



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER
ROOM 524

Nordan Murphy, P.E.
County Engineer

6/24/2026

TEL: (973) 881-4456
FAX: (973) 742-3936
TDD: (973) 279-9786

Passaic County Board of Commissioners
401 Grand Street
Paterson, NJ 07505

RE: Encroachment Permit Application
Applicant: 409-412 Crooks Avenue, LLC
Address: 409-413 Crooks Avenue, Clifton
Municipality: City of Clifton
Block: 5.02 Lot: 1 and 3
Application: SP-26-005

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for an existing canopy, existing business sign, existing cellar door/steps, an existing outward swinging door, architectural cornice, roof leader that encroaches into the Crooks Avenue right-of-way.

The conditions of the permit shall include:

1. The applicant/owner agrees to hold the County of Passaic and its agents and employees harmless for any damages incurred as a result of the granted encroachment.
2. Upon proper notice from the County of Passaic, the owner agrees to remove all or any of the encroachments at his expense for any reason as may be required by the County of Passaic in the future.
3. Should the owner modify or abandon the need for the encroachments, the portion(s) containing the encroachment of this structure or other feature shall be removed by the owner at his expense; and thus said encroachment permission within the County's right-of-way shall cease to exist.
4. The applicant/owner shall comply with all conditions of the County Planning Board approval. A copy of the approval should be appended to the final agreement to be executed.
5. The roof leader downspout flow shall be directed away from the county row into the onsite drainage.
6. The existing cellar door/steps shall be inspected on a Bi-Annual (every other year) basis by a licensed by a New Jersey licensed engineer, and a structural integrity report prepared and submitted to the Clifton construction official and to the Passaic County Planning Board staff.

Our office recommends the Encroachment Permit be approved and issued to the applicant, with the conditions noted above.

Very truly yours,

Muhammed S. Assal, P.E.
Principal County Engineer

Attachment

cc: Nordan Murphy, PE, County Engineer
Nadege Allwaters, Esq., County Counsel



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roadpermits@passaiccountynj.org

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

409-412 Crooks Avenue, LLC

June 24, 2026

Name of Applicant

Date

Owner ☒

Partner ☐

Authorized Corporate Official ☐

409-412 Crooks Avenue, LLC

Name of Company (if applicable)

Partnership ☐

Corporation ☒

409-413 Crooks Avenue

Street Address of Encroachment

CLIFTON

5.02

1 and 3

Municipality

Block(s)

Lots(s)

Type of Encroachment (check all that apply):

New ☐

Existing ☒

Canopy(s) ☒

Sign(s) ☒

Building Structure (1st Floor) ☐

Building Structure (2nd Floor or higher) ☐

Cellar Door(s) ☒

Roof Overhang ☐

Window Overhang ☐

Door Opens into County Right-of-way ☒

Fence ☐

Retaining Wall ☐

Other ☐

Describe:

89 Maple Avenue

Woodland Park

NJ

07424

Address of Applicant

City

State

Zip

(917) 226-2117

geath89@gmail.com

Telephone Number

Email

The following must accompany the application:

- Four (4) copies of the property survey/site plan showing and describing in detail the encroachment with dimensions and outside boundaries; and the County of Passaic Right-of-Way Line.
- Photographs clearly showing the existing encroachment. The center of the picture should be oriented along the Right-of-Way line. **Note:** If any excavation is required in the road or right of way, in addition to this permit please submit a completed Highway Opening and Use Permit Application (**FORM: ROAD-HWYOPENPERMITAPP**).

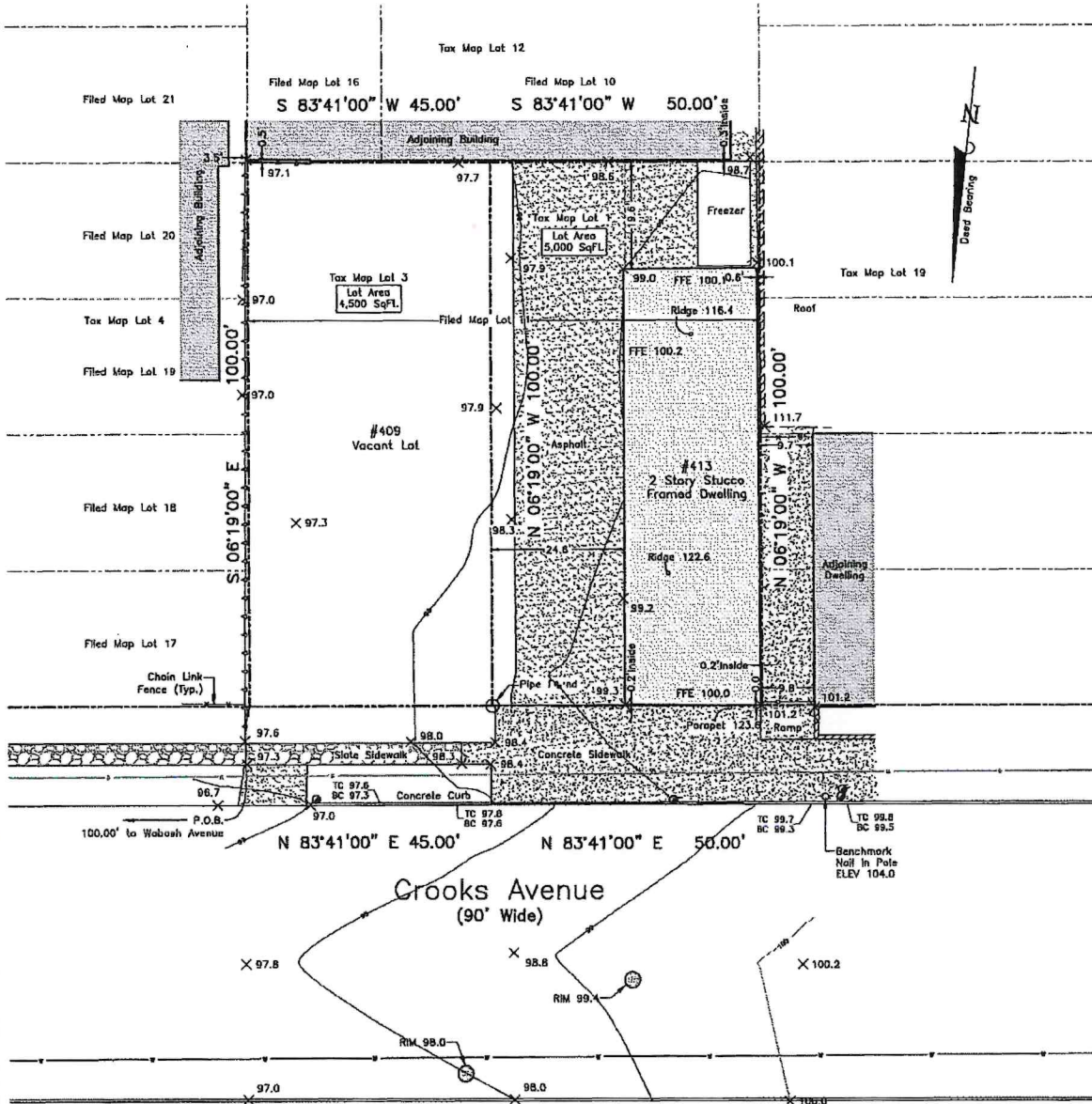
References:

1. KNOWN AND DESIGNATED as Lot 11 Block 147 as shown on a certain map entitled, "Map of Property of Lake View Heights Association, Lake View, Aquackanok Twp., Passaic County, N.J." filed in the Passaic County Clerk's Office on September 2, 1911 as Map No. 546.
2. Deed Book D4742 Page 82 - Tax Lot 3.
3. Deed Book D4737 Page 206 - Tax Lot 1.

Notes:

1. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
2. Property subject to easements and restrictions of record and findings of a current title report.
3. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.
5. Subject to easements, restrictions, terms and conditions as shown on Filed Map No. 546.

Legend		
	Chain Link Fence	Concrete
	Wood Fence	Asph/Flt Building
	Metal Fence	Building
	Vinyl Fence	Roof
	Water Line	Curb Cut
	Gas Line	Flowers
	Sewer Line	Asphalt
	Ductile Line	
	Telephone Line	



Schmidt
Surveying

49 Sullivan Street
Westwood, New Jersey 07675
Phone: (201) 403-5801
www.schmidtsurveying.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

Topographic Survey

Tax Lot 1 & Tax Lot 3

Block 5.02

409-413 Crooks Avenue

City of Clifton

Passaic County, New Jersey

Drawn: JTC
Checked: AS
Date: 05-05-26
Scale: 1" = 20'

This Survey is certified to:
Fawzi Abdelgani

20 10 0 20
1 inch = 20 feet



Google Maps

