

# County of Passaic

## Board of County Commissioners



### OFFICE OF COUNTY COMMISSIONERS

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Louis E. Imhof  
Clerk Of The Board

Date: May 12, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING A TRI-PARTY SIGNAL JURISDICTIONAL AGREEMENT BETWEEN THE COUNTY OF PASSAIC, THE BOROUGH OF NORTH HALEDON, AND TFJ NORTH HALEDON URBAN RENEWAL LLC.

THIS RESOLUTION WAS REQUESTED BY:  
PLANNING AND ECONOMIC  
DEVELOPMENT

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REVIEWED BY:

Matthew P. Jordan, Esq.  
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.  
COUNTY COUNSEL

Planning and Economic Development

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COMMITTEE NAME

<b>Official Resolution#</b>	
Meeting Date	5/12/2026
Introduced Date	4/30/2026
Adopted Date	
Agenda Item	66.
CAF#	
Purchase Req. #	
Result	

**RESOLUTION AUTHORIZING A TRI-PARTY SIGNAL JURISDICTIONAL AGREEMENT BETWEEN THE COUNTY OF PASSAIC, THE BOROUGH OF NORTH HALEDON, AND TFJ NORTH HALEDON URBAN RENEWAL LLC.**

**WHEREAS,** the Passaic County Department of Planning and Economic Development is in receipt of a proposed Tri-party Signal Jurisdictional Agreement (copy attached) relating to the installation of a traffic light at the 987 Belmont Avenue driveway to a redevelopment project (“Belmont Project”) from Belmont Avenue in the Borough of North Haledon, NJ; and

**WHEREAS,** Belmont Avenue is a County of Passaic (hereafter “County”) road, and County concurrence is required to have improvements installed at the above-referenced intersection in accordance with the traffic signal plan prepared by Stonefield Engineering & Design, entitled “Traffic Signal Plan” attached hereto; and

**WHEREAS,** TFJ North Haledon Urban Renewal LLC (hereafter “TFJ”), with a business address of 87 West Passaic Street, Rochelle Park, NJ 07662, was granted conditional use approval by the Passaic County Planning Board (hereafter “Board”) under Passaic County File No. SP-24-006, communication dated January 10, 2024, revised as of October 7, 2025 (copy attached), pending certain conditions; and

**WHEREAS,** the agreement is between the County, TFJ, and the Borough of North Haledon; and

**WHEREAS,** the site has frontage along Belmont Avenue (CR 675) in North Haledon and the agreement proposes to construct a new traffic signal at their driveway intersection with Belmont Avenue; and

**WHEREAS,** TFJ will be responsible for the cost and installation of the signal and the Borough will accept jurisdiction of the signal and equipment, as well as maintenance responsibilities for the signal and other intersection improvements; and

**WHEREAS,** the County will not bear any maintenance responsibilities for the proposed signal; and

**WHEREAS,** the Director of the Department of Planning & Economic Development has reviewed the above referenced agreement and recommended that the attached Tri-party Signal Jurisdictional Agreement be executed by the County Commissioner Director on behalf of Passaic County; and

**WHEREAS,** this matter was discussed at the April 30, 2026 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 Tri-party Signal Jurisdictional Agreement by and between the County of Passaic, the Borough of North Haledon, and TFJ North Haledon Urban Renewal LLC, as set forth above.

JDP

May 12, 2026