



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

TEL: (973) 881-4456
FAX: (973) 742-3936
TDD: (973) 279-9786

MEMORANDUM

Date: April 22, 2026

To: Nadege Allwaters, Esq.
County Counsel

From: Muhammed S. Assal, P.E.
Principal Engineer

RE: TFJ North Haledon Urban Renewal LLC
987 Belmont Avenue
Block 31 Lot 10.04
Borough of North Haledon
Passaic County Planning Board Application SP-24-006
Storm Drain Connection Permit Application

This office has received a Storm Drain Connection Application submitted by the applicant to construct a new stormwater management system on site, construct new storm water structures and pipes within within Belmont Avenue and tie into the existing storm sewer within Belmont Avenue.

APPLICANT:

TFJ North Haledon Urban Renewal LLC
c/o Sonny Jumani
87 West Passaic Street, 2nd Floor
Rochelle Park, NJ 07662

DESCRIPTION OF PROPOSED WORK:

In connection with proposed site improvements, the applicant will construct a new stormwater management system on site, construct new storm water structures and pipes within Belmont Avenue and tie into the existing storm sewer within Belmont Avenue.

DIVISION DETERMINATION:

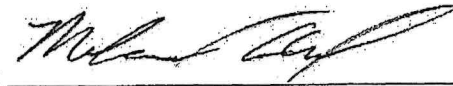
The proposed drainage system modifications and improvements being applied for in the attached Application have been reviewed by this Office and will pose **NO** adverse effect upon the County of Passaic's Storm Drain System.

CONDITIONS OF APPROVAL:

1. As specified on attached application and County Planning Board approval.

Our office recommends the issuance of a Storm Drain Connection Permit for the above-mentioned work, subject to the conditions listed in the application and per the standard agreement.

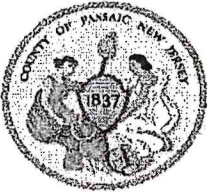
PREPARED BY: _____



Muhammed S. Assal, P.E.
Principal Engineer

Enclosures

cc: Nordan Murphy, PE, County Engineer
Kenneth A. Simpson, Supervisor of Roads
Humberto Maravi, Inspector Road Openings



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STORM DRAIN CONNECTION PERMIT APPLICATION

DATE: April 8, 2026

The undersigned,

Sonny Jumani, President/CEO

(Print Name)

Acting as (Owner, Partner or Authorized Corporate Official by a Resolution adopted by the Company's Board of Directors) of

TFJ North Haledon Urban Renewal LLC

(Company Name)



Partnership

Corporation

Or the Owner of a private residence

Hereby submit formal application to the Board of County Commissioners of the County of Passaic to grant approval to connect a new storm drain into the existing County of Passaic storm drain system within

Belmont Avenue (CR 657)

(Print Name of County Road)

In the Municipality of NORTH HALEDON

(Print Name)

If approved, the applicant will agree to the following terms and conditions:

1. The applicant will construct, at their expense, the entire proposed drainage system on their site, and also, the necessary extensions and connections into the County's system within the County's right-of-way. The applicant will supply all materials, labor and equipment to perform said work described and indicated on the submitted construction plans.
2. The applicant agrees to maintain, replace, and repair, when necessary, the constructed system with his own forces and at his own expense.
3. The applicant or their contractor shall obtain a Highway Opening and Use Permits, including payment of all required permit fees, and post the required bonds and insurance with the Passaic County Road Department, prior to commencing work.

L2A
LAND DESIGN LLC
 1000 S. 10TH ST. SUITE 100
 WASHINGTON, DC 20004
 TEL: 202.462.1234
 FAX: 202.462.1235
 WWW.L2A.COM

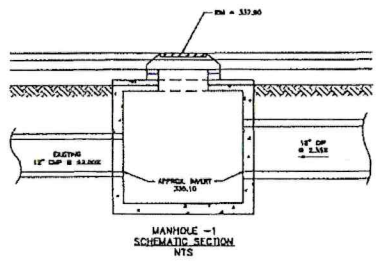
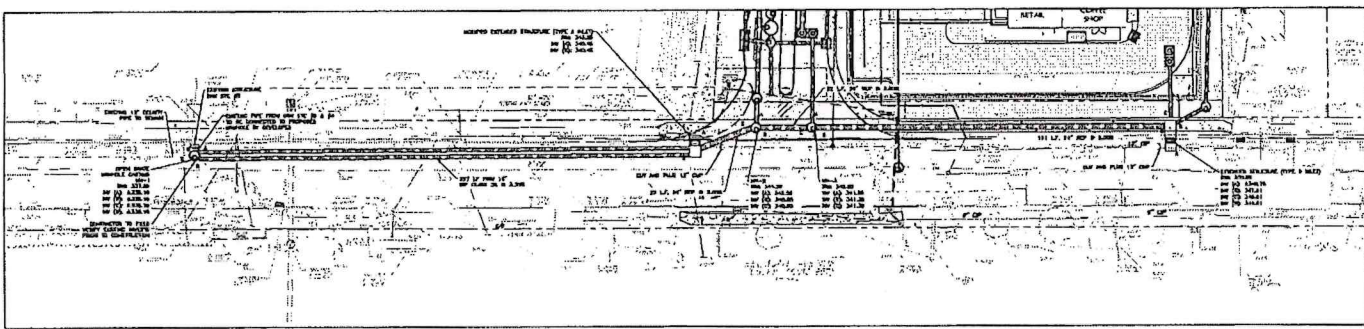
North Arrow

Handwritten Signature

Project Information
 Project No. 1101-187
 Date: 1/4/2012
 Drawn by: JLB
 Checked by: JLB
 Title: COUNTY DRAINAGE CONNECTION

Scale
 1" = 10'-0"

Sheet No.
 C-01

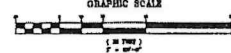


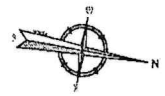
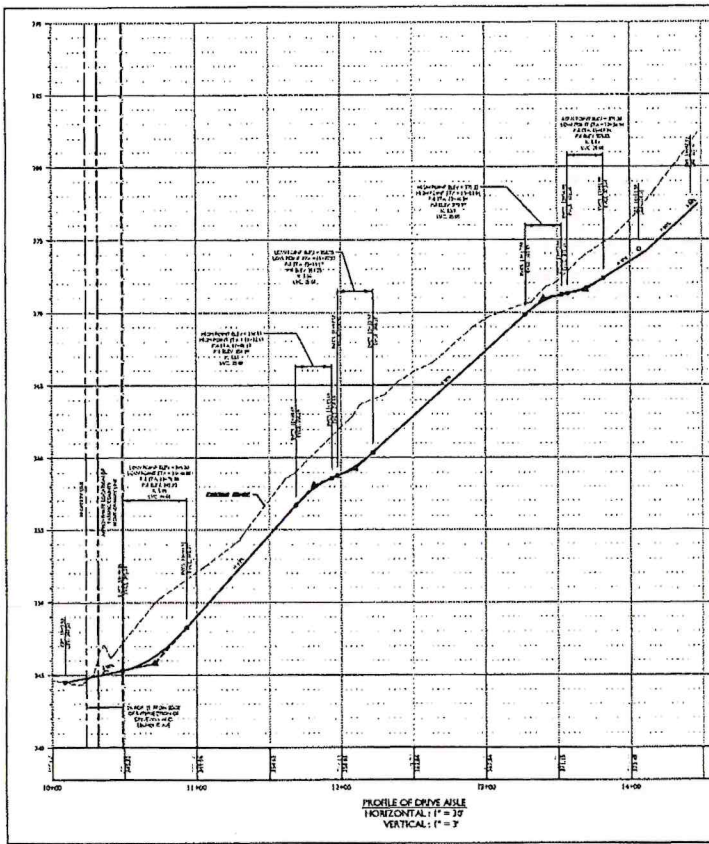
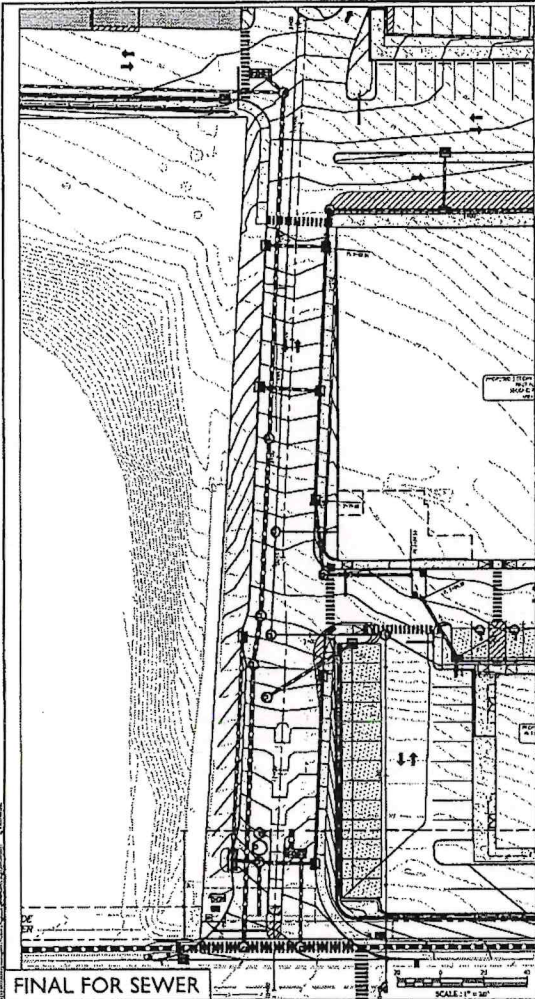
REVISED OUTLET CONNECTION

NOTES:
 1. STRUCTURES IN THE AREA SHALL BE RECAST CONCRETE.
 2. EXISTING MANHOLE FRANCHISE SHALL BE ALIGNED FOR THE LOGGING.

LEGEND

	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
	PROPOSED MANHOLE
	PROPOSED VAULT





Collins Engineering & Design
 www.collinsengineering.com
 1001 S. 10th Street, Suite 100, Tallahassee, FL 32304
 Phone: 904.209.1234 Fax: 904.209.1235

Working with the **MAR**

Richard H. Procanik
 Registered Professional Engineer
 License No. 12345, State of Florida
 1001 S. 10th Street, Suite 100, Tallahassee, FL 32304
 Phone: 904.209.1234 Fax: 904.209.1235

PRELIMINARY AND FINAL MAJOR SITE PLAN
 FOR
BELMONT PROMENADE
tultra
 FAST TRACK
 BLOCK 31, LOT 16.04
 MUNICIPALITY OF NORTH HAVEN
 HALLAM COUNTY
 NEW JERSEY

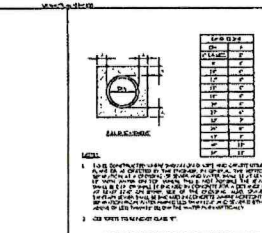
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 1001 S. 10th Street, Suite 100
 Tallahassee, FL 32304
 Phone: 904.209.1234 Fax: 904.209.1235

PROFILES

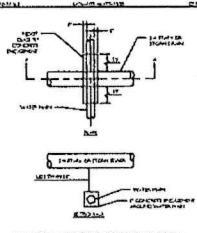
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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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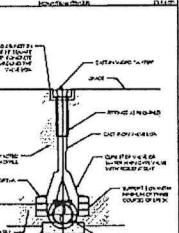
THRUST BLOCKS DETAIL



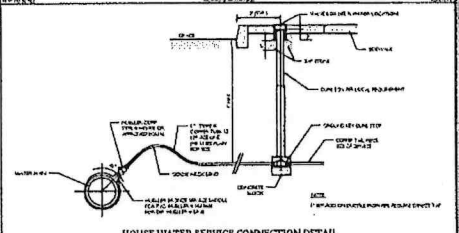
JOINT RESTRAINT SCHEDULE DETAIL



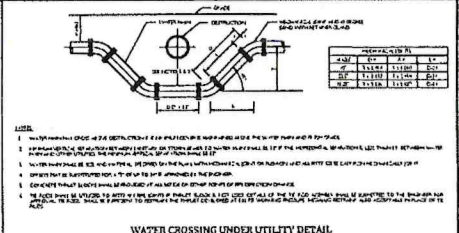
WET TAP DETAIL



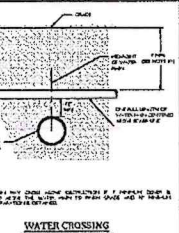
FIRE HYDRANT (VALVE IN GRASS) DETAIL



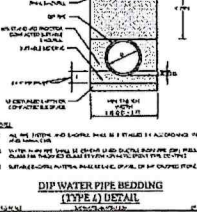
HOUSE WATER SERVICE CONNECTION DETAIL



WATER VALVE BOX DETAIL



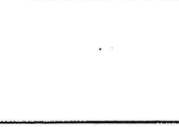
WATER MAIN ENCASUREMENT DETAIL



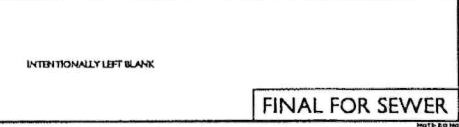
DIP WATER PIPE BEDDING (TYPE A) DETAIL



WATER CROSSING OVER SEWER DETAIL



WATER CROSSING UNDER UTILITY DETAIL



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FINAL FOR SEWER

Collins Engineering & Design

Richard H Procanik

PRELIMINARY AND FINAL MAJOR SITE PLAN

100 BELMONT PROMENADE

tultra

BLOCK 31, LOT 10 04

BOROUGH OF NORTH HAVEN

PASADENA COUNTY NEW JERSEY

UTILITY DETAILS

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