

# County of Passaic

## Board of County Commissioners



### OFFICE OF COUNTY COMMISSIONERS

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Date: Feb 10, 2026 - 5:30 PM

Agenda: RESOLUTION FOR AN "IF AND WHEN" AGREEMENT ASSOCIATED WITH A PASSAIC COUNTY PLANNING BOARD APPLICATION FOR SUBDIVISION APPROVAL TO SUBDIVIDE REAL PROPERTY WITH FRONTAGE ALONG MOUNT PROSPECT AVENUE IN 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	2/10/2026
Introduced Date	2/5/2026
Adopted Date	
Agenda Item	49.
CAF#	
Purchase Req. #	
Result	

**RESOLUTION FOR AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH A PASSAIC COUNTY PLANNING BOARD APPLICATION FOR SUBDIVISION APPROVAL TO SUBDIVIDE REAL PROPERTY WITH FRONTAGE ALONG MOUNT PROSPECT AVENUE IN CLIFTON, NEW JERSEY.**

**WHEREAS**, the Passaic County Department of Planning and Economic Development is in receipt of a proposed Agreement (attached hereto) relating to premises located at 506 Mount Prospect Avenue, Clifton, New Jersey 07012, Block 65.05, Lots 30.1 & 32 (hereinafter “Property”) for an application for Subdivision Approval to subdivide real property with frontage along Mount Prospect Avenue in Clifton, New Jersey; and

**WHEREAS**, Giovanni Caggia, (hereafter “Applicant/Owner”), whose address is 75 Luisser Street, Clifton, New Jersey 07012, applied to the Passaic County Planning Board (hereafter “Board”) under File No. SU-25-017 for Subdivision Approval for the Property

**WHEREAS**, a Subdivision Plat, originally dated December 31, 2024, revised thorough August 7, 2025 (“Subdivision”), prepared by Thomas G. Stearns III, L.S. of GB Engineering LLC was submitted to the Board, received a Review Letter (hereafter “Subdivision Review Letter” attached hereto) granting conditional 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 four (4) feet of its property that extends thirty (30) feet from the roadway centerline toward the Project (“Dedication”), at a later date if and when requested by the Passaic County Engineer (hereafter “County Engineer”) or the County Board at no cost to the County; and

**WHEREAS**, if and when the County requests that the Applicant/Owner dedicate four (4) feet of its property that is shown on the Subdivision Plat prepared by Thomas G. Stearns III, L.S. of GB Engineering LLC, dated December 31, 2024, revised on August 7, 2025 (hereafter “Site Subdivision”), the Applicant/Owner must comply with the additional right-of-way dedication; and

**WHEREAS**, the site has frontage along Mount Prospect Avenue in Clifton; and

**WHEREAS**, Mount Prospect Avenue 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 January 29, 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 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 Giovanni Caggia and the County of Passaic.

ZMQ

February 10, 2026