



County of Passaic
Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Michael Lysicatos AICP, PP
Director

PLANNING BOARD
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March 5th, 2021

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – Meridia Regency on Valley; 1091-1175 Valley Road, Clifton; Block 62.04, Lots 28, 31, 32, 33, 36 & 37 (Passaic County File Number SP-20-047)

Members of the Board,

The above referenced site plan dated November 16th, 2020, revised as of February 5th, 2021, was reviewed by the Passaic County Planning Board on March 4th, 2021 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 must submit two signed and sealed copies of the referenced survey by Dykstra Walker Design Group. **Incomplete.**
2. The applicant must submit a subdivision plat for the proposed re-subdivision of the property. This will be reviewed as a separate application (major subdivision). A cross-access easement must be submitted accommodating access between the two proposed lots. **Incomplete.**
3. The northernmost and southernmost driveways, as they are located adjacent to side property lines, will require the granting of a waiver to remain in their present locations. The applicant must either relocate the driveways OR submit a formal waiver request that includes a justification for the locations of the two driveways on side property lines. The driveways must be a minimum of 10 feet from the side property lines for a waiver to not be required. **At the southernmost driveway: a) A stop bar, stop sign, and centerline must be provided; b) The directional arrows should be moved back from the right-of-way line; and c) A dashed centerline shall be provided between the driveway**

- centerline and the centerline of the drive aisle that runs along the southern property line. At the northernmost driveway, a stop sign must be installed.**
4. The plans must indicate signing and striping for the central driveway. All striping must be noted as thermoplastic. The proposed width of the driveway must be justified. **The stop bar (12”, white) and centerline (double yellow) must be correctly labelled at all driveways.**
 5. Raised driveway aprons, with sidewalk carried across, must be installed at all site driveways per County detail (attached). **Based on the submitted plans, raised aprons are not appropriate for the site driveways due to the lack of a buffer between the sidewalk and roadway. The applicant must install curb ramps and crosswalks (continental-style with thermoplastic material) across all site driveways. Following installation and prior to the release of any bonds, the applicant must submit a signed certification from a professional engineer that the curb ramps have been constructed in conformance with ADA standards.**
 6. The plans must indicate sight distance at all driveways, considering all physical features including the proposed wall. **Complete.**
 7. The truck exit from the central driveway is unacceptable, as the truck cannot stop anywhere close to being perpendicular to Valley Road and cannot sight to the north. **The truck turning movement for the left-in turn at the north driveway is not acceptable, as it creates a conflict with vehicles waiting at the stop bar. The right-in turn at the north driveway must also be shown. The applicant must clarify which driveways and turns will be utilized by trucks. If trucks will only utilize the north driveway, then signs must be provided restricting truck traffic to that driveway. If other driveways are to be utilized by trucks, then those truck movements must be shown on the turning templates. The proposed center driveway width is too wide for a driveway that is only utilized by car traffic.**
 8. A queuing analysis must be provided for the proposed valet operations, which could cause queues to back up onto Valley Road. **Additional clarification must be provided on the origin and destination of valet-serviced vehicles. Where are vehicles being dropped off? Where are vehicles being parked? The applicant shall consider the reversal of the one-way circulation, between the southernmost and central driveways, in order to accommodate the valet service without left turns to and from Valley Road.**
 9. The drive aisle parallel to Valley Road must allow for a vehicle to exit perpendicular to Valley Road – which is required for a driver to adequately see conflicting traffic on Valley Road in both directions. The drive aisle must not encroach into the County right-of-way at any point. **The sidewalk shall be moved back to the right-of-way line along the entire frontage.**

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10. The applicant must explain why delay calculations were not provided for the build condition for the north and central driveways. **Complete.**
11. The stone wall between the southern and central driveways is in the clear zone and must be removed. The applicant must provide a footing detail for the banquet hall canopy, which shall indicate whether the footings encroach into the County right-of-way. **The applicant has stated that the stone wall will be removed, and the wall is no longer shown on the plans. However, a note must be added to the plans stating that the wall is to be removed.**
12. The proposed drainage system will divert a significant area of stormwater to the Valley Road system. The method of operation of the proposed system, and the assessment of the adequacy of the existing Valley Road system to handle this diversion, are not apparent from the drainage report. In addition, the plans state that the location and details of the emergency overflow are to be coordinated with the architect. This must be addressed in future submissions. **All drainage comments are attached to this letter.**
13. The applicant must provide the Corridor Enhancement Fee of \$17,904.00 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
Senior Planner

Cc: Passaic County Engineer
Dennis P. Liloia
File

Jason R. Tuvel, Esq.
Arthur Kuyan, P.E.

Drainage Comments

1. Table 1 states that Drainage Areas E-1B, E-1C, and E-1D all drain to drywells, but the drywells are not shown on any plan or map.
2. The drainage report states that Area E-1A has 7,596 SF of impervious area, but Drainage Area Map 1 of 3 shows this area as 71,429 SF.
3. Table 1 lists the area of Drainage Area OF-E1 as 90,309 SF, but the map lists it as 574,767 SF.
4. Table 1 lists the area of Drainage Area OF-E2 as 5,949 SF, but the map lists it as 23,133 SF.
5. Table 1 lists the area of Drainage Area OF-E3 as 509,125 SF, but the map lists it as 90,309 SF.
6. Table 1 lists the area of Drainage Area OF-E4 as 23,133 SF, but the map lists it as 5,949 SF.
7. Table 2 lists the area of Drainage Area P-2A as 55,291 SF, but the map lists the three P-2As as 52,721 SF.
8. Table 2 lists the area of Drainage Area P-2B as 105,570 SF, but the map lists it as 104,701 SF.
9. Table 2 lists the area of Drainage Area P-2C as 735 SF, but the map lists it as 1,925 SF.
10. Table 2 lists the area of Drainage Area OF-P1 as 90,309 SF, but the map lists it as 574,767 SF.
11. Table 2 lists the area of Drainage Area OF-P2 as 10,283 SF, but the map lists it as 28,059 SF.
12. Table 2 lists the area of Drainage Area OF-P3 as 574,767 SF, but the map lists it as 90,309 SF.
13. Table 2 lists the area of Drainage Area OF-P4 as 28,059 SF, but the map lists it as 10,283 SF.
14. Table 3 lists the pre-development peak discharge (CFS) to McCosh Road as 7.89, 14.40, 18.70, and 27.21. Table 5 lists the pre-development peak discharges to the County system as the exact same values – how can this be?
15. Table 4 presents pre- and post-development flows to Valley Road. Why are the two columns labeled “Post development peak discharge on-site” and “Flow Increase” not equal, since pre-development discharge from the site is zero?
16. Table 4 states that Appendix C contains capacity calculations for the existing 24-inch pipe in Valley Road – but they are missing.
17. On the proposed drainage area map, three different areas are identified as P-2A – these areas should be identified separately.
18. The off-site drainage area maps (Sheets 2 and 3) need points of reference, such as street names. Also, an overall Area Map showing all drainage areas (both on-site and off-site) must be included.

19. Under the discussion for “Sub-Drainage Area P-2”, change “would” to “could” in this sentence: *“During preliminary discussions with the County, a connection to the County conveyance system would be acceptable to avoid runoff from the proposed development impacting the neighboring residences east of the subject site”*. County staff never guaranteed this connection, only that they did not object to the concept (pending review).
20. The cited Standard (NJAC 7:8-5.4 (3) ii) requires an area-wide analysis of the watershed assuming full build-out of any undeveloped areas. This analysis is mentioned in the report, but not presented.
21. The analysis is based on the Valley Road storm drain system eventually discharging into the City of Clifton municipal system. This connection must be shown on a plan, with pipe sizes and inverts.
22. The 25-year flow into the infiltration basin is 7.90 CFS, with an outflow of 2.12 CFS. How is this reduction achieved without an outlet control structure?
23. No calculations or background information are provided to justify the infiltration rate of the infiltration basin. This must be provided.
24. Information is still not provided for the emergency overflow of the infiltration system.
25. Plan sheet C-5 lists an Inv. (out 12”) of 323.29 for Outlet Control Structure D-107, but this is not shown on the detail on Sheet C-13, or on the plan.
26. Sheet C-5 shows a manhole at the southeast corner of the infiltration system with no rim or invert information shown.
27. Plan Sheet C-5 does not label or identify the County storm drain pipe which is being connected into.
28. Sheet C-14 shows a detail for the Stormtech SC-740 chamber, but the plans call out the storm capture vaults for the infiltration and detention systems (for which a detail is provided).
29. The plans must include a detail for how the storm capture vaults will be used as an infiltration system – the provided detail shows a solid bottom.
30. All manholes and catch basins on Valley Road must have inverts provided.
31. The note for proposed Trench Drain D-100 is pointing to a manhole.
32. The area around the overflow grate on top of the infiltration system must be re-graded to provide for six (6) inches depth of ponding, as an indication that the system needs maintenance.