

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Date: Feb 10, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY INTERESTS
REQUIRED FOR THE REPLACEMENT OF HIGH MOUNTAIN ROAD CULVERT NO. 1600-338
IN THE BOROUGH OF NORTH HALEDON, PURSUANT TO N.J.S.A. 20:3-6

THIS RESOLUTION WAS REQUESTED BY:
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.
COUNTY COUNSEL

Public Works

COMMITTEE NAME

Official Resolution#	
Meeting Date	2/10/2026
Introduced Date	2/3/2026
Adopted Date	
Agenda Item	24.
CAF#	Nos. C-04-55-105-001-902, 6
Purchase Req. #	
Result	

RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY INTERESTS REQUIRED FOR THE REPLACEMENT OF HIGH MOUNTAIN ROAD CULVERT NO. 1600-338 IN THE BOROUGH OF NORTH HALEDON, PURSUANT TO N.J.S.A. 20:3-6

WHEREAS, the County of Passaic (hereafter “County”) is a body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1 the Board of County Commissioners of the County of Passaic (hereafter “Board”) is vested with managing the property, finances, and affairs of the County; and

WHEREAS, pursuant N.J.S.A. 20:3-6, the County is first required to obtain the necessary real property acquisition through bona fide negotiations with the prospective property owner, such negotiations shall include an offer in writing by the County to the property owner holding the title of record to the property, setting forth the property and interest therein to be acquired, the compensation offered to be paid and a reasonable disclosure of the manner in which the amount of such offered compensation has been calculated; prior to such offer the County shall appraise said property and the owner shall be given an opportunity to accompany the appraiser during inspection; and

WHEREAS, the Board retained Wade Appraisal, LLC to complete a real property appraisal report relative to the value of the land that needs to be acquired and the value of damages associated with the acquisition of the necessary land and easements; and

WHEREAS, the County made an offers in writing to the property following property owner;

<u>NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>PERMEASEMENT</u>	<u>AMOUNT</u>
635 High Mountain, LLC	34	29	374 square feet	\$11,000

WHEREAS, the above Property Owner has agreed and accepted the County’s offer for the easements needed to complete the Project; and

WHEREAS, County Counsel is recommending that the Board approves payment to the property owners and authorizes the purchase the above listed easement for the Replacement of High Mountain Road Culvert No. 1600-338 Project; and

WHEREAS, funds are available in Account Nos. C-04-55-105-001-902, C-04-55-148-001-9B1, or any other account that may be deemed appropriate by the Chief Financial Officer or his designee, and the availability of funds has been contingently certified by the Chief Financial Officer subject to sufficient funds being appropriated by the Board in the 2026 and/or subsequent years’ County budget(s), which is attached to and made part of this Resolution; and

WHEREAS, this matter was discussed at the January 28, 2025 meeting of the Public Works Committee and is being recommended to the Board for approval.

NOW, THEREFORE, LET IT BE RESOLVED, that pursuant to N.J.S.A. 20:3-6 the Passaic County Board of County Commissioners hereby authorizes of above purchase of real property interests necessary to complete the Replacement of High Mountain Road Culvert No. 1600-338 Project and authorizes payment to the property owner for the purchase of the above listed easement.

LET IT BE FURTHER RESOLVED, that the County Counsel is authorized and directed to draft and prepare agreements reflecting the terms and conditions, as set forth in this Resolution, and consistent with the negotiations undertaken with Property Owner.

LET IT BE FURTHER RESOLVED, that the Clerk of the Board, County Counsel, and Director of the Board of County Commissioners are hereby authorized to execute the agreements and take any other steps necessary to carry out the purpose of this Resolution.