

County of Passaic
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Clerk Of The Board

Date: May 13, 2025 - 5:30 PM

Agenda: RESOLUTION OF AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH A PASSAIC COUNTY PLANNING BOARD APPLICATION TO CONSTRUCT AND DEVELOP REAL PROPERTY WITH FRONTAGE ALONG NEWARK POMPTON TURNPIKE (CR 683) IN WAYNE, 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	5/13/2025
Introduced Date	4/30/2025
Adopted Date	
Agenda Item	57.
CAF#	
Purchase Req. #	
Result	

Planning and Economic Development
COMMITTEE NAME

RESOLUTION OF AN “IF AND WHEN” AGREEMENT ASSOCIATED WITH A PASSAIC COUNTY PLANNING BOARD APPLICATION TO CONSTRUCT AND DEVELOP REAL PROPERTY WITH FRONTAGE ALONG NEWARK POMPTON TURNPIKE (CR 683) IN WAYNE, 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 265 Newark Pompton Turnpike, Block 1505; Lot 11, Wayne, New Jersey 07470 (hereafter “Property”) to install pole barns for outdoor storage; and

WHEREAS, Yizhang Chen (hereafter “Applicant”), whose address is 265 Newark Pompton Turnpike, Wayne, NJ 07470, applied to the Passaic County Planning Board (hereafter “Board”) under File No. SP-24-040 for site plan approval for the Property; and

WHEREAS, a Site Plan, originally dated January 23, 2023, revised on November 27, 2024 (“Site Plan”), prepared by William J. Darmstatter, P.E. was submitted to the Board, 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 January 28, 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 April 24, 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 Yizhang Chen and the County of Passaic, as set forth above.

JDP

May 13, 2025