



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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December 5th, 2024

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Spark Car Wash (Clifton) – 25 Allwood Road, Clifton; Block 82.01, Lot 18.02; (Passaic County File Number SP-24-038)

Members of the Board,

The above referenced site plan prepared by Tung-To Lam, P.E. (N.J. Lic. No. 47863) and dated September 9th, 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 provide a traffic statement with trip generation calculations. If there are over 100 trips during peak hours, the applicant shall provide a Traffic Impact Study. **The intersection of Bridwell Place and Main Ave has almost a minute of added delay on Saturday Southbound approach. The applicant shall propose mitigation and indicate the party responsible for implementing the mitigation.**
2. The applicant shall provide a queuing analysis showing that there is adequate queuing capacity on site. **Incomplete, the traffic study only addresses the parking requirements, not queuing for the car wash.**
3. The applicant shall label and show the Master Plan right-of-way line on the site plan. The Master Plan right-of-way width along this section of Allwood Road is 60 feet. If there is any discrepancy between the existing and Master Plan right-of-way line, the applicant shall be required to enter into an “if and when” agreement to provide a future right-of-way dedication for the full half-width of the Master Plan right-of-way. **Incomplete, pending submission of an if-and-when agreement. The applicant shall label the master plan right of way line on the site plan.**

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4. The applicant shall dimension the sidewalk along both site frontages. If the sidewalk along Allwood Road is less than five (5) feet in width, the applicant shall construct a new 5-foot sidewalk that maintains the existing grass strip from the back of the curb to the edge of the sidewalk. The applicant shall also dimension the grass strip on the site plan. If the sidewalk along Main Avenue is less than five (5) feet, it is recommended that the sidewalk be reconstructed to be five (5) feet in width. **Complete.**
5. The applicant shall provide an intersection sight distance exhibit at the Allwood Road driveway and provide a signed and sealed certification from a professional engineer that there are no obstructions within the proposed sight lines per AASHTO standards. **Incomplete, the applicant shall provide a copy of a signed and sealed certification form a professional engineer that there are no obstructions within the proposed sight lines per AASHTO standards.**
6. The applicant shall dimension the distance between the Allwood Road driveway and side property line. If the driveway is within 10 feet of the side property line, the driveway shall be relocated to be a minimum of 10 feet from the property line. **The applicant shall provide a written wavier request that includes explanation on why complying with county standards are not feasible.**
7. Driveways on county roads 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. The following shall be labeled on the profile: all grade changes (in %), 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. **Complete.**
8. The applicant shall enter into a hold harmless agreement with the County for stormwater and silt entering the site via the drainage pipe from Allwood Road. Additionally, if the Allwood Road driveway drains away from Allwood Road, the applicant shall enter into a hold harmless agreement for stormwater and silt entering the site from Allwood Road. **Incomplete, pending submission of hold harmless agreement for existing drainage pipe and flow from the driveway.**
9. The applicant shall provide a copy of correspondence with the City of Clifton requesting the proposed emergency access driveway on Main Avenue. **The applicant shall provide correspondence from the City of Clifton fire marshal requesting the emergency access driveway and deeming the emergency access driveway acceptable.**
10. The County trench restoration detail (attached) shall be added to the site plan. **Complete.**
11. The applicant shall indicate on the site plan that all stop bars, double yellow centerlines, directional arrows, and "STOP" markings shall be painted with thermoplastic material. **Complete.**

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12. The applicant shall dimension the distance between the proposed employee parking space and the Allwood Road Master Plan right-of-way line. **Incomplete, distance not dimensioned on site plan.**
13. The applicant shall provide a detail for the proposed “ENTER” and “EXIT” signs at the Allwood Road driveway. **Incomplete, the applicant shall provide dimensions on the site plan off the Allwood Road face of curb to ensure the proposed exit and entrance signs do not obstruct the sight lines at the driveway. The applicant shall show separate symbols in plan view for the proposed STOP sign and proposed exit sign.**
14. The applicant shall provide a narrative for when garbage pickup operations will occur on site, and if pick up operations will occur during operating hours. **Complete.**
15. Runoff on the site is proposed to grade away from Allwood Road, to be collected on the site and discharge to an existing outlet pipe on the adjacent state property that crosses over Main Avenue, and which ultimately discharges toward Route 3. It is recommended that the applicant coordinate with NJDOT regarding any stormwater requirements. **Complete (recommendation).**
16. The applicant shall provide a copy of any required NJDEP permits for the proposed development. **Complete.**
17. The following note shall be added to the plans and O&M Manual: *“Upon obtaining the Certificate of Occupancy from the City of Clifton, the applicant must submit an inspection report from a New Jersey-licensed 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 Clifton Construction Official and the Passaic County Planning Board.”* **Complete.**
18. The applicant shall provide the Corridor Enhancement Fee of \$901.00 made 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,



Jason Miranda, AICP
Senior Planner

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Cc: Passaic County Engineer
Grace Capital Investments, LLC
Bohler Engineering NJ, LLC

Spark Car Wash. LLC
Robert Vallario
File