

County of Passaic  
Board of County Commissioners



OFFICE OF COUNTY COMMISSIONERS

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Louis E. Imhof  
Clerk Of The Board

Date: Apr 22, 2025 - 5:30 PM

Agenda: RESOLUTION AUTHORIZING A STORMWATER DRAIN CONNECTION PERMIT FOR INSTALLATION OF A NEW STORM 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 IN THE CITY OF PASSAIC, PURSUANT TO N.J.S.A. 40:20-1

THIS RESOLUTION WAS REQUESTED BY:  
ENGINEERING

REVIEWED BY:

Matthew P. Jordan, Esq.

APPROVED AS TO FORM AND LEGALITY:

Nadege D. Allwaters, Esq.

Official Resolution#	
Meeting Date	4/22/2025
Introduced Date	4/16/2025
Adopted Date	
Agenda Item	28.
CAF#	
Purchase Req. #	
Result	

Public Works

COMMITTEE NAME

**RESOLUTION AUTHORIZING A STORMWATER DRAIN CONNECTION PERMIT FOR INSTALLATION OF A NEW STORM 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 IN THE CITY OF PASSAIC, 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 is required for County Planning Board as part of County Planning Board approval has been made for the property located at 282-288 Hope Avenue (Block 4062, Lots 36 and 39) in the City of Passaic; and

**WHEREAS**, the storm drain connection permit application is a request to allow the applicant, Open Door Capital, LLC c/o Ramsey Espertin, to install a storm drainage pipe and structure within Highland Avenue and connect the on-site storm water management system at 282-288 Hope Avenue to the new structure and piping to be installed on Highland Avenue; and

**WHEREAS**, Open Door Capital, LLC c/o Ramsey Espertin 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 9, 2025 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 authorizes the storm drain connection permit for Open Door Capital, LLC c/o Ramsey Espertin, owner of 282-288 Hope Avenue (Block 4062, Lots 36 and 39) in the City of Passaic, to install a storm drainage pipe and structure within Highland Avenue and connect the on-site storm water management system at 282-288 Hope Avenue to same, in relation to a proposed multifamily building and associated improvements, 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**, the Director of the Board of County Commissioners, Clerk of the Board and County Counsel are hereby authorized to execute an Encroachment Agreement on behalf of Passaic County.

KJB

April 22, 2025