

# County of Passaic

## Board of County Commissioners



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County Counsel  
Louis E. Imhof  
Clerk Of The Board

Date: Feb 25, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AN "IF AND WHEN" SIDEWALK AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND BASIS INDUSTRIAL ACQUISITIONS LLC APPLICANT/OWNERS OF 555 PATERSON-HAMBURG TURNPIKE, BLOCK 2800, LOT 7, TOWNSHIP OF WAYNE, NEW JERSEY

THIS RESOLUTION WAS REQUESTED BY:  
PLANNING AND ECONOMIC  
DEVELOPMENT

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	2/25/2025
Introduced Date	2/20/2025
Adopted Date	
Agenda Item	48.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development

COMMITTEE NAME

**RESOLUTION AUTHORIZING AN “IF AND WHEN” SIDEWALK AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND BASIS INDUSTRIAL ACQUISITIONS LLC APPLICANT/OWNERS OF 555 PATERSON-HAMBURG TURNPIKE, BLOCK 2800, LOT 7, TOWNSHIP OF WAYNE, NEW JERSEY**

**WHEREAS**, the Passaic County Department of Planning and Economic Development (hereafter “Department”) is in receipt of a proposed “If and When” Sidewalk Agreement relating to the construction of sidewalks along Passaic County roadway frontage at a future date on 555 Paterson-Hamburg Turnpike, Township of Wayne, New Jersey, also known as Block 2800, Lot 7 (hereafter “the Property”), if and when requested by the County of Passaic (hereafter “Township”); and

**WHEREAS**, a Site Plan, originally dated September 26, 2022, revised as of January 15, 2025, (“Site Plan”), prepared by Jacquelyn Giordano, P.E. (N.J. License No. 53558) of Dynamic Engineering Consultants, PC, was submitted for approval to the Passaic County Planning Board (“County Board”), and received County Board approval with conditions on October 29, 2024 (“Site Plan Approval”), subject to certain terms and conditions set forth therein; and

**WHEREAS**, the Property has frontage along a County roadway, Paterson-Hamburg Turnpike, and therefore requires approval from the Passaic County Planning Board (hereafter “Board”), which encourages the construction of sidewalks along roadway frontage within the County as a policy that supports interconnectivity of communities; and

**WHEREAS**, there is no sidewalk along 555 Paterson-Hamburg Turnpike currently, either along the frontage of the Property or in the vicinity of the Property, and the construction of sidewalks in front of the Property would not facilitate increased pedestrian connectivity along Paterson-Hamburg Turnpike; and

**WHEREAS**, at some time in the future when there are other sidewalks in the vicinity of the property along the County roadway, the installation of sidewalks along the front of the Property would be relevant and desirable; and

**WHEREAS**, the Applicant was granted conditional approval (SP-24-022) by the Board on October 29, 2024 subject to conditions that the Applicant install sidewalk and curbing across any or all frontage of 555 Paterson-Hamburg Turnpike in conformance with the Residential Site Improvements Standards (RSIS) to the extent such improvements are not already installed at, at their own cost, upon request; and

**WHEREAS**, this matter was discussed at the February 13, 2025, meeting of the Planning and Economic Development Committee and is being recommended to the Passaic County Board of County Commissioners for approval;

**NOW THEREFORE, LET IT BE RESOLVED** by the Passaic County Board of County Commissioners that the County Commissioner Director and Clerk of the Board be and are hereby authorized to execute the attached “If and When” Sidewalk Agreement by and between the County of Passaic and Basis Industrial Acquisitions LLC, as set forth above.

ZMQ

February 25, 2025