



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER
ROOM 524

Nordan Murphy, P.E.
County Engineer

11/13/2025

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: TFJ North Haledon Urban Renewal, LLC, c/o Sonny Jumani
Address: 987 Belmont Avenue, North Haledon
Municipality: Borough of North Haledon
Block: 31 Lot: 10.04
Application: SP-24-006

Dear Members of the Board:

This office has received and reviewed an Encroachment Permit Application for a storm drain connection into the municipal storm sewer, that encroaches into the right-of-way of Belmont Avenue. The proposed encroachment poses no adverse effect on vehicular traffic at this location.

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.
5. The connection shall be made at the sole and exclusive expense of the Applicant. Applicant shall be liable for any and all property damage, public or private, and personal injury caused by or as a result of the installation and operation of the connection. Applicant shall be responsible for any and all necessary maintenance, and shall be liable for any and all property damage, public or private, and personal injuries as a result of Applicant's failure to maintain said connection.

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: Nordan Murphy, PE, County Engineer
Nadege Allwaters, Esq., County Counsel
Kenneth Simpson, Supervisor of Roads
Humberto Maravi, Inspector Road Openings



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roadpermits@passaiccountynj.org

APPLICATION FOR RIGHT-OF-WAY ENCROACHMENT PERMIT

Sonny Jumani

November 11, 2025

Name of Applicant

Date

Owner

Partner

Authorized Corporate Official

TFJ North Haledon Urban Renewal, LLC

Name of Company (if applicable)

Partnership

Corporation

987 Belmont Avenue

Street Address of Encroachment

NORTH HALEDON

31

10.04

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: Storm Drain

87 W. Passaic St., 2nd Floor

Rochelle Park

NJ

07662

Address of Applicant

City

State

Zip

(201) 587-9797

sjumani@tulfra.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**).

