

County of Passaic

Board of County Commissioners



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Date: Mar 10, 2026 - 5:30 PM

Agenda: RESOLUTION FOR AN "IF AND WHEN" AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND PLJ PROPERTIES, LLC, APPLICANT/OWNER OF 52-56 VALLEY ROAD, BLOCK 14.01, LOT 12, CLIFTON, NEW JERSEY

THIS RESOLUTION WAS REQUESTED BY:
PLANNING AND ECONOMIC
DEVELOPMENT

REVIEWED BY:

Matthew P. Jordan, Esq.
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.
COUNTY COUNSEL

Planning and Economic Development

COMMITTEE NAME

Official Resolution#	
Meeting Date	3/10/2026
Introduced Date	3/6/2026
Adopted Date	
Agenda Item	19.
CAF#	
Purchase Req. #	
Result	

RESOLUTION FOR AN “IF AND WHEN” AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND PLJ PROPERTIES, LLC, APPLICANT/OWNER OF 52-56 VALLEY ROAD, BLOCK 14.01, LOT 12, CLIFTON, NEW JERSEY

WHEREAS, the County of Passaic (“County”) is a body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners of the County of Passaic (“Board”) is vested with managing the property, finances, and affairs of the County; and

WHEREAS, the Passaic County Department of Planning and Economic Development is in receipt of a proposed Agreement (attached hereto) relating to the premises located at 52-56 Valley Road, Clifton, New Jersey, Block 14.01, Lot 12 (hereinafter “Property”) for an application for Subdivision Approval to subdivide real property with frontage along Valley Road in Clifton, New Jersey; and

WHEREAS, PLJ Properties, LLC, (hereinafter “Applicant/Owner”), whose address is 139 Van Winkle Avenue, Garfield, New Jersey 07026, applied to the Passaic County Planning Board (hereinafter “Board”) under File No. SU-25-003 for Subdivision Approval for the Property; and

WHEREAS, a Preliminary Plat, originally dated April 6, 2024, revised on August 6, 2025 (“Subdivision Plat”), prepared by Thomas G. Stearns III, P.E., was submitted for approval to the Board, received Planning Board approval with conditions on December 11, 2025 (“Subdivision Approval”), subject to certain terms and conditions set forth therein; and

WHEREAS, the Subdivision Approval, specifically requires the Applicant to enter into an agreement to dedicate five (5) feet of its property that extends thirty (30) feet from the roadway centerline towards the Project, at a later date when requested by the Passaic County Engineer (“County Engineer”) or the Planning Board, at no cost to the County; and

WHEREAS, if and when the County requests that the Applicant/Owner dedicate an additional five (5) feet, equal to half of the ten (10) feet not provided as a right-of-way Applicant’s Subdivision Plat, the Applicant/Owner must comply with the additional right-of-way dedication; and

WHEREAS, the site has frontage along Valley Road in Clifton; and

WHEREAS, Valley Road has a Master Plan right-of-way of sixty (60) feet; and

WHEREAS, the dedication would be provided by the property owner if and when requested by the County and at no cost to the County; and

WHEREAS, the attached “If and When” Agreement has been reviewed by staff, and the most recent Planning Board Review Letter and Subdivision Plat are also attached for reference; and

WHEREAS, this matter was discussed at the February 26, 2026, meeting of the Public Works Committee and is being recommended to the Board for approval; and

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” Agreement by and between PLJ Properties, LLC and the County of Passaic.