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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July 11th, 2025

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Proposed Multi-Family Dwellings (Skyline Equity, LLC) – 39 Belmont Avenue, Paterson; Block 601, Lot 6 (Passaic County File Number SP-23-030)

The above referenced site plan prepared by Omar Elsherif, P.E. (N.J. Lic. No. GE476300),dated August 13th, 2024 and revised as of June 18th, 2025 was reviewed by the Passaic County Planning Board on July 10th, 2025 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.

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

1. The name and address of the applicant and the owner must be noted on the cover sheet. *Previously completed.*

2. The Master Plan right-of-way line (for a 60-foot width) must be displayed on the site plan. The applicant may be required to enter into an "if and when" agreement to dedicate additional right-of-way at a later date, if and when requested by the County. The Master Plan right-of-way is 60 feet. The existing and Master Plan right-of-way lines must be clearly labeled on the plans. **Incomplete, pending submission of the "if-and-when" agreement.**

3. The County curb detail (attached) must be included in the plan set. *Previously completed.*

4. The applicant shall dimension the proposed sidewalk along the site frontage. The sidewalk shall be a minimum of five (5) feet in width. The limits of sidewalk replacement must be clearly indicated, including a note stating that the entire frontage is to be replaced. **Complete.**

5. Per the Passaic County Site Plan Resolution, all driveways shall be a minimum of 10 feet from the nearest side property line. This distance must be dimensioned on the plan for all proposed driveways. The applicant shall revise the layout of the driveways to provide minimum 10-foot offsets from the side property lines. Alternatively, the applicant may request a waiver with written explanation of hardship stating why the County standard cannot

be satisfied for the Board's consideration. The applicant shall provide a departure sight triangle exhibit at each driveway and submit a certification by a New Jersey-licensed professional engineer stating that there are no obstructions within the sight lines. The applicant shall provide a copy of the referenced easement. The applicant shall provide an intersection sight distance exhibit and provide signed and sealed certification from a professional engineer there are no sight obstructions or topography within the proposed sight lines per AASHTO standards. If approved a cross-access easement shall be provided for review between the lots for driveway access. **Complete.**

6. The applicant shall submit turning templates for the proposed on-site turnarounds. The multi-point turning templates seem impractical for a vehicle to turnaround on the site. The turning templates shall be revised to be as practical as feasible. At lot 6.03 two vehicles are shown parked side by side within the garage demonstrate how both vehicles will turn around on site. The applicant shall improve the turning templates so vehicles become perpendicular prior to exiting. Based on the newly proposed common driveway the staircase at lot 6.02 may impact the practicality of the turn around on site, as such at proposed lot 6.02 provide dimension on the plans where shown below or consider modifying the staircase or inverting the layout of the dwelling at Lot 6.02 back to the prior submission. **Complete.**

7. The applicant shall provide driveway profiles for all driveways, from the curb line to at least 50 feet beyond the right-of-way line, with the right-of-way line and all grades indicated. Driveway grades shall not exceed 2% within 50 feet of the right-of-way line. The percent grade must be labelled, i.e. the 20 foot long "paved driveway" area. The applicant is currently proposing a 3% grade on site. The grade shall be adjusted to be a maximum of 2%. **Complete.**

8. The applicant shall install trench drains, within the property line, at each driveway in order to prevent stormwater runoff from entering into the County right-of-way. The trench drain detail must be included in the plan set. The trench drains shall be widened to the full width of the driveway. At the northwest corner of Lot 6.02's frontage and southwest corner of Lot 6.03's frontage, there is a connected impervious area adjacent to the edge of sidewalk. Sheet flow shall be intercepted or directed away from the County right-of-way at these locations. The grades and inverts of the proposed drainage shall be labeled on the site plan. The pipe draining to the trench drains shall also be indicated and labeled. **Complete.**

9. The applicant shall provide detention for all impervious area draining to the County right-of-way for the 25-year storm for a 1-hour duration. The applicant must submit drainage calculations accounting for all runoff from the site, existing and proposed. The applicant shall provide calculation of the storage being provided at the proposed seepage pits. The applicant shall remove the 0.5 factor from the final line of the "Volume required to retain 100% of the water from site" for the 25-year storm. Supplemental calculations maybe submitted to demonstrate the full volume of the 25-year storm for a one-hour duration is being fully retained and/or infiltrated on site based on the measured percolation rate. The applicant shall

provide a cross-access agreement between the lots for maintenance of drainage. It is recommended that the proposed utility services do not conflict with the seepage pits. The applicant shall provide for six (6) inches of ponding on site. **Incomplete, pending submission of a cross access agreement for maintenance of drainage facilities and demonstration of six (6) inches of ponding on site.**

10. The applicant shall provide traffic-rated manhole casting at the proposed seepage pits. The manhole casting detail must be included in the plan set. *Previously complete.*

11. The applicant shall perform a percolation test. The results of the test must be submitted prior to the issuance of an unconditional approval. The applicant shall confirm if a seasonal high-water table was identified at the test pit on the site. The applicant shall demonstrate that the proposed system has adequate separation from the groundwater table. The location of the test pit must be indicated on the plan. **Complete.**

12. The following note shall be added to the plan: "Upon obtaining the Certificate of Occupancy from the City of Paterson, the applicant must submit an inspection report from a 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 complete.*

13. The applicant shall provide the Corridor Enhancement Fee of $1.387.00 payable to Passaic County. *Previously complete.*

14. **The applicant shall install a "NO PARKING" sign at each vehicle turnaround notch. The sign detail shall be added to the site plan.**

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,

Salvatore Presti

Salvatore Presti, AICP
Assistant Planner

Cc: Passaic County Engineer
Abdelmoeen Dandis
File
Skyline Equity, LLC
Heritage Madison Architecture, LLC