

# County of Passaic

## Board of County Commissioners



### OFFICE OF COUNTY COMMISSIONERS

Director Cassandra "Sandi" Lazzara  
Deputy Director Orlando Cruz  
John W. Bartlett  
Rodney De Vore  
Bruce James  
Michael Ramaglia  
Christina Schratz

401 Grand Street  
Paterson, New Jersey 07505  
Tel: 973-881-4402  
Fax: 973-742-3746

Matthew P. Jordan, Esq.  
Administrator  
Nadege D. Allwaters, Esq.  
County Counsel  
Louis E. Imhof  
Clerk Of The Board

Date: May 12, 2026 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING A STORM DRAIN CONNECTION PERMIT TO TFJ NORTH HALEDON URBAN RENEWAL, LLC, FOR A NEW STORMWATER MANAGEMENT SYSTEM THAT TIES INTO THE EXISTING STORMWATER SYSTEM WITHIN 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.  
COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.  
COUNTY COUNSEL

Public Works

COMMITTEE NAME

Official Resolution#	
Meeting Date	5/12/2026
Introduced Date	4/29/2026
Adopted Date	
Agenda Item	46.
CAF#	
Purchase Req. #	
Result	

**RESOLUTION AUTHORIZING A STORM DRAIN CONNECTION PERMIT TO TFJ NORTH HALEDON URBAN RENEWAL, LLC, FOR A NEW STORMWATER MANAGEMENT SYSTEM THAT TIES INTO THE EXISTING STORMWATER SYSTEM WITHIN 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 body politic and corporate pursuant to N.J.S.A. 40:18-1 and vested with all rights contained therein; and

**WHEREAS**, pursuant to N.J.S.A. 40:20-1 the Board of County Commissioners of the County of Passaic (hereafter “Board”) is vested with managing the property, finances, and affairs of the County; and

**WHEREAS**, the County has a policy which prohibits the connection of new stormwater drainage systems into existing stormwater drainage systems maintained by the County of Passaic without a permit authorized by the County Commissioners; and

**WHEREAS**, a storm drain connection permit application, attached hereto and made a part hereof, which is required for the County Planning Board 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 storm drain connection permit application from TFJ North Haledon Urban Renewal, LLC, owner of 987 Belmont Avenue in the Borough of North Haledon, is for the construction of a new stormwater management system, with new storm water structures and pipes at that tie into the existing storm water system within Belmont Avenue; and

**WHEREAS**, the proposed drainage system modifications and improvements have been reviewed by the Engineering Office and will have no adverse effect upon the County of Passaic’s Storm Drain System; and

**WHEREAS**, TFJ North Haledon Urban Renewal, LLC shall hold the County of Passaic and its agents and employees harmless for any damages incurred as a result of the connection to the storm drain system; and

**WHEREAS**, this matter was discussed at the April 29, 2026 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 hereby authorizes the storm drain connection permit for TFJ North Haledon Urban Renewal, LLC, owner of 987 Belmont Avenue, Block 31, Lot 10.04, in the Borough of North Haledon, to construct a new stormwater management system, with new storm water structures and pipes at that tie into the existing storm water system within Belmont Avenue, subject to the above-stated terms and conditions.

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

**LET IT BE FURTHER RESOLVED**, that the Director of the Board of County Commissioners, the Clerk to the Board, and County Counsel are hereby authorized to execute a Storm Drain Agreement on behalf of the County of Passaic.

KJB

May 12, 2026