

County of Passaic  
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Nadege D. Allwaters, Esq.  
County Counsel  
Louis E. Imhof  
Clerk Of The Board

Date: Apr 08, 2025 - 5:30 PM

Agenda: RESOLUTION OF AN “IF AND WHEN” AGREEMENT BETWEEN PASSAIC COUNTY  
AND HOLY INSTITUTION PANAGIA SOUMELA APPLICANT/OWNERS OF 253 MARSHALL  
HILL ROAD, BLOCK 6404, LOT 10, TOWNSHIP OF WEST MILFORD, NEW JERSEY

THIS RESOLUTION WAS REQUESTED BY:  
PLANNING AND ECONOMIC  
DEVELOPMENT

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	4/8/2025
Introduced Date	4/4/2025
Adopted Date	
Agenda Item	52.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development  
COMMITTEE NAME

**RESOLUTION OF AN “IF AND WHEN” AGREEMENT BETWEEN PASSAIC COUNTY AND HOLY INSTITUTION PANAGIA SOUMELA APPLICANT/OWNERS OF 253 MARSHALL HILL ROAD, BLOCK 6404, LOT 10, TOWNSHIP OF WEST MILFORD, NEW JERSEY**

**WHEREAS**, the Passaic County Department of Planning and Economic Development is in receipt of a proposed Agreement (attached hereto) relating to premises located at 253 Marshall Hill Road, Block 6404, Lot 10, Township of West Milford, New Jersey (hereafter “Property”); and

**WHEREAS**, a Site Plan, originally dated September 11, 2020, revised as of April 10, 2023, (“Site Plan”), prepared by J.R. Houser, P.E. (N.J. License No. 47477) of Houser Engineering LLC, was submitted for approval to the Passaic County Planning Board (“County Board”), and received County Board approval with conditions on June 18, 2024 (“Site Plan Approval”), subject to certain terms and conditions set forth therein; and

**WHEREAS**, the Property has frontage along a County roadway, Marshall Hill Road (CR 696), and therefore requires approval from the Passaic County Planning Board (hereafter “Board”), which encourages the construction of sidewalks along roadway frontage within the County as a policy that supports interconnectivity of communities; and

**WHEREAS**, at some time in the future when there are other sidewalks in the vicinity of the property along the County roadway, the installation of sidewalks along the front of the Property would be relevant and desirable; and

**WHEREAS**, the Applicant was granted conditional approval (SP-21-002) by the Board on June 18, 2024 subject to conditions that the Applicant install sidewalk and curbing across any or all frontage of 555 Paterson-Hamburg Turnpike in conformance with the Residential Site Improvements Standards (RSIS) to the extent such improvements are not already installed at, at their own cost, upon request; and

**WHEREAS**, this matter was discussed at the March 27, 2025, meeting of the Planning and Economic Development Committee and is being recommended to the Passaic County Board of County Commissioners for approval;

**NOW THEREFORE, LET IT BE RESOLVED** by the Passaic County Board of County Commissioners that the County Commissioner Director and Clerk of the Board be and are hereby authorized to execute the attached “If and When” Sidewalk Agreement by and between the County of Passaic and Holy Institution Panagia Soumela, as set forth above.

ZMQ

April 8, 2025