



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

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October 29th, 2024

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Self-Storage Facility (Basis Industrial Acquisitions, LLC); 555 Paterson-Hamburg Turnpike, Wayne; Block 2800, Lot 7 (Passaic County File Number SP-24-022)

Members of the Board,

The above referenced site plan prepared by Jacquelyn Giordano, P.E. (N.J. Lic. No. 53558) and dated September 26th, 2022, revised as of August 5th, 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 Master Plan right-of-way width of Paterson-Hamburg Turnpike is 100 feet. The existing right-of-way width is noted as 66 feet. The applicant shall provide a Deed of Dedication to the County for the full half-width of the Master Plan right-of-way.
 - a. The proposed dedication shall be noted on the plan. A draft Deed of Dedication and metes and bounds description must be submitted for review. **Incomplete.**
 - b. The area of dedication shall be dimensioned on the plan. **The distance from the existing right-of-way line to the Master Plan right-of-way line is 17 feet, but is indicated to be 12 feet on the plan.**
2. The applicant shall enter into an “if and when” agreement with the County for the installation of a sidewalk along the frontage of the site at a future date. An agreement template is attached for the applicant’s review and signature. **Incomplete.**
3. The layout of the proposed one-way ingress and egress openings shall be modified to restrict vehicles to right-in and right-out turn movements. **The proposed curb layout at**

the parking lot driveways shall be modified to channelize vehicles to right-in and right-out movements.

4. The egress driveway opening shall be dimensioned off the nearest property line. The driveway shall be a minimum of 10 feet from the nearest side property line. **A dimension shall be provided along the curbline at the driveway opening up to the extension of the side property line.**
5. At the ingress driveway, the applicant shall provide ONE WAY signs. **The proposed signs shall be double-sided and shifted closer to the roadway.**
6. For vehicles traveling westbound, the applicant shall provide a NO LEFT TURN symbol sign at the near right (north side of Paterson-Hamburg Turnpike) and far left (south side of Paterson-Hamburg Turnpike just west of the ingress driveway). **The proposed “NO LEFT TURN” sign on the north side of the road shall be shifted approximately 40 feet to the east.**
7. At the egress driveway, the applicant shall provide a near right and far left NO LEFT TURN symbol sign and ONE WAY signs. **The proposed “NO LEFT TURN” sign on the west side of the exit driveway shall be shifted to the north side of Paterson-Hamburg Turnpike.**
8. At the egress driveway, the applicant shall ensure that the stop sign shape is not distorted by any other sign if placed back-to-back. **The “DO NOT ENTER” signs shall be placed on separate posts and shifted towards Paterson-Hamburg Turnpike.**
9. All stop bars, traffic marking arrows, ‘STOP’ and ‘DO NOT ENTER’ markings at the driveways shall be indicated as thermoplastic. **Complete.**
10. The truck turning template shall be revised to demonstrate a right-out turn. **Complete.**
11. The applicant shall provide a signed certification from a New Jersey-licensed professional stating there are no obstructions within the proposed sight lines per AASHTO standards. **The applicant shall confirm if WB-20 trucks will be permitted to deliver to the site. If so, additional turning templates shall be provided.**
12. 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 driveways 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. **The point 50 feet from the existing right-of-way line shall be indicated on the profile. The Master Plan right-of-way line shall also be indicated on the profile. The alignment of the profiles shall be**

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adjusted to follow the centerline of the modified driveways along the path a typical vehicle would use to enter and exit the site.

13. The applicant shall enter into a “hold harmless” agreement with the County indemnifying the County for all stormwater, silt, and runoff that enters the site from the County right-of-way. An agreement template is attached for the applicant’s review and signature.
Incomplete.
14. The applicant shall provide a cross-section detail of the proposed detention basin and provide a dimension from the centerline of the nearest detention basin barrel to the Master Plan right-of-way. **Complete, but subject to revision dependent upon final proposed location of dedicated Master Plan right-of-way.**
15. The plans shall be revised to show the limits of pervious pavement. **This comment is no longer applicable.**
16. The applicant shall provide any other required NJDEP permits not already submitted.
Incomplete.
17. The four (4) proposed shade trees shall be relocated outside of the area being dedicated to the County, if feasible, to avoid conflicting with the County’s planned future roadway improvement project. **Complete.**
18. If the site plan is approved and constructed, the applicant is notified that the County's future roadway improvement project will likely conflict with the proposed grass paver fire access lane. In the event of conflict, the access lane would need to be removed when the future roadway project is constructed. **Acknowledged by applicant.**
19. The applicant shall provide the Corridor Enhancement Fee of \$11,495.00 payable to Passaic County. **Incomplete.**

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
Amee S. Farrell, Esq.
George Lighthiser

Basis Industrial Acquisitions, LLC
Jacquelyn Giordano, P.E.
File