

County of Passaic

Board of County Commissioners



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Clerk Of The Board

Date: May 12, 2026 - 5:30 PM

Agenda: RESOLUTION FOR AN "IF AND WHEN" AGREEMENT ASSOCIATED WITH PASSAIC COUNTY PLANNING BOARD APPLICATION TO CONSTRUCT AND DEVELOP REAL PROPERTY LOCATED AT 1155 BLOOMFIELD AVENUE, CLIFTON, NEW JERSEY.

THIS RESOLUTION WAS REQUESTED BY:
PLANNING AND ECONOMIC
DEVELOPMENT

REVIEWED BY:

Matthew P. Jordan, Esq.
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.
COUNTY COUNSEL

Official Resolution#	
Meeting Date	5/12/2026
Introduced Date	4/30/2026
Adopted Date	
Agenda Item	67.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development

COMMITTEE NAME

RESOLUTION FOR AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH PASSAIC COUNTY PLANNING BOARD APPLICATION TO CONSTRUCT AND DEVELOP REAL PROPERTY LOCATED AT 1155 BLOOMFIELD AVENUE, CLIFTON, 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 1155 Bloomfield Avenue, Block 79.04; Lot 26 in Clifton, NJ; and

WHEREAS, Markgold, LP (hereafter “Applicant”), whose address is 1155 Bloomfield Avenue, Clifton, NJ, applied to the Passaic County Planning Board (hereafter “Board”) under File No. SP-25-017 for site plan approval for the Property; and

WHEREAS, a Site Plan, originally dated February 26, 2024, revised on October 24, 2025 (hereafter “Site Plan”), prepared by David E. Fantina, P.E., was submitted to the Board and received a review letter (hereafter “Subdivision Review Letter”), attached hereto, withholding approval of the application, subject to certain terms and conditions as set forth therein; and

WHEREAS, the Subdivision Review Letter, specifically requires the Applicant to dedicate five (5) feet of the property along Bloomfield Avenue in the event the County elects to widen its right of way to be in compliance with the 60-foot wide Master Plan Right of Way; and

WHEREAS, the site has frontage along Bloomfield Avenue (CR 622) in Clifton and the Bloomfield Avenue Master Plan right-of-way width is 60 feet along the frontage of the site; the existing right-of-way at this location is 50 feet, leaving a discrepancy of five (5) feet between the existing and Master Plan right-of-way lines adjacent to the subject property; and

WHEREAS, the attached Agreement has been reviewed by staff and the most recent Subdivision Review Letter, dated December 15, 2025, is also attached for reference.

WHEREAS, this matter was discussed at the April 30, 2026 meeting of the Planning and Economic Development Committee and is being recommended to the Passaic County Board of County Commissioners for approval; and

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” Agreement by and between Markgold, LP and the County of Passaic, as set forth above.

JDP

May 12, 2026