtaining the Certificate of Occupancy from the Township of Wayne, the applicant must submit an inspection report from a professional engineer on the conditions of the proposed 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 Wayne Building Department and the Passaic County Planning Board. *Previously completed.*
14. The applicant shall submit copies of any required NJDEP permits for the proposed development. *Previously completed.*
15. The applicant shall provide the Corridor Enhancement Fee of \$11,762.00 payable to Passaic County. *Previously completed.*

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
Monello Realty, LLC
File

March Monello Pompton, LLC
James F. Thaon, P.E.