

County of Passaic

Board of County Commissioners



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Date: Mar 10, 2026 - 5:30 PM

Agenda: RESOLUTION FOR AN "IF AND WHEN" AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND VICTOR WAZIR, APPLICANT/OWNER OF 921 HAMBURG TURNPIKE, BLOCK 2703, LOT 3, WAYNE, 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	3/10/2026
Introduced Date	3/6/2026
Adopted Date	
Agenda Item	18.
CAF#	
Purchase Req. #	
Result	

RESOLUTION FOR AN “IF AND WHEN” AGREEMENT BETWEEN THE COUNTY OF PASSAIC AND VICTOR WAZIR, APPLICANT/OWNER OF 921 HAMBURG TURNPIKE, BLOCK 2703, LOT 3, WAYNE, NEW JERSEY

WHEREAS, the County of Passaic (“County”) is a body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1, the Board of County Commissioners of the County of Passaic (“Board”) is vested with managing the property, finances, and affairs of the County; and

WHEREAS, the Passaic County Department of Planning and Economic Development is in receipt of a proposed Agreement (attached hereto) relating to the premises located at 921 Hamburg Turnpike, Wayne, New Jersey, Block 2703, Lot 3 (hereinafter “Property”) for an application for Site Plan Approval to construct and develop real property; and

WHEREAS, Victor Wazir (hereinafter “Applicant”) whose address is 921 Hamburg Turnpike, Wayne, New Jersey 07470, applied to the Passaic County Planning Board (hereinafter “Board”) under File No. SP-25-006 for site plan approval for the Property; and

WHEREAS, a Site Plan, originally dated January 30, 2025, revised on December 10, 2025 (“Site Plan”), prepared by Andrew K. Wu, P.E., was submitted for approval to the Passaic County Development Review Committee (“County DRC”), received County DRC approval with conditions on February 4, 2026 (“Site Plan Approval”), subject to certain terms and conditions set forth therein; and

WHEREAS, the subject Property has frontage along Paterson-Hamburg Turnpike, a roadway under Passaic County jurisdiction; and

WHEREAS, the Site Plan Review Letter, specifically requires Applicant to enter into an agreement to dedicate seventeen (17) feet of its property that extends fifty (50) feet from the roadway centerline towards the Project, at a later date when requested by the Passaic County Engineer (“County Engineer”) or the County DRC, at no cost to the County; and

WHEREAS, the Parties understand and acknowledge that the Master Plan currently provides for a right-of-way of one hundred (100) feet and is depicted on the Applicant’s Site Plan; and

WHEREAS, the Parties further understand and acknowledge that the Applicant’s Site Plan provides for a right-of-way of sixty-six (66) feet in partial compliance with the Master Plan right-of-way leaving the Applicant with providing for an additional future right-of-way dedication equal to seventeen (17) feet; and

WHEREAS, the Parties further understand and acknowledge that, if and when, the County Engineer, or the County DRC, demand the additional right-of-way dedication, Applicant will be required to submit a right-of-way dedication of an additional seventeen (17) feet, equal to half of the thirty-four (34) feet not provided as a right-of-way on Applicant’s Site Plan; and

WHEREAS, the attached Agreement has been reviewed by staff and the most recent Planning Board Review Letter, dated February 9, 2026, is also attached for reference; and

WHEREAS, the Applicant shall confer and cooperate with the County with respect to all maintenance decisions concerning the foregoing; and

WHEREAS, this matter was discussed at the February 26, 2026, meeting of the Planning and Economic Development Committee and is being recommended to the Board 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 Victor Wazir and the County of Passaic.