

BOROUGH OF MANASQUAN
ORDINANCE NO. 2007-07

AN ORDINANCE REQUIRING STORMWATER
DRAINAGE IMPROVEMENTS ON REAL PROPERTY
IN THE BOROUGH OF MANASQUAN, MONMOUTH
COUNTY, NEW JERSEY.

BE IT ORDAINED, by the Borough Council of the Borough of Manasquan, in the County of Monmouth and State of New Jersey, as follows:

Section 1. This ordinance is enacted to support the goals of the stormwater management best practices established by the New Jersey Department of Environmental Protection ("NJDEP") for the purpose of maximizing the retention of water on private property in order to: reduce runoff onto public streets; improve percolation; reduce stormwater and sediment entering storm drains and waterways; and to reduce standing water and ponding in public streets.

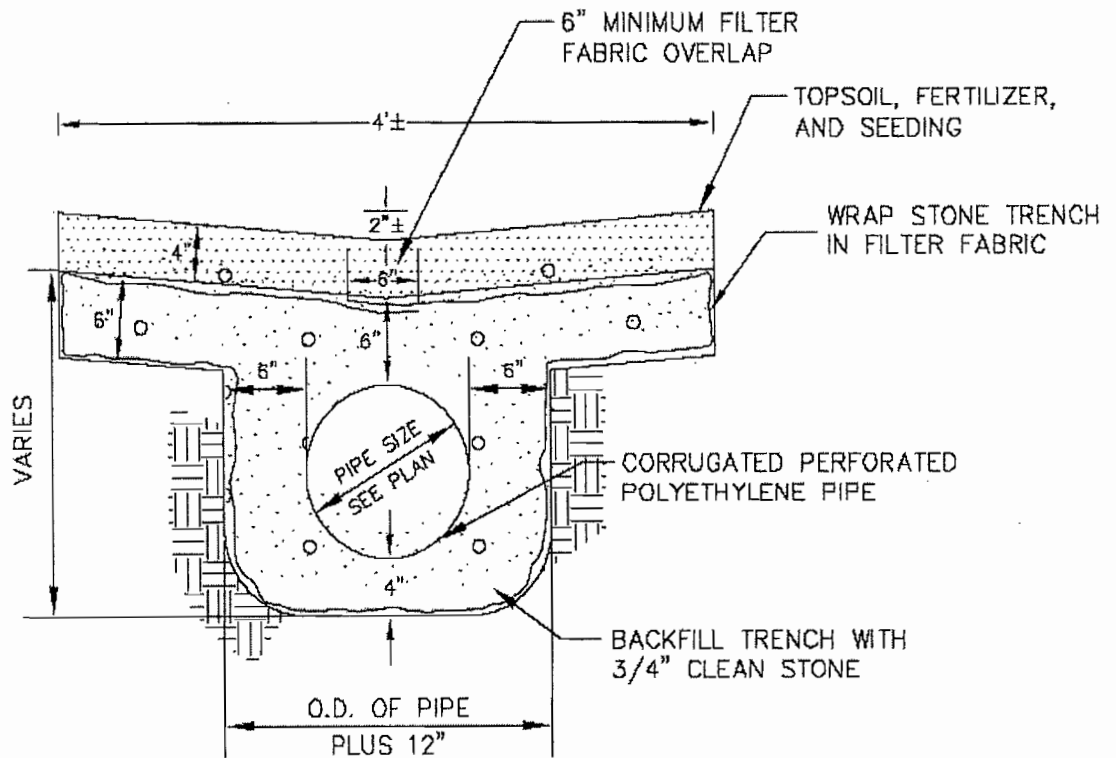
Section 2. This ordinance applies to all new construction, new development, expansion of an existing building footprint by more than 200 square feet, construction of improvements to an existing structure which increase the assessed value of the structure by more than 25% and the installation of an inground swimming pool because such improvements impact water runoff to neighboring properties, public streets and storm drains and displacement of ground water.

Section 3. The regulations established by this ordinance shall apply to all new construction, new development, expansion of an existing building footprint by more than 200 square feet, construction of improvements to an existing structure which increase the assessed value of the structure by more than 25% and the installation of an inground swimming pool on real property located in Flood Zone "A" as established by the official Flood Zone Map of the Borough of Manasquan, as same may be amended from time to time.

Approved
05/17/07

Section 4. The general regulations established by this ordinance are as follows:

- a. The basement or crawlspace floor level of a new structure, the crawl space of an expansion to an existing structure where the building footprint is being expanded by more than 200 square feet, and the lowest base point of an inground swimming pool must be at least 1 foot above the seasonal high groundwater level as certified by a professional engineer. The certification shall be based on soil borings and other recognized criteria used to determine seasonal high groundwater levels.
- b. No sump pump outlet shall drain or be pumped directly or indirectly onto a public street or sidewalk. A sump pump outlet must be terminated within the area of the lot on which such devices are located.
- c. Irrigation sprinklers shall not discharge water onto a public street.
- d. Curbs and/or driveway aprons constructed pursuant to Section 20-3 of Chapter 20 (Street and Sidewalks) must be constructed with the prior approval of the municipal construction official or municipal engineer. The proposed driveway apron or curb shall comply with the stormwater drainage requirements of this ordinance.
- e. All construction regulated by this ordinance shall contain as much water as possible on the lot where the construction activity takes place by establishing a zero (0%) percent grade from the edge of the paved street to the adjacent property line of a lot, unless a drainage swale is constructed in accordance subsection "f".
- f. A drainage swale constructed between the edge of the paved street and the adjacent property line of a lot must be installed in accordance with the following standard detail:




TM
 ASSOCIATES
 CONSULTING AND MUNICIPAL ENGINEERS

- MIDDLETOWN
- FREEHOLD
- PRINCETON
- TOMS RIVER

STANDARD DETAIL

ROADSIDE SWALE WITH UNDERDRAIN

SCALE: NONE

PLATE NO. SD601UD2

- g. Concrete, asphalt and paver driveways must be crowned to direct the flow of stormwater onto the lot on which the improvements are constructed. There shall be no curb reveal at the edges of a driveway.
- h. The slope of the land between the front lot line and the front of the principal building on the lot shall not exceed 3%.

- i. The lot must be graded so that there is no stormwater flow onto neighboring properties.
- j. Water from a gutter, downspout or sump pump must be piped directly into a drywell or seepage pit installed on the lot. The drywell or seepage pit must be constructed to meet the following criteria:
 - (1) The drywell or seepage pit system shall be designed to contain stormwater runoff from 2 inches of precipitation in a 24 hour period.
 - (2) No such water shall enter the municipal sanitary sewer system.
- k. All drainage plans to demonstrate compliance with the requirements of this ordinance must be submitted to the zoning officer prior to the issuance of a construction permit.

Section 5. A property owner may appeal for a waiver of the provisions or regulations established by this ordinance within 30 days after the decision, notice or order of the Code Enforcement Official or Construction Official. A written appeal shall be filed with the Code Enforcement Official and contain a specific statement addressing the: (1) requirements of the regulation from which the appeal is made; (2) manner by which strict compliance with the regulations would result in undue hardship; (3) nature and extent of the undue hardship; and (4) feasible alternatives to the requirements of the regulation which would adequately achieve the goals of this ordinance.

The filing fee for an appeal is \$250.00, must be paid at the time of the appeal is filed.

The written appeal of the property owner shall be considered by the Code Enforcement Official, Construction Official and Chair of the Public Works Committee. The reviewing authority shall review and decide any appeal filed with it within 30 days after the filing of the appeal. The failure of the reviewing authority to decide the

appeal within the period prescribed shall constitute an affirmation of the decision of the Code Enforcement Official or Construction Official.

Section 6. If any part or parts of this ordinance are for any reason held to be invalid, such adjudication shall not affect the validity of the remaining portions of this ordinance.

Section 7. All ordinances or parts of ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency.

Section 8. This ordinance shall become effective immediately following its final passage and publication as required by law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2007-07 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan, in the County of Monmouth and State of New Jersey, on the 16th day of April, 2007, and was then read for the first time. The said ordinance will be further considered for final passage by the Mayor and Council at Borough Hall at 8:00 p.m. on the 7th day of May, 2007. At such time and place, or at any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.



COLLEEN SCIMECA, RMC, CMC
Municipal Clerk

KENNETH B. FITZSIMMONS
Municipal Attorney
501 Trenton Avenue
Point Pleasant Beach, NJ 08742



Richard Dunne, Mayor

Passed on First Reading and Introduction: April 16, 2007
Approved on Second Reading and Final Hearing: May 7, 2007