



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER
ROOM 524

Jonathan C. Pera, P.E.
County Engineer

TEL: (973) 881-4456
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5/1/2025

Passaic County Board of Commissioners
401 Grand Street
Paterson, NJ 07505

RE: Encroachment Permit Application
Applicant: 46-48 Market Street LLC
Address: 50 Market Street, Paterson
Municipality: City of Paterson
Block: 4703 Lot: 9 & 10
Application: SP-24-003

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for proposed lights, security camera, architectural cornices and a cellar access door along the front of a proposed mix-use apartment building, that encroaches into the Market Street right-of-way. The proposed encroachment poses no adverse effect on vehicular or pedestrian traffic at this location. The improvements were considered and accepted by the County Planning Board.

The conditions of the permit shall include:

1. The applicant/owner agrees to hold the County of Passaic and its agents and employees harmless for any damages incurred as a result of the granted encroachment.
2. Upon proper notice from the County of Passaic, the owner agrees to remove all or any of the encroachments at his expense for any reason as may be required by the County of Passaic in the future.
3. Should the owner modify or abandon the need for the encroachments, the portion(s) containing the encroachment of this structure or other feature shall be removed by the owner at his expense; and thus said encroachment permission within the County's right-of-way shall cease to exist.
4. The applicant/owner shall comply with all conditions of the County Planning Board approval. A copy of the approval should be appended to the final agreement to be executed.
5. Upon completion of all work, the sidewalk access hatch, steps, and supporting walls shall be re-inspected by a New Jersey-licensed Professional Engineer, and a structural integrity report prepared and submitted to the Paterson construction official and to Passaic County Planning Board staff.
6. The sidewalk access hatch, steps, and supporting walls shall be re-inspected on a bi-annual basis by a New Jersey-licensed Professional Engineer, and a structural integrity report prepared and submitted to the Paterson construction official and to Passaic County planning board staff.

Our office recommends the Encroachment Permit be approved and issued to the applicant, with the conditions noted above.

Very truly yours,

Muhammed S. Assal, P.E.
Principal County Engineer

Attachment

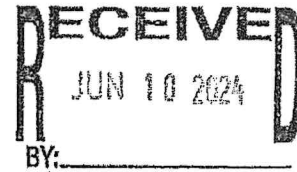
cc: Jonathan Pera, PE, County Engineer
Nadege Allwaters, Esq., County Counsel



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PASSAIC COUNTY PLANNING BOARD

FILE NO. SP-24-003

OFFICE OF THE COUNTY ENGINEER

Room 524

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roadpermits@passaiccountynj.org

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

46-48 Market Street LLC

April 4, 2024

Name of Applicant

Date

Owner ☒

Partner ☐

Authorized Corporate Official ☐

Name of Company (if applicable)

Partnership ☐

Corporation ☒

50 Market Street

Street Address of Encroachment

PATERSON

4703

9-10

Municipality

Block(s)

Lots(s)

Type of Encroachment (check all that apply):

New ☒

Existing ☒

Canopy(s) ☒

Sign(s) ☐

☒

Building Structure (1st Floor) ☐

Building Structure (2nd Floor or higher) ☒

☐

Cellar Door(s) ☒

Roof Overhang ☐

☐

Window Overhang ☐

Door Opens into County Right-of-way ☐

☐

Fence ☐

Retaining Wall ☐

☐

Other ☒

Describe: security camera, gooseneck lighting

411 Greenwood Avenue PO Box 432

Wyckoff

NJ

07481

Address of Applicant

City

State

Zip

(201) 788-8268

46850marketstreet@gmail.com

Telephone Number

Email

The following must accompany the application:

- Four (4) copies of the property survey/site plan showing and describing in detail the encroachment with dimensions and outside boundaries; and the County of Passaic Right-of-Way Line.
- Photographs clearly showing the existing encroachment. The center of the picture should be oriented along the Right-of-Way line. Note: If any excavation is required in the road or right of way, in addition to this permit please submit a completed Highway Opening and Use Permit Application (FORM: ROAD-HWYOPENPERMITAPP).



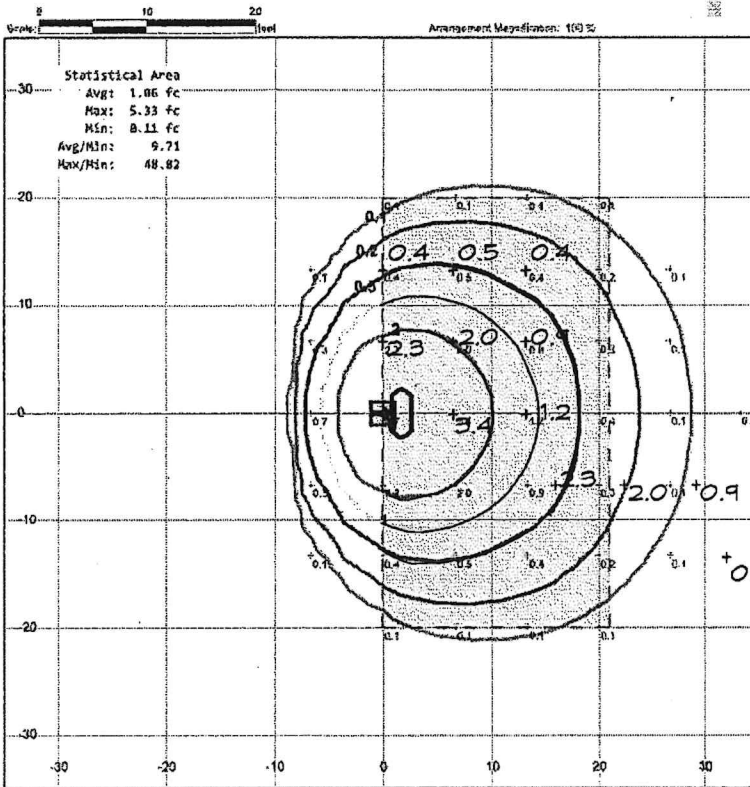
Date : 5 Jun 2018
Title : Proposed Apartment Building
Desc : Enter the description here...

Luminaire

IES Filename : rap02318mod30.lvs
Description : WALLPAC10 (WALLPACK) - ALED10 (AREA LIGHTER) - BLED10 (BELL) - CAST METAL HOUSING, ONY CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

For : JCM INVESTORS
By : EVANS ARCHITECTS

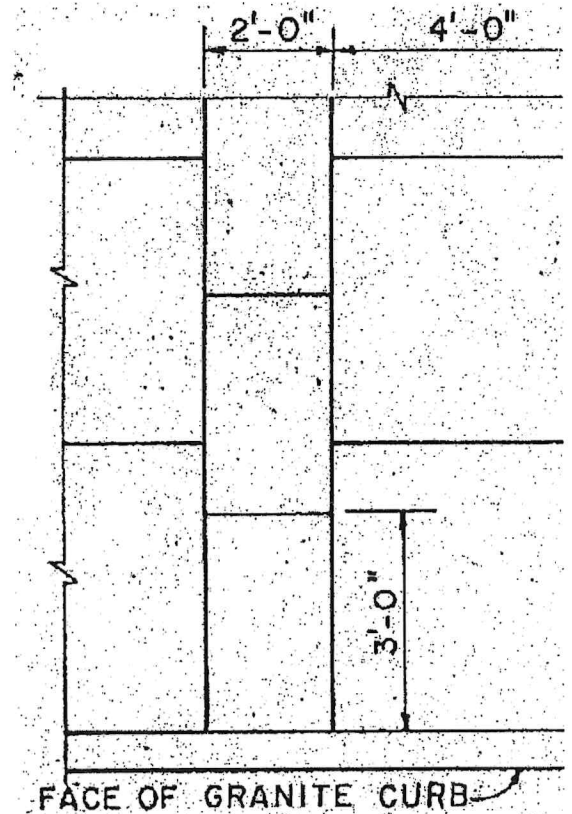
Light Loss Factor : 1.00
Number of Lamps : 1
Lamp Lumen : -1 bme
Luminaire Watts : 10 W



AT PRESENT, IF VAULT IS DISCOVERED
VAULT WILL BE FILLED AND
HOUT WITH $\frac{3}{4}$ " CRUSHED STONE FILL.

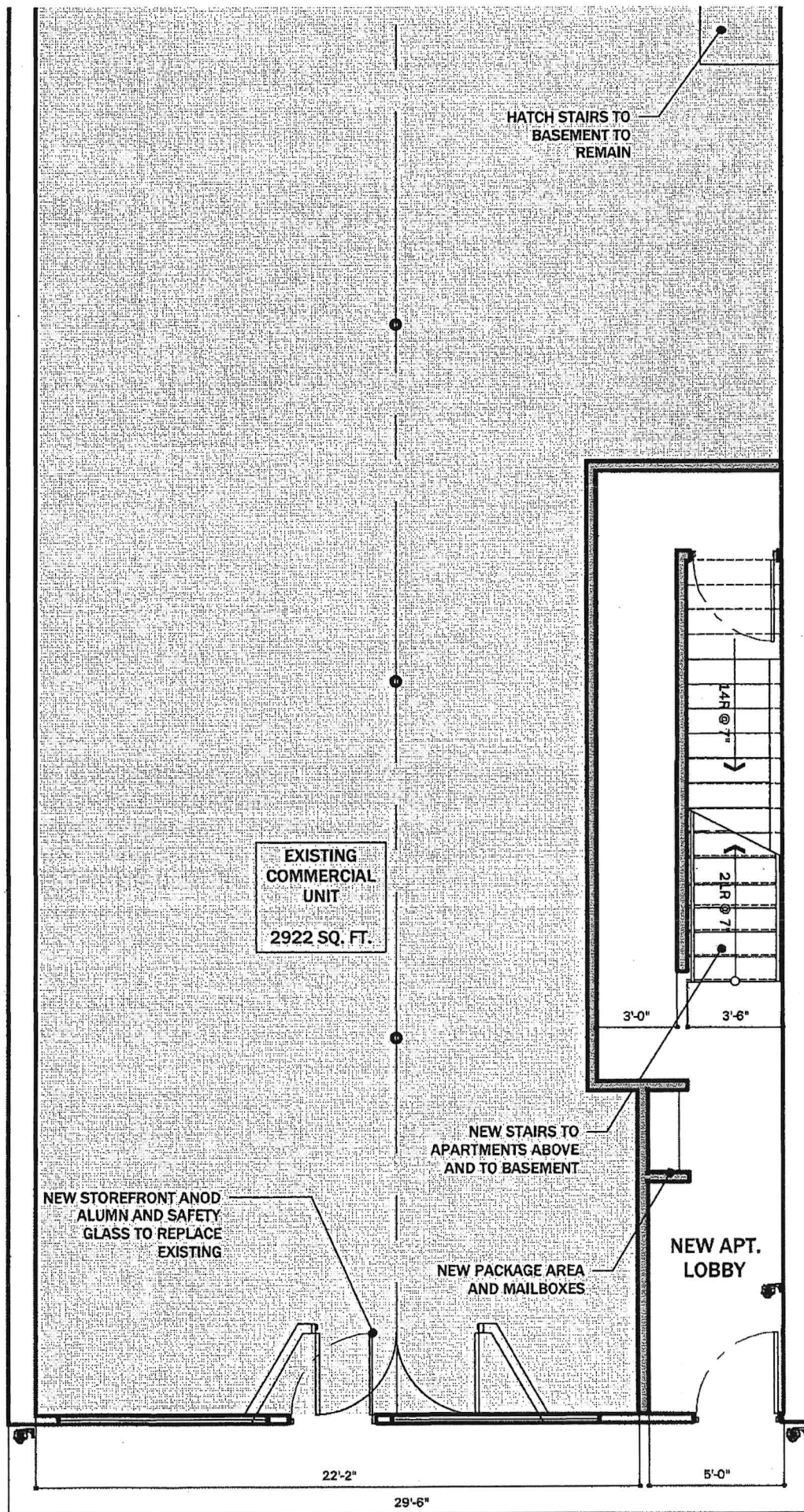
TAIL)

INNER MAIN



TYPICAL SIDEWA

NOTE:
ENTIRE SITE AND SITE PERIMETER TO BE



17'-7"

1ST FLOOR
ROOF

15'-7"

16'-9"

