



## County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER  
ROOM 524

Jonathan C. Pera, P.E.  
County Engineer

TEL: (973) 881-4456  
FAX: (973) 742-3936  
TDD: (973) 279-9786

### MEMORANDUM

**Date:** April 1, 2025

**To:** Nadege Allwaters, Esq.  
County Counsel

**From:** Muhammed S. Assal, P.E.  
Principal Engineer

**RE:** Proposed Self-Storage Facility (Montar Group, LLC)  
783 Riverview Drive,  
Block 173 Lot 38  
Borough of Totowa  
Passaic County Planning Board Application SP-23-036  
Storm Drain Connection Permit Application

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This office has received a Storm Drain Connection Application submitted by the applicant to install a new storm water management system that ties into existing storm drain connections on site that will discharge to County storm sewer within Riverview Drive.

APPLICANT:

TAC Totowa, LP  
c/o Frank Caccuro  
6100 Lak Forrest Dr. Suite, 104  
Atlanta, GA 30328

DESCRIPTION OF PROPOSED WORK:

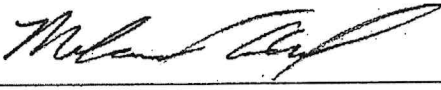
In connection with proposed site improvements dated March 8<sup>th</sup> 2024 and revised thru March 25<sup>th</sup>, 2025, the applicant will construct a new storm sewer management system on site that will discharge into existing storm drain connections on site and will ultimately discharge to the County storm sewer within Riverview Drive.

DIVISION DETERMINATION:

The proposed drainage system modifications and improvements being applied for in the attached Application have been reviewed by this Office and will pose **NO** adverse effect upon the County of Passaic's Storm Drain System.

CONDITIONS OF APPROVAL:

1. As specified on attached application and County Planning Board approval.  
Our office recommends the issuance of a Storm Drain Connection Permit for the above-mentioned work, subject to the conditions listed in the application and per the standard agreement.
2. The applicant shall hold the county harmless from any claims that may arise should any backwater enter the onsite system from the county system.

PREPARED BY:   
Muhammed S. Assal, P.E.  
Principal Engineer

Enclosures

cc: Jonathan Pera, PE, County Engineer



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**OFFICE OF THE COUNTY ENGINEER**

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**STORM DRAIN CONNECTION PERMIT APPLICATION**

DATE: March 31, 2025

The undersigned,

Frank Caccuro

(Print Name)

Acting as (Owner, Partner or Authorized Corporate Official by a Resolution adopted by the Company's Board of Directors) of

TAC Totowa, LP

(Company Name)



Partnership

Corporation

Or the Owner of a private residence

Hereby submit formal application to the Board of County Commissioners of the County of Passaic to grant approval to connect a new storm drain into the existing County of Passaic storm drain system within

Riverview Drive

(Print Name of County Road)

In the Municipality of TOTOWA

(Print Name)



If approved, the applicant will agree to the following terms and conditions:

1. The applicant will construct, at their expense, the entire proposed drainage system on their site, and also, the necessary extensions and connections into the County's system within the County's right-of-way. The applicant will supply all materials, labor and equipment to perform said work described and indicated on the submitted construction plans.
2. The applicant agrees to maintain, replace, and repair, when necessary, the constructed system with his own forces and at his own expense.
3. The applicant or their contractor shall obtain a Highway Opening and Use Permits, including payment of all required permit fees, and post the required bonds and insurance with the Passaic County Road Department, prior to commencing work.

4. Work within a County Roadway is only permitted between the period from April 1<sup>st</sup> to November 15<sup>th</sup> of any calendar year during allowable working hours on Monday thru Friday, County of Passaic Holidays excluded.
5. A Highway Opening and Use Permits **will not** be issued for the Storm Drain Connection work without Commissioner approval of the Storm Drain Connection Permit.
6. If any curb is to be removed, replaced, or installed, it must be noted on the Highway Opening and Use Permit application.
7. Issuance of a storm drain connection permit to the applicant does **NOT** allow the applicant, developer or contractor to perform any blasting work within the Passaic County right-of-way.
8. The applicant agrees to assume all responsibilities for the work and for any damages or injury which may result from this installation and during the maintenance thereof.
9. The applicant shall comply with any additional conditions as may be required by the Commissioners and/or County Engineer.


**Submit the following information and documents with the application:**

\_\_\_\_\_ Two (2) copies of the Construction Plans showing the proposed connection, size of all pipes and drainage calculations; **OR**


X \_\_\_\_\_ Construction Plans and Calculations were submitted as part of a Subdivision and/or Site Plan.

Passaic County Planning Board Site Plan Number SP 23 - 036.

**Property Location:**

Road Address: 783 Riverview Drive Municipality: TOTOWA 

Block: 173 Lot(s): 38

 \_\_\_\_\_ Partner, SVP of Development  
Signature of Applicant Title

Mailing Address: 6100 Lake Forrest Dr. Suite, 104  
Atlanta GA 30328  
City State Zip Code

Phone No. & Email: 770-239-6655 / fcaccuro@montar-group.com

**NOTICE TO APPLICANT**

Mail the completed application package (no fee required) to: County Engineer, 401 Grand Street, Room 524, Paterson, NJ 07505. An initial application package may be submitted via email to: [engineeringpermits@passaiccountynj.org](mailto:engineeringpermits@passaiccountynj.org). Original application documents will be required prior to final approval.

**ALL CONSTRUCTION WORK for the proposed Storm Drain Connection SHALL BE INSPECTED by the County Engineer or his duly authorized representative in accordance with the Highway Opening and Use Permit.**





## County of Passaic

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

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

Andras Holzmann AICP, PP  
Director

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

March 26<sup>th</sup>, 2025

Totowa Board of Adjustment  
537 Totowa Road  
Totowa, NJ 07512

Re: Site Plan Review – Proposed Self-Storage Facility (Montar Group, LLC); 783 Riverview Drive, Totowa; Block 173, Lot 38 (Passaic County File Number SP-23-036)

Members of the Board,

The above referenced site plan prepared by J. Thaon, P.E. (N.J. Lic. No. 54376) and dated July 31<sup>st</sup>, 2023, revised as of March 25<sup>th</sup>, 2025, was reviewed by Passaic County Planning Board staff pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **unconditional approval**. This approval is based on all improvements being installed and maintained as shown. The applicant should be aware that they shall bear the liability for any damages if the project is not constructed and maintained as approved.

Prior to this project being constructed, the applicant will need to obtain any and all necessary permits from the Passaic County Road Department at 1310 Route 23 North, Wayne, NJ 07470, (973) 881-4500. Road Department staff will determine the required permits for the proposed work impacting the County rights-of-way of Riverview Drive (CR 640) and the amount of bonds that must be posted in order to do work within the County right-of-way. The applicant may be required to submit a traffic control plan to the Road Department as part of the permit application package; questions on this matter may be directed to the County Traffic Engineer at (973) 881-4453.

Upon obtaining the Certificate of Occupancy from the Borough of Totowa, the applicant shall 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 Totowa Construction Official and the Passaic County Planning Board.

Prior to any work commencing in the County right-of-way, the applicant shall apply for a Highway Opening and Use Permit in coordination with the County of Passaic Division of Roads. The application shall include the submission of a traffic control plan and posting of any necessary fees and bonds.

Passaic County Planning Board  
Montar Group, LLC (SP-23-036)  
783 Riverview Drive, Totowa  
Block 173, Lot 38

Best Regards,

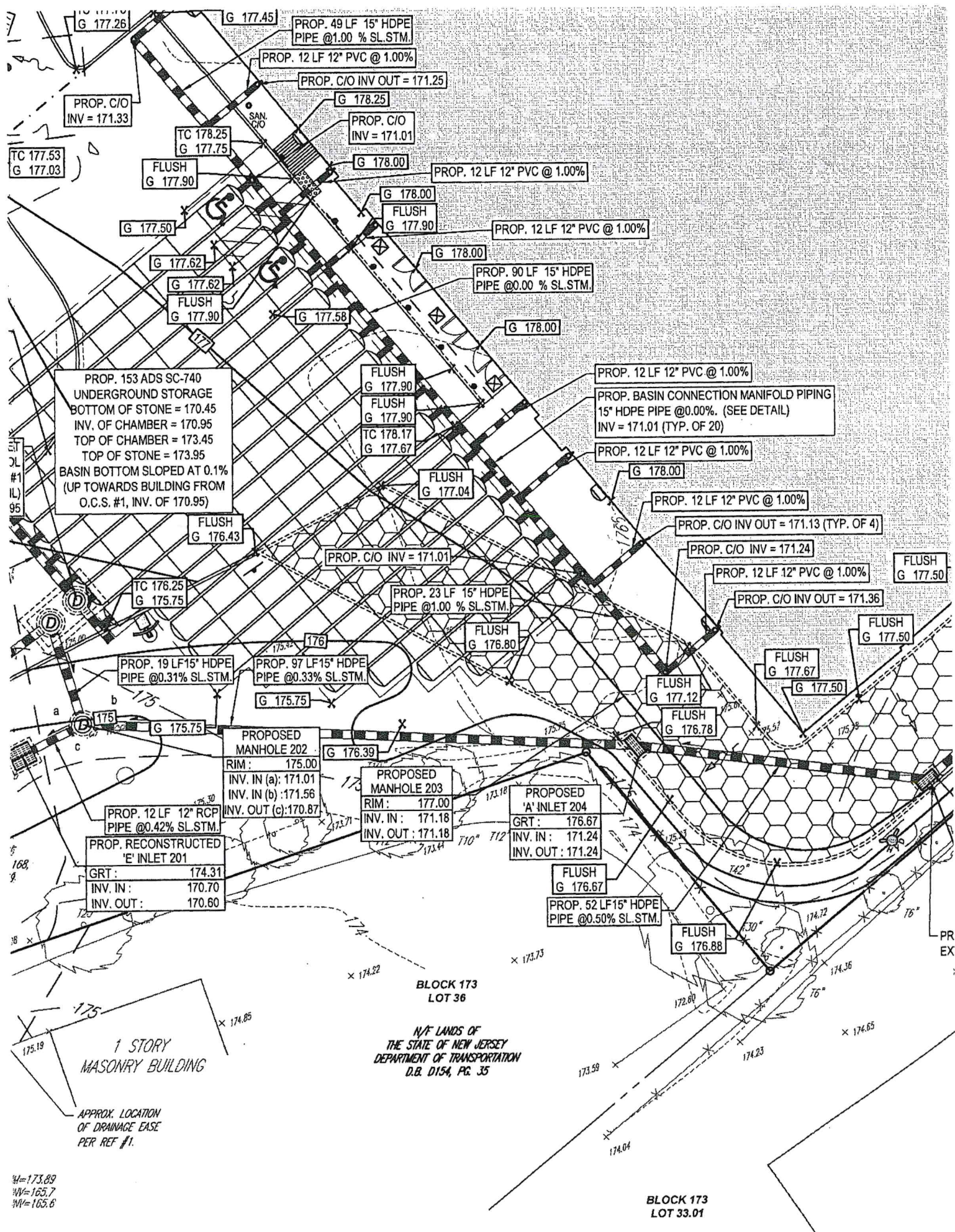


Jason Miranda, AICP  
Senior Planner

Cc: Passaic County Engineer  
Totowa Plaza Association, LLC  
File

Montar Group, LLC  
James F. Thaon, P.E.

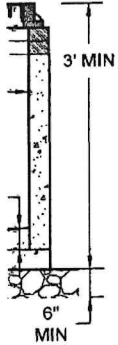




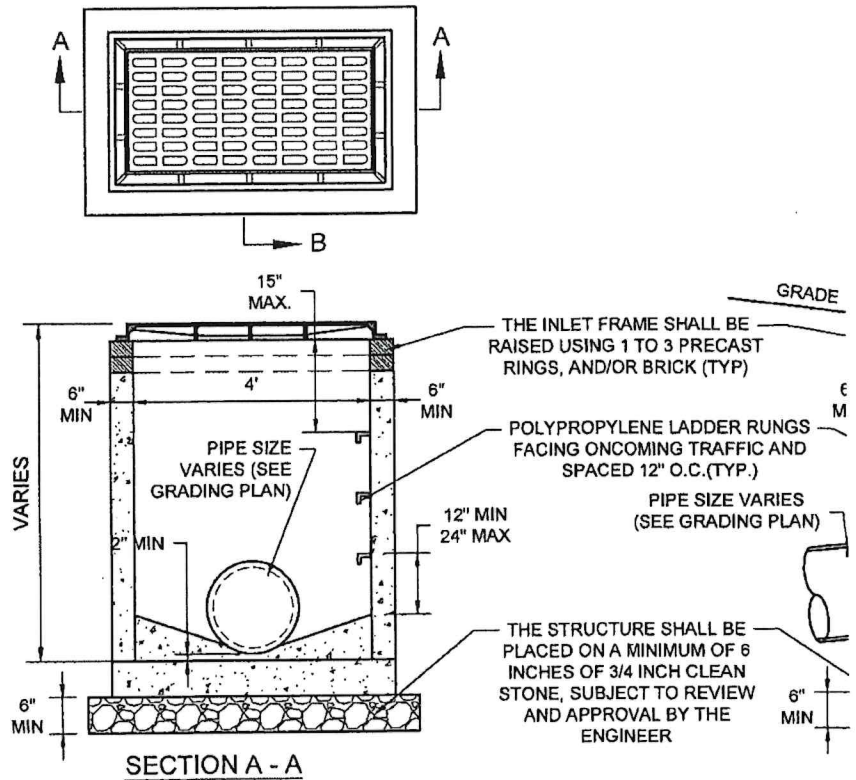


**NOTES:**

1. THE YARD INLET (2'0" x 2'6") STRUCTURE SHALL BE PRECAST CONCRETE TO MEET A MINIMUM OF H-25 LOADING. ALL UNITS SHALL BE CONSTRUCTED AND REINFORCED IN ACCORDANCE WITH THE APPROPRIATE ASTM, ACI, AND AASHTO STANDARDS. ALL PRECAST SECTIONS SHALL BE JOINED USING A GASKET AND CEMENT GROUT TO PRODUCE A "LEAK-PROOF" JOINT. THE STRUCTURE SHALL NOT BE PLACED IN A PAVED AREA, OR IN OTHER AREAS WHERE HIGH LOADS MAY BE INCURRED.
2. THE INLET FRAME AND GRATE/COVER SHALL BE FABRICATED FOR "HEAVY DUTY".
3. THE INLET FRAME AND GRATE/COVER SHALL BE CAMPBELL FOUNDRY PATTERN NO. 3084 OR APPROVED EQUAL.
4. ALL PIPES SHALL EXTEND NO MORE THAN 1 INCH INTO THE STRUCTURE.
5. A 3,000 PSI MIN. CONCRETE PIPE FLOW CHANNEL SHALL BE INSTALLED IN THE STRUCTURE BOTTOM, AFTER ALL THE PIPES ARE INSTALLED, OR THE FLOW CHANNELS CAN BE PRECAST WITH THE BASE.
6. LADDER RUNGS SHOULD NOT BE INSTALLED OVER PIPE OPENINGS.



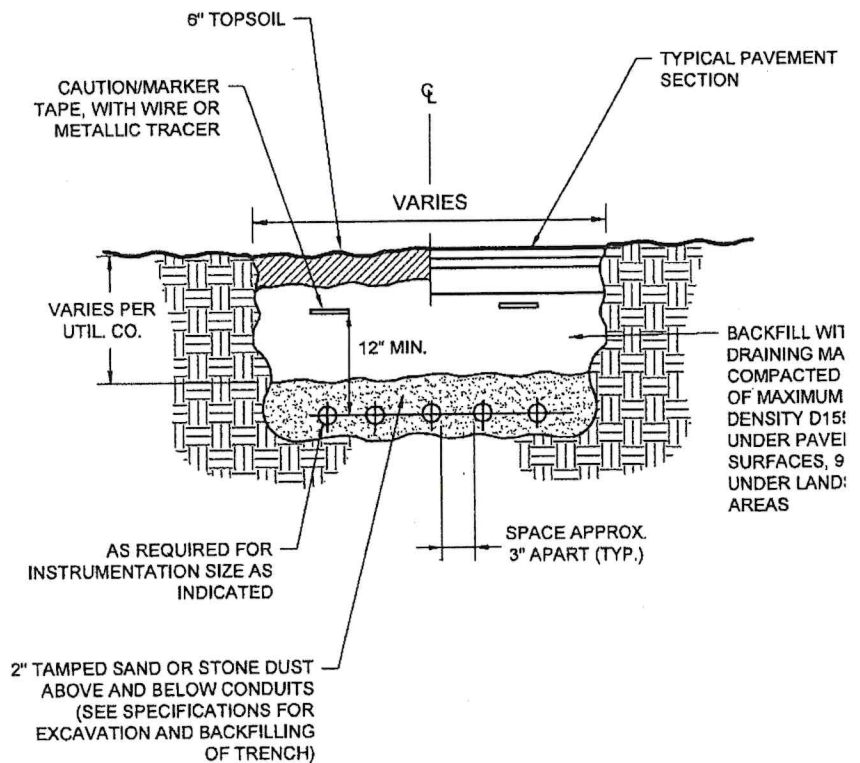
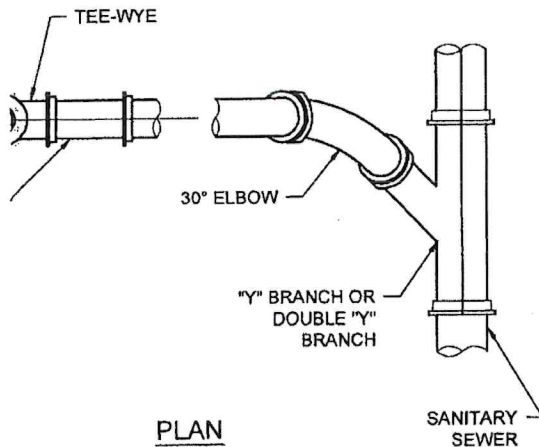
3 - B



**TAIL**

9

**TYPI**



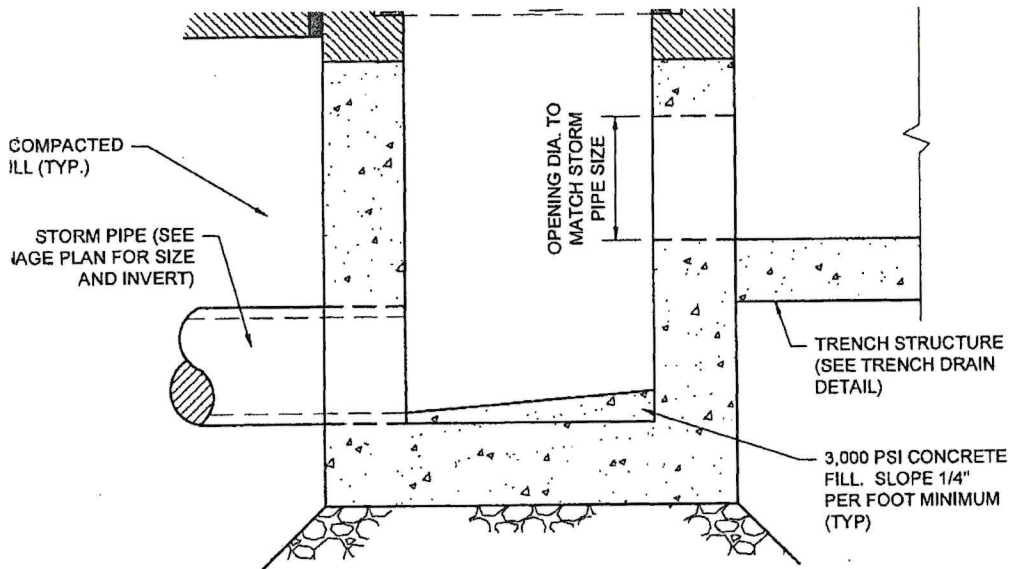
**DETAIL**

11

**UNDERGROUND UTILITY CONDITION  
DETAIL**

NOT TO SCALE (U039903-01/2013)



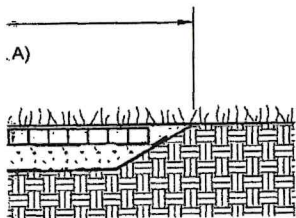


**TYPE 'B' INLET PRECAST CONCRETE STRUCTURE**  
**SECTION B-B**

COMPA  
 BI

## **TRENCH DRAIN WITH INLET DETAIL**

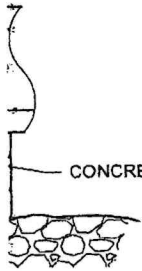
NOT TO SCALE (G020109-01/2013)



- GRASS SURFACE
- SOD OR TOPSOIL (1")
- 70/30 AGGREGATE/TOPSOIL MIX
- PERFORATED GEOWEB SECTION (4")
- GEOTEXTILE
- GRANULAR SUBBASE (6")
- GEOTEXTILE (IF REQUIRED)
- SUBGRADE

AMPBELL  
012B, OR  
JIVALENT

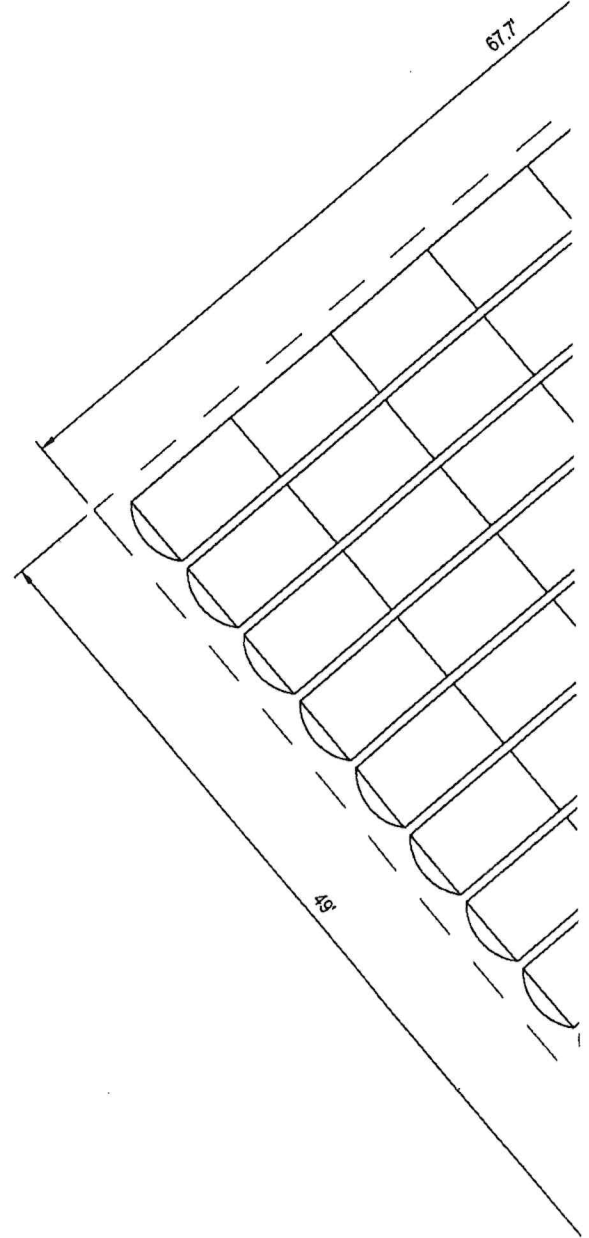
4' WIDE WEIR  
INV=173.95'



CONCRETE FILL

2.5" ORIFICE  
INV=170.95'

### SECTION A-A

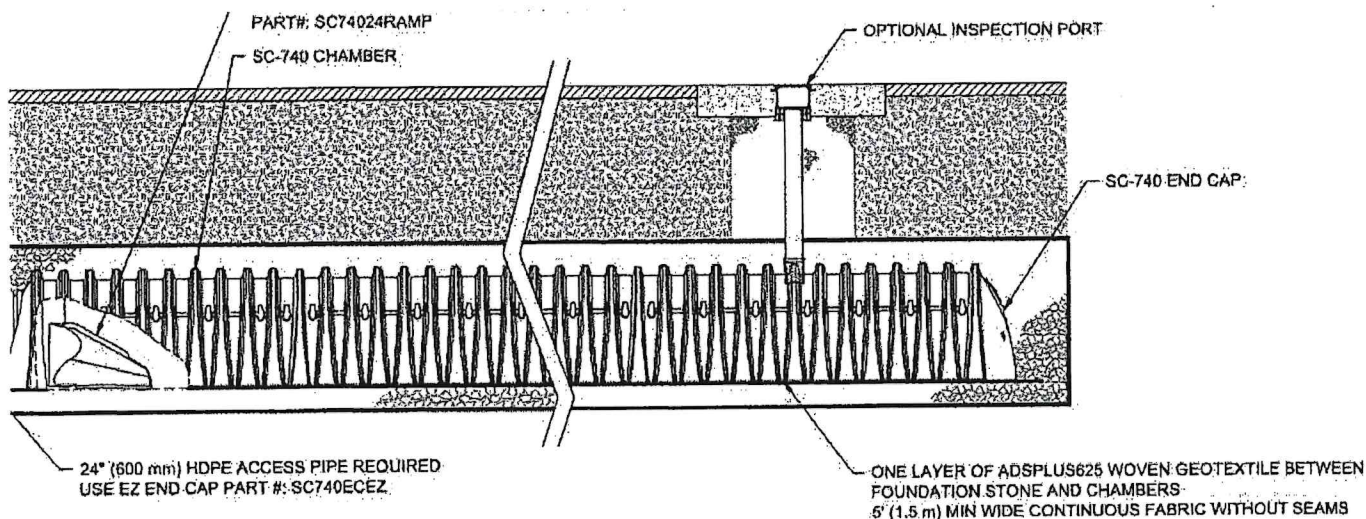


LOADING. ALL UNITS SHALL BE CONSTRUCTED  
TO STANDARDS. ALL PRECAST SECTIONS  
4T.  
DING, UNLESS PRE-APPROVED IN WRITING BY

30TOM, AFTER ALL THE PIPES ARE INSTALLED,

5 OPENING HAS 2 OR MORE CLEAR SPACES)  
HES ACROSS THE SMALLEST DIMENSION.

S.  
ER AN OVERSIZE INLET WITH SLAB TOP WILL BE  
RICATION.  
OR TO FABRICATION.



## SC-740 ISOLATOR ROW PLUS DETAIL

LAST 8" LOCKING SOLID  
R AND FRAME  
RETE COLLAR / ASPHALT OVERLAY  
EQUIRED FOR GREENSPACE OR  
RAFFIC APPLICATIONS

OPLAST UNIVERSAL INLINE DRAIN  
(PART# 2708AG4IPKIT) OR TRAFFIC  
BOX W/SOLID LOCKING COVER

mm) SDR 35 PIPE

mm) INSERTA TEE  
CENTERED ON CORRUGATION CREST

UGATION CREST.

### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
    - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
    - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
    - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  - B. ALL ISOLATOR PLUS ROWS
    - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
      - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
      - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

### NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ERIES CHAMBER)