



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

January 28th, 2025

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Chen Pole Barns – 265 Newark Pompton Turnpike, Passaic; Block 1505, Lot 11 (Passaic County File Number SP-24-040)

Members of the Board,

The above referenced site plan prepared by William J. Darmstatter, P.E. (N.J. Lic. No. 25796), dated January 23rd, 2023 and revised as of November 27th, 2024, was reviewed by Passaic County Planning Board staff 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 **withheld** pending receipt in an acceptable form of the following:

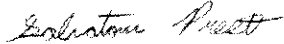
1. The applicant shall dimension the proposed driveway. **Complete.**
2. The applicant shall remove the proposed driveway from within 10 feet of the side property line. **A waiver request has been submitted. For the waiver to be considered, the applicant shall dimension the curb cut opening off the extension of the side property line. The applicant shall also dimension the distance to the adjacent driveway on the neighboring lot.**
3. Driveways intersecting with a county road shall have maximum grades of no more than +/- 2% for 50 feet back from the right of-way line. The applicant shall provide a driveway profile at the driveway on the county road, ensure the following is labeled on the profile all percent grade changes including the counter slope of the road, the right of way line, the curb, and the point 50 feet from the right of way line. **A waiver request has been submitted. For the waiver to be considered, the applicant shall provide a profile exhibit with the following labelled on the profile: the right-of-way line, the curb line, the property line, and the percent grade changes within 50 feet of the right of way line.**

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265 Newark Pompton Turnpike, Wayne
Block 1505; Lot 11

4. The applicant shall be required to enter into a hold harmless agreement for all silt, stormwater, and debris that enters the site from the County right-of-way. An agreement template will be provided for the applicant's review and signature. **Incomplete.**
5. The drop curb across the driveway shall be replaced. **Complete.**
6. The applicant shall enter into an "if and when" agreement with the county to install sidewalk along the site frontage. An agreement template will be provided for the applicant's review and signature. **Incomplete.**
7. The applicant shall provide a traffic statement for the site. **The applicant shall provide a description of the proposed commercial use of the site.**
8. The applicant shall provide the Corridor Enhancement Fee of \$2,000.00 payable to Passaic County. **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.

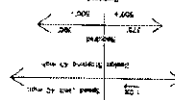
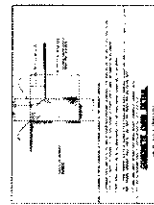
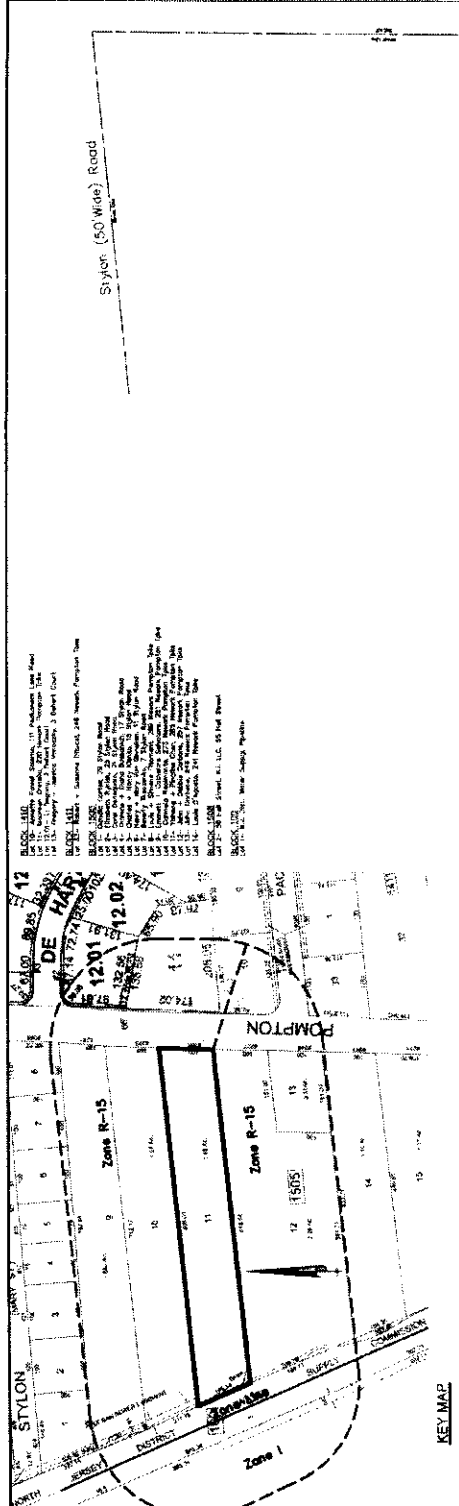
Best Regards,



Salvatore Presti, AICP
Assistant Planner

Cc: Yizhang Chen
Darmstatter Inc.

A. Michael Rubin, Esq.
File



ANGLICAN CHURCH OF CANADA

Owner/Applicant:
Yizhang Chen
265 Newark Point
Wayne, NJ

NO PROPOSED LANDSCAPING
NO TREES TO BE REMOVED
NO SLOPE RESTRICTIONS IN A
NO LOADING PROPOSED
NO PROPOSED PARKING SPACE
NO LIGHTING PROPOSED

ZONE SCHEDULE - R-15: SUE DATA BOX				PROCESSOR: R-15-01	
	BLDGNO	SERIES			
LOT AREA	5000.0	5000.0			
LOT WIDTH	100'	100'			
LOT DEPTH	150'	150'			
FRONT OF SETBACK	50.0	50.0			
FRONT SETBACK	10' = 100'	10.0'			10.0'
SIDE SETBACK BOTH	25' = 250'	25.0			★ 49.0'
REAR SETBACK	50.0'	50.0'			50.0'

[illegible]Copyright
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<p>Use Variable - Pneumotricity (and Sin Plan</p> <p>CHEN</p> <p>250 Newport Highway, Torrance (410) 304-1566</p> <p>Torrance, CA 90503</p>	<p>DARMSTÄTTER, INC.</p> <p>10000 WILLOW BLVD</p> <p>LOS ANGELES, CA 90024</p> <p>TEL: (407) 460-7100 FAX: (407) 460-7101</p> <p>TELETYPE: (407) 460-7102</p>	<p>10000 WILLOW BLVD</p> <p>LOS ANGELES, CA 90024</p> <p>TEL: (407) 460-7100 FAX: (407) 460-7101</p> <p>TELETYPE: (407) 460-7102</p>
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