

AGREEMENT

THIS AGREEMENT, made on February 14th, 2025, between, the Holy Institution Panagia Soumela ("Applicant") with an address at 253 Marshall Hill Road, West Milford Township, Passaic County, NJ, and Passaic County ("County"), with an address at 401 Grand Street, Room 417, Paterson, New Jersey 07505 ("Applicant" and "County" collectively referred to as the "Parties").

W I T N E S S:

WHEREAS, Applicant filed an Application (File# SP-21-002) for Site Plan Approval ("Application") to construct and develop real property on a Passaic County roadway located at 253 Marshall Hill Road, West Milford, New Jersey, Block 6404, Lot 10 ("Project"); and

WHEREAS, a Site Plan, originally dated September 11, 2020, revised on April 10, 2023 ("Site Plan"), prepared by J.R. Houser, P.E., was submitted to the Passaic County Planning Board ("County Board"), received a review letter ("Site Plan Review Letter") withholding approval of the application, subject to certain terms and conditions set forth therein; and

WHEREAS, the Site Plan Review Letter, specifically requires the Applicant to enter into an agreement to dedicate eight (8) feet of its property that extends 33 feet from the roadway centerline towards the Project, at a later date when requested by the Passaic County Engineer ("County Engineer") or the County Board, at no cost to the County; and

WHEREAS, the Applicant submits this Agreement to comply with the terms of the Site Plan Review Letter.

NOW, THEREFORE, for good and valuable consideration received by Applicant, and for further good cause, Applicant herewith agrees to the following:

1. In consideration of the County Board's Site Plan Review Letter, Applicant agrees to provide a future Dedication to the County to the Master Plan Right-of-Way line of Marshall Hill Road, if and when requested by the County Engineer or the County Board.

2. The Parties understand and acknowledge that the Master Plan currently provides for a right-of-way of 66 feet and is depicted on the Applicant's Site Plan.

3. The Parties further understand and acknowledged that the Applicant's Site Plan provides a 50-foot wide right-of-way in partial compliance with the 66-foot wide Master Plan right-of-way, leaving the Applicant with providing for an additional future right-of-way dedication equal to eight (8) feet.

4. The Parties further understand and acknowledge that, if and when, the County Engineer, or the County Board, demand the additional right-of-way dedication, Applicant will be required to submit a right-of-way dedication of an additional eight (8) feet, equal to half of the 16 feet not provided as a right-of-way on Applicant's Site Plan.

5. This Agreement is intended to provide to the County the right-of-way dedication described herein which shall be memorialized in a Deed of Dedication between the Applicant and the County.

Witness:



Name: Stephan Thomatos, PE
Title: Treasurer

Applicant:



By: Haralambos V. Vasiladis | Ph.D.,
P.E, DEE, D.WRE, CIH
Title: President

COUNTY OF PASSAIC

Name: Louis E. Imhof III
Title: Clerk to the Board

By: _____
Name: Pat Lepore
Title: County Commissioner Director

RECORD AND RETURN TO:
OFFICE OF THE COUNTY COUNSEL
401 GRAND STREET, ROOM 214
PATERSON, NJ 07505

STATE OF New York }

COUNTY OF Queens }

I CERTIFY that on 5th of MARCH, 2025, Stephen Thomas i Hatzalengas V
personally known to me or proven to me under oath and to my satisfaction, Vol 13121
personally appeared before me and did acknowledge under oath and to my
satisfaction that:

- (a) This person is the owner of the Property;
- (b) This document was signed and delivered by voluntary act within the
signer's authority;
- (c) This person attested to the truth of these facts.

Thalia Moshakos
Notary Public

THALIA MOSHAKOS
Notary Public, State of New York
No. 01MO6175393
Qualified in Queens County
Certificate Filed in New York County
Commission Expires October 9, 2027

STATE OF NEW JERSEY }

COUNTY OF PASSAIC }

I CERTIFY that on _____, 2025, Pat Lepore, personally
known to me or proven to me under oath and to my satisfaction, personally
appeared before me and did acknowledge under oath and to my satisfaction
that:

- (a) This person is the Director of the Board of County Commissioners of
COUNTY OF PASSAIC,
- (b) This document was signed and delivered by voluntary act within the
signer's authority;
- (c) This person attested to the truth of these facts.

Notary Public of State of New Jersey