

County of Passaic
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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County Counsel
Louis E. Imhof
Clerk Of The Board

Date: Jul 14, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AN ENCROACHMENT PERMIT TO 409-412 CROOKS AVENUE LLC, FOR AN EXISTING CANOPY, BUSINESS SIGN, CELLAR DOOR AND STEPS, OUTWARD SWINGING DOOR, ARCHITECTURAL CORNICE AND ROOF LEADER THAT ENCROACH INTO THE CROOKS AVENUE RIGHT OF WAY IN THE CITY OF CLIFTON, PURSUANT TO N.J.S.A. 40:20-1.

THIS RESOLUTION WAS REQUESTED BY:
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	7/14/2026
Introduced Date	7/7/2026
Adopted Date	
Agenda Item	47.
CAF#	
Purchase Req. #	
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING AN ENCROACHMENT PERMIT TO 409-412 CROOKS AVENUE LLC, FOR AN EXISTING CANOPY, BUSINESS SIGN, CELLAR DOOR AND STEPS, OUTWARD SWINGING DOOR, ARCHITECTURAL CORNICE AND ROOF LEADER THAT ENCROACH INTO THE CROOKS AVENUE RIGHT OF WAY IN THE CITY OF CLIFTON, 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-26-005 has been made for the property located at 409-413 Crooks Avenue, Block 5.02, Lots 1 and 3, in the City of Clifton; and

WHEREAS, the encroachment permit application from 409-412 Crooks Avenue LLC, owner of 409-413 Crooks Avenue, Block 5.02, Lots 1 and 3, in the City of Clifton, is for an existing business sign, cellar door/steps, outward swinging door, architectural cornice, and roof leader that encroach into the Crooks Avenue Right of Way in the City of Clifton; and

WHEREAS, 409-412 Crooks Avenue 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, 409-412 Crooks Avenue 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 409-412 Crooks Avenue 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 July 1, 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 409-413 Crooks Avenue, Block 5.02, Lots 1 and 3, in the City of Clifton 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

KJB

July 14, 2026