

County of Passaic

Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Date: Dec 09, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING AN ENCROACHMENT PERMIT TO TFJ NORTH
HALEDON URBAN RENEWAL, LLC C/O SONNY JUMANI, FOR A STORM DRAIN
CONNECTION INTO THE MUNICIPAL STORM SEWER THAT ENCROACHES INTO THE
RIGHT OF WAY OF BELMONT AVENUE IN THE BOROUGH OF NORTH HALEDON,
PURSUANT TO N.J.S.A. 40:20-1.

THIS RESOLUTION WAS REQUESTED BY:
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	12/9/2025
Introduced Date	12/4/2025
Adopted Date	
Agenda Item	61.
CAF#	
Purchase Req. #	
Result	

Public Works

COMMITTEE NAME

RESOLUTION AUTHORIZING AN ENCROACHMENT PERMIT TO TFJ NORTH HALEDON URBAN RENEWAL, LLC C/O SONNY JUMANI, FOR A STORM DRAIN CONNECTION INTO THE MUNICIPAL STORM SEWER THAT ENCROACHES INTO THE RIGHT OF WAY OF BELMONT AVENUE IN THE BOROUGH OF NORTH HALEDON, PURSUANT TO N.J.S.A. 40:20-1.

WHEREAS, the County of Passaic (hereafter “County”) is a government body incorporated pursuant to N.J.S.A. 40:18-1, et seq. and vested with all rights contained therein; and

WHEREAS, pursuant to N.J.S.A. 40:20-1 the Board of County Commissioners for the County of Passaic are vested with decision-making powers on behalf of the County; and

WHEREAS, the County has a policy which prohibits the placement of encroachments on rights-of-way of the County of Passaic without a permit authorized by the County Commissioners; and

WHEREAS, an encroachment permit application, attached hereto and made a part hereof, which is required for the County Planning Board as part of County Planning Board approval for Application No. SP-24-006 has been made for the property located at 987 Belmont Avenue, (Block 31, Lot 10.04) in the Borough of North Haledon; and

WHEREAS, the encroachment permit application from TFJ North Haledon Urban Renewal, LLC c/o Sonny Jumani, owner of 987 Belmont Avenue in the Borough of North Haledon, is for a storm drain connection into the municipal storm sewer at encroaches into the right of way of Belmont Avenue in the Borough of North Haledon; and

WHEREAS, TFJ North Haledon Urban Renewal, LLC c/o Sonny Jumani, shall hold the County of Passaic and its agents and employees harmless for any damages incurred as a result of this encroachment. Upon proper notice from the County of Passaic, TFJ North Haledon Urban Renewal, LLC c/o Sonny Jumani, is to remove the encroachment at its expense should the County of Passaic require the use of the right-of-way for any other reason as may be required by the County of Passaic in the future; and

WHEREAS, should TFJ North Haledon Urban Renewal, LLC c/o Sonny Jumani, modify or abandon the need for this encroachment, the part containing the encroachment of the structures shall be removed and, thus, this encroachment permission within the County right-of-way shall cease to exist; and

WHEREAS, this matter was discussed at the November 25, 2025, meeting of the Public Works Committee and is being recommended to the Board for approval; and

NOW, THEREFORE, LET IT BE RESOLVED, pursuant to N.J.S.A. 40:20-1, that the Board of County Commissioners of the County of Passaic authorizes the encroachment permit for property located 987 Belmont Avenue in the Borough of North Haledon subject to the above-stated terms and conditions.

BE IT FURTHER RESOLVED, that the aforesaid encroachment permit is not to be considered a change of policy by the County of Passaic and future requests for encroachment permit shall be considered on a case-to-case basis.

BE IT FURTHER RESOLVED, the Director, Clerk of the Board and County Counsel are hereby authorized to execute an Encroachment Agreement on behalf of Passaic County