

AGREEMENT

THIS AGREEMENT, made on April 17, 2026, between, Markgold, LP, (“Applicant”) with an address at 1155 Bloomfield Avenue, Clifton, New Jersey 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-25-017) for Site Plan Approval (“Application”) on a Passaic County roadway located at 1155 Bloomfield Avenue, Clifton, New Jersey Block 79.04, Lot 26 (“Project”); and

WHEREAS, a Site Plan, originally dated February 26, 2024, revised on October 24, 2025 (“Site Plan”), and prepared by David E. Fantina, P.E., was submitted for approval to the Passaic County Planning Board (“County Planning Board”), received County Planning Board approval with conditions on December 15th, 2025 (“Approval”), subject to certain terms and conditions set forth therein; and

WHEREAS, the Approval, specifically requires the Applicant to enter into an agreement to dedicate five (5) feet of its property in the event the County elects to widen its right of way to be in compliance with the 60-foot wide Master Plan Right of Way; 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 Approval, Applicant agrees to provide a future Dedication to the County for the Master Plan Right-of-Way, if and when requested by the County Engineer or County Development Review Committee.

2. The Parties understand and acknowledge that the Master Plan currently provides for a right-of-way of 60 feet and is depicted on the Applicant’s revised Site Plan.

3. The Parties further understand and acknowledge that, if and when, the County Engineer, or the County Development Review Committee, demand the additional right-of-way dedication, the Applicant will be required to submit a right-of-way dedication of an additional five (5) feet.

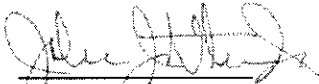
4. This agreement shall inure to the benefit of and be binding upon the Parties hereto, their heirs, personal representatives, successors and assigns and shall be a covenant that runs with the land described above and this Agreement shall be recorded in the office of the Passaic County Clerk.

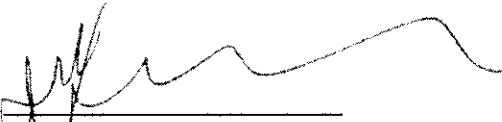
4. This Agreement shall be governed by the Laws of the State of New Jersey and shall only be amended in writing signed by all Parties.

[SIGNATURES APPEAR ON NEXT PAGE]

Witness:

Applicant:


Name: JOHN J. VETERI, JR.
Title: AN ATTORNEY AT LAW
STATE OF NEW JERSEY

By: 
Name: Joseph Goldbrenner
Title: Managing Partner

COUNTY OF PASSAIC

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

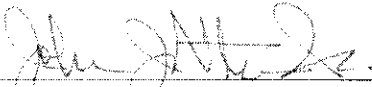
By: _____
Name: Cassandra Lazzara
Title: County Commissioner Director

**RECORD AND RETURN TO:
OFFICE OF THE COUNTY COUNSEL
401 GRAND STREET, ROOM 214
PATERSON, NJ 0750**

STATE OF NEW JERSEY }
 }
COUNTY OF PASSAIC }

I CERTIFY that on April 17, 2026, Joseph Goldbrenner, 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 (Lot 2.02);
- (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.



John J. Veteri, Jr.
An Attorney at Law
of the State of New Jersey

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

December 15th, 2025

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Site Plan Review – 1155 Bloomfield Avenue Project; 1155 Bloomfield Avenue, Clifton;
Block 79.04, Lot 26 (Passaic County File Number SP-25-017)

Members of the Board,

The above referenced preliminary plat prepared by David E. Fantina, PE (N.J. Lic. No. 24FE03239500), dated February 26th, 2024 and revised as of October 24th, 2025, was reviewed by the Passaic County Planning staff 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 major subdivision application has been **withheld** pending receipt in an acceptable form of the following:

1. The applicant shall provide two signed sealed copies of the referenced survey. **Incomplete.**
2. The applicant shall provide a signed sealed copy of a topographic survey ensure it indicates actual right of way. **Incomplete.**
3. The applicant shall add and clearly label the master plan right of way width on the site plan. The master plan right of way for this portion of Bloomfield Avenue is 60 feet. If this differs from the exiting right of way provide, the applicant shall an if & when agreement for the county to acquire up to the full width of the master plan right of way at no cost. **Incomplete, pending submission of the if & when agreement.**
4. The applicant shall provide any existing cross access easement or agreement for access from the private road. **Incomplete.**
5. The applicant shall provide a curb along the county frontage. The county curb detail shall be added to the plans. The applicant shall add the county curb detail the site plan. The curb along the county frontage shall be indicated on the plans as a 9"x20" concrete vertical curb not a

Passaic County Planning Board
1155 Bloomfield Avenue Project (SP-25-017)
1155 Bloomfield Avenue, Clifton
Block 79.04, Lot 26

block curb. A 4-inch curb face reveal is permitted if grading issues exist. The applicant shall show the existing 6-inch white shoulder strip along the frontage indicate on the plans any disturbed striping within the county right of way shall be restored with thermoplastic striping. **The applicant shall add the county curb detail to the plans.**

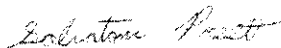
6. The applicant shall provide a three (3) foot grass strip, dimensioned from the back of curb to the edge of sidewalk. The grass strip may be narrowed, and sidewalk may meander, around existing/proposed improvements. Where the sidewalk is directly adjacent to the last two parking spaces, the grass strip can be narrowed, and the sidewalk shown meandering around the parking spaces. The applicant shall provide means of preventing vehicle overhangs from obstructing the sidewalk where the edge of the parking space is within 3 feet of the edge of sidewalk. **Complete.**
7. The applicant shall dimension the sidewalk on the site plan. The sidewalk shall be a minimum of five feet wide. **Complete.**
8. The applicant shall provide a traffic statement with trip generation calculations as per ITE standards. If there are over 100 trips during peak hours, the applicant shall provide a Traffic Impact Study. **Complete.**
9. If the curb ramp is to remain at the corner of the property, the applicant shall provide written certification, signed and sealed by a licensed professional, that the curb ramp is in compliance with current PROWAG standards. **Incomplete.**
10. It is recommended the applicant show on the plan the existing service connection to the building to ensure no conflict with the proposed improvements. **Complete, recommendation.**
11. If the overflow pipe from the proposed infiltration system is to remain, the following comments shall apply:
 - a. The applicant shall fill out a storm drain connection permit application form. **Complete, the storm drain agreement permit shall be processed upon approval of the plans.**
 - b. The overflow pipe shall be indicated as ductile iron pipe class 52. The pipe connected to the catch basin in the County right of way remains indicated as PVC. The applicant shall revise the plans to indicate the pipe as being ductile iron pipe class 52 within the County right of way. **Complete.**
 - c. The applicant shall ensure that the on-site system provided has sufficient volume to store the 25-year storm, for a 1-hour duration, for all impervious areas on site that ultimately drains to the County right of way, or County owned structure prior to overflow pipe discharging into the inlet. The applicant shall provide additional calculations to confirm. **Complete.**

Passaic County Planning Board
1155 Bloomfield Avenue Project (SP-25-017)
1155 Bloomfield Avenue, Clifton
Block 79.04, Lot 26

- d. Roof leaders appear to be discharging onto the grass and landscaped areas along the frontage, and the addition of the proposed parking lot will result in one or more of the roof leaders ultimately draining to the proposed on-site infiltration system. The applicant shall include the area of the roof in the drainage calculation that will ultimately drain to the on-site system, or modify the roof leader to drain away from the county right of way and/or county drainage structure. **Complete.**
 - e. The applicant shall provide soil testing/logs prior to the application being considered by the board and provide a written response confirming adequate groundwater separation and demonstrate 72-hour drain time. **Complete.**
 - f. The applicant shall indicate bottom of seepage pit elevation on the plans. **Complete.**
 - g. Manhole or inlet casting shall be provided at all seepage pits for maintenance. The applicant shall provide a detail of heavy-duty traffic rated casting above the seepage pits. **Complete.**
 - h. 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 municipal Construction Official and the Passaic County Planning Board." **Complete.**
12. The Corridor Enhancement Fee will be assessed once the requested survey is submitted. The Corridor Enhancement Fee must be paid prior to the issuance of unconditional approval. **Incomplete, a survey has not been provided to assess the Corridor Enhancement Fee.**
13. **The applicant shall revise the site plan and survey to show the existing traffic signal at the intersection of Bloomfield Avenue and Knollwood Terrace.**

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,



Salvatore Presti, AICP
Assistant Planner

Cc: MarkGold
David E. Fantina

John Veteri, Esq.
File

