



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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November 22nd, 2024

Wayne Board of Adjustment
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Proposed Warehouse (Pompton Development, LLC); 438 Pompton Road, Wayne; Block 2904, Lot 2 (Passaic County File Number SP-23-034)

Members of the Board,

The above referenced site plan prepared by Joseph Mele, P.E. (N.J. Lic. No. 43239) and dated February 29th, 2024, revised as of October 29th, 2024, was reviewed by the Passaic County Planning Board on November 21st, 2024 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 (**current comments in bold**):

1. The applicant must submit two copies, signed and sealed by a licensed surveyor in New Jersey, of the referenced survey prepared by MidAtlantic Engineering Partners. *Previously completed.*
2. The existing right-of-way width and Master Plan right-of-way width (66 feet) of Pompton Road must be labelled. Any variation in the right-of-way width must be noted in the correct location. *The width of the existing right-of-way, with any variations, shall be noted on the plan. Any variations shall be noted in the correct location. 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 dedication for the full half-width of the Master Plan right-of-way.* **The applicant shall be required to enter into an “if and when” agreement to provide a future dedication for the full half-width of the Master Plan right-of-way. The agreement template is attached for the applicant’s review and signature.**
3. All curbing and sidewalk along the site frontage shall be replaced. The curbing shall be constructed in accordance with County detail (attached). To the west of the driveway, the

- new sidewalk shall meet the flush curb at the west side of the driveway. All sidewalk shall be a minimum of five (5) feet in width and dimensioned on the plans. *Previously completed.*
4. The plans must indicate all signing, striping, and driveways on Pompton Road between Paterson-Hamburg Turnpike and the William Paterson University driveway east of the site. *Previously completed.*
 5. The applicant shall install a double yellow center line at the proposed Pompton Road driveway. The double yellow centerline must be labeled on the site plan. *The double yellow centerline shall be a minimum of 50 feet in length and dimensioned on the plan. The double yellow centerline, stop bar, traffic marking arrows, and crosswalk shall all noted as thermoplastic. Complete.*
 6. The crosswalk, stop bar, double yellow center line, and traffic marking arrows shall be noted as thermoplastic on the plans and details. *Previously completed.*
 7. The submitted sight distance exhibit indicates a posted speed limit of 25 MPH, although County records indicate a 35MPH speed limit for this section of road. The applicant shall verify the speed limit, within the limits of the exhibit, with the Township and revise the exhibit as needed. Additionally, a profile shall be provided for the sight distance exhibit in order to ensure that the grade of the road does not obstruct the sight distance in accordance with AASHTO criteria. *The following comments shall be addressed by the applicant:*
 - a) The plans indicate a posted speed of 35MPH based on NJDOT SLD, although the submitted traffic report indicates a posted speed of 45MPH. The applicant shall provide clarification and revise the plans or report as necessary. *Previously completed.*
 - b) The vertical obstruction shown between station 1+00 and 2+00 must be clarified. *Previously completed.*
 - c) The note "VEHICLE FROM THE WEST" is mistakenly shown twice on the sight distance profile. This must be corrected. *Previously completed.*
 - d) Since the actual stopping sight distance is 300 feet, the measuring point on each side shall be revised to Stations -3+00 and 3+00. Both the plan and profile must be adjusted. *Previously completed.*
 8. 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. A driveway profile shall be provided for any driveway existing or proposed on a County road, from the curb line to 50 feet within the site. All grades (in percent), the front of the curb, and right-of-way line must be labelled on the profile. The right-of-way line must be labeled on the profile. *The curb line shall be included and labeled on the profile. The grade appears to be shown for less than*

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- 50 feet from the right-of-way line. The applicant shall provide a 50-foot dimension from the right-of-way line on the profile or set station 0+00 at the right-of-way line. Complete.*
9. The applicant shall submit a turning template demonstrating turning maneuvers in and out of the site. The templates must also demonstrate how trucks will access the proposed loading bays. *Previously completed.*
 10. The driveway opening shall be dimensioned from the property line. No part of any driveway shall be located within 10 feet of a side property line. *Previously completed.*
 11. The applicant must submit a traffic statement, which shall include a gap analysis for the truck turning maneuvers. *Previously completed.*
 12. No runoff is permitted to enter into the County right-of-way. A trench drain shall be installed across the site driveway in order to collect runoff. *A trench drain shall be provided across the driveway within the site. The applicant shall label the outlet pipe at the proposed trench drain, including the material, invert, and slope.*
 13. The following drainage comments must be addressed:
 - a) The max outlet connection from the site shall be 12 inches in diameter. *Previously completed.*
 - b) A typical leader call out shall be provided in bold, indicating: “All proposed RCP within the County Right of Way shall be Class V RCP Bell & Spigot Type, Slip Joint Pipe RCP not accepted”. *This comment is no longer applicable.*
 - c) The site shall be graded to provide for up to six (6) inches of on-site ponding. *Previously completed.*
 - d) All roof leaders and tie-in points must be indicated on the plan. *Previously completed.*
 - e) The applicant shall provide drainage calculations. Any assumptions made regarding hydraulic soil groups or ground water levels shall be verified via test pit and percolation test prior to receiving final approval. A drainage report has been submitted verifying compliance with reductions in peak stormwater runoff rates. The detention systems are shown to direct controlled stormwater runoff into the existing detention basin located on the adjacent property. While runoff from existing conditions flows to this basin, the applicant must confirm that the existing off-site basin is sized correctly to control runoff from the proposed detention systems. Additionally, the applicant must confirm that they have a formal agreement with the adjacent property owner to allow the connection of the new stormwater management system to the existing detention basin. *Previously completed.*

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- f) The applicant shall submit an operations and maintenance (O&M) manual for the proposed stormwater management on the site, including pervious pavement. It is recommended that a phone number and email address be provided for the responsible party identified in the manual. *Recommendation acknowledged by applicant.*
 - g) The following note shall be added to the drainage plans and the O&M Manual: “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.” *Previously completed.*
14. The County trench restoration detail (attached) shall be included in the plan set. *Previously completed.*
15. There is an existing fire hydrant at the location of the proposed driveway. The applicant must coordinate with the Wayne Fire Department to re-locate the hydrant. *Previously completed.*
16. The applicant shall coordinate with the electric utility on the proposed re-location of the utility pole at the location of the proposed driveway. The plans must be revised to indicate the proposed re-location of the utility poles. *This comment is no longer applicable.*
17. The proposed location of the monument sign shall be shown in the architectural renderings. *Previously completed.*
18. The applicant shall provide copies of any required NJDEP permits for the proposed development. *Previously completed.*
19. The following note shall be added to the plan: “Prior to any work commencing in the County right-of-way, the applicant shall apply for a Highway Opening and Use Permit in coordination with the County of Passaic Division of Roads which shall include the submission of a traffic control plan and posting of any necessary fees and bonds.” *Previously completed.*
20. The applicant shall provide the Corridor Enhancement Fee of \$5,329.00 payable to Passaic County. *Previously completed.*
21. The following comment pertain to the proposed retaining wall:
- a) The proposed retaining wall shall be dimensioned off the curblineline of Pompton Road at both ends and at the center of the wall. **Complete.**

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- b) If the wall is within the clear zone of Pompton Road, per the NJDOT design manual, the wall shall be shifted further back on the site to eliminate the warranting obstruction. **Complete.**
22. The demolition plans indicate guiderail removal in coordination with Passaic County. The applicant shall make recommendation for guiderail removal/modification for review by County staff. **The plans shall be revised to indicate the trailing end of the guiderail to remain, as well as indicate the proposed end treatment and portion guiderail modification with current compliant detail. The applicant shall ensure the grass strip is wide enough to accommodate the proposed end treatment where the guiderail is being modified, or consider tapering the sidewalk to five (5) feet in width in this area.**
23. The applicant shall provide a depressed concrete curb along the driveway opening. **Complete.**
24. The applicant shall provide truck turning templates for all proposed movements in and out of the site. **Complete.**
25. The applicant shall add a note or details to the plans stating that all proposed and/or existing curbed inlets on the site shall be fitted with Eco-type curb pieces. **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
Pompton Development, LLC
File

Jerome A. Vogel, Esq.
MidAtlantic Engineering Partners