

**AN ORDINANCE OF THE TOWNSHIP OF PENNSAUKEN
AMENDING CHAPTER 141, DEVELOPMENT REGULATIONS
TO INCORPORATE STORMWATER MANAGEMENT REGULATIONS
AS REQUIRED BY THE
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

WHEREAS, the Township of Pennsauken has received authorization under the Tier A Municipal Stormwater General Permit from the New Jersey Department of Environmental Protection to discharge stormwater to surface water and groundwater from the storm sewer system owned and operated by the Township. and

WHEREAS, it is required by said Permit that the Municipality shall adopt and enforce a Stormwater Control Ordinance to control stormwater runoff from major non-residential development and redevelopment projects in order to prevent or minimize pollution of surface water and groundwater.

THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Pennsauken, in the County of Camden and State of New Jersey, that the Code of the Township of Pennsauken, Chapter 141, "Development Regulations" is hereby amended to incorporate the stormwater regulations as follows:

ARTICLE I General Provisions

Section 141-3 Purpose

Add a new paragraph 141-3. M:

To prevent or minimize degradation of surface water and groundwater by establishing minimum stormwater management requirements and controls for major developments.

Section 141-4 Definitions and Word Usage

Add: **MAJOR DEVELOPMENT** – any development or redevelopment project that ultimately provides for the disturbance of one or more acres of land. Disturbance is the placement of impervious surface; or the exposure and/or movement of soil or bedrock; or the clearing, cutting or removing of vegetation.

Add: **IMPERVIOUS SURFACE** – surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

ARTICLE III Master Plan

Section 141-27 Preparation; contents; modification

Renumber 141-27. B (9) to 141-27. B (10)

Add a **new** subparagraph 141-27. B (9):

A stormwater management plan element addressing stormwater issues such as groundwater recharge, increased runoff, stormwater quantity and quality as they relate to major development and redevelopment throughout the township.

ARTICLE V Subdivision Review and Approval

Section 141-37 Application Requirements

Revise 141-37. D to read:

For major subdivisions containing more than 10 lots, **and for any major development that will ultimately disturb one or more acres of land**, in addition to Subsection C(1) through (6) above, shall include:

Add a **new** subparagraph 141-37. D (3):

Provision for adherence to the stormwater management requirements contained in N.J.A.C. 5:21, the Residential Site Improvement Standards, Subchapter 7 for both residential and non-residential major development.

Section 141-51 Design Standards

Revise 141-51. G to read:

Storm drainage (major subdivisions **and any subdivision that will ultimately provide for the disturbance of one or more acres of land**). **The stormwater management requirements contained in N.J.A.C. 5:21, the Residential Site Improvement Standards, subchapter 7 shall be met in the design of any residential or non-residential major development, whether the subdivision is considered as major or minor.**

Add a **new** subparagraph 141-51.I

Maintenance of stormwater management measures (for all subdivisions that will ultimately provide for the disturbance of one or more acres of land).

Add a **new** subparagraph 141-51.I (1)

A maintenance plan for the stormwater management measures incorporated into the design of any residential or non-residential major development shall be prepared and provided as part of the proposed subdivision for a major development. The maintenance plan shall contain the specific requirements included in N.J.A.C. 5:21, subchapter 7, Appendix B for both residential and non-residential major development.

Section 141-52 Construction Standards

Revise 141-52 to read:

The following construction standards shall apply to all subdivisions. In addition, the stormwater management requirements contained in N.J.A.C. 5:21, the Residential Site Improvement Standards, subchapter 7 shall apply to the construction of any residential or non-residential major development, whether the subdivision is considered as major or minor.

Revise subparagraph 141-52.B (6) to read:

As-built plans shall be prepared and furnished for all streets; utilities, including pipe sizes and inverts; stormwater management measures; wetlands areas; and floodplain areas. The as-built plans shall be provided in an AutoCAD compatible digital file with horizontal and vertical datum conforming to current Township digital files and submitted with a plan and survey signed and sealed by a New Jersey licensed Professional Land Surveyor. The as-built information shall be submitted prior to final acceptance and dedication of streets or other improvements by the Township.

Revise subparagraph 141-52. B (10) (e) to read:

Inlets. Inlets shall be designed to control the passage of solids and floatable material. Grates shall be the NJDOT bicycle safe grate or equal, provided that each individual clear space in the grate has an area of no more than seven (7) square inches, or is no greater than one-half (0.5) inch across the smallest dimension. Grates consist of street inlet grates, trench grates, manhole grates, ditch grates and slotted drains. Curb-opening inlets shall have no individual clear space greater than seven (7) square inches, or no greater than two (2) inches across the smallest dimension. Inlets shall be placed on the tangent and not on the radius of the curb.

Section 141-54 Conditions for acceptance of streets, improvements and open spaces

Revise subparagraph 141-54. A (1) to read:

The required improvements, utility mains and laterals and monuments, shown on the approved working drawings, have been certified by the Planning Board Engineer to the Planning Board as having been constructed in accordance with the provisions of this chapter, that proper as-built plans have been prepared in accordance with subparagraph 141-52.B (6) and a copy filed with the Planning Board (balance of subparagraph to remain unchanged)

Article VI Site Plan Regulations**Section 141-58 Performance Standards**

Revise paragraph 141-58. H to read:

Storm drainage, sanitary waste disposal, water supply at sufficient pressure and volume for fire protection and solid waste disposal shall be reviewed. Particular emphasis shall be given to the adequacy of the existing systems and the need for improvement, both on site and off site, to carry off stormwater and sanitary wastes, and ability to maintain water pressure. **For major development, residential and non-residential, that disturbs one or more acres of land, stormwater management measures that provide for erosion control, groundwater recharge, stormwater runoff quantity and quality shall be reviewed for compliance with the requirements of N.J.A.C. 5:21, the Residential Site Improvement Standards, Subchapter 7.**

**Section 141-68 Revise the title of this section to read:
Site Analysis, environmental impact statement, site
development stormwater plan or waiver**

Revise 141-68 to read:

Upon the filing of a preliminary site plan, the Planning Board shall, in exercise of its discretion, determine if the application should include a relatively brief site analysis, a complete environmental impact statement or may warrant a waiver of either, or both. **For any non-residential, major development that disturbs one or more acres of land, a site development stormwater plan as described in D. below shall be submitted. The Planning Board, in consultation with the Planning Board Engineer, may waive the submission of any of the requirements of D. below when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.**

Add a **new** subparagraph 141-68. D to read:

A site development stormwater plan, when required to be submitted for non-residential, major development shall include the following:

- (1) Project description and site plan. A plan indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The plan shall show two (2) foot topographic contours, and, as appropriate, existing water surface drainage, shorelines, steep slopes, perennial or intermittent streams, wetlands, and floodplains along with their appropriate buffer strips, marshlands, pervious or vegetative surfaces, The plan shall also show areas where alterations occur in the natural terrain.
- (2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, or environmentally sensitive features that provide opportunity or constraint for development.

- (3) Land use planning and source control plan. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and quantity problems at the source by land management and source controls whenever possible.
- (4) Stormwater management facilities plan. The plan shall include total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities, the type of vegetation, and details of the proposed plan to control and disperse of stormwater. The plan shall include details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet and emergency spillway provisions with maximum discharge capacity of each spillway.
- (5) Calculations. Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in N.J.A.C. 5:21, Residential Site Improvement Standards, Subchapter 7, Appendix B.
- (6) Soils Report. If the proposed stormwater management measures depends on the hydrologic properties of soils (i.e. infiltration basin), then a soils report shall be submitted. The report shall be based on onsite boring logs or soil pit profiles.
- (7) Maintenance and repair plan. A description of how any stormwater management measures comply with the maintenance requirements of N.J.A.C. 5-21, Residential Site Improvement Standards, Subchapter 7, Appendix B.

Section 141-69 Design Standards

Add a new subparagraph 141-69. A (5) (e)

Storm drain inlets. Inlets shall be designed to control the passage of solids and floatable material. Grates shall be the NJDOT bicycle safe grate or equal, provided that each individual clear space in the grate has an area of no more than seven (7) square inches, or is no greater than one-half (0.5) inches across the smallest dimension. Grates consist of street inlet grates, trench grates, manhole grates, ditch grates and slotted drains. Curb-opening inlets shall have no individual clear space greater than seven (7) square inches, or no greater than two (2) inches across the smallest dimension.

Revise subparagraph 141-69. B (3) to read:

Storm drainage. Under no circumstances shall stormwater flow from the paved parking areas directly onto surrounding streets. The stormwater shall be picked up on the site and carried to approved discharge points; the stormwater drainage system shall be in accordance with a drainage analysis similar to that required in Subsection A(5) hereinabove. **Storm drain inlets shall comply with the requirements of A(5)(e) above.**

Revise subparagraph 141-69. C (2) (e) to read:

All storm drainage pipes and structures, showing sizes, gradients, locations, points, and methods of discharge and methods of construction shall be approved by the **Planning Board Engineer**. **Storm drain inlets shall comply with the requirements of A(5)(e) above.**

Section 141-70 As-built plans

Revise to read:

At the completion of all construction and prior to release from such performance guaranties as may have been imposed by the Township, **as-built plans shall be prepared to show the actual location of all underground cables, ducts, pipe sizes and inverts, stormwater management measures, wetlands, and floodplain areas. The as-built plans shall be provided in an AutoCAD compatible digital file with horizontal and vertical datum conforming to current Township digital files and submitted with a plan and survey signed and sealed by a New Jersey licensed Professional Land Surveyor. The as-built information shall be furnished to the Construction Official for the permanent files, along with other certificate of completion, and no use and occupancy permit shall be issued until such as-built plans are so submitted.**

BE IT FURTHER ORDAINED that upon adoption, this Ordinance shall be submitted to the County Planning Board for review and approval as required by the New Jersey Department of Environmental Protection. This Ordinance shall take effect immediately upon approval by the County Planning Board, or sixty (60) days from the receipt of the Ordinance by the County Planning Board if the County should fail to take action.

FIRST READING: April 26, 2006

SECOND READING: MAY 24, 2006

ADOPTED: *May 24, 2006*