

AGREEMENT

THIS AGREEMENT, made on the _____ of _____, 20_____, between, Giovanni Caggia (“Applicant”) with an address at 75 Luisser Street, Clifton, New Jersey 07012 and Passaic County (“County”), with an address at 401 Grand Street, Room 417, Paterson, New Jersey 07505 (“Applicant” and “County” collectively referred to as the “Parties”).

WITNESS:

WHEREAS, Applicant filed an Application (File# SU-25-017) for Minor Subdivision Approval (“Application”) to subdivide real property on a Passaic County roadway located at 506 Mount Prospect Avenue, Clifton, New Jersey, 07012, Block 65.05, Lots 30.1 & 32 (“Project”); and

WHEREAS, a Preliminary Plat, originally dated December 31, 2024 last revised on August 7, 2025 (“Subdivision Plat”), prepared by Thomas G. Stearns III, L.S. of GB Engineering LLC was submitted for approval to the Passaic County Planning Board (“Planning Board”), received Planning Board approval with conditions on October 9, 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 4 feet of its property that extends 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, the Applicant submits this Agreement to comply with the terms of the Subdivision Approval.

NOW, THEREFORE, for good and valuable consideration received by Applicant, and for further good cause, Applicant herewith agrees to the following:

1. In consideration of the Planning Board’s Subdivision Approval, Applicant agrees to provide a future Dedication to the County for the Mt. Prospect Master Plan Right-of-Way, if and when requested by the County Engineer or the Planning Board.
2. The Parties understand and acknowledge that the Mt. Prospect Master Plan currently provides for a right-of-way of 60 feet and is depicted on the Applicant’s Subdivision Plat.
3. The Parties further understand and acknowledge that the Applicant’s Subdivision Plat provides a 52 foot wide right-of-way in partial compliance with the Mt. Prospect Master Plan right-of-way, leaving the Applicant with providing for an additional future right-of-way dedication equal to 4 feet.

4. The Parties further understand and acknowledge that, if and when, the County Engineer, or the Planning Board, demand the additional right-of-way dedication, Applicant will be required to submit a right-of-way dedication of an additional 4 feet, equal to half of the 8 feet not provided as a right-of-way on Applicant's Subdivision Plat. The current 52 foot wide ROW and possible future 60 foot wide ROW as well as the area to be dedicated to County upon request is shown on a plan entitled "Minor Subdivision 75 Luisser Street 506 Mount Prospect Avenue Lot 32 in Block 65.05 Tax Map City of Clifton Passaic County New Jersey" prepared by Thomas G. Stearns, III, P.E., L.S. of GB Engineering LLC dated December 31, 2024 with a latest revision date of December 4, 2025 annexed hereto as **Exhibit A**.

5. This Agreement is intended to provide to the County the right-of-way dedication described herein which shall be memorialized in a Deed of Dedication between the Applicant and the County.

Witness:

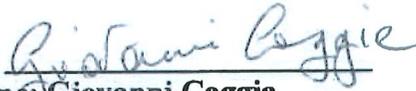
Applicant:



Name:

Title:

DAVID SCILLIERI
ATTORNEY AT LAW
OF THE STATE OF
NEW JERSEY

By: 
Name: Giovanni Caggia
Title: Owner

COUNTY OF PASSAIC

Name: Louis E. Imhof III
Title: Clerk to the Board

By: _____
Name: Pat Lepore
Title: County Commissioner Director

