



# County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER  
ROOM 524

Jonathan C. Pera, P.E.  
County Engineer

TEL: (973) 881-4456  
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TDD: (973) 279-9786

3/21/2024

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

RE: Encroachment Permit Application  
Applicant: Louay Associates, LLC  
Address: 1026-1038 Main Avenue, Clifton  
Municipality: Clifton  
Block: 8.04 Lot: 1  
Application: SP-22-041

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for an existing storefront canopy, that encroaches into the Main Avenue right-of-way. The existing encroachment poses no adverse effect on vehicular or pedestrian traffic at this location. The improvements were considered and accepted by the County Planning Board.

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.

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: Jonathan Pera, PE, County Engineer  
Nadege Allwaters, Esq., County Counsel



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[roadpermits@passaiccountynj.org](mailto:roadpermits@passaiccountynj.org)

**APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT**

Louay Associates, LLC January 2, 2024

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Name of Applicant Date

Owner  Partner  Authorized Corporate Official

Louay Associates, LLC

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Name of Company (if applicable)

Partnership  Corporation

1026-1038 Main Avenue, Clifton, New Jersey 07011

CLIFTON Street Address of Encroachment

8.04  1

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Municipality Block(s) Lots(s)

Type of Encroachment (check all that apply): New  Existing

Canopy(s)  Sign(s)

Building Structure (1<sup>st</sup> Floor)  Building Structure (2<sup>nd</sup> Floor or higher)

Cellar Door(s)  Roof Overhang

Window Overhang  Door Opens into County Right-of-way

Fence  Retaining Wall

Other  Describe: \_\_\_\_\_

1515 77th Street	North Bergen	NJ	07047
Address of Applicant	City	State	Zip
(347) 545-1115	louayasstllc@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**).

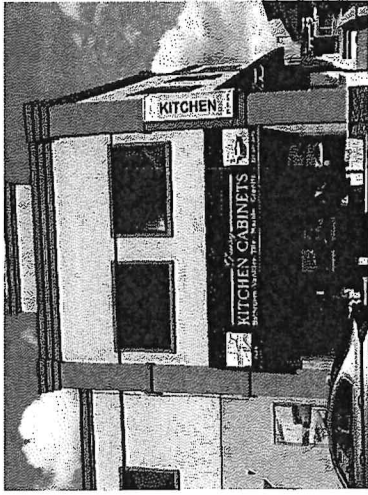
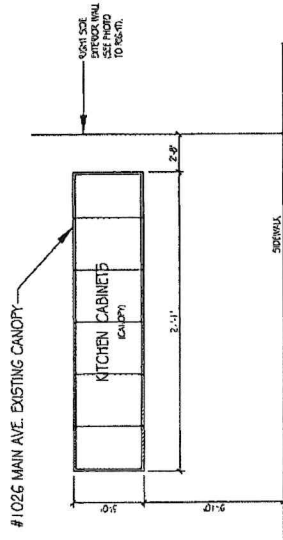
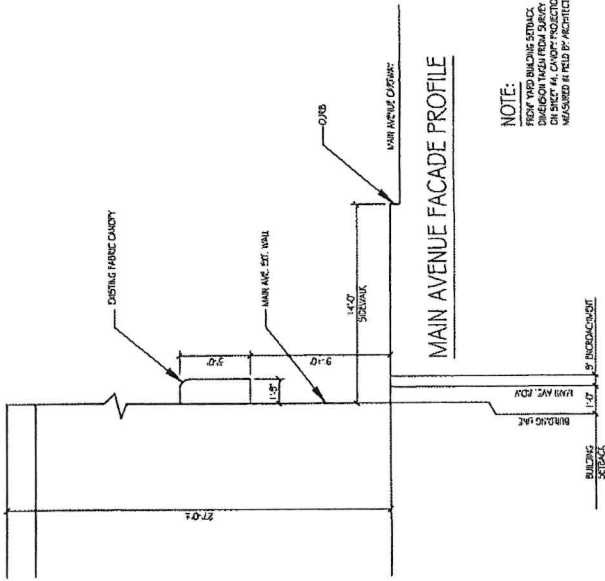


PHOTO - CANOPY ENCROACHMENT



MAIN AVENUE CANOPY ELEVATION



NOTE:

FROM THE BUILDING STRUCK, DIMENSION TAKEN FROM SURFACE OF SIDEWALK. CANOPY PROJECTION MEASURED IN FIELD BY ARCHITECT.

SHEET #1: SEE EXHIBIT B FOR DETAILS OF THE PROPOSED TREE LOCATIONS. SEE EXHIBIT C FOR EXISTING CURB MARKING / CROSS WALK. SEE EXHIBIT D FOR THE ARCHITECT'S CURB RAMP SIGNAGE COORDINATE.

SHEET #1A: TREE PLANTING DETAILS HAVE BEEN REMOVED. BUILDING CANOPY ENCROACHMENT DIAGRAMS ARE SHOWN.

SUBMITTAL NOTE: ARCHITECT WILL SUBMIT (2) SEPA/DCD COPIES OF THE REFERENCED SHEET #1A.

REVISIONS / DATE (2-25-23)	SEAL 	PROJECT LOUJAY ASSOCIATES, LLC 1026 - 1038 MAIN AVENUE CLIFTON, NEW JERSEY	DATE 1-25-23 SCALE DRAWN BY: ESO A 4
MICHAEL J. ROMANIK ■ AIA ■ PA ARCHITECT - PLANNER 381 CROSS AVENUE PATERSON, NJ 07650 PH: 973-264-4875 FAX: 973-264-4333			