



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
FAX: (973) 742-3936
TDD: (973) 279-9786

5/21/2026

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

RE: Encroachment Permit Application
Applicant: 439 Oak Street, LLC
Address: 452 Paulison Avenue, Passaic
Municipality: City of Passaic
Block: 2197.01 Lot: Formerly 1 Currently 32
Application: SP-25-038

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for proposed architectural building cornices and décor molding that encroach into the Paulison 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.

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

439 Oak Street, LLC

May 21, 2026

Name of Applicant _____ Date _____
 Owner Partner _____ Authorized Corporate Official _____

439 Oak Street, LLC

Name of Company (if applicable) _____
 Partnership _____ Corporation

452 Paulison Avenue

Street Address of Encroachment _____
 PASSAIC 2197.01 1 [formerly] / 32 [current]
 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: Foundation and footing construction.

452 Paulison Avenue Passaic NJ 07055

Address of Applicant City State Zip

(973) 270-4542

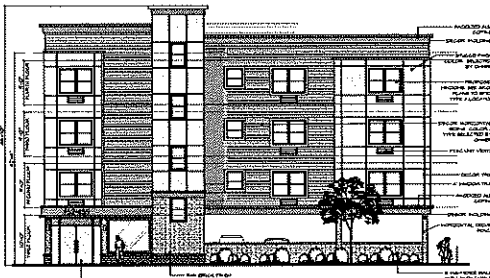
eli@samaancapitalllc.com

Telephone Number

Email

The following must accompany the application:

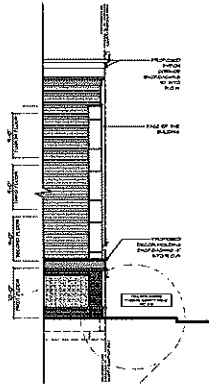
- Four (4) copies of the property survey/site plan showing and describing in detail the encroachment with dimensions and outside boundaries; and the County of Passaic Right-of-Way Line.
- Photographs clearly showing the existing encroachment. The center of the picture should be oriented along the Right-of-Way 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**).



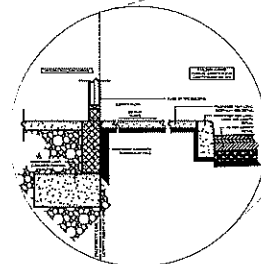
PROPOSED FRONT ELEVATION (PAULISON AVENUE)
SCALE 1/8"



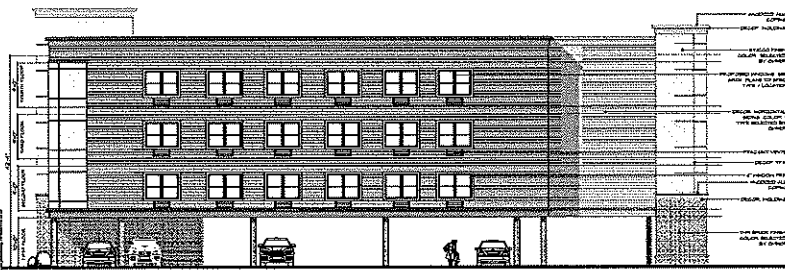
PROPOSED LEFT ELEVATION (OAK STREET)
SCALE 1/8"



ENCROACHMENT DETAIL
SCALE 1/8"



FOUNDATION ENCROACHMENT DETAIL
SCALE 1/8"



PROPOSED RIGHT ELEVATION
SCALE 1/8"



PROPOSED REAR ELEVATION
SCALE 1/8"

EVANS ARCHITECTS AIA
MATTHEW G. EVANS
REGISTERED ARCHITECT, N.J.
117 443-1330
117 443-1330
117 443-1330

PROPOSED
RESIDENTIAL REDEVELOPMENT
FOR:
452 PAULISON AVE LLC &
439 OAK ST LLC
452-454 PAULISON AVENUE &
439 OAK STREET
PASSAIC, NJ

PROPOSED ELEVATIONS
DATE: 11/15/17
DRAWN BY: MGE
CHECKED BY: MGE
SCALE: AS SHOWN

PROPOSED ELEVATIONS
MATTHEW G. EVANS
REGISTERED ARCHITECT, N.J.
117 443-1330
117 443-1330
117 443-1330
SK-3