

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING LAND DEVELOPMENT STANDARDS FOR THE COUNTY OF UNION," ADOPTED BY THE BOARD OF CHOSEN FREEHOLDERS ON SEPTEMBER 9, 1999, AMENDING SECTION 601 REGARDING DRAINAGE RUNOFF REQUIREMENTS

WHEREAS, in accordance with the County Planning Enabling Act (N.J.S.A. 40:27 et seq.), the Board of Chosen Freeholders of the County of Union did adopt on September 23, 1999, by Ordinance No. 506-99, the "Land Development Standards of the County of Union" providing for the review of subdivisions and site plans for land development in the County of Union by the County Planning Board; and

WHEREAS, said Ordinance established requirements for drainage runoff; and

WHEREAS, the Union County Planning Board has determined that modifications to this section are necessary in order to ensure the integrity of existing storm water detention facilities; and

WHEREAS, the Union County Planning Board, by resolution of April 11, 2007, has approved modifications to the "Land Development Standards of the County of Union" and requested that the Board of Chosen Freeholders of the County of Union amend the Development Standards as follows (additions are shown as underlined):

600. DRAINAGE REQUIREMENTS

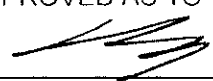
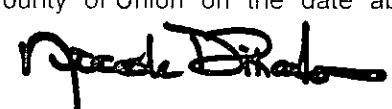
All developments shall be required to provide adequate drainage facilities along County roads. To facilitate the review of proposed drainage facilities for a development, design calculations prepared by the developer's engineer shall accompany the site plan.

601. Drainage Runoff Requirements

CONTINUED...

NO SUFFICIENCY OF FUNDS REQUIRED
Frank W Padusniak
 7-24-07

INTRODUCTION				RECORD OF VOTE				FINAL ADOPTION							
FREEHOLDER	Aye	Nay	Abs	Pass	Ord.	Sec	NP	FREEHOLDER	Aye	Nay	Abs	Pass	Ord.	Sec	NP
HOLMES	X							HOLMES	X						
MAPP	X							MAPP	X						
MIRABELLA	X					X		MIRABELLA	X					X	
PROCTOR	X							PROCTOR	X						
SCANLON	X							SCANLON	X						
SULLIVAN	X							SULLIVAN	X						
WARD							X	WARD	X						
ESTRADA VICE-CHAIRMAN	X				X			ESTRADA VICE-CHAIRMAN	X				X		
KOWALSKI CHAIRWOMAN	X							KOWALSKI CHAIRWOMAN	X						

APPROVED AS TO FORM  COUNTY ATTORNEY	I hereby certify the above to be a true copy of a resolution adopted by the Board of Chosen Freeholders of the County of Union on the date above mentioned.  CLERK
---	---

No development requiring submission pursuant to Section 301 or Section 302 shall be developed so that the rate of the storm water runoff is not increased over existing conditions. Furthermore, no site shall be developed so that any previously existing storm water detention facility will be reduced in size or capacity.

No development adjacent to County road right-of-way will be allowed to discharge storm water runoff, especially point discharge, onto the County road.

Where properly sized detention facilities are unable to be constructed and the requirement for zero net increase in runoff as defined above cannot be adhered to, the developer shall be required to provide adequate drainage facilities in such a manner as to not over burden the County drainage facilities, and to share in the costs of improvements to existing County drainage structures and facilities requiring enlargement, modification or private reconstruction as a result of the increase in runoff from the development. New facilities shall be designed to conform to accepted engineering standards and practice. To facilities the review of proposed drainage facilities for a development, design calculations prepared by the developer's engineer shall accompany the development plan.

The runoff from the development shall not adversely affect adjacent areas.

The calculation methodology is provided in Appendix C.

Storm water management procedures for small developments of subdivision or site plans in Union County shall not be approved unless it includes a statement, and/or drawing describing the manner in which erosion, sediment, water quality impacts and storm water, resulting from the development will be controlled or managed. Storm water management or drainage plans which require approval by the County Engineer, shall indicate whether storm water will be managed on-site or off-site, and if on-site the general location and type management. Those storm water management or drainage plans shall be referred for comment to the department and other public agencies including state and/or municipalities. A storm water management or drainage plan must be in conformance with NJAC 7:13-1.1 (Floor Hazard Area) and NJAC 7:7F1 (Freshwater Wetlands Protection Act Rule).

Any alteration of current land use to another form of urbanized development, which will increase the rate of volume of storm runoff or degrade quality of runoff, should be required to implement storm water management techniques. The application should be flexible enough to account for location differences within a watershed while still providing for adequate water quantity and quality controls.

Any detention techniques mentioned in publication "A Guide to Storm water Management Practices in New Jersey" would be acceptable to the County. For large developments in which the impervious area is greater than one acre, the water quality requirement for detention basin must be in conformance with NJAC 7:8-3.4 (NJ Storm water Management Regulations). To determine allowable release rates and the required storage of the detention basin for small developments the attached design procedure will be used.

In addition to the above, the development adjacent to County road right-of-way will not be allowed to discharge storm water run off, especially point discharge into a County road.

No subdivision or site plan approval shall be issued by the County, unless a storm water management or drainage plan, consistent with the requirements of this section, or waiver thereof, for the plat or parcel, has been approved by the County Engineer.

NOW, THEREFORE, BE IT ORDAINED by the Board of Chosen Freeholders of the County of Union that:

- A. Ordinance No. 506-99 is hereby amended by adding the language approved by the Union County Planning Board in its resolution of April 11, 2007.
- B. That the Clerk of the Board is hereby authorized to publish a notice in the appropriate newspaper of such introduction and of a public hearing on and shall forward one certified

copy, upon final passage, to each Clerk of all municipalities located within the County of Union.

- C. That the Clerk shall give notice of the Public Hearing and a copy of this Ordinance by certified mail or delivery to the Municipal Clerk and Secretary of the Municipal Planning Board in each Municipality in the County of Union at least 10 days prior to the date set for public hearing.
- D. That this Ordinance shall take effect at the time and in the manner provided by law.