



County of Passaic

Administration Building

401 Grand Street • Paterson, New Jersey 07505-2023

OFFICE OF THE COUNTY ENGINEER
ROOM 524

Jonathan C. Pera, P.E.
County Engineer

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

MEMORANDUM

Date: March 27, 2025

To: Nadege Allwaters, Esq.
County Counsel

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

RE: Prop. Multifamily Building
282-288 Hope Avenue
Block 4062 Lots 36 & 39
City of Passaic
Storm Drain Connection Permit Application

This office has received a Storm Drain Connection Application submitted by the applicant to install new storm water drainage pipe within Highland Avenue.

APPLICANT:

Open Door Capital LLC
c/o Ramsey Espertin
282 Hope Avenue
Passaic, NJ 07055

DESCRIPTION OF PROPOSED WORK:

In connection with proposed site improvements, the applicant will construct proposed storm water drainage pipe and structure within Highland Avenue and connect to the on-site storm water management system within the site at 282-288 Hope Avenue Block 4062 Lots 36 & 39.

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.

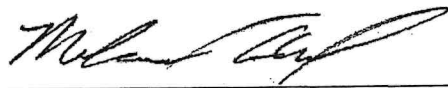
CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for all necessary maintenance, repair, and/or replacement of the drainage pipe and manhole structure and casting within Highland Avenue in perpetuity and will run with the land.

2. The applicant shall hold the County harmless from any claims should any storm water or silt back into the discharge pipe and/or the on-site stormwater system.
3. The applicant shall hold the County harmless from any claims should stormwater surcharge and bubble out of the casting on Highland Avenue.
4. In the event the constructed manhole within Highland Avenue results in stormwater surcharging and bubbling out of the casting on Highland Avenue the applicant shall be required to return post construction to provide and construct a heavy-duty traffic rated bolt down or locking manhole casting.
5. The applicant shall provide a signed and sealed certification by a licensed professional engineer to County Engineering & Road Department that the proposed curbed ramps being constructed at the corner of Highland Avenue and Hope Avenue meet current PROWAG standards prior to the release of the performance bond by the County Road Department.

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: Jonathan Pera, PE, County Engineer
Kenneth Simpson, Supervisor of Roads
Matthew Gatto, Road Inspector
Humberto Maravi, Inspector Road Openings



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roadpermits@passaiccountynj.org

**STORM DRAIN CONNECTION PERMIT APPLICATION
PLEASE ALLOW 15 BUSINESS DAYS FOR PROCESSING**

DATE: March 20, 2025

Completed Applications and Enclosures shall be forwarded to:

County of Passaic
Office of the County Engineer
Passaic County Administration Building
401 Grand Street, Room 524
Paterson, NJ 07505

Gentlemen:

I, the undersigned, Ramsey Espertin

(Print Name)

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

Open Door Capital LLC

(Company Name)



Partnership

Corporation

Or the Owner of a private residence

Hereby submit formal application to the Board of Chosen Freeholders of the County of Passaic to grant approval to (me, us) to connect (my, our) storm drain into the existing County of Passaic storm drain system within

Highland Avenue (County Route 626)

(Print Name of County Road)

In the Municipality of PASSAIC

(Print Name)

If such request is approved, (I, we) as the applicant will agree to the following terms and conditions (where applicable):

1. The applicant will construct, at this own expense, the entire proposed drainage system on his 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 contractor shall obtain the required associated Highway Opening and Use Permits, pay the prevailing fees, and post the required bonds and insurance with the Passaic County Road Department, prior to commencing work.

4. The applicant and the contractor agrees to perform the work within the County Roadway only between the period from April 1st to November 15th of any calendar year during allowable working hours on Monday thru Friday, County of Passaic Holidays excluded.
5. Any associated Highway Opening and Use Permits will not be issued for the Storm Drain Connection work as hereby requested, unless the applicant has been issued approval of the Storm Drain Connection Permit.
6. If any curb is to be removed, replaced, or installed, it should be so noted on the Highway Opening and Use Permit application.
7. Issuance of a storm drain connection permit to the applicant does NOT permit the applicant, developer or contractor to perform any blasting work within the Passaic County right-of-way. If blasting permission is sought, the party to perform the work shall adhere to the procedures and requirements as required in the Passaic County Board of Chosen Freeholder Resolution dated October 1, 1986: which established a policy on blasting within the County right-of-ways, easements, and property.
8. The applicant agrees to assume all responsibilities for the work and for any damages or injury which may result from this installation and during the maintenance thereof.

If known, please supply the following information to help expedite your application

- A. X Enclosed/Attached are two (2) copies of the Construction Plans showing the proposed connection and sizes of all pipes.

OR

The Construction Plans and Drainage Calculations were submitted as part of the Subdivision and/or Site Plan.

Passaic County Planning Board Site Plan Number SP _____

B. Property Location:

Road Address: 282-288 Hope Avenue Municipality: PASSAIC

Block: 4062 Lot(s): 36 and 39

 Owner _____ Title _____

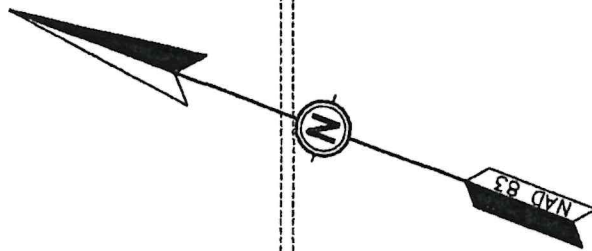
Mailing Address: 282 Hope Ave

Passaic NJ 07055
City State Zip Code

Phone No. 862.280.7740

APPLICANT IS TO SUBMIT THE ORIGINAL AND TWO (2) SIGNED COPIES OF THIS APPLICATION, ALONG WITH TWO (2) COPIES OF THE PROPOSED PLAN (IF REQUIRED) TO THE OFFICE OF THE COUNTY ENGINEER
NOTICE TO APPLICANT

ALL WORK involved in the above "Storm Drain Connection" SHALL BE INSPECTED by the County Engineer or his duly authorized representative in accordance with the Highway Opening and Use Permit.



8" SAN SEWER

2 STO
RES

PROPOSED RETAINING
WALL WITH 4 FT. FENCE

PROPOSED "COMPACT CARS
ONLY" SIGNAGE (TYP. 2)

PRO
PAVE

2\ STORY
FRAME
RESIDENCE

PROPOSED GRADE
WALL - HEIGHT AS
REQUIRED TO MEET
ADJACENT GRADE
(12"-18" MAX)

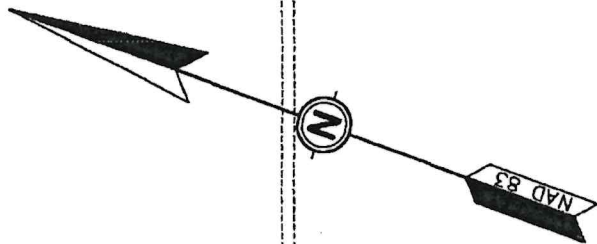
SEE LANDSCAPE
PLAN FOR SURFACE
TREATMENT

LOT 40
N/F HOPE &
HIGHLAND LLC

STOCKADE FENCE

1 STY. FR.

2 STO
RES



TW 100.40
BW 99.40

PROPOSED GRADE
WALL - HEIGHT AS
REQUIRED TO MEET
ADJACENT GRADE
(12"-18" MAX)

FLAT BOTTOM BASIN
ELEV: 98.00

46 LF 6" DIA SOLID
PVC @ 1.00 %

8" SAN SEWER

LOT 40
N/F HOPE &
HIGHLAND LLC

STOCKADE FENCE

99.30
STORM CLEAN
INV.

97.66

1 STY. FR.

12

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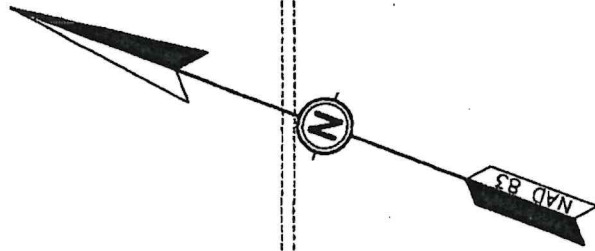
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8" SAN SEWER

2 STO
RES

2\ STORY
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LOT 40
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1 STY. FR.

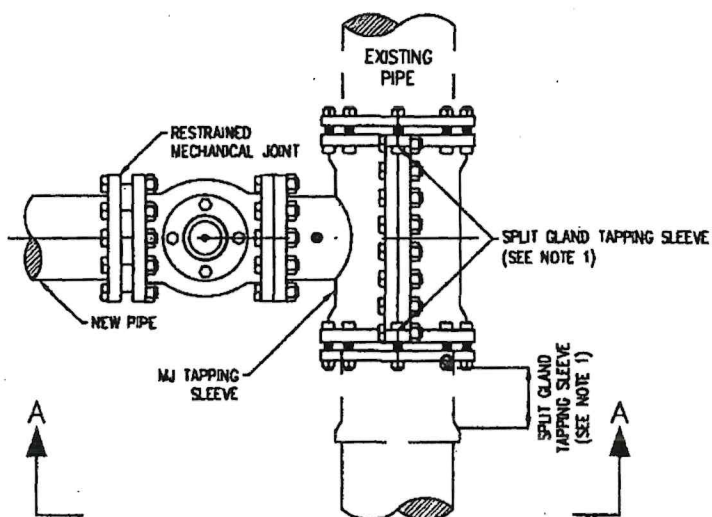
MV

PA (3)

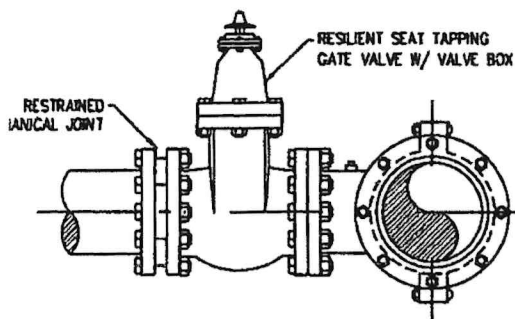
TO (2)

EJ (6)

STOCKADE FENCE



PLAN

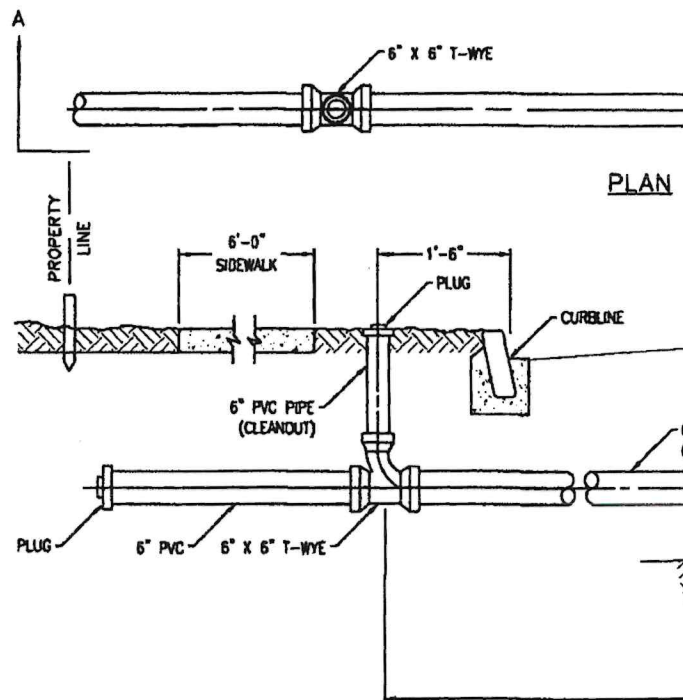


SECTION A - A

NOTES:

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENDORSEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WET TAP TIE-IN DETAIL

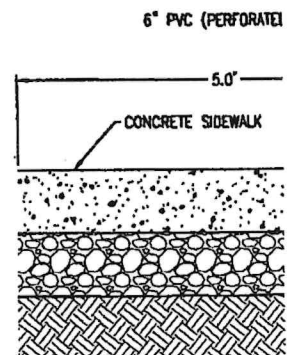
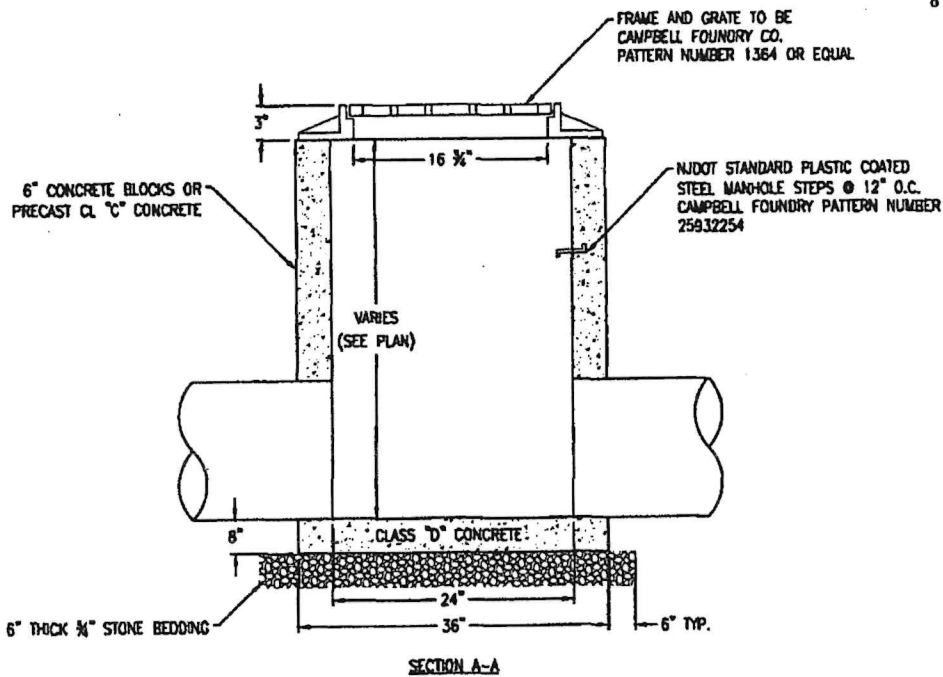
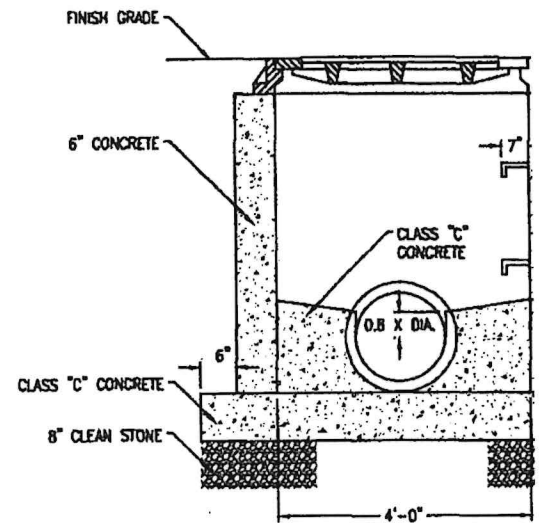
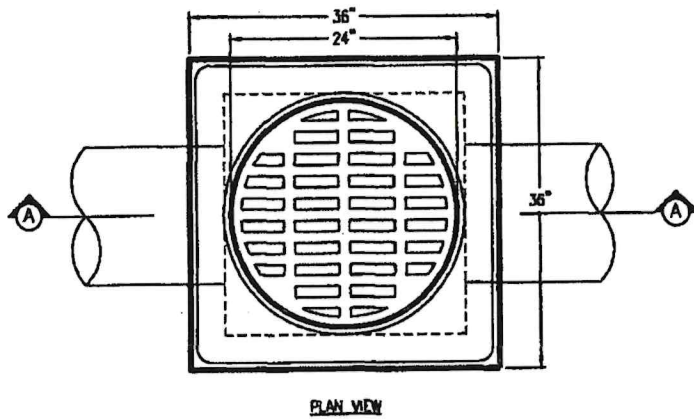


SECTION A - A

NOTES:

1. ALL COUPLINGS, PLUGS, SOIL PIPES & CAPS TO BE STAINLESS STEEL INSTALLATION TO BE WATER TIGHT.
2. CLEANOUTS & INSPECTION TEES ARE TO BE LOCATED 1'-6\"/>
- 3. WHERE CURBS DO NOT EXIST PLACE CLEANOUT 1 FOOT FROM CURB.
- 4. CLEANOUTS AS SHOWN ARE REQUIRED ON ALL HOUSE CONNECTIONS TO SEWERING EMPTY LOTS.
- 5. HOUSE CONNECTIONS ARE TO BE 4\"/>
- 6. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
- 7. MINIMUM DEPTH OF COVER ON SANITARY SEWER MAINS SHALL BE 4'.
- 8. POLYVINYL CHLORIDE PIPE AND FITTINGS FOR HOUSE LATERALS SHALL BE D-3034.

SANITARY SEWER BUILDING DETAIL



18 STORMWATER CHAMBERS
3 CHAMBERS X 6 CHAMBERS

