

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

Director Pasquale "Pat" Lepore
Deputy Director Cassandra "Sandi" Lazzara
John W. Bartlett
Orlando Cruz
Rodney De Vore
Terry Duffy
Bruce James

401 Grand Street
Paterson, New Jersey 07505
Tel: 973-881-4402
Fax: 973-742-3746

Matthew P. Jordan, Esq.
Administrator
Nadege D. Allwaters, Esq.
County Counsel
Louis E. Imhof
Clerk Of The Board

Date: Mar 11, 2025 - 5:30 PM

Agenda: RESOLUTION FOR A SIGNAL JURISDICTIONAL AGREEMENT ASSOCIATED WITH A PASSAIC COUNTY PLANNING BOARD APPLICATION FOR SITE PLAN APPROVAL TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF ALPS ROAD AND THE MILLER ROAD ACCESS TO APPLICANT'S PROPERTY.

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 | 3/11/2025 |
| Introduced Date | 3/6/2025 |
| Adopted Date | |
| Agenda Item | 45. |
| CAF# | |
| Purchase Req. # | |
| Result | |

Planning and Economic Development

COMMITTEE NAME

RESOLUTION FOR A SIGNAL JURISDICTIONAL AGREEMENT ASSOCIATED WITH A PASSAIC COUNTY PLANNING BOARD APPLICATION FOR SITE PLAN APPROVAL TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF ALPS ROAD AND THE MILLER ROAD ACCESS TO APPLICANT'S PROPERTY.

WHEREAS, the Passaic County Department of Planning and Economic Development is in receipt of a proposed Jurisdictional Agreement (hereafter "Agreement") relating to the installation of a Traffic Signal Plan at the intersection of Alps Road and Miller Road access to the property located at the Villas at Wayne Hills, 1361 Alps Road, Block 2329, Lots 1 and 17, Wayne, New Jersey (hereafter the "Property"); and

WHEREAS, the Villas at Wayne Hills and AG-RW Wayne Owner, LLC (hereafter "The Applicant"), with a business address of 1361 Alps Road, Wayne, New Jersey 07470, was granted conditional use approval on November 14, 2024 (copy attached) by the Passaic County Planning Board (hereafter "Board") under Passaic County File No. SP-23-011 pending certain conditions after reviewing the Applicant's Site Plan, dated April 29, 2022, revised May 31, 2024; and

WHEREAS, Alps Road is a County Road, and County concurrence is required to have improvements installed at the above-referenced location in accordance with plan prepared by John Cote, P.E., dated April 29, 2022, revised as of May 31, 2024 and the "Traffic Signal Installation and Roadway Improvements Alps Road and Miller Road" plan set prepared by Karl A. Pehnke, P.E., dated June 3, 2024, revised as of September 20, 2024, were both reviewed by Passaic County Planning Board staff pursuant to the provisions of the Passaic County Site Plan Resolution; and

WHEREAS, the conditional approval granted by the Board stated that the Applicant shall be required to enter into a tri-party agreement for the installation, jurisdiction, and maintenance of the proposed traffic signal; and

WHEREAS, the property has frontage along Alps Road (CR 504) in Wayne; and

WHEREAS, the Applicant has agreed to install a traffic signal at the primary site driveway along Alps Road; and

WHEREAS, this Agreement was required by the Board to clarify responsibility for the construction, maintenance and jurisdiction of the signal; and

WHEREAS, the Applicant will bear responsibility for the installation of the signal; and

WHEREAS, the Township of Wayne (hereafter "Township") will assume maintenance responsibility, ownership, and jurisdiction of the signal; and

WHEREAS, the Agreement has been approved by the Township and executed on their behalf; and

WHEREAS, the attached Agreement has been reviewed by both Planning and Engineering staff; and

WHEREAS, the Passaic County Engineer has reviewed the above referenced Agreement and recommended that the attached Jurisdictional Agreement be executed by the County Commissioner Director on behalf of Passaic County; and

WHEREAS, this matter was discussed at the February 27, 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 Jurisdictional Agreement by and between the County of Passaic, the Township of Wayne and AG-RW Wayne Owner, LLC, as set forth above.