



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER
ROOM 524

Jonathan C. Pera, P.E.
County Engineer

5/23/2025

TEL: (973) 881-4456
FAX: (973) 742-3936
TDD: (973) 279-9786

Passaic County Board of Commissioners
401 Grand Street
Paterson, NJ 07505

RE: Encroachment Permit Application
Applicant: DGJS Property Holdings, LLC
Address: 693-695 Market Street, Paterson
Municipality: City of Paterson
Block: 4011 Lot: 16
Application: SP-24-019

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for an existing building ground floor encroachment, that encroaches into the Market Street right-of-way. The existing encroachment poses no adverse effect on vehicular or pedestrian traffic at this location. The improvements were considered and accepted by the County Planning Board.

The conditions of the permit shall include:

1. The applicant/owner agrees to hold the County of Passaic and its agents and employees harmless for any damages incurred as a result of the granted encroachment.
2. Upon proper notice from the County of Passaic, the owner agrees to remove all or any of the encroachments at his expense for any reason as may be required by the County of Passaic in the future.
3. Should the owner modify or abandon the need for the encroachments, the portion(s) containing the encroachment of this structure or other feature shall be removed by the owner at his expense; and thus said encroachment permission within the County's right-of-way shall cease to exist.
4. The applicant/owner shall comply with all conditions of the County Planning Board approval. A copy of the approval should be appended to the final agreement to be executed.

Our office recommends the Encroachment Permit be approved and issued to the applicant, with the conditions noted above.

Very truly yours,

Muhammed S. Assal, P.E.
Principal County Engineer

Attachment

cc: Jonathan Pera, PE, County Engineer
Nadege Allwaters, Esq., County Counsel



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roadpermits@passaiccountynj.org

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

DEJS Property Holding
Name of Applicant

04/01/2025
Date

Owner ☒

Partner ☐

Authorized Corporate Official ☐

Name of Company (If applicable)

Partnership ☐

Corporation ☒

Street Address of Encroachment

Municipality

Block(s)

Lots(s)

Type of Encroachment (check all that apply):

New ☐

Existing ☒

Canopy(s) ☐

Sign(s) ☐

Building Structure (1st Floor) ☒

Building Structure (2nd Floor or higher) ☐

Cellar Door(s) ☐

Roof Overhang ☐

Window Overhang ☐

Door Opens into County Right-of-way ☐

Fence ☐

Retaining Wall ☐

Other ☐

Describe:

693 MARKET ST
Address of Applicant

PATERSON
City

NJ
State

07513
Zip

201-873-6672
Telephone Number

VSAUCHEZ@VERONICAINSURANCE.COM
Email

The following must accompany the application:

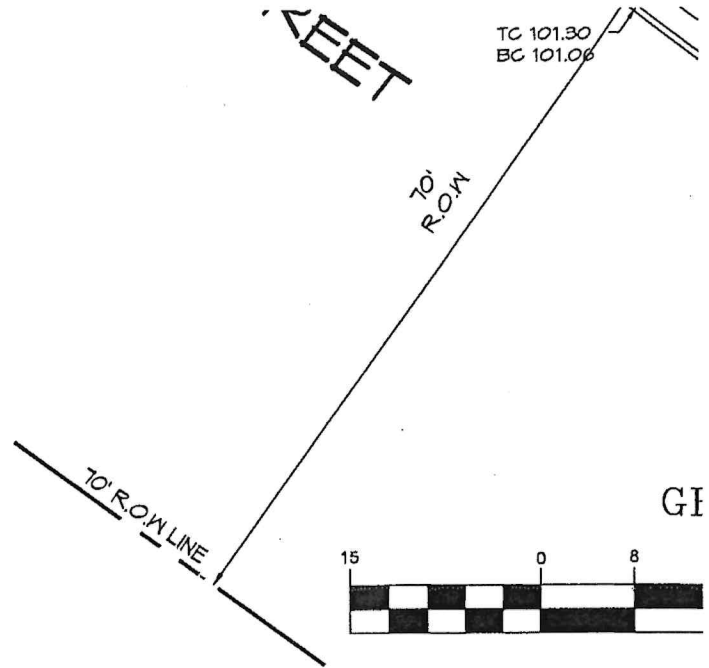
- Four (4) copies of the property survey/site plan showing and describing in detail the encroachment with dimensions and outside boundaries; and the County of Passaic Right-of-Way Line.
- Photographs clearly showing the existing encroachment. The center of the picture should be oriented along the Right-of-Way line. **Note:** If any excavation is required in the road or right of way, in addition to this permit please submit a completed Highway Opening and Use Permit Application (FORM: ROAD-HWYOPENPERMITAPP).

25 FEET FROM E. 26TH
STREET SIDELINE

SURVEY NOTES:

FOR FURTHER INFORMATION
REFER TO SURVEY PREPARED BY:

Schmidt Surveying
Professional Land Surveyor
DATED : 07-24-2024
PLS. N.J. LIC. 24GS04330100

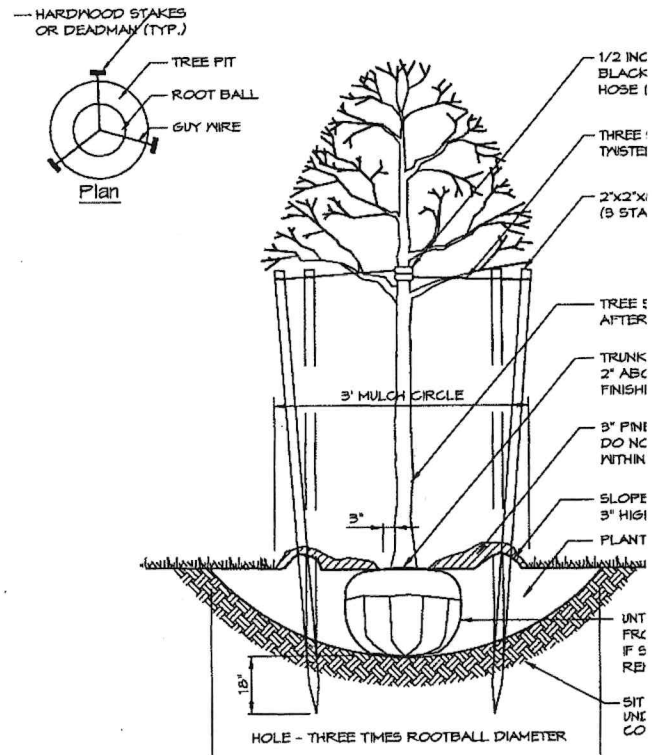


RELEASE OF THE PERFORMANCE BOND
COUNTY ROAD DEPARTMENT, THE
COUNTY RIGHT-OF-WAY SHALL BE
CERTIFIED BY A NEW JERSEY -
PROFESSIONAL PER CURRENT PROWAG
ED AND SEALED CORRESPONDENCE
PROFESSIONAL SHALL BE PROVIDED TO
COUNTY ROAD DEPARTMENT CERTIFYING
RELEASE OF THE RAMP IN ACCORDANCE
STANDARDS PRIOR TO THE RELEASE
PERFORMANCE BOND.

THE CERTIFICATE OF OCCUPANCY
PATERSON, THE APPLICANT MUST
SUBMIT A REPORT FROM A NEW
PROFESSIONAL ENGINEER ON THE
THE STORMWATER SYSTEM. THE
ADDRESS ANY RECOMMENDATIONS,
CALENDAR DAYS OF THE REPORT.
REPORT IS TO BE PERFORMED AND
TWO (2) YEARS TO THE PATERSON
OFFICIAL AND THE PASSAIC COUNTY

IN PLACE DETECTABLE WARNING
EMBEDMENT FLANGE. (BOLT
ANCHORS NOT PERMITTED.)

PROF
SCALE: 1" =



TREE PLANTING DETAIL

TREE PLANTING DETAIL
SCALE: N.T.S.

CONTINUOUS RIDGE VENT

BLACK ALUMINUM
WINDOWS
SELECTED BY
OWNER

10' x 10' G