



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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May 11th, 2026

Clifton Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Proposed Restaurant; 1610 Main Avenue, Clifton; Block 9.07, Lots 25 & 26 (Passaic County File Number SP-26-009)

Members of the Board,

The above referenced site plan prepared by Giovanni Manilio, P.E. (N.J. Lic. No. 47552) and dated October 3rd, 2025, revised as of December 12th, 2025, was reviewed 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 submit two (2) signed and sealed copies of the referenced survey.
Complete.
2. The applicant shall either consolidate the lots or provide a cross-access easement between the lots for all common features, including access and utilities. The applicant shall submit a copy of the recorded Deed of Lot Consolidation prior to the issuance of an unconditional approval.
Incomplete.
3. It is recommend that the applicant consider replanting the existing tree well along the frontage. **Complete (recommendation).**
4. If the curb ramps at the corner of the Main Avenue and West 2nd Street are to remain, the following note shall be added to the plans: "I hereby certify, as a licensed Professional Engineer in the State of New Jersey, that the curb ramp(s), at _____ (Describe Location(s)) within the public right-of-way or easements, is/are compliant with the "Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" located at <https://www.access-board.gov/prowag/> as published in the Federal Register and the Manual on Uniform Traffic Control Devices (MUTCD) as of the following date _____ (Date). This

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certification applies to the following attached Technical Infeasibility Waivers (if applicable).”
Complete.

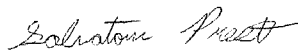
5. If the curb ramps at the corner of the Main Avenue and West 2nd Street are to be replaced, the applicant shall provide details and add the following note to the plan: “Prior to the release of the performance bond by the Passaic County Road Department, the curb ramp(s) in the County right-of-way shall be inspected by a licensed professional engineer and the Compliance Certification for Pedestrian Facilities within the County Right-of-Ways form shall be provided.” The referenced form is attached. **Complete.**
6. The applicant shall eliminate the exit-only driveway along the Main Avenue frontage. If a waiver is requested for the driveway to remain on Main Avenue, the following conditions shall apply:
 - a. The applicant shall complete the “Waiver Request Form” (attached). **Complete, the waiver request has been granted on the condition that the applicant install an additional “right turn only” sign at the egress driveway.**
 - b. The distance between the property line and the driveway shall be dimensioned along the right-of-way line. **Complete.**
 - c. The garbage truck turning templates shall be provided. **Complete.**
 - d. The applicant shall provide an intersection sight triangle for the driveway in accordance with AASHTO standard and add a note to the plans stating that no topography obstructs the sight lines. **Complete.**
 - e. The applicant shall enter into a hold harmless agreement, indemnifying the County for any damages and/or claims relating to stormwater, silt, and debris that enters the site from the County right-of-way. An agreement template is attached for the applicant’s review. A signed copy of the agreement must be submitted by the applicant. The agreement will require the authorization of the Board of County Commissioners prior to being executed and recorded by the County Clerk. **Pending approval; this comment will automatically be considered complete upon final execution and recording with the County Clerk.**
 - f. Signing and striping shall be provided accordingly if the exit-only driveway is permitted by the Development Review Committee:
 - i. A 24-inch, white stop bar, dimensioned four (4) feet off the edge of sidewalk, and labeled as thermoplastic. **Incomplete, the applicant shall dimension the stop bar to be four (4) feet off the edge of the sidewalk.**
 - ii. A “STOP” sign (R1-1). **Complete.**
 - iii. A right turn only sign (R3-5R). **Complete.**
 - iv. A “DO NOT ENTER” (R5-1) sign facing Main Avenue. **Complete.**
 - v. A note or detail shall be provided indicating that the “DO NOT ENTER” sign will not obscure the shape of the “STOP” sign. **Complete.**

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- vi. All striping at the driveway shall be noted as thermoplastic. **Complete.**
7. The applicant shall provide a traffic statement with trip generation calculations as per ITE. If there are over 100 trips during peak hours, the applicant shall provide a Traffic Impact Study. **Complete.**
8. It is recommended that the applicant coordinate with the City of Clifton regarding any necessary soil testing for the proposed infiltration system on site. **Complete (recommendation).**
9. The applicant shall confirm if the existing utility services will be utilized. If any trench work is necessary for upgraded utility services on Main Avenue, the County trench restoration detail (attached) shall be added to the plans. **Complete.**
10. The applicant shall provide the Corridor Enhancement Fee of \$2,084.00 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: Passaic County Engineer
Dominic Iannarella, Esq.
Giovanni Manilio, P.E.

Fawzi Abelgani
Anwar Alkhatib, AIA
File

1. PROJECT NO.	2. SHEET NO.
3. CLIENT	4. DATE
5. PROJECT NAME	6. PROJECT LOCATION
7. PROJECT DESCRIPTION	8. PROJECT STATUS
9. PROJECT BUDGET	10. PROJECT RISK
11. PROJECT SCHEDULE	12. PROJECT TEAM

man TERRA
DESIGN LLC

NASHMI

GRADING & DRAINAGE, VEHICLE CIRCULATION PLAN

Don Min
GIOVANNI MANUELLO, PE
10000 10TH AVENUE, SUITE 100
DENVER, CO 80231

man TERRA
DESIGN LLC

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