

AGREEMENT

THIS AGREEMENT, made on February 12th 2026, between, Victor Wazir (“Applicant”) with an address at 921 Hamburg Turnpike Wayne, NJ 07470 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”).

WITNESS:

WHEREAS, Applicant filed an Application (File# SP-25-006) for Site Plan Approval (“Application”) to construct and develop real property on a Passaic County roadway located at 921 Paterson-Hamburg Turnpike, Wayne, New Jersey, Block 2703, Lot 3 (“Project”); and

WHEREAS, a Site Plan, originally dated January 30, 2025, revised on December 10, 2025 (“Site Plan”), prepared by Andrew K. Wu, P.E., was submitted for approval to the Passaic County Development Review Committee (“County DRC”), received County DRC approval with conditions on February 4, 2026 (“Site Plan Approval”), subject to certain terms and conditions set forth therein; and

WHEREAS, the Site Plan Approval, specifically requires the Applicant to enter into an agreement to dedicate 17 feet of its property that extends 50 feet from the roadway centerline towards the Project, at a later date when requested by the Passaic County Engineer (“County Engineer”) or the County DRC, at no cost to the County; and

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

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 DRC’s Site Plan Approval, Applicant agrees to provide a future Dedication to the County for the Paterson-Hamburg Turnpike Master Plan Right-of-Way, if and when requested by the County Engineer or the County DRC.
2. The Parties understand and acknowledge that the Master Plan currently provides for a right-of-way of 100 feet and is depicted on the Applicant’s Site Plan.
3. The Parties further understand and acknowledged that the Applicant’s Site Plan provides for a right-of-way of 66 feet in partial compliance with the Master Plan right-of-way, leaving the Applicant with providing for an additional future right-of-way dedication equal to 17 feet.
4. The Parties further understand and acknowledge that, if and when, the County Engineer, or the County DRC, demand the additional right-of-way dedication, Applicant will be required to submit a right-of-way dedication of an additional 17 feet, equal to half of the 34 feet

not provided as a right-of-way on Applicant's Site Plan.

5. In the event that the dedication is requested by the County Engineer or the County DRC, the retaining wall shall be relocated to be entirely outside of the Paterson-Hamburg Turnpike Master Plan right-of-way.

6. 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:

Felicia Bello
Name: Felicia Bello
Title: Project Manager

Applicant:

By: *Victor*
Name: Victor Wazir
Title: Property Owner

COUNTY OF PASSAIC

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

By: _____
Name: Cassandra Lazzara
Title: County Commissioner Director

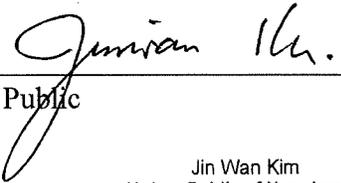
**RECORD AND RETURN TO:
OFFICE OF THE COUNTY COUNSEL
401 GRAND STREET, ROOM 214
PATERSON, NJ 07505**

STATE OF New Jersey }

COUNTY OF Passaic }

I CERTIFY that on Feb 12, 2026, Victor Wazir 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 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.



Notary Public

Jin Wan Kim
Notary Public of New Jersey
Commission Expires 01/14/2030
ID#2392729

STATE OF NEW JERSEY }

COUNTY OF PASSAIC }

I CERTIFY that on _____, 2026, Cassandra Lazzara, 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



County of Passaic

Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Andras Holzmann AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 569-4041

February 9th, 2026

Wayne Planning Board
475 Valley Road
Wayne, NJ 07470

Re: Site Plan Review – Salon Victor; 921 Paterson-Hamburg Turnpike, Wayne; Block 2703, Lot 3
(Passaic County File Number SP-25-006)

Members of the Board,

The above referenced site plan prepared by Andrew K. Wu, P.E. (N.J. Lic. No. 34581) and dated January 30th, 2025, revised as of December 10th, 2025, was reviewed by the Passaic County Development Review Committee on February 4th, 2026 pursuant to the provisions of the Passaic County Site Plan Resolution.

This site plan application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant shall enter into an “if and when” agreement that would require the applicant to provide a full dedication up to the Master Plan right-of-way of Paterson-Hamburg Turnpike at a later date, if requested by the County and at no cost to the County. The agreement shall include the relocation of the retaining wall out of the Master Plan right-of-way. An agreement template is attached. The template should be modified to include the additional section pertaining to the retaining wall. Once complete, the agreement shall be signed by the applicant and signed copies submitted to the Planning Department. The agreement shall be subject to the review and approval of the Board of County Commissioners.
2. The applicant shall submit a completed Storm Drain Connection Permit application form (attached) for consideration by the Board of County Commissioners.

Best Regards,

Jason Miranda, AICP
Senior Planner

Cc: Passaic County Engineer
Formosa Engineering

Victor Wazir
File

