



## 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

July 10<sup>th</sup>, 2024

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Major Subdivision Review – The Villas at Wayne Hills Subdivision; 1361 Alps Road, Wayne; Block 2329, Lots 1 & 17 (Passaic County File Number SU-23-002)

Members of the Board,

The above referenced subdivision plat prepared by David R. Avery, P.L.S. (N.J. Lic. No. 39646) and dated April 28<sup>th</sup>, 2022, revised as of January 10<sup>th</sup>, 2024, was reviewed by Passaic County Planning Board staff pursuant to the provisions of the Passaic County Subdivision 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 major subdivision application has been granted **conditional approval** pending receipt in an acceptable form of the following:

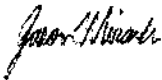
1. The existing Alps Road right-of-way must be indicated on the subdivision plat. Any variations in width must be noted in the correct location. *The applicant is not in conformance with the Master Plan right-of-way of 66 feet, and must enter into an "if and when" agreement for a future right-of-way dedication. An agreement template is attached for the applicant's review and signature. The variable widths and Master Plan right-of-way line must be added to the subdivision plat. The applicant shall submit a signed copy of the "if and when" agreement based on the 3-foot right-of-way discrepancy shown on the plans.*
2. Ratzler Road is labelled on the plan as a 60-foot right-of-way. As Ratzler Road has a Passaic County Master Plan right-of-way width of 66 feet, the applicant must indicate the full extent of the Master Plan right-of-way adjacent to the site. Additional comments may be provided on future submissions. *The Master Plan right-of-way line must be labeled on the subdivision plat. As the site is not in conformance with the Master Plan right-of-way of 66 feet, the applicant shall provide a right-of-way dedication for the Ratzler Road frontage. A draft deed of dedication shall be submitted for review. The draft deed of dedication must be submitted for review by staff.*

Passaic County Planning Board  
The Villas at Wayne Hills Subdivision (SU-23-002)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

3. The applicant shall submit copies of cross-access easement(s) between Lot 1.1 and Lots 1.2-1.7. *The applicant has submitted copies of the proposed cross-access easement, which is under review by staff. The proposed easement is acceptable and shall be executed and recorded with the County Clerk by the applicant.*
4. The applicant shall submit copies of the proposed drainage easement referenced on the subdivision plat. *The applicant has submitted copies of the proposed drainage easement, which is under review by staff. The proposed easement is acceptable and shall be executed and recorded with the County Clerk by the applicant.*
5. The applicant submit the final plat application fee of \$150.00 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  
John C. Cote, P.E.  
File

AG/RW Wayne Owner, LLC  
Meryl Gonchar, Esq.