



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER
ROOM 524

Nordan Murphy, P.E.
County Engineer

TEL: (973) 881-4456
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6/4/2026

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

RE: Encroachment Permit Application
Applicant: 85 Fifth Ave, LLC c/o Barbara Messina
Address: 85 Fifth Avenue, Paterson
Municipality: City of Paterson
Block: 1901 Lot: 1

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for a modification to an existing encroachment that includes proposed steps, handrail and an outward swinging door that encroach into the Fifth Avenue right-of-way. The proposed encroachment is a safety improvement upon the existing encroachment at the location that consists of two outward swinging doors and steps with no landing area that currently encroaches into the Fifth Avenue right-of-way.

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.

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: Nordan Murphy, PE, County Engineer
Nadege Allwaters, Esq., County Counsel



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roadpermits@passaiccountynj.org

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

85 5th Ave, LLC

June 4, 2026

Name of Applicant

Date

Owner Partner _____ Authorized Corporate Official _____

Name of Company (if applicable)

Partnership _____ Corporation _____

85 5th Avenue

Street Address of Encroachment

PATERSON 1901 1
 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: Steps, Handrail, Outward Swinging Door

390 Nye Avenue Irvington NJ 07111

Address of Applicant

City

State

Zip

(908) 310-2599

bmessina@mfremanagement.com

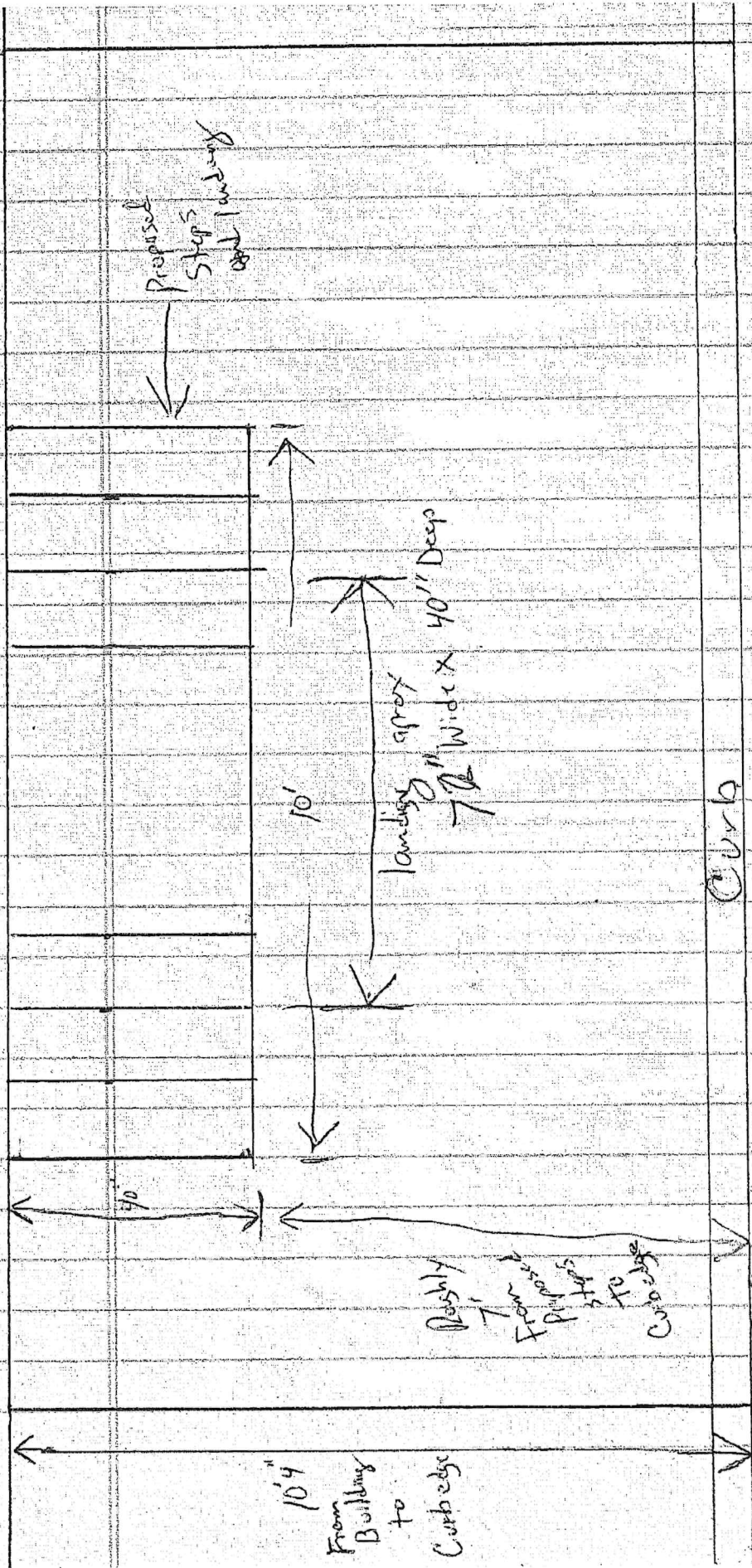
Telephone Number

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**).

85 5th Ave Building



Proposed Steps

10' Wide x 40' Deep

10'

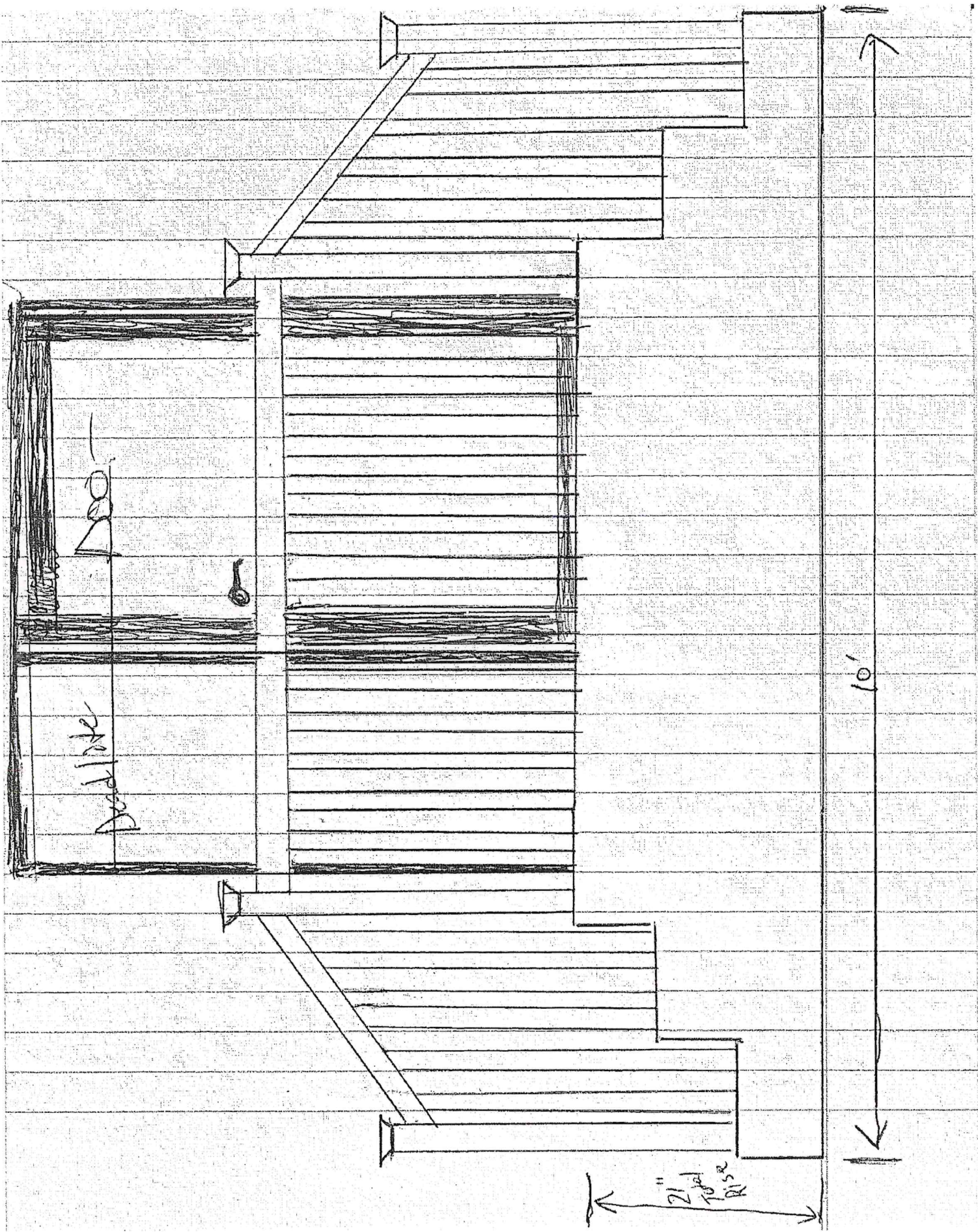
40

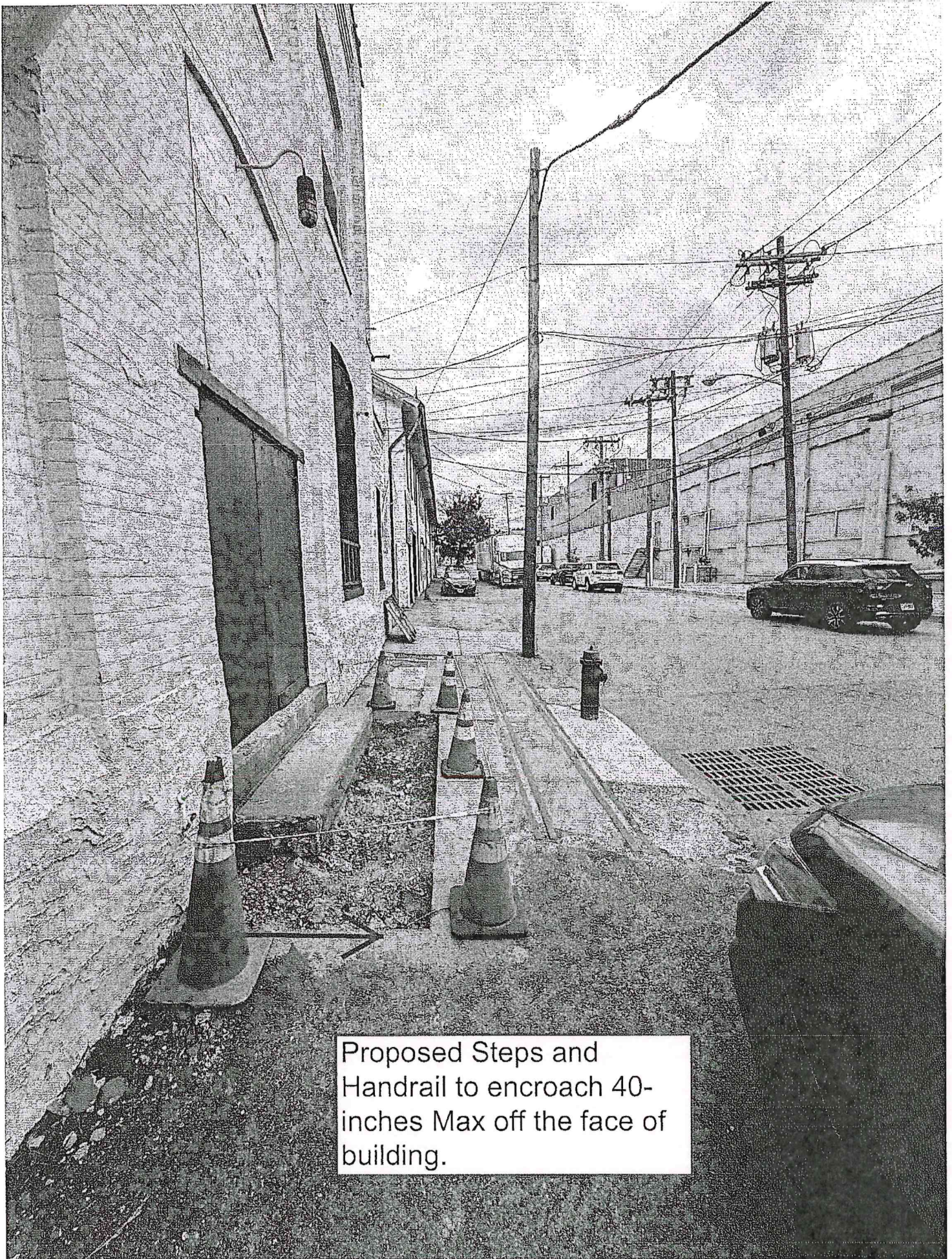
10'4" From Building to Curb edge

Roughly From Front Steps to Curb edge

Curb

5th Ave Roadway





Proposed Steps and Handrail to encroach 40-inches Max off the face of building.