

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

Director Cassandra "Sandi" Lazzara
 Deputy Director Orlando Cruz
 John W. Bartlett
 Rodney De Vore
 Bruce James
 Michael Ramaglia
 Christina Schratz

401 Grand Street
Paterson, New Jersey 07505
Tel: 973-881-4402
Fax: 973-742-3746

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

Date: Mar 10, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AN ENCROACHMENT PERMIT TO JSL PROPERTIES, LLC, FOR ROOF OVERHANG, CANOPIES SCONCE LIGHTS AND GOOSENECK LIGHTS THAT ENCROACH INTO THE CENTER AVENUE RIGHT OF WAY IN THE TOWNSHIP OF LITTLE FALLS, PURSUANT TO N.J.S.A. 40:20-1.

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

Official Resolution#	
Meeting Date	3/10/2026
Introduced Date	3/6/2026
Adopted Date	
Agenda Item	12.
CAF#	
Purchase Req. #	
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING AN ENCROACHMENT PERMIT TO JSL PROPERTIES, LLC, FOR ROOF OVERHANG, CANOPIES SCONCE LIGHTS AND GOOSENECK LIGHTS THAT ENCROACH INTO THE CENTER AVENUE RIGHT OF WAY IN THE TOWNSHIP OF LITTLE FALLS, PURSUANT TO N.J.S.A. 40:20-1.

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

WHEREAS, pursuant to N.J.S.A. 40:20-1 the Board of County Commissioners for the County of Passaic are vested with decision-making powers on behalf of the County; and

WHEREAS, the County has a policy which prohibits the placement of encroachments on rights-of-way of the County of Passaic without a permit authorized by the County Commissioners; and

WHEREAS, an encroachment permit application, attached hereto and made a part hereof, which is required for the County Planning Board as part of County Planning Board approval for Application No. SP-25-026 has been made for the property located at 117 Main Street and 1 Center Avenue, Block 93, Lots 1, 3, and 14 in the Township of Little Falls; and

WHEREAS, the encroachment permit application from JSL Properties, LLC, owner of 117 Main Street and 1 Center Avenue, Block 93, Lots 1, 3, and 14 in the Township of Little Falls, is for roof overhang and canopies sconce lights and gooseneck lights that encroach into the Center Avenue Right of Way; and

WHEREAS, JSL Properties, LLC, shall hold the County of Passaic and its agents and employees harmless for any damages incurred as a result of this encroachment. Upon proper notice from the County of Passaic, JSL Properties, LLC is to remove the encroachment at its expense should the County of Passaic require the use of the right-of-way for any other reason as may be required by the County of Passaic in the future; and

WHEREAS, should JSL Properties, LLC modify or abandon the need for this encroachment, the part containing the encroachment of the structures shall be removed and, thus, this encroachment permission within the County right-of-way shall cease to exist; and

WHEREAS, this matter was discussed at the February 25, 2026 meeting of the Public Works Committee and is being recommended to the Board for approval; and

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.S.A. 40:20-1, that the Board of County Commissioners of the County of Passaic authorizes the encroachment permit for property located at 117 Main Street and 1 Center Avenue, Block 93, Lots 1, 3, and 14 in the Township of Little Falls subject to the above-stated terms and conditions.

BE IT FURTHER RESOLVED, that the aforesaid encroachment permit is not to be considered a change of policy by the County of Passaic and future requests for encroachment permit shall be considered on a case-to-case basis.

BE IT FURTHER RESOLVED, the Director, Clerk of the Board and County Counsel are hereby authorized to execute an Encroachment Agreement on behalf of Passaic County

ZMQ

March 10, 2026