



County of Passaic
Department of Planning & Economic Development
401 Grand Street, Room 417
Paterson, New Jersey 07505

www.passaiccountynj.org

Andras Holzmann AICP, PP
Director

PLANNING BOARD
TEL (973) 569-4040
FAX (973) 569-4041

October 14th, 2025

Clifton Planning Board
900 Clifton Avenue
Clifton, NJ 07013

Re: Minor Subdivision Review – Caggia Subdivision; 506 Mount Prospect Avenue, Clifton;
Block 65.05, Lots 30.01 & 32 (Passaic County File Number SU-25-017)

Members of the Board,

The above referenced subdivision plat prepared by Thomas G. Stearns III, PE (N.J. Lic. No. GB40959), dated December 31st, 2024 and revised as of August 7th, 2025, was reviewed by Passaic County Planning Board on October 9th, 2025 pursuant to the provisions of the Passaic County Subdivision Resolution.

Approval of this minor subdivision application has been granted **conditional approval** pending receipt in an acceptable form of the following:

1. The applicant shall provide an “if-and-when” agreement for the dedication of the master plan right of way width at no cost to Passaic County.

Subsequent submissions must include a cover letter indicating how each condition has been addressed. Plans submitted without a cover letter will be considered incomplete.

Best Regards,

Salvatore Presti, AICP
Assistant Planner

Cc: Giovanni Caggia
Thomas G. Stearns III, PE

Michael J. Piromalli, Esq.
File