



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER

ROOM 524

Nordan Murphy, P.E.
County Engineer

TEL: (973) 881-4456

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6/5/2026

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

RE: Encroachment Permit Application
Applicant: Lackawanna Ventures, LLC c/o Richard Abdy
Address: 128-182 Lackawanna Avenue, Woodland Park
Municipality: Borough of Woodland Park
Block: 122 Lot: 1.02
Application: SP-25-015

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for an extensive landscape buffer that was constructed along the frontage of the site by the applicant that encroached into the Lackawanna Avenue right-of-way. The proposed encroachment poses no adverse effect on vehicular or pedestrian traffic at this location.

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. The existing landscape buffer located within the County right-of-way, the Applicant shall maintain a 5-foot clearance zone between the landscaping and the curb line. Further, the 5-foot clearance zone shall be maintained flat, level and clear of any plant growth other than grass.
6. The Applicant shall be permitted to remove dead or diseased trees and shall be permitted to replace same in order to maintain the buffer in accordance with the requirements of the encroachment agreement.

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: Nordan Murphy, PE, County Engineer
Nadege Allwaters, Esq., County Counsel



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roadpermits@passaiccountynj.org

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

Lackawanna Ventures, LLC c/o Richard Abdy

June 4, 2026

Name of Applicant

Date

Owner Partner _____ Authorized Corporate Official _____

Lackawanna Ventures, LLC

Name of Company (if applicable)

Partnership _____ Corporation _____

128-182 Lackawanna Ave

Street Address of Encroachment

WOODLAND PARK 122 1.02
 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: Existing Cedar Plantings for Vegetative Screening

700 21st Avenue Paterson NJ 07513

Address of Applicant

City

State

Zip

(973) 684-3225

richard@abdyrealty.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).

