

County of Passaic
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Louis E. Imhof
Clerk Of The Board

Date: Jul 14, 2026 - 5:30 PM

Agenda: RESOLUTION OF AN “IF AND WHEN” AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND HAMBURG DEV LLC TO CONSTRUCT AND DEVELOP REAL PROPERTY LOCATED AT 2203-2227 PATERSON-HAMBURG TURNPIKE, WAYNE, NEW JERSEY, BLOCK 3510, LOTS 159, 163 & 164.

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	7/14/2026
Introduced Date	7/8/2026
Adopted Date	
Agenda Item	63.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development
COMMITTEE NAME

RESOLUTION OF AN “IF AND WHEN” AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND HAMBURG DEV LLC TO CONSTRUCT AND DEVELOP REAL PROPERTY LOCATED AT 2203-2227 PATERSON-HAMBURG TURNPIKE, WAYNE, NEW JERSEY, BLOCK 3510, LOTS 159, 163 & 164.

WHEREAS, the Passaic County Department of Planning and Economic Development is in receipt of a proposed Agreement (attached hereto) relating to premises located at 2203-2227 Paterson-Hamburg Turnpike, Block 3510, Lots 159, 163 & 164, Wayne, NJ; and

WHEREAS, HAMBURG DEV LLC (hereafter “Applicant”), whose address is 301 Route 17 North, Suite 802, Rutherford, NJ 07070, applied to the Passaic County Planning Board (hereafter “Board”) under File No. SP-24-049 for site plan approval for the Property; and

WHEREAS, a Site Plan, originally dated October 9, 2024, revised on March 23, 2026 (hereafter “Site Plan”), prepared by Matthew J. Bersch, P.E., was submitted to the Board and received a review letter (hereafter “Subdivision Review Letter”), attached hereto, withholding approval of the application, subject to certain terms and conditions as set forth therein; and

WHEREAS, the Subdivision Review Letter, specifically requires the Applicant to enter into an agreement to dedicate a strip of its property that extends 17 feet from the roadway centerline towards the Project, at a later date when requested by the Passaic County Engineer or the County Board, at no cost to the County, up to the Master Plan right-of-way line of Paterson-Hamburg Turnpike (CR 689); and

WHEREAS, the agreement is required due to a discrepancy between the existing and Master Plan right-of-way lines along the Applicant’s frontage; and

WHEREAS, the attached Agreement has been reviewed by staff and the most recent Subdivision Review Letter, dated May 7, 2026, is also attached for reference.

WHEREAS, this matter was discussed at the July 2, 2026 meeting of the Planning and Economic Development Committee and is being recommended to the Passaic County Board of County Commissioners for approval; and

NOW THEREFORE, LET IT BE RESOLVED, by the Board of County Commissioners of the County of Passaic 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 HAMBURG DEV LLC and the County of Passaic, as set forth above.

JDP

July 14, 2026