



**PASSAIC COUNTY PLANNING BOARD
2022-2024 DEVELOPMENT REVIEW APPLICATION**

Sketch Plat (Minor Subdivision) Preliminary Plat (Major Subdivision)
 Final Plat Site Plan

Please Review Guideline Sheet Prior to Completion

Section I: Submission Requirements

- Two (2) completed copies of the County Development Review Application form.
- Signed authorization of the property owner.
- Two (2) folded copies of drawings no larger than 9 inches by 14 inches when folded.
- All plans, plats, surveys, and technical reports in PDF format.
- Plans and plats in AutoCAD format (DWG).
- Two (2) copies of the drainage study (if required per County Site Plan Resolution).
- Two (2) copies of the traffic impact study (if required per County Site Plan Resolution).
- Payment of the application fee, by Check or Money Order, in accordance with the fee schedule and made out to the "County of Passaic".

Section II: Project Information (all applicable information must be provided)

Project Name ATTACHED MINOR SUBDIVISION (LOT LINE ADJUSTMENT)
 Street Address 350 and 342 VALLEY ROAD
 Block(s) 1210 Lot(s) 7 + 6 Municipality WAYNE
 Name of Adjacent Road(s) HAMILTON AVE
 Zoning R-15 Area 13,183 / 16 Number of Lots 2
 Existing Use TWO SINGLE FAMILY HOUSES Proposed Use TWO SINGLE FAMILY HOUSES

	Existing	Proposed (New)	Total
Parcels/Lots:	<u>2</u>	<u>0</u>	<u>2</u>
Tract Area (sf):	<u>13,183 / 19,856</u>	<u>+833 / -833</u>	<u>14,016 / 19,023</u>
Impervious Area (sf):	<u>5,179 / 6,778</u>	<u>+108 / -108</u>	<u>5,287 / 6,670</u>
Building Coverage (sf):	<u>1,325 / 1,107</u>	<u>0</u>	<u>1,325 / 1,107</u>
Area of Disturbance (sf):	<u>5,287 / 6,670</u>	<u>0</u>	<u>5,287 / 6,670</u>
Gross Floor Area (sf):	<u>1,325 / 1,460</u>	<u>0</u>	<u>1,325 / 1,460</u>
Floor Area Ratio:	<u>N/A</u>	<u>0</u>	<u>N/A</u>
Total SF of Commercial/Industrial:	<u>0</u>	<u>0</u>	<u>0</u>
Number of Dwelling Units:	<u>2</u>	<u>0</u>	<u>2</u>
Dwelling Units per Acre:	<u>2.6</u>	<u>0</u>	<u>2.6</u>
Number of Bedrooms:	<u>3 / 3</u>	<u>0</u>	<u>3 / 3</u>
Number of Parking Spaces:	<u>8+ / 8+</u>	<u>0</u>	<u>8+ / 8+</u>
Number of Employees:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Hours of Operation:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Section III:

Applicant and Contact Information

Applicant(s) MOHAMMED A. AHMED
 Mailing Address 350 VALLEY ROAD, WAYNE NJ 07470
 E-mail _____ Daytime Phone 201-823-7777
 (Lot 7) LOT 6
 Owner(s) APPLICANT JUDITH H. LAWLER
 Mailing Address 342 VALLEY ROAD, WAYNE NJ 07470
 E-mail _____ Daytime Phone _____
 Authorized Agent JORDAN G. MATTHEWS ESQ GALANTE & MATTHEWS ESQ.
 Mailing Address 50 GALESI DRIVE WAYNE NJ 07470
 E-mail gm.lawoffice@yahoo.com Daytime Phone 973-890-9010
 Engineer/Architect DARMSSTATTER INC - WILLIAM J. DARMSSTATTER P.E.
 Mailing Address PO Box 4287, WAYNE NJ 07470
 E-mail cdarmsstatterinc@gmail.com Daytime Phone 973-696-8077

Section IV:

Status of Applications and Approvals

Please list date of submission to other agencies and status:

	Submission Date	Hearing Date	Status
Municipal Planning Board		<i>Pending</i>	
Zoning Board of Adjustment			
Construction Official			
NJ DEP Permits			
Highlands Commission			
Army Corp of Engineers			
Soil Conservation District			
Other			

Please provide a description of the project (must be completed for application to be accepted)

This is a minor subdivision, lot line adjustment, proposing to transfer 833 s.f from lot 6 to lot 7.

Section V:

Fee Schedule

Application	Rate	Fee
Sketch Plat (Minor Subdivision)	\$375.00 plus \$37.00 for each new buildable lot	\$ 375.00
Preliminary Plat (Major Subdivision)	\$875.00 for projects with any frontage on a County road plus \$150.00 for each new buildable lot; OR \$450.00 for projects with no frontage on a County road plus \$37.00 for each new buildable lot	\$
Final Plat	\$150.00 for each final plat	\$
Site Plan	Residential (including mixed-use): \$875.00 plus \$29.00 per new dwelling unit up to a maximum fee of \$10,975.00 If no new residential units are proposed: \$875.00 plus \$15.00 per new parking space up to a maximum fee of \$10,975.00	\$
Corridor Enhancement Program (* Corridor Enhancement Plan element of the Passaic County Master Plan)	\$20 per linear foot of frontage on County Roadway	\$


There is no fee for government agencies. For a not-for-profit organization, there is a processing fee of \$150.00 for each application.

These fees cover all **NEW** submissions which are defined as development, change of use, and/or subdivision which has not previously been reviewed by the County. There is no charge for revisions.

Separate application forms and fees must be submitted for subdivisions and site plans on the same property reviewed simultaneously.

Fees charged represent the cost to the County of completing the review and are not a guarantee of approval. No refund of fees will be made if an application is subsequently denied, withdrawn or changed.

CERTIFICATION: I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the owner or the contract purchaser pursuant to the owner's authorization. I also certify that the identical plans submitted herewith have simultaneously been submitted to the appropriate municipal subdivision and/or site plan approval authority.



Signature of Applicant or Designated Representative

MOHAMED AHMED
Type or Print Name

Please either mail or hand deliver to:

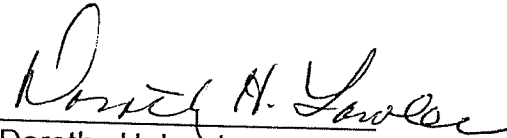
Passaic County Planning Board
401 Grand Street, Room 417
Paterson, NJ 07505

**AUTHORIZATION OF PROPERTY OWNER
AND OWNERSHIP INFORMATION**

The undersigned, Dorothy H. Lawler, residing at 342 Valley Road, Wayne New Jersey, is the Owner of 342 Valley Road, Wayne, New Jersey (Block 1210 Lot 6), which is the subject of a lot line adjustment application (Minor Subdivision) filed by Mohamed A. Ahmed, Owner of 350 Valley Road, Wayne, New Jersey (Block 1210 Lot 7) with the Planning Board, Township of Wayne and the Planning Board, County of Passaic.

I, Dorothy H. Lawler, hereby consent to the making of these applications by Mohamed A. Ahmed and approve the plans submitted. I hereby authorize the Wayne Township and Passaic County Planning Boards and Department staff members to conduct site visits of the property that is the subject of this application.

IN WITNESS WHEREOF, I have executed this Authorization this 23rd day of February, 2023.


Dorothy H. Lawler


STATE OF NEW JERSEY :

SS.

COUNTY OF Passaic :

I CERTIFY that on February 23, 2023 Dorothy H. Lawler, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his or her act and deed.



Notary Public
DONALD G MATTHEWS
ATTORNEY AT LAW
STATE OF NEW JERSEY