



## 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  
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November 14<sup>th</sup>, 2024

Wayne Planning Board  
475 Valley Road  
Wayne, NJ 07470

Re: Site Plan Review – The Villas at Wayne Hills; 1361 Alps Road, Wayne; Block 2329, Lots 1 & 17 (Passaic County File Number SP-23-011)

Members of the Board,

The above referenced site plan prepared by John Cote, P.E. (N.J. Lic. No. 37058) and dated April 29<sup>th</sup>, 2022, revised as of May 31<sup>st</sup>, 2024, and the “Traffic Signal Installation and Roadway Improvements Alps Road and Miller Road” plan set prepared by Karl A. Pehnke, P.E. (N.J. Lic. No. 36434) and dated June 3<sup>rd</sup>, 2024, revised as of September 20<sup>th</sup>, 2024, were both 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.

This site plan 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 site plan. Any variations in width must be noted in the correct location. The variable widths and Master Plan right-of-way line must be added to the site plan. *Previously completed.*
2. Rutzer Road is labelled on the plan as a 60-foot right-of-way. As Rutzer 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. *Previously completed.*
3. The Alps Road sidewalk must be a minimum of five (5) feet in width and dimensioned on the plan. *Previously completed.*
4. The Rutzer Road sidewalk shall be replaced. The sidewalk shall be a minimum of five (5) feet in width and dimensioned on the plan. The existing grass strip shall be maintained at its current width. The Rutzer Road sidewalk must be shown on a partial plan, as it is barely visible on the Master Site Plan. *Previously completed.*

Passaic County Planning Board  
The Villas at Wayne Hills (SP-23-011)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

5. The proposed curb along the Alps Road frontage must be extended, in accordance with County detail (attached). A 10-foot vertical curb taper shall be provided at the south end of the Alps Road frontage. *Previously completed.*
6. The applicant must submit a waiver request with a written justification for providing the site driveway onto Alps Road, as the site has access to a municipal street (Old Homestead Road). The waiver has been requested by the applicant. The applicant shall provide documentation from the Township of Wayne confirming that Old Homestead Road will be restricted to use as an emergency-access only road. *Previously completed (waiver granted).*
7. Upon installation and prior to the release of any bonds associated with the permit work, the proposed curb ramps at the Alps Road driveway shall be inspected by a licensed professional in the State of New Jersey and a signed certification submitted stating that the ramps are in compliance with current ADA standards. *The following note shall be added to the plans: "Prior to the release of the performance bond by the County Road Department, the curb ramps in the County right-of-way shall be inspected and certified by a New Jersey-licensed professional per current PROWAG standards. Signed and sealed correspondence from the professional shall be provided to the County Road Department certifying the ADA compliance of the ramp in accordance with PROWAG standards prior to the release of the performance bond." Previously completed.*
8. The applicant must stripe a continental-style crosswalk across the Alps Road driveway. The crosswalk striping shall be thermoplastic and shall encompass the 4' x 4' clear space/turning area in front of any proposed curb ramps. *Previously completed.*
9. The submitted driveway profile must be revised to note the location of the Alps Road right-of-way line for Road A. The profile indicates a grade of 2.25% within 50 feet of the assumed right-of-way line, which will require a waiver request with a written justification for consideration by the Board. The Master Plan right-of-way shall be added to the profile, with the 50-foot dimension to be provided from the Master Plan right-of-way line as well. *Previously completed.*
10. The Traffic Study takes credit for office trips from the former use of the property as the headquarters for GAF. However, GAF has not occupied the site since 2015. Taking credit for these trips being removed results in meaningless results in the Traffic Study - such as the average PM delay at the Alps Road/Ratzer Road intersection decreasing from 82 seconds to 58 seconds as a result of this development. No credit shall be allowed for any of these trips. All language in the Traffic Study, and all figures, tables, and data that are based on existing office trips from the former GAF use, shall be revised accordingly. *Previously completed.*
11. The calculations (average trip rate or fitted curve equation), for how the trip generation amounts were determined, must be provided. *Previously completed.*
12. All delay calculations must be re-calculated based on new trips from this development, without any credit taken for the prior office use. *Previously completed.*

Passaic County Planning Board  
The Villas at Wayne Hills (SP-23-011)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

13. Page 10 of the traffic study states that the site driveway exit onto Alps Road will be one lane, but the site plan shows it as a two-lane exit. The exit shall be redesigned to be a one-lane shared movement. The capacity analysis shall be re-done to accommodate a one-lane shared movement exit. *Previously completed.*
14. The truck turning templates must be revised to indicate that a moving van can safely negotiate the intersection of Alps Road with the site driveway. *Previously completed.*
15. The applicant must submit an analysis of the proposed Alps Road driveway to determine if a left-turn lane is warranted for the entrance movement from Alps Road. *Previously completed.*
16. The traffic report shall indicate if a traffic signal is warranted at the Alps Road driveway.
  - a. An easement shall be necessary for the construction of the traffic signal. *The easement has been reviewed by staff and determined to be acceptable. The agreement shall be executed and recorded with the Passaic County Clerk. **The County shall not be listed as a party on the submitted easement agreements.***
  - b. All striping on Alps Road, on both the traffic signal plans and site plan set, shall be labeled as thermoplastic. *Previously completed.*
  - c. The crosswalks shall be eight (8) feet in width. *Previously completed.*
  - d. A crosswalk shall be stiped across the southern leg of Alps Road. *Previously completed.*
  - e. The time intervals for vehicle actuation must be indicated. *Previously completed.*
  - f. Manual control and memory circuit must be disabled in the controller. *Previously completed.*
  - g. The applicant shall confirm that the design is in compliance with Public Rights of Way Accessibility Guidelines (PROWAG) R206, R307, R308, R403, and R404 to ensure that the pedestrian facilities meet the necessary accessibility standards including audible devices. *Previously completed.*
  - h. The phasing diagram must include a north/south pedestrian crossing. *Previously completed.*
  - i. The signal plans must include Synchro for the proposed timing. *Previously completed.*
  - j. The applicant shall provide a Synchro report showing LOS and Movement Dclay for having the Protected NBL vs. just Permitted. *This comment is no longer applicable.*
  - k. The following note shall be added to the site plan and traffic signal plans: "*Prior to the release of a performance bond by the County Road Department, a signed certification shall be provided by a New Jersey-licensed engineer that the signal has been constructed in compliance with the approved plan set.*" *Previously completed.*
17. Intersection sight distance shall be evaluated and added to the plans indicating the horizontal and vertical geometry of Alps Road in each direction, in accordance with AASHTO standards,

Passaic County Planning Board  
The Villas at Wayne Hills (SP-23-011)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

from the site driveway and including (but not limited to) the line of sight of the motorist exiting the site driveway shown in both the vertical and horizontal plane. The designer shall identify on the plans and make recommendation of any obstructions that should be cleared from the sight triangles and if any sight easements are necessary on the adjacent properties. The traffic report shall indicate if motorists exiting the site have sufficient sight distance to safely complete a left turn. *Previously completed.*

18. Upon obtaining the Certificate of Occupancy from the Township of Wayne, the applicant must submit an inspection report from a 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 Wayne Construction Official and the Passaic County Planning Board. The note must be included on the drainage plan and in the Stormwater Operation & Maintenance Manual. The note must also be added to the stormwater plan in the site plan set and in the O&M Manual. *The note must be added to sheet CG113. Previously completed.*
19. The existing drainage on Alps Road and Rutzer Road must be indicated on the drainage plans. *Previously completed.*
20. The emergency spillway at drainage Basin-5F shall be relocated to be 20 feet behind the Passaic County Master Plan right-of-way line. *Previously completed.*
21. The grading of Basin-5F shall be revised so the emergency spillway is three (3) feet above the 100-year storm elevation of the basin. The applicant has requested a waiver citing spatial constraints. The request is not acceptable as the site plan is for new construction. For a waiver to be considered by the Board, the applicant must provide further justification for hardship or re-design the site to provide three (3) feet between the emergency spillway and 100-year design storm water surface elevation. *Previously completed.*
22. Soil percolation tests shall be performed to verify hydrologic soil classification prior to the issuance of a final approval of the site plan by the Board. *Previously completed.*
23. Any drainage connections from the site made to the existing drainage system on Alps Road shall be made with a single 12-inch maximum pipe connection. The proposed 14"x 23" Elliptical RCP pipe leading to the double B inlet CB-6-2 may remain as proposed. The applicant shall confirm if the 15-inch pipe draining to the proposed E-Inlet on Alps Road, that ultimately drains down Miller Road, is acceptable to the Township of Wayne. The response references that the application has been approved by the Wayne Planning Board, but does not indicate that the specific concern has been addressed to the Township's satisfaction. *Previously completed.*
24. All drainage pipes within the Passaic County Master Plan right-of-way shall be specified as reinforced concrete pipe bell and spigot type.

Passaic County Planning Board  
The Villas at Wayne Hills (SP-23-011)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

- a. The following note shall be added to the plans: "All drainage pipe in the County right-of-way shall be RCP Class V Bell & Spigot Type, Slip Joint Pipe not accepted". The note must be added to sheet CG113. *Previously completed.*
  - b. The following note shall be added to the plans: "All drainage structures in the County right-of-way shall be precast concrete, knockout structures not accepted." The note must be added to sheet CG113. *Previously completed.*
25. The HDPE pipe underdrain system within drainage Basin-5F shall be specified and detailed at a minimum as a dual wall smooth interior type with a filter sleeve in addition to being wrapped in stone and filter fabric. It is recommended all underdrains on site be specified as such as well. *Previously completed.*
  26. A trench drain shall be installed at the Alps Road driveway, at the right-of-way line, to ensure all stormwater flows are intercepted at the driveway prior to entering Alps Road. The applicant shall provide a trench drain or (in lieu of a trench drain) add an additional two (2) inlets to the west of the curbed ramps crossing the driveway. *Previously completed.*
  27. Maintenance and protection of traffic details shall be added to the plans, including (but not limited) to any necessary sidewalk closures/diversions, shoulder closures, lane shifts, alternating traffic operations, and/or any necessary detours for all work within the County right-of-way. *Previously completed.*
  28. If and when the plans are unconditionally approved, the developer shall be required to apply for a Storm Drain Connection Permit with the County Engineer's Office prior to applying for a Highway Opening Permit with the County Road Department. *Previously completed.*
  29. The applicant shall provide copies of any required NJDEP permits for the proposed development. *Previously completed.*
  30. The applicant must submit copies of any available architectural drawings. *Previously completed.*
  31. The applicant must provide the Corridor Enhancement Fee of \$6,954.00 payable to Passaic County. *Previously completed.*
  32. At Rutzer Road, means shall be provided for preventing debris and trash from entering the open-ended pipe. A callout shall be added to the plans indicating that the trash rack is to be constructed at the open-ended pipe. The applicant shall provide a sloped trash rack, including a detail that indicates how it will be attached to the pipe end. *Previously completed.*
  33. A smoother linear transition shall be provided for the proposed curb and sidewalk along the proposed curblines at the southwest corner of the Alps Road intersection across the adjacent driveway. *Previously completed.*

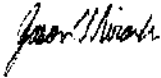
Passaic County Planning Board  
The Villas at Wayne Hills (SP-23-011)  
1361 Alps Road, Wayne  
Block 2329, Lots 1 & 17

34. The applicant shall be required to enter into a tri-party agreement for the installation, jurisdiction, and maintenance of the proposed traffic signal. The agreement shall include any necessary easements for the proposed signal. The applicant shall submit a draft agreement for review. **The draft agreement has been reviewed by staff. The following comments shall be addressed by the applicant:**

- a. *It must be stipulated in the agreement whether the Township or the developer will be responsible for maintaining the signal. Complete.*
- b. *The County signature block shall be revised to note "John W. Bartlett, Esq., County Commissioner Director" as the signee, and "Louis E. Imhof III, Clerk to the Board" as the witness. Complete.*
- c. *The developer signature block shall be revised to note the name and title of both the signee and the witness. Incomplete.*
- d. *The agreement must include a notary acknowledgement. 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

Cc: Passaic County Engineer  
John C. Cote, P.E.  
File

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