

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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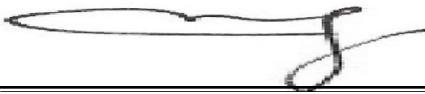
Matthew P. Jordan, Esq.
 Administrator
 Nadege D. Allwaters, Esq.
 County Counsel
 Louis E. Imhof
 Clerk Of The Board

Date: Dec 09, 2025 - 5:30 PM

Agenda: RESOLUTION OF AN "IF AND WHEN" AGREEMENT ASSOCIATED WITH PASSAIC COUNTY PLANNING BOARD APPLICATION TO SUBDIVIDE REAL PROPERTY LOCATED AT 170-174 HAZEL STREET IN CLIFTON, NEW JERSEY.

THIS RESOLUTION WAS REQUESTED BY:
 PLANNING AND ECONOMIC
 DEVELOPMENT

REVIEWED BY:



Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:



Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	12/9/2025
Introduced Date	12/4/2025
Adopted Date	
Agenda Item	85.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development

COMMITTEE NAME

RESOLUTION OF AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH PASSAIC COUNTY PLANNING BOARD APPLICATION TO SUBDIVIDE REAL PROPERTY LOCATED AT 170-174 HAZEL STREET IN 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 170-174 Hazel Street, Block 16.13; Lot 15 for a minor subdivision; and

WHEREAS, Juan Abreu (hereafter “Applicant”), whose address is 174 Hazel Street, Clifton, NJ 07011, applied to the Passaic County Planning Board (hereafter “Board”) under File No. SU-25-010 for site plan approval for the Property; and

WHEREAS, a Site Plan, originally dated April 25, 2024, revised on August 4, 2025 (hereafter “Subdivision Plan”), prepared by Thomas G. Stearns, III, 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 enter into an agreement 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; and

WHEREAS, the site has frontage along Hazel Street (CR 702) in Clifton and the Hazel Street 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 November 14, 2025, is also attached for reference.

WHEREAS, this matter was discussed at the November 25, 2025, 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 Juan Abreu and the County of Passaic, as set forth above.

JDP

December 9, 2025