



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

3/27/2025

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: NBS Realty, LLC
Address: 442-446 Tenth Avenue, Paterson
Municipality: Paterson
Block: 3310 Lot: 1
Application: SP-24-028

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for proposed lights and security cameras attached along the storefront of a proposed mix-use building, that encroaches into the Tenth Avenue right-of-way. The proposed encroachment pose 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

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

NBS Realty, LLC

January 28, 2025

Name of Applicant

Date

Owner ☒

Partner ☐

Authorized Corporate Official ☐

Name of Company (if applicable)

Partnership ☐

Corporation ☐

442-446 10th Avenue

Street Address of Encroachment

3310

1

PATERSON

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: Lights and security cameras

442 10th Avenue

Paterson

NJ

07514

Address of Applicant

(732) 221-2716

City

shahbk1@yahoo.com

State

Zip

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).

NEW REFUSE /
RECYCLING FENCED IN
ENCLOSURE (SEE
DETAIL)

LOT 26

75.00'

N 67°-00'-00" W

2 1/2 STORY
FRAME
DWELLING
NO. 419

O.HANG
0.12W
1.32N

WALL
0.24'E

PROPOSED SITE
LIGHTING (TYP)
(SEE DETAIL)

WALL
0.84'E
O.HANG
0.80'E

LOT 2

106.00'

S 23°-00'-00" W
LT POLE
2.89'E

BUILDING ON LINE

O.HANG
0.30'W

PROPOSED SITE
SECURITY CAMERAS
(TYP.)

WALL
0.83'E
0.21'S

O.HANG
0.33'E
0.95'N

PROPOSED
4 STY
(MIXED USE)
#442-446

PROVIDE LED
LIGHTING
UNDER BLDG

NO ENCROACHMENTS
ON R.O.W.

TENTH AVENUE

(CR 651 70')

THIS SURVEY PREPARED BY:

ENGINEERING, LLC
& SURVEYORS
GARFIELD, NJ. 07026
340-0984
JR@AOL.COM
GB40959

