

## AGREEMENT

THIS AGREEMENT, made on November 10, 2025, between, Juan Abreu ("Applicant") with an address at 174 Hazel St Clifton NJ 07011 and Passaic County ("County"), with an address at 401 Grand Street, Room 417, Paterson, New Jersey 07505 ("Applicant" and "County" collectively referred to as the "Parties").

### WITNESS:

WHEREAS, Applicant filed an Application (File# SU-25-010) for Minor Subdivision Approval ("Application") to subdivide real property on a Passaic County roadway located at 170-174 Hazel Street, Clifton, New Jersey, Block 16.13, Lot 15 ("Project"); and

WHEREAS, a Subdivision Plat, originally dated April 25, 2024, revised on August 4, 2025 ("Subdivision Plat"), prepared by Thomas G. Stearns, III, P.E., was submitted to the Passaic County Planning Board ("County Board"), received a review letter ("Subdivision Review Letter") withholding approval of the application, subject to certain terms and conditions set forth therein; and

WHEREAS, the Subdivision Review Letter, specifically requires the Applicant to enter into an agreement to dedicate five (5) feet of its property that extends 30 feet from the roadway centerline towards the Project, at a later date when requested by the Passaic County Engineer ("County Engineer") or the County Board, at no cost to the County; and

WHEREAS, the Applicant submits this Agreement to comply with the terms of the Subdivision Review Letter.

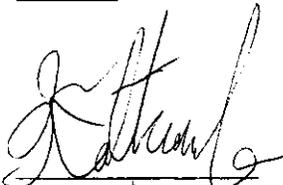
NOW, THEREFORE, for good and valuable consideration received by Applicant, and for further good cause, Applicant herewith agrees to the following:

1. In consideration of the County Board's Subdivision Review Letter, Applicant agrees to provide a future Dedication to the County for the Hazel Street Master Plan Right-of-Way, if and when requested by the County Engineer or the County Board.
2. The Parties understand and acknowledge that the Master Plan currently provides for a right-of-way of 60 feet and is depicted on the Applicant's Subdivision Plat.
3. The Parties further understand and acknowledged that the Applicant's Subdivision Plat provides a 50-foot wide right-of-way in partial compliance with the 60-foot wide Master Plan right-of-way, leaving the Applicant with providing for an additional future right-of-way dedication equal to five (5) feet.
4. The Parties further understand and acknowledge that, if and when, the County Engineer, or the County Board, demand the additional right-of-way dedication, Applicant will be required to submit a right-of-way dedication of an additional five (5) feet, equal to half of the 10

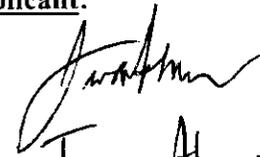
feet not provided as a right-of-way on Applicant's Subdivision Plat.

5. This Agreement is intended to provide to the County the right-of-way dedication described herein which shall be memorialized in a Deed of Dedication between the Applicant and the County.

**Witness:**

  
**Name:** Kathleen Lapoir  
**Title:** wife

**Applicant:**

  
**By:** Juan Abreu  
**Name:**  
**Title:** owner

**COUNTY OF PASSAIC**

\_\_\_\_\_  
**Name:** Louis E. Imhof III  
**Title:** Clerk to the Board

**By:** \_\_\_\_\_  
**Name:** Pat Lepore  
**Title:** County Commissioner Director

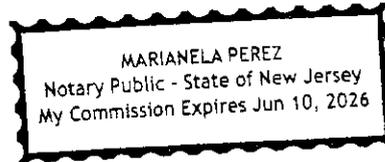
**RECORD AND RETURN TO:  
OFFICE OF THE COUNTY COUNSEL  
401 GRAND STREET, ROOM 214  
PATERSON, NJ 07505**

STATE OF New Jersey }  
COUNTY OF Passaic }

I CERTIFY that on November 10, 2025, Juan Abreu  
personally known to me or proven to me under oath and to my satisfaction,  
personally appeared before me and did acknowledge under oath and to my  
satisfaction that:

- (a) This person is the owner of the Property;
- (b) This document was signed and delivered by voluntary act within the  
signer's authority;
- (c) This person attested to the truth of these facts.

  
Notary Public



STATE OF NEW JERSEY }  
COUNTY OF PASSAIC }

I CERTIFY that on \_\_\_\_\_, 2025, Pat Lepore, personally  
known to me or proven to me under oath and to my satisfaction, personally  
appeared before me and did acknowledge under oath and to my satisfaction  
that:

- (a) This person is the Director of the Board of County Commissioners of  
COUNTY OF PASSAIC,
- (b) This document was signed and delivered by voluntary act within the  
signer's authority;
- (c) This person attested to the truth of these facts.

\_\_\_\_\_  
Notary Public of State of New Jersey



## 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  
FAX (973) 569-4041

November 14<sup>th</sup>, 2025

Clifton Planning Board  
900 Clifton Avenue  
Clifton, NJ 07013

Re: Minor Subdivision Review – Abreu Subdivision; 170-174 Hazel Street, Clifton; Block 16.13, Lot 15 (Passaic County File Number SU-25-010)

Members of the Board,

The above referenced subdivision plat prepared by Thomas G. Stearns, III, P.E. (N.J. Lic. No. 40959) and dated April 25<sup>th</sup>, 2024, revised as of September 30<sup>th</sup>, 2025, was reviewed by Passaic County Planning staff pursuant to the provisions of the Passaic County Subdivision 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 minor subdivision application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant shall list the owner on site plan; if the owner is the same as the applicant, this should be included in the title box. *Previously completed.*
2. The right-of-way width of Hazel Street is indicated as 80 feet wide. The tax map and other past projects in the vicinity indicate the existing right-of-way width as 50 feet. The applicant shall confirm the existing right-of-way width. *Previously completed.*
3. The Hazel Street Master Plan right-of-way width is 60 feet. The applicant shall label the Master Plan right-of-way width on the site plan if it is greater than the existing right-of-way. *A labeled offset line shall be added to the plan. The applicant shall be required to enter into an "if and when" agreement for a future right-of-way dedication of the discrepancy between the existing and Master Plan right-of-way lines. An agreement template is attached for the applicant's review and signature. The submitted agreement is subject to approval by the Board of County Commissioners. This comment will be considered complete upon the Board of County Commissioners authorizing the agreement.*
4. The applicant shall provide two copies of the referenced survey. *Previously completed.*

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Block 16.13, Lot 15

5. The applicant shall add the county trench restoration detail to the plans. *Previously completed.*
6. The applicant shall replace the sidewalk along the frontage of both proposed lots. The sidewalk must be labeled as five foot wide on the site plan. *The sidewalk shall be a minimum of five (5) feet in width and dimensioned on the plan. Complete.*
7. The applicant shall dimension the proposed grass strip from the back of curb to the edge of sidewalk. The applicant shall maintain the existing grass strip width. *Previously completed.*
8. The applicant shall indicate concrete curb to be constructed along the frontage of both proposed lots. *Previously completed.*
9. The applicant shall add the county curb detail to the plans. *Previously completed.*
10. Driveways intersecting with a county road shall have maximum grades of no more than +/- 2.0% for 50 feet back from the right of-way line. The applicant shall provide a driveway profile at both driveways on the county road, ensure the following is labeled on the profile: all percent grade changes (including the driveway apron), sidewalk cross slope, counter slope of the road, the right of way line, the curb, and dimension 50 feet from the right of way line. *A driveway profile shall be provided for the existing driveway. Complete.*
11. No part of any driveway shall be located within 10 feet of a side property line.
  - a. The applicant shall dimension the driveway throat off the side property line at proposed lot 15.02 and provide written waiver request with explanation of hardship for the existing driveway to remain. *The applicant has requested a design waiver from this standard. The waiver will be presented to the Board for consideration at a later date. Complete (waiver granted).*
  - b. The applicant shall dimension the driveway throat along the right of way line off the side property lines at proposed lot 15.01. *The driveway openings shall be reduced to 15 feet for both driveways. Complete.*
12. The applicant shall revise the turning template shown on proposed lot 15.01 so the vehicle is shown exiting out of the egress portion of the driveway. *Previously completed.*
13. The applicant shall reconstruct the existing driveway as required at proposed lot 15.02 to provide a turnaround area on site and provide turning templates to demonstrate a vehicle can turn around on site prior to exiting. *The applicant has requested a design waiver from this standard. The waiver will be presented to the Board for consideration at a later date. Complete (waiver granted).*

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14. The applicant shall provide an intersection sight distance exhibit at both driveway and provide signed and sealed certification from a professional engineer or indicate on the plans that no topography obstructs the proposed sight lines per AASHTO standards. *Previously completed.*
15. If the driveways slope toward the County right-of-way, the applicant shall provide a trench drain across the driveway. *Previously completed.*
16. If the driveways slope away from the County right-of-way, the applicant shall provide a hold harmless agreement for silt and stormwater entering the site from the county right of way. *The plans indicate that the driveways are sloped away from the County roadway. An agreement template is attached for the applicant's review and signature. **The submitted agreement is subject to approval by the Board of County Commissioners. This comment will be considered complete upon the Board of County Commissioners authorizing the agreement.***
17. The applicant shall provide detention and/or retention for the volume of the 25-year storm for a 1-hour duration for all impervious areas on site that ultimately drains to the county row. The applicant shall provide calculations. *Previously completed.*
18. The applicant shall provide soil testing/logs prior to the application being considered by the board and provide a written response confirming adequate groundwater separation and demonstrate 72-hour drain time. **Complete.**
19. The following note shall be added to the plans: "Upon obtaining the Certificate of Occupancy from the municipality, 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 municipal Construction Official and the Passaic County Planning Board." *Previously completed.*

**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  
Thomas Stearns, P.E.

Juan Abreu  
File