

AGREEMENT

THIS AGREEMENT, made on _____, 2024, between, Holy Tabernacle Church ("Applicant") with an address at 84 Holsman Street, Paterson 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").

WITNESS:

WHEREAS, Applicant filed an Application for Site Plan Approval ("Application") to construct and develop real property on a Passaic County roadway located at 84 Holsman Street, Paterson NJ ("Project"); and

WHEREAS, a Site Plan, originally dated May 23, 2023, revised on January 29, 2024 ("Site Plan"), prepared by Paradigm Architecture 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 5 feet of its property that extends 5 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 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 Board's Site Plan Review Letter, Applicant agrees to provide a future Dedication to the County for the 60' Master Plan Right-of-Way, if and when requested by the County Engineer or the County Board.
2. The Parties understand and acknowledge that the Current Master Plan currently provides for a right-of-way of 50 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 60' Master Plan right-of-way, leaving the Applicant with providing for an additional future right-of-way dedication equal to 5 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 5 feet, equal to half of the

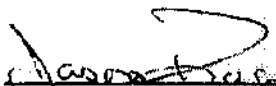
10 feet not provided as a right-of-way on Applicant's Site Plan.

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:

Applicant:


Name: Christian Tomic
Title:

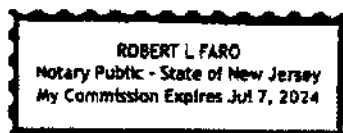
By: 
Name: Jason Rogers
Title: Pastor

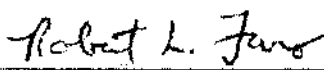
**RECORD AND RETURN TO:
OFFICE OF THE COUNTY COUNSEL
401 GRAND STREET, ROOM 214
PATERSON, NJ 07505**

STATE OF NJ }
COUNTY OF BERGEN }

I CERTIFY that on MARCH 1, 2024, JASON ROGERS 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



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

December 4th, 2023

Paterson Planning Board
125 Ellison Street
Paterson, NJ 07505

Re: Site Plan Review – Holy Tabernacle Church – 84 Holsman Street, Paterson; Block 114, Lots 1, 2, 3, 4 & 5 (Passaic County File Number SP-23-046)

The above referenced site plan prepared by Anthony Adesso, R.A. (N.J. Lic. No. 10811) and dated September 13th, 2023 was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution.

Passaic County Standards and Requirements: All submissions must consist of 2 paper copies plus a PDF digital file of all plans and technical reports. Signed and sealed copies of all plans and technical reports must be submitted to the Department of Planning & Economic Development at 401 Grand Street, Room 417, Paterson, NJ 07505.

Approval of this site plan application has been withheld pending receipt in an acceptable form of the following:

1. The name and address of the applicant and the owner must be noted on the site plan.
2. The name of the County must be noted in the project title block.
3. A graphic scale must be included in addition to the written scale.
4. The applicant shall submit two (2) signed and sealed copies of the survey referenced on the site plan.
5. Haledon Avenue is erroneously labeled as "North State Street". This must be corrected on the plan.
6. The existing right-of-way of East Main Street is noted as 50 feet, while the Master Plan right-of-way width is 60 feet. The applicant shall be required to enter into an "if and when" agreement for a future dedication. An agreement template is attached for the applicant's review and signature.
7. The sidewalk and curbing along E. Main Street shall be replaced. The curbing shall be in accordance with County detail (attached). The sidewalk shall be replaced per City of Paterson standard.

Passaic County Planning Board
Holy Tabernacle Church (SP-23-046)
84 Holsman Street, Paterson
Block 114, Lots 1, 2, 3, 4 & 5

8. The applicant shall confirm if the curb ramp at the corner of E. Main Street and Holsman Street is in compliance with PROWAG. The applicant shall submit a signed certification by a licensed professional stating that the curb ramp is in compliance with PROWAG, or indicate that the curb ramp shall be reconstructed on the plans with a detail. If the ramp is to be reconstructed, the following note shall be added to the plans: *"Prior to the release of the performance bond by the Passaic County Road Department, the curb ramps in the County right-of-way shall be inspected and certified by a licensed professional per current PROWAG standards. Signed and sealed correspondence from the licensed professional shall be provided to the Passaic County Road Department certifying the ADA compliance of the ramp in accordance with PROWAG standards prior to the release of the performance bond."*
9. The applicant shall request in writing that the City of Paterson refresh the crosswalk striping across Holsman Avenue on E. Main Street.
10. The plan indicates that the existing parking spaces, fence, light poles, along E. Main Street encroach into the County right-of-way. The encroachments must be relocated fully outside of the right-of-way.
11. The E. Main Street driveway gate must be modified to not swing out into the right-of-way.
12. The applicant must provide information on the E. Main Street driveway operations. Will the driveway normally be gated?
13. The driveway shall have a minimum width of 24 feet.
14. The distance from the driveway opening to the side property line shall be dimensioned on the plan. The driveway shall be offset a minimum of 10 feet from the side property line.
15. A driveway profile must be included. The profiles must indicate grades for 50 feet beyond the right-of-way line. All grades (%), the curb line, and the right-of-way line shall be labeled. Driveway grades shall not exceed 2%.
16. The following signing and striping shall be provided at the driveway:
 - a) A "STOP" sign;
 - b) A "NO RIGHT TURN" sign;
 - c) A stop bar;
 - d) A short double yellow centerline;
 - e) All striping shall be noted as thermoplastic.
17. The following comments pertain to stormwater:

Passaic County Planning Board
Holy Tabernacle Church (SP-23-046)
84 Holsman Street, Paterson
Block 114, Lots 1, 2, 3, 4 & 5

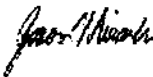
- a) The frontage along East Main Street shall be modified to intercept runoff sheet flowing into the County right-of-way.
- b) A trench drain shall be provided at the driveway to intercept runoff sheet flowing into the County right-of-way.
- c) All impervious areas or roof leaders currently draining to the County right-of-way shall be intercepted and detention and/or retention shall be provided for the 25-year storm for a one-hour duration. Drainage calculations and a drainage area map must be submitted. All proposed materials, inverts, and roof leader tie-ins shall be labeled.
- d) Any assumptions made regarding hydrologic soils groups or ground water elevation shall be verified via test prior to receiving final approval, or previously historical soils information may be submitted from the site that was certified by a licensed professional engineer.
- e) The site shall be graded to provide for six (6) inches of on-site ponding.
- f) The following note shall be added to the plans: *"Upon obtaining the Certificate of Occupancy from the municipality, the applicant must submit an inspection report from a professional engineer on the conditions of the stormwater system. The applicant shall address any recommendations, if any, within 90 calendar days of the report. The inspection report is to be performed and submitted every two (2) years to the Paterson Construction Official and the Passaic County Planning Board."*

18. The applicant shall confirm if review by the Historic Preservation Commission is required. If so, copies of the resolution must be submitted.

19. The Corridor Enhancement Fee shall be assessed upon receipt of the referenced survey.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,



Jason Miranda, AICP
Senior Planner

Cc: Passaic County Engineer
Holy Tabernacle Church
File

Dorion B. Morgan, Esq.
Anthony Addesso, R.A.