

County of Passaic  
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Louis E. Imhof  
Clerk Of The Board

Date: May 27, 2025 - 5:30 PM

Agenda: RESOLUTION OF AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH PASSAIC COUNTY PLANNING BOARD APPLICATION TO SUBDIVIDE REAL PROPERTY WITH FRONTAGE ALONG NOTCH ROAD IN LITTLE FALLS, NEW JERSEY.

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	5/27/2025
Introduced Date	5/20/2025
Adopted Date	
Agenda Item	59.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development  
COMMITTEE NAME

**RESOLUTION OF AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH PASSAIC COUNTY PLANNING BOARD APPLICATION TO SUBDIVIDE REAL PROPERTY WITH FRONTAGE ALONG NOTCH ROAD IN LITTLE FALLS, 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 5 Notch Road, Block 183; Lots 6, 7, 8 & 9, in Little Falls, New Jersey 07424 (hereafter “Property”) to construct a new single-family home; and

**WHEREAS**, Kelly Sema (hereafter “Applicant”), whose address is 5 Notch Road, Little Falls, NJ 07424, applied to the Passaic County Planning Board (hereafter “Board”) under File No. SP-06-022 for site plan approval for the Property; and

**WHEREAS**, a Site Plan, originally dated May 22, 2006, revised on July 28, 2007 (hereafter “Subdivision Plan”), prepared by Arthur E. Hanson, Jr., P.E. & P.L.S.. was submitted to the Board and received a review letter (hereafter “Site Plan Review Letter”), attached hereto, withholding approval of the application, subject to certain terms and conditions as set forth therein; and

**WHEREAS**, the Site Plan Review Letter, specifically requires the Applicant to enter into an agreement to provide sidewalk along the frontage of the site at a later date, if and when requested by and at no cost to the County; and

**WHEREAS**, the attached Agreement has been reviewed by staff and the most recent Planning Board Review Letter, dated April 11, 2025, is also attached for reference.

**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 May 15, 2025, 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 Kelly Sema and the County of Passaic, as set forth above.

JDP

May 27, 2025