



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
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November 29th, 2023

Hawthorne Planning Board
445 Lafayette Avenue
Hawthorne, NJ 07506

Re: Site Plan Review – Proposed Commercial Building (MDL Realty, LLC); 47-51 Goffle Road, Hawthorne; Block 9, Lots 6 & 7 (Passaic County File Number SP-22-065)

Members of the Board,

The above referenced site plan prepared by Bruce D. Rigg, P.E. (N.J. Lic. No. 22720) and dated July 22nd, 2020, revised as of November 1st, 2023, was reviewed 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 Master Plan right of way is 60 feet while the plan indicates the existing right of way is 46.25 ft. This must be clarified by the applicant. *Previously completed.*
2. The applicant shall enter into an "if and when" agreement for a future dedication, when requested by the County and at no cost to the County. *An agreement template is attached for the applicant's review and signature. Incomplete, pending submission of a signed "if and when" agreement.*
3. The applicant shall provide cross-easements between the lot 6 and lot 7. *Previously completed.*
4. The applicant shall provide the dimension of the proposed sidewalk. The sidewalk shall be a minimum of 5 feet across. A 3 foot grass stripe shall be provided between the curb and the sidewalk. *The applicant shall reset the corner points that will be disturbed by the new sidewalk with a flush survey marker or within a casting or set offset, if feasible, from the corner points. It must be indicated on the plans how this will be performed. A detail shall be provided as needed. Complete.*

Passaic County Planning Board
MDL Realty, LLC (SP-22-065)
47-51 Goffle Road, Hawthorne
Block 9, Lots 6 & 7

5. Both proposed driveways must have raised aprons. *Previously completed.*
6. The applicant shall add a note stating that stop bars and pavement markings are to be painted with white thermoplastic paint. *Previously completed.*
7. The applicant shall provide a dimension between the curb line and the proposed gate. proposed gate. This distance must be sufficient enough to allow the typical truck, approximately 37 feet, to be beyond the curb line when opening the gate. The applicant shall provide a detail of the type of gate. *It must be clearly indicated on both the plan and detail that the gate will open inwards only. Complete.*
8. The applicant must provide details on the operation of the proposed gates. *Previously completed.*
9. The applicant shall add a note: "Every two years, a NJ licensed professional engineer shall perform an inspection of the stormwater drainage system (including but not limited to the underground detention systems, filtration system, swales, various pipes, and features) and provide a report with any recommendations to the municipal construction official and the Passaic County Planning Board". *Previously completed.*
10. The applicant shall perform the required percolation/permeability field tests. The applicant shall submit the test results, soil logs, evaluation, and adjust the drainage design as needed based on the field tests. It must be clearly indicated on the plans that manhole castings will be provided at all seepage pits for ease of inspection and maintenance. **Complete.**
11. The stormwater design shall be for all impervious surface area, not just the increase of impervious surface area. The drainage system design must be adjusted accordingly. *Previously completed.*
12. The applicant shall add a trench drain to the proposed exist driveway at property line. *Previously completed.*
13. The applicant shall provide driveway profiles, 50 feet from property line, of both the proposed entrance and exit driveways. The maximum slope shall be 2.0%. *Previously completed.*
14. The applicant shall provide any required NJDEP permits. If no permits are required, the applicant must state so. *Previously completed.*
15. The applicant shall coordinate with the Planning Department to select a more suitable shade tree for the site frontage. The applicant must provide confirmation that the proposed tree mature height and width is outside of the intersection sight lines of the driveway. **Complete.**
16. The applicant shall provide the Corridor Enhancement Fee of \$2,320.00 payable to Passaic County. **Incomplete.**

Passaic County Planning Board
MDL Realty, LLC (SP-22-065)
47-51 Goffle Road, Hawthorne
Block 9, Lots 6 & 7

17. The applicant shall verify that adequate distance (minimum of 18 inches) is being provided between the proposed face of curb and the existing utility pole. **Complete.**

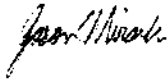
18. The driveway widths shall be adjusted to the minimum necessary for the drop curb and apron to accommodate the wheel paths on the turning templates. The driveway throat widths shall remain 16 feet in width. **Complete.**

19. At the egress driveway, the "STOP" sign and "DO NOT ENTER" signs shall be placed on separate posts in order to ensure there is no distortion of the "STOP" sign shape. **Complete.**

20. It is recommended that the applicant confirm with the Borough of Hawthorne whether a diamond-pattern, skid-resistant lid can be placed at the manhole in the sidewalk. **Complete.**

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
Robert Landel, Esq.
File

MDL Realty, LLC
Rigg Associates, P.A.