

**BOROUGH OF SOMERVILLE
EXECUTIVE SESSION / WORKSHOP SESSION / COUNCIL MEETING
AGENDA**

**Monday, May 15, 2023
Executive Session 6:30 P.M.
Public Portion 7:00 P.M. (estimate)**

LOCATION: COUNCIL CHAMBERS – POLICE HEADQUARTERS
24 SOUTH BRIDGE STREET, SOMERVILLE, NJ 08876

Stay Connected with the Borough of Somerville

E-Connect (email newsletter): <https://www.somervillenj.org/email>
Facebook: [@SomervilleBorough](#) **Instagram:** [@SomervilleBorough](#)
Twitter: [@SomervilleClerk](#) **YouTube:** [@SomervilleBorough](#)

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES- EXECUTIVE SESSION**
 - a. May 1, 2023
- 4. RESOLUTION 23-0515-161 TO ENTER INTO EXECUTIVE SESSION**

EXECUTIVE SESSION AGENDA

- a. Redevelopment
- b. Lawsuits- Mediation Desapio
- c. Personnel - Registrar
- d. Contract Negotiations – SOA, PBA

COUNCIL MEETING AGENDA

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES**
 - a. May 1, 2023
- 5. DEPARTMENTAL REPORTS & NOTICES**
 - a. Animal Control Solutions Monthly Report April
- 6. COMMITTEE REPORTS**
- 7. CY-2023 MUNICIPAL BUDGET & USER-FRIENDLY BUDGET ADOPTION**
(Motion, Second and Roll Call Vote required)
- 8. DISCUSSION**
 - a. Dominick Caruso -North Bridge Properties, LLC
- 9. ORDINANCE FOR INTRODUCTION**

<u>2709-23-0515</u>	RESCINDING ORDINANCE #2695-23-0221 AND ADOPTING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE KIRBY AVENUE REDEVELOPMENT AREA, SPECIFICALLY APPLICABLE TO BLOCK 50, LOTS 2, (50 JAMES STREET) AND 2.01, (82 FAIRVIEW AVENUE) PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.
---------------------	---
- 10. TABLED ORDINANCE**

2706-23-0417 AMENDING CHAPTER 102 SECTION 74 REMOVING THE REQUIREMENT FOR MINOR SITE PLANS FOR SIDEWALK CAFÉ'S THAT ARE SEASONAL IN NATURE AND ESTABLISHING THE REGULATIONS FOR SEASONAL SIDEWALK CAFÉ'S IN CHAPTER 150 ARTICLE III

11. ORDINANCES FOR PUBLIC HEARING AND ADOPTION (full copy is available at the end of this agenda)

2703-23-0403 AMENDING CHAPTER 102-116 OF THE LAND USE CODE ENTITLED "CONDITIONAL USES" SECTION "T" ENTITLED "SOLAR SYSTEMS" SUBSECTION (e), (f) & (k) CONSISTING OF CHANGES TO SOLAR PANEL LOCATION, ELECTRICITY GENERATION AND NON-RESIDENTIAL APPLICATIONS

2704-23-0403 AMENDING CHAPTER 102 SECTION 115 OF THE LAND USE CODE ENTITLED SPECIAL IMPROVEMENT DISTRICT SPECIFICALLY SECTION C ENTITLED "REVIEW REQUIRED BY THE ARCHITECTURAL BOARD" ELIMINATING THE NEED TO HAVE AN SIGN APPLICANT THAT SOLELY REQUIRES A SIGN REVIEW TO RECEIVE APPROVAL FROM THE PLANNING BOARD

2708-23-0501 REPEALING CHAPTER 82 OF THE BOROUGH CODE ENTITLED FLOODPLAINS AND FLOOD HAZARD AREA AND CREATING CHAPTER 102, SECTION 127 ENTITLED FLOOD DAMAGE PREVENTION; DESIGNATING A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

12. MEETING OPEN TO THE PUBLIC

(Motion and 2nd needed and roll call vote to open and close the meeting to the public. Regulations that apply during public meetings also apply during electronic meetings. Comments may be submitted prior to the meeting and maybe summarized during the meeting)

13. CONSENT RESOLUTIONS (ANY ITEMS PULLED OFF CONSENT AGENDA ARE REQUIRED TO HAVE A MOTION AND ROLL CALL VOTE)

(RESOLUTIONS 23-0515-162 THRU 23-0515-179)

(Resolutions may be pulled off consent agenda for discussion and roll call vote. Resolutions may be removed or added to the agenda)

23-0515-162 APPROVING CHANGE ORDER #1 TO PURCHASE ORDER 22-00206 TO TOPLINE CONSTRUCTION CORP. QUANTITY ADJUSTMENT FROM \$177,829.22 TO \$184,391.04

23-0515-163 APPROVING ROAD CLOSURE FOR ARTISAN FAIR JUNE 4, 2023 12:00PM TO 6:00PM ON W. MAIN STREET (ROUTE 28) BETWEEN DAVENPORT AND BRIDGE STREET

23-0515-164 APPROVING THE NEW JERSEY TRIUMPH ASSOCIATION TO UTILIZE PARKING SPACES IN FRONT OF HISTORIC COURTHOUSE ON AUGUST 18TH 2023 FROM 5:00 P.M. – 9:00 P.M. FOR CRUISE NIGHT DISPLAY

23-0515-165 APPOINTING STEWART DANIELS TO ALTERNATE 2 POSITION ON THE ZONING BOARD OF ADJUSTMENT (term expiring on 12/31/24)

- 23-0515-166 AUTHORIZING APPLICATION FOR FUNDING THROUGH GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE AND AUTHORIZING ACCEPTANCE OF THE AWARD
- 23-0515-167 APPROVING JOSHUA BONADUCE TO BE HIRED AS A SEASONAL LABORER AT AN HOURLY RATE OF \$ 17.00 PER HOUR FOR THE PUBLIC WORKS DEPARTMENT
- 23-0515-168 APPROVING COLIN GALYM WEBER TO BE HIRED AS A SEASONAL LABORER AT AN HOURLY RATE OF \$ 17.00 PER HOUR FOR THE PUBLIC WORKS DEPARTMENT
- 23-0515-169 APPROVING CHANGE ORDER #1 TO A CONTRACT WITH T & M ASSOCIATES FOR THE SOMERVILLE SENIOR HOUSING FACILITY AIR QUALITY HVAC UPGRADES
- 23-0515-170 AWARDDING A CONTRACT TO AMERICAN ASPHALT & TRUCKING, LLC FOR 2022 ROAD IMPROVEMENT PROGRAM SMVB -00022 IN THE AMOUNT OF \$586,094.95
- 23-0515-171 AWARDDING A CONTRACT TO FOLEY CAT UNDER SOURCEWELL CO-OP PRICING CONTRACT #032119-CAT FOR CATERPILLAR INC MODEL 420-07 BACKHOE LOADER
- 23-0515-172 APPROVING THE GRANT APPLICATION AND ACCEPTANCE OF GRANT FUNDING FOR YOUTH LEADERSHIP FROM THE DEPARTMENT OF HUMAN SERVICES/DIVISION ON MENTAL HEALTH AND ADDITION SERVICES (DMHAS)
- 23-0515-173 DESIGNATING NORTH BRIDGE PROPERTIES, LLC AS CONDITIONAL REDEVELOPER FOR THE PROPERTIES DESIGNATED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOMERVILLE AS BLOCK 64, LOTS 8, 10, AND 11.01 AND BLOCK 65 LOTS 1, 2, 2.01, 3 AND 4 AND COMMONLY KNOWN AND IDENTIFIED AS 130 TO 148 EAST MAIN STREET AND 104 , 118 TO 199 VETERANS MEMORIAL DRIVE EAST AND 2 TO 34 MEADOW STREET AND WHICH ARE LOCATED WITHIN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL/RETAIL PROJECT
- 23-0515-174 AUTHORIZING A CONTRACT WITH AETNA INSURANCE EFFECTIVE AUGUST 1, 2023 THROUGH THE SKYLANDS HEALTH INSURANCE FUND AND TERMINATING THE CONTRACT WITH THE CURRENT PROVIDER
- 23-0515-175 AUTHORIZING A CONTRACT WITH DELTA DENTAL AND TERMINATING A CONTRACT WITH THE CURRENT PROVIDER EFFECTIVE AUGUST 1, 2023
- 23-0515-176 WAIVING LOCAL CONSTRUCTION FEES ASSOCIATED WITH THE CONSTRUCTION OF THE RETAINING WALL ON STATION ROAD
- 23-0515-177 AUTHORIZING APPLICATION OF MEMBERSHIP TO THE SOUTHERN SKYLAND REGIONAL HEALTH INSURANCE FUND
- 23-0515-178 AUTHORIZING THE WAIVER OF THE CASH PORTION OF THE PERFORMANCE BOND FOR BLOCK 50 LOT 3 & 14 FOR A & A SOMERVILLE, LLC AND ACCEPTING THE FULL BOND AMOUNT OF \$215,972.16 FOR THE INSTALLATION OF A PLAYGROUND

14. BILLS AND VOUCHERS

15. ADJOURNMENT

KEVIN SLUKA, MUNICIPAL CLERK

Ordinance scheduled for Introduction

ORDINANCE #2709-23-0515

RESCINDING ORDINANCE #2695-23-0221 AND ADOPTING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE KIRBY AVENUE REDEVELOPMENT AREA, SPECIFICALLY APPLICABLE TO BLOCK 50, LOTS 2, (50 JAMES STREET) AND 2.01, (82 FAIRVIEW AVENUE) PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

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

SECTION I Pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), by adoption of a resolution on July 17, 2006, the Borough Council of the Borough of Somerville designated Tax Block 1, Lots 3, 4.01 & 4.02 and Block 50, Lots 1, 2 & 3 as the Kirby Avenue Redevelopment Area (the "Redevelopment Area").

SECTION II Pursuant to the Redevelopment Law, on May 19, 2008, the Borough Council adopted the Kirby Avenue Vision and Redevelopment Plan, which was last amended on or about August 21, 2017 (the "Redevelopment Plan").

SECTION III Pursuant to the Redevelopment Law, on January 17, 2023, the Borough Council expanded the redevelopment area to include Block 50, Lot 2.01, also known as 82 Fairview Avenue.

SECTION IV The Borough Council proposes to amend the Redevelopment Plan, specifically applicable to Block 50, Lots 2 and 2.01, as follows:

- a. Block 50, Lot 2.01, as part of the Redevelopment Area is subject to the amendments to the Redevelopment Plan herein.
- b. Multi-family residential shall be a permitted use.
- c. Parking is a permitted accessory use.
- d. Minimum lot size shall be three (3) acres.
- e. Maximum permitted residential density shall be twenty-five (25) units per acre.
- f. Maximum floor area ratio shall be 0.85, excluding any basement, which basement shall not be habitable.
- g. Building height shall be a maximum of four (4) stories and fifty (50) feet. The height shall be measured to the midpoint of pitched roof, and highest point of flat roof. Stair and elevator bulkheads and HVAC equipment are excluded from height requirements.
- h. Minimum lot frontage shall be eighty (80) feet.
- i. Minimum yard setbacks:
 - i. Minimum front yard setback shall be twenty (20) feet.
 - ii. Minimum side yard setback shall be eight (8) feet on one side and twenty (20) feet total for both side yards.
 - iii. Minimum rear yard setback shall be thirty-five (35) feet.
- j. Minimum open space shall be ten percent (10%). Detention areas are considered open space.
- k. Maximum improvement coverage shall be seventy percent (70%).
- l. Parking shall comply with State Residential Site Improvement Standards.

- m. Bicycle parking shall be provided, and the number of spaces shall be a minimum of twenty-five percent (25%) of the total number of residential units proposed.
- n. Only one (1) and two (2) bedroom units are required. The minimum square footage for each type of unit shall be: 800 square feet for a one (1) bedroom unit; and 1,000 square feet for a two (2) bedroom unit.
- o. An emergency management plan shall be submitted with any site plan application. The planning board shall make the determination on the adequacy of the emergency management plan based on input from the Borough's Office of Emergency Management.

SECTION V Prior to the adoption of this Ordinance and the amendments to the Redevelopment Plan, the Borough Council shall refer the amendments to the Redevelopment Plan to the Planning Board pursuant to the Redevelopment Law.

SECTION VI The Planning Board shall, within 45 days after referral by the Borough Council, transmit to the Borough Council, a report containing its recommendation concerning the amendments to the Redevelopment Plan pursuant to the Redevelopment Law.

SECTION VII Upon receipt of the Planning Board's recommendation or if the Planning Board fails to transmit a recommendation within 45 days after referral, the Borough Council shall act upon this Ordinance adopting the amendments to the Redevelopment Plan pursuant to the Redevelopment Law.

SECTION VIII The Borough Council hereby adopts the amendments to the Redevelopment Plan for Redevelopment Area, specifically applicable to Block 50, Lots 2 and 2.01, as set forth herein.

SECTION IX The amendments to the Redevelopment Plan as set forth herein shall supersede and replace any provisions that may have been applicable to Block 50, Lot 2 and 2.01, and further if there is any conflict between the amendments contained herein and other provisions of the Redevelopment Plan or the Borough's Land Use and Development Ordinance, the amendments adopted herein shall apply.

SECTION X Upon adoption of this Ordinance, the Redevelopment Plan is hereby revised to include the amendments contained herein as of the date of adoption of this Ordinance amending the Redevelopment Plan.

SECTION XI This Ordinance shall take effect in accordance with applicable law.

Tabled Ordinance

ORDINANCE #2706-23-0417

AMENDING CHAPTER 102 SECTION 4 DEFINITIONS & SECTION 74 REMOVING THE REQUIREMENT FOR MINOR SITE PLANS FOR SIDEWALK CAFÉ'S THAT ARE SEASONAL IN NATURE AND ESTABLISHING THE REGULATIONS FOR SEASONAL SIDEWALK CAFÉ'S IN CHAPTER 150 ARTICLE III

WHEREAS, the Borough of Somerville encourages seasonal sidewalk café's that are regulated and temporary in nature; and

WHEREAS, the Downtown Somerville Alliance and the Borough of Somerville have reviewed the process and found that the process is lengthy, time consuming and cumbersome; and

WHEREAS, the following changes shall be made to the Borough Code to improve the process:

§ 102-4 Definitions and Word Usage.

For the purpose of this chapter the following words and phrases shall have the meanings described below, unless the context, other provisions of this chapter, the application of law, or plain sense indicate otherwise. In addition, the present tense shall include the future tense; the singular number or word shall include the plural, and the plural, the singular; the word "shall" indicates a mandatory

requirement, and the term "may" indicates a permissive action; and the word "used" includes the words "arranged, designed or intended to be used." In applying the New Jersey Residential Site Improvement Standards, the terms used herein shall have the meaning attributed to them in said standards, in case of conflict.

S.

Seasonal Sidewalk café's are defined as café's in which the furniture may be removed off the sidewalk daily if required. It shall also be defined as a sidewalk café that is completely removed at the end of a season and shall not remain after the season is officially complete.

§ 102-74 Minor Site Plans.

In addition to the requirements indicated in § 102-69, the following information shall be submitted for all minor site plans; provided, however, that minor site plans which are submitted to only the Site Plan Waiver Committee or Architectural Review Board shall only be required to submit the information required for conceptual plans in § 102-70A through E, along with the following information. Minor Site Plans shall not be required for seasonal sidewalk café's.

- A. Location of proposed parking, loading, access and circulation improvements, signs, exterior lighting, and landscaping. Existing improvements shall be shown to the extent that such improvements affect or are affected by the proposed development and/or are necessary to determine compliance with this chapter.
- B. If interior renovations or alterations are proposed, floor plans for existing and proposed buildings, showing the use and layout of internal space, at a scale of not exceeding eight (8) feet per inch. Horizontal dimensions of all exterior walls and other exterior vertical building surfaces shall be included. [Amended 06-16-03 by Ord. 2143]
- C. If alterations to the existing building facade are proposed, facade elevations showing the extent and nature of the construction. The vertical dimension of the building height shall be included. [Amended 06-16-03 by Ord. 2143]
- D. If revisions to existing topography are proposed, or if the building entrance or finished floor elevation is proposed to be revised, existing and proposed contours and/or spot elevations portraying the change.
- E. If the application involves a sidewalk cafe, see the following additional information: this does not apply to seasonal sidewalk café's. Seasonal sidewalk café's regulations can be found in Chapter 150, Article III.
 - (1) A statement that if alcohol is to be served it will be served only with food service on the outdoor portion of the premises. (This provision to apply only to those restaurants with valid liquor licenses). [Amended 6-7-04 by Ord. No. 2164]
 - (2) The proposed hours of operation.
 - (3) The maximum anticipated seating capacity, including the number and location of tables, walls, planters or barricades.
 - (4) Proof of liability insurance for the sidewalk cafe portion, which names the Borough of Somerville as an additional insured.
 - (5) The location of any utility shut-offs, vents or sidewalk vault covers, bus stops, litter containers, fire hydrants, public telephones, street furniture, or elevators located in the vicinity of the proposed cafe.
 - (6) Detailed design drawings or photographs of the proposed railing or landscaped border which will be used to separate the cafe from the sidewalk area. Colors of material shall be noted in detail.
- F. If any septic systems or subsurface stormwater storage systems are proposed, the results of percolation tests shall be submitted with the application, along with test hole locations and soil log information. [Added 12-17-01 by Ord. 2118]

CHAPTER 150 STREETS and SIDEWALKS

ARTICLE III
SEASONAL SIDEWALK CAFÉ

§ 150-23 Seasonal Sidewalk Cafe. General provisions

- A. Definition: Seasonal Sidewalk café's are defined as café's in which the furniture may be removed off the sidewalk daily if required. It shall also be defined as a sidewalk café that is completely removed at the end of a season and shall not remain after the season is officially complete.
- B. The Borough shall have a fee established.
- C. No entity, private individual, limited liability company, corporation or other entity shall create a seasonal sidewalk café without an approval from the Architectural Review Board.
- D. The Architectural Review Board shall review the application annually to ensure that it best serves the interest of the merchants, residents and visitors of Somerville Borough

§ 150-24 Fee Schedule:

- A. The application shall be submitted with complete paperwork as defined on the application and payment of the fee as follows:
 - a. \$30 annual renewal fee
 - b. \$60 for food café (non-alcohol)
 - c. \$100 for sidewalk café for licensed alcohol (applicant is required to obtain ABC approval)
- B. The Borough of Somerville shall inspect the seasonal sidewalk café periodically. Failure to comply with approval may be subject to a notice of violation, removal of equipment, furniture or revocation or suspension of permit. In addition, penalties provided in this chapter of this article may include a fine for each violation of \$100 but not more than five hundred dollars (\$500) for each violation, which may be imposed by Borough ordinance and laws of the State of New Jersey.

Ordinances scheduled for Adoption

ORDINANCE #2703-23-0403

AMENDING CHAPTER 102-116 OF THE LAND USE CODE ENTITLED "CONDITIONAL USES" SECTION "T" ENTITLED "SOLAR SYSTEMS" SUBSECTION (e), (f) & (k) CONSISTING OF CHANGES TO SOLAR PANEL LOCATION, ELECTRICITY GENERATION AND NON-RESIDENTIAL APPLICATIONS

WHEREAS, Chapter 102-116(T), shall be amended, specifically subsections (e), (f) & (k); and

WHEREAS, Chapter 102-116(T), shall read as follows:

§ 102-116 Conditional Uses.

Any use listed as a conditional use in a particular district may be permitted by the Planning Board, but only after it has determined that the development proposal complies with the conditions and standards set forth herein for the location and operation of such use. No conditional use shall be granted unless the use will not be detrimental to the health, safety, and general welfare of the Borough, is not likely to involve risks to traffic safety or traffic congestion and is necessary for the general welfare of the community.

T. Solar energy system. **[Added 12-2-13 by Ord. No. 2424]**

- (1) Due to the nature of the small residential lot sizes found within the Borough, ground mounted solar energy systems shall not be installed.
- (2) In all zone districts the following are conditionally permitted:
 - (a) No roof-mounted solar energy systems shall be installed on a nonconforming structure unless micro inverters are used or documentation is provided that demonstrates that the string inverter produces less than 50dBA at the property line. **[Amended 5-20-2018 by Ord. No. 2572]**
 - (b) A roof-mounted solar energy system shall be mounted parallel to the roof angle and shall not exceed a height of six (6) inches above the edge of the roof line or above the highest point of the roof surface or structure;
 - (c) A roof-mounted solar energy system that is mounted on a flat roof may be angled to achieve maximum sun exposure but shall not exceed five (5) feet above the roof and shall comply with the height regulations of the zone district.
 - (d) In no instance shall any part of a solar energy system extend beyond the roof edge.
 - (e) Roof-mounted solar systems are discouraged from being erected on the front roof of a structure which faces a street. Solar energy systems shall be located on a rear-facing or side-facing roof, as viewed from any adjacent street, unless such installation is proven to be not as ineffective or impossible. ~~This removal of potential obstructions such as vegetation shall not be sufficient cause for permitting a front-facing installation. Front-facing installation may be permitted if the applicant provides valid reasons why this is the only effective or possible means for utilizing solar energy on the property or photovoltaic roof shingles are used which are harmonious with nonphotovoltaic roof shingles. If the applicant proposes to use panels on a structure which faces a street, an analysis from a design professional (as defined by the NJ UCC) shall be submitted stating that installation of said panels on other roof structures is ineffective or not possible.~~ **[Amended 5-20-2018 by Ord. No. 2572]**
 - (f) ~~Solar energy systems installed for the purpose of generating electricity shall generate no more than ten (10) kW per residential dwelling or commercial building or be sized to generate more power than what is required by said structure. All solar energy systems shall be grid tied.~~
 - (g) Solar energy systems shall be designed by a design professional (as defined by the New Jersey Uniform Construction Code). This design includes providing detailed calculations and engineered drawings of the rooftop mounting system, electrical cables shall be concealed below the roof line. **[Amended 5-20-2018 by Ord. No. 2572]**
 - (h) Invertor noise shall not exceed 50 dBA at the property line.
 - (i) The design of the solar energy system shall, to the extent reasonably possible, use materials, colors, textures, screening, and landscaping that will blend into the natural setting and existing environment.
 - (j) A solar energy system shall not add, contribute to or be calculated to cause an increase in the improvement coverage of the lot.
 - (k) ~~All applications on nonresidential property require minor site plan approval that is not eligible for site plan waiver (unless the project meets is defined as a major site plan application). On residential lots (which are site plan exempt) the~~ All applicants shall submit the necessary information to the Zoning Officer for review.
 - (l) Any approval of a solar energy system does not create any actual or inferred solar energy system easement against adjacent or surrounding property and/or structures. The owner and/or property owner of a solar energy system shall not infer or claim any rights to protective writs to any caused shadows or operating ineffectiveness against future development adjacent to or higher than the property location of the solar energy system. The approval of any solar energy system granted by the Borough of Somerville under this Article shall not create any future liability or infer any vested rights to the owner and/or property owner of the solar energy system on the part of the Borough of Somerville or by any other officer or employee thereof for any future

claims against said issuance or approval of the solar energy system that result from reliance on this Article or any administrative decision lawfully made thereunder.

SECTION 2. If any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 3. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance those provisions shall be repealed to the extent of such conflict.

SECTION 4. This ordinance after introduction shall be sent to the Somerville Planning Board for review and comment.

SECTION 5. This Ordinance shall take effect upon passage and publication and submission to the County Planning Division in accordance within applicable law.

**AMENDING CHAPTER 102 SECTION 115 OF THE LAND USE CODE ENTITLED
SPECIAL IMPROVEMENT DISTRICT SPECIFICALLY SECTION C ENTITLED
“REVIEW REQUIRED BY THE ARCHITECTURAL BOARD” ELIMINATING THE NEED
TO HAVE A APPLICANT THAT SOLELY REQUIRES A SIGN REVIEW TO RECEIVE
APPROVAL FROM THE PLANNING BOARD**

WHEREAS, Chapter 102, Section 115 of the Land Use Code shall be amended to read as follows:

§ 102-115 **Special Improvement District.**

[Added 4-6-09 by Ord. 2290; amended 10-1-2018 by Ord. No. 2559]

SECTION I

- A. Designation. The Special Improvement District designation is on the Zoning Map and is also on file with the Borough Clerk by street address and block and lot number as set forth on the Borough Tax Map. In case of conflict between the Zoning Map and the designation on file with the Borough Clerk, the designation on file with the Borough Clerk shall apply.
- B. Purpose. It is the intent and purpose of this section to encourage and endeavor to have the exteriors of all structures in the district which are or become used, in whole or in part, for nonresidential use to be representative of the design of nonresidential structures in existence during the Victorian era, to the extent the original architecture of the structure will allow, and/or to return such structures to their original design, all of the foregoing consistent with the objective outlined in the improvement implementation plan for the Main Street business district and the Architectural Review Board Design Guidelines.
- C. Review required by Architectural Review Board.

Within the Special Improvement District, no building permit or sign permit shall be issued for construction of or alteration to the exterior of any building or for any signs without prior review by the ~~Planning Board~~ Architectural Review Board. ~~The Planning Board shall not approve such plans unless the proposed exterior design or sign of said structures shall have been submitted to the Architectural Review Board of the Planning Board.~~ The Architectural Review Board shall review all such plans and shall recommend to the ~~Planning Board~~ Zoning Official approval or disapproval of same. A copy of the Architectural Review Board recommendation shall be sent to the applicant. The ~~Planning Board~~ Zoning Official shall be permitted to condition any approval of an application upon a satisfactory review by the Architectural Review Board.

The majority of the members of the Architectural Review Board shall meet telephonically, electronically or in person within seven business days of receipt of all the required documents. Failure to do so will allow the Zoning Officer to issue the appropriate approval.

- D. Vacant and unoccupied stores. The storefront glass for vacant and/or unoccupied stores located in the Special Improvement District (SID) shall be internally covered

with paper provided by the DMC (District Management Corporation) unless other arrangements are provided. Vacant and unoccupied stores shall mean stores not leased or occupied by a tenant or property owner. The storefront glass shall be internally covered with paper within 10 days of the store becoming unoccupied or vacated and being provided the covering. The covering shall not be removed until the store is reoccupied/leased and is open to the public (within 48 hours of public opening of the store or as allowed by the DMC) unless other arrangements are approved. If the store owner and/or lessee wishes to install a different window treatment other than provided by the DMC, the owner and/or lessee shall submit the proposed internal covering to the Architectural Review Board (ARB) for approval. In the interim between the requirement to install storefront glass paper and the owner and/or lessee applying to the ARB, the DMC-supplied paper shall be used to cover the storefront glass.

SECTION 2. If any section, paragraph, subsection, clause, or provision of this Amendment shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 3. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance those provisions shall be repealed to the extent of such conflict.

SECTION 4. This ordinance after introduction shall be sent to the Somerville Planning Board for review and comment.

SECTION 5. This Ordinance shall take effect upon passage and publication and submission to the County Planning Division in accordance within applicable law.

ORDINANCE# 2708-23-0505

REPEALING CHAPTER 82 OF THE BOROUGH CODE ENTITLED FLOODPLAINS AND FLOOD HAZARD AREA AND CREATING CHAPTER 102, SECTION 127 ENTITLED FLOOD DAMAGE PREVENTION; DESIGNATING A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of Borough of Somerville and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, the Borough of Somerville was accepted for participation in the National Flood Insurance Program on January 6, 1983 and the Mayor and Council desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the Borough of Somerville is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the Borough of Somerville is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the Borough of Somerville is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

Commented [SA1]: Suggest adding the name of this new ordinance. Many municipalities are entitling it "Flood Damage Prevention"

Commented [KS2R1]: The Borough agrees to change the title

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of
The Borough of Somerville that the following floodplain management regulations are hereby
adopted.

SECTION 1. RECITALS

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION 2. These regulations specifically repeal and replace the following ordinance(s) and regulation(s): Repeal Chapter 82 "Floodplains and Flood Hazard Area" and replace with Chapter 102, Section 127 entitled "Flood Damage Prevention"

Commented [SJ3]: Please insert the Chapter 102 Section 127 title here

Commented [KS4R3]: Title inserted

SECTION 101 SCOPE AND ADMINISTRATION

101.1 Title. These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter "Uniform Construction Code," consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter "FHACA"), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations* of Borough of Somerville (hereinafter "these regulations").

101.2 Scope. These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in Section 102 of these regulations.

Commented [SJ5]: This reference is specifically referring the reader to Section 102 Applicability as opposed to referencing the entire ordinance.

Commented [KS6R5]: Ok. Change is fine. Accepted

101.3 Purposes and objectives. The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- (1) Protect human life and health.
- (2) Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
- (3) Manage the alteration of natural floodplains, stream channels and shorelines;
- (4) Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
- (5) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- (6) Contribute to improved construction techniques in the floodplain.
- (7) Minimize damage to public and private facilities and utilities.
- (8) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- (9) Minimize the need for rescue and relief efforts associated with flooding.
- (10) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- (11) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (12) Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.

101.4 Coordination with Building Codes. Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the Borough of Somerville administer and enforce the State building codes, the Mayor and Council of the Borough of Somerville does hereby acknowledge that the Uniform Construction Code contains certain provisions that apply

to the design and construction of buildings and structures in flood hazard areas. Therefore, these regulations are intended to be administered and enforced in conjunction with the Uniform Construction Code.

101.5 Ordinary Building Maintenance and Minor Work. Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement Section 103.14 of this ordinance.

101.6 Warning. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.

101.7 Other laws. The provisions of these regulations shall not be deemed to nullify any provisions of local, State, or Federal law.

101.8 Violations and Penalties for Noncompliance. No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety(90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon reinspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance but shall be calculated separately from the fine imposed for the violation of the ordinance.

101.8.1 Solid Waste Disposal in a Flood Hazard Area. Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.

101.9 Abrogation and greater restrictions. These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

SECTION 102 APPLICABILITY

102.1 General. These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.

102.2 Establishment of Flood Hazard Areas. The Borough of Somerville was accepted for participation in the National Flood Insurance Program on January 6, 1983.

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Office of Community Development 25 West End Avenue, Somerville, New Jersey 08876.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- 1) **Effective Flood Insurance Study.** Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study, Somerset County, New Jersey (All Jurisdictions)", , dated November 4, 2016 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 102.2(1) whose effective date is September 28, 2007 are hereby adopted by reference.

Table 102.2(1)

Map Panel #	Effective Date	Suffix	Map Panel #	Effective Date	Suffix
34035C0134	9/28/2007	E	34035C0153	9/28/2007	E
34035C0161	9/28/2007	E			
34035C0162	9/28/2007	E			
34035C0154	9/28/2007	E			

- 2) **Federal Best Available Information.** The Borough of Somerville shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA's Map Service Center. This information shall be used for floodplain regulation purposes only.

Table 102.2(2)

Map Panel #	Preliminary Date	Map Panel #	Preliminary Date
None as of the date of this ordinance			

- 3) **Other Best Available Data.** The Borough of Somerville shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by the Borough of Somerville. Other "best available information" may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in Section 102.2 (1) and (2), above. This information shall be used for floodplain regulation purposes only.
- 4) **State Regulated Flood Hazard Areas.** For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the "Flood Hazard Area Control Act Design Flood Elevation", as defined in Section 201, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. The following is a list of New Jersey State studied waters in this community under the FHACA, and their respective map identification numbers.

Table 102.2(3) List of State Studied Waters

Name of Studied Water	File Name	Date
Raritan River	D0000011	R-10
Raritan River	D0000012	R-9
Raritan River	Y0000010	1 of 4
Peters Brook	Y0000011	2 of 4
Peters Brook	Y0000012	3 of 4
Ross Brook, Macs Brook	Y0000013	4 of 4

102.3 Establishing the Local Design Flood Elevation (LDFE).

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in Section 102.2, above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

At a minimum, the Local Design Flood Elevation shall be as follows:

- 1) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section 102.2, above plus one foot or as described by N.J.A.C. 7:13 of freeboard; or
- 2) For any undelineated watercourse (where mapping or studies described in 102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:
 - a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot of freeboard and any additional freeboard as required by ASCE 24; or
 - b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot of freeboard and any additional freeboard as required by ASCE 24. Any determination using these methods must be sealed and submitted according to Section 105.2-3.
- 3) AO Zones – For Zone AO areas on the municipality’s FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus one foot of freeboard. If no depth number is specified, the Local Design Flood Elevation is three (3) feet above the highest adjacent grade.
- 4) Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24.
- 5) Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III Critical Facilities in coastal high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24.

SECTION 103 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

103.1 Floodplain Administrator Designation. The Construction Code Official is designated as the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.

103.2 General. The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to

Commented [SJ7]: Please select either the Municipal engineer or the Construction Code Official. The FPA can delegate the review of projects, as needed, but should be one titled position

Commented [KS8R7]: It should only be the Construction Official

render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Section 107 of these regulations.

103.3 Coordination. The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.

103.4 Duties. The duties of the Floodplain Administrator shall include but are not limited to:

- (1) Review all permit applications to determine whether proposed development is located in flood hazard areas established in Section 102 of these regulations.
- (2) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
- (3) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
- (4) Determine whether additional flood hazard data shall be obtained or developed.
- (5) Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
- (6) Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 103.14 of these regulations.
- (7) Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
- (8) Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to Section 107 of these regulations.
- (9) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.
- (10) Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
- (11) Inspect development in accordance with Section 106 of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
- (12) Prepare comments and recommendations for consideration when applicants

seek variances in accordance with Section 107 of these regulations.

- (13) Cite violations in accordance with Section 108 of these regulations.
- (14) Notify the Federal Emergency Management Agency when the corporate boundaries of the Borough of Somerville have been modified.
- (15) Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in Section 102.2.

103.5 Use of changed technical data. The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has received the approval of the Federal Emergency Management Agency. A revision of the effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.

103.6 Other permits. It shall be the responsibility of the Floodplain Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including Section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.

103.7 Determination of Local Design Flood Elevations. If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:

- (1) Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
- (2) Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in 102.2 and 102.3 respectively. This information shall be provided to the Construction Official and documented according to Section 103.15.

103.8 Requirement to submit new technical data. Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon

confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

103.9 Activities in riverine flood hazard areas. In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the placement of fill, unless the applicant submits an engineering analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.

103.10 Floodway encroachment. Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing-activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.

103.10.1 Floodway revisions. A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.

103.11 Watercourse alteration. Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

103.11.1 Engineering analysis. The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

103.12 Alterations in coastal areas. The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer, that demonstrates that the proposed alteration will not increase the potential for flood damage.

103.13 Development in riparian zones All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain

Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

103.14 Substantial improvement and substantial damage determinations. When buildings and structures are damaged due to any cause including but not limited to man-made, structural, electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:

- (1) Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
- (2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 101.5, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
- (3) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
- (4) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage. This determination requires the evaluation of previous permits issued for improvements and repairs over a period of 10 years prior to the permit application or substantial damage determination as specified in the definition of substantial improvement. This determination shall also include the evaluation of flood related damages over a 10 year period to determine if the costs of repairs at the times of each flood constitutes a repetitive loss as defined by this ordinance.
- (5) Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant in writing when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.

103.15 Department records. In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these

Commented [SJ9]: This reference was recently updated in the latest version of the model ordinance

Commented [KS10R9]: Accepted

regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMs; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.

103.16 Liability. The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

SECTION 104 PERMITS

104.1 Permits Required. Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

104.2 Application for permit. The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:

- (1) Identify and describe the development to be covered by the permit.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan and construction documents as specified in Section 105 of these regulations, grading and filling plans and other information deemed appropriate by the Floodplain Administrator.
- (5) State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
- (6) Be signed by the applicant or the applicant's authorized agent.

104.3 Validity of permit. The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.

104.4 Expiration. A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.

104.5 Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a permit issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

SECTION 105 SITE PLANS AND CONSTRUCTION DOCUMENTS

105.1 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
- (2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 105.2.
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 105.2(3) of these regulations.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
- (7) Extent of any proposed alteration of sand dunes.
- (8) Existing and proposed alignment of any proposed alteration of a watercourse.

- (9) Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

105.2 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:

- (1) Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
- (2) Obtain, review, and reasonably utilize data available from a Federal, State or other source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.
- (3) Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13. Such analyses shall be performed and sealed by a licensed professional engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

105.3 Analyses and certifications by a Licensed Professional Engineer. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 105.4 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 105.4 of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
- (4) For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
- (5) For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).

105.4 Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

SECTION 106 INSPECTIONS

106.1 General. Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

106.2 Inspections of development. The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.

106.3 Buildings and structures. The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.

- 1) **Lowest floor elevation.** Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- 2) **Lowest horizontal structural member.** In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- 3) **Installation of attendant utilities** (electrical, heating, ventilating, air-

conditioning, and other service equipment) and sanitary facilities elevated as discussed in Section 801.2.

- 4) **Final inspection.** Prior to the final inspection, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.

106.4 Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted on an Elevation Certificate to the Floodplain Administrator prior to the final inspection.

SECTION 107 VARIANCES

107.1 General. The Zoning Board of Adjustment shall hear and decide requests for variances. The Zoning Board shall base its determination on technical justifications submitted by applicants, the considerations for issuance in Section 107.5, the conditions of issuance set forth in Section 107.6, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The Zoning Board of Adjustment has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.

107.2 Historic structures. A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary to preserve the historic character and design of the structure.

107.3 Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.

107.4 Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in Section 105.3(1) of these regulations.

107.5 Considerations. In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- (2) The danger to life and property due to flooding or erosion damage.
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.

- (4) The importance of the services provided by the proposed development to the community.
- (5) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- (6) The compatibility of the proposed development with existing and anticipated development.
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
- (8) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

107.6 Conditions for issuance. Variances shall only be issued upon:

- (1) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- (2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
- (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Notification to the applicant in writing over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

SECTION 108 VIOLATIONS

108.1 Violations. Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.

108.2 Authority. The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.

108.3 Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.

108.4 Review Period to Correct Violations. A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.

SECTION 201 DEFINITIONS

201.1 General. The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

201.2 Definitions

30 DAY PERIOD – The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

100 YEAR FLOOD ELEVATION – Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

500 YEAR FLOOD ELEVATION – Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

A ZONES – Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1– A30, AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

AH ZONES– Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

AO ZONES – Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

ACCESSORY STRUCTURE – Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

AGRICULTURAL STRUCTURE - A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING – A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. **AREA OF SPECIAL FLOOD HAZARD** – see SPECIAL FLOOD HAZARD AREA

ALTERATION OF A WATERCOURSE – A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 – The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 – The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) – The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a

published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the "100-year flood elevation".

BASEMENT – Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BREAKAWAY WALLS – Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

BUILDING – Per the FHACA, "Building" means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

CONDITIONAL LETTER OF MAP REVISION - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CONDITIONAL LETTER OF MAP REVISION - FILL -- A Conditional Letter of Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project,

if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CRITICAL BUILDING – Per the FHACA, “Critical Building” means that:

- a. It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- b. It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event, such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

DEVELOPMENT – Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

DRY FLOODPROOFING – A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

ELEVATED BUILDING – A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundations walls are not an acceptable means of elevating buildings in V and VE Zones.

ELEVATION CERTIFICATE – An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

ENCROACHMENT – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

FEMA PUBLICATIONS – Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

FLOOD OR FLOODING

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 1. The overflow of inland or tidal waters.
 2. The unusual and rapid accumulation or runoff of surface waters from any source.
 3. Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in (a) (2)

of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

FLOOD HAZARD AREA DESIGN FLOOD ELEVATION – Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal A zone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 – 3.6 and is typically higher than FEMA's base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

FLOOD INSURANCE RATE MAP (FIRM) – The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) – The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

FLOODPLAIN OR FLOOD PRONE AREA – Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

FLOODPLAIN MANAGEMENT REGULATIONS – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING – Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODPROOFING CERTIFICATE – Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure's lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

FREEBOARD – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE – A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

HABITABLE BUILDING– Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

HARDSHIP – As related to Section 107 of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Mayor and Council requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

HISTORIC STRUCTURE – Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved State program as determined by the Secretary of the Interior; or
 2. Directly by the Secretary of the Interior in States without approved programs.

LAWFULLY EXISTING – Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- a. Prior to January 31, 1980; or
- b. On or after January 31, 1980, in accordance with the requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered “lawfully existing” for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE – The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on an Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision – Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION – FILL -- A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain. Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL – Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by

the New Jersey State Board of Architects.

LICENSED PROFESSIONAL ENGINEER - A licensed professional engineer shall refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

LOCAL DESIGN FLOOD ELEVATION (LDFE) – The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

LOWEST ADJACENT GRADE – The lowest point of ground, patio, or sidewalk slab immediately next a structure, except in AO Zones where it is the natural grade elevation.

LOWEST FLOOR – In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

MANUFACTURED HOME – A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser, or (3) established by a qualified independent appraiser.

NEW CONSTRUCTION – Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

NON-RESIDENTIAL – Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

ORDINARY MAINTENANCE AND MINOR WORK – This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

RECREATIONAL VEHICLE – A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

REPETITIVE LOSS – any flood-related damage sustained by a structure on two separate occasions during a 10 year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

RESIDENTIAL – Pursuant to the ASCE 24:

- a. Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;
- b. Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- c. institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

SOLID WASTE DISPOSAL – “Solid Waste Disposal” shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

SPECIAL FLOOD HAZARD AREA – The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION – The **Start of Construction is as follows:**

- a. **For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA)**, this is the date the building permit was issued, provided that the actual start of construction, repair, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- b. For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

STRUCTURE – A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place over a 10 year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. The period of accumulation includes the first improvement or repair of each structure that is permanent subsequent to 1976. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. This term also includes structures which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES – Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

VARIANCE – A grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship.

VIOLATION – A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION – the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WATERCOURSE. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

WET FLOODPROOFING – Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

SECTION 301 SUBDIVISIONS AND OTHER DEVELOPMENTS

301.1 General. Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be

reviewed to assure that:

- (1) All such proposals are consistent with the need to minimize flood damage.
- (2) All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.

301.2 Subdivision requirements. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
- (2) Residential building lots shall be provided with adequate buildable area outside the floodway.
- (3) The design criteria for utilities and facilities set forth in these regulations and appropriate codes shall be met.

SECTION 401 SITE IMPROVEMENT

401.1 Encroachment in floodways. Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with Section 105.3(1) of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If Section 105.3(1) is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with Section 801.2 of this ordinance and the floodway requirements of N.J.A.C. 7:13.

401.1.1 Prohibited in floodways. The following are prohibited activities:

- (1) The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
- (2) Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.

401.2 Sewer facilities. All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.

401.3 Water facilities. All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7 ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.

401.4 Storm drainage. Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.

401.5 Streets and sidewalks. Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.

401.6 Limitations on placement of fill. Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.

401.7 Hazardous Materials. The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

SECTION 501 MANUFACTURED HOMES

501.1 General. All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).

501.2 Elevation. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in Section 801.2.

501.3 Foundations. All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.

501.4 Anchoring. All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

501.5 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section 801.2.

501.6 Protection of mechanical equipment and outside appliances. Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of the frame required in Section 801.2 of these regulations.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 801.2, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 601 RECREATIONAL VEHICLES

601.1 Placement prohibited. The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.

601.2 Temporary placement. Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.

601.3 Permanent placement. Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 801.2 for habitable buildings and Section 501.3.

SECTION 701 TANKS

701.1 Tanks. Underground and above-ground tanks shall be designed, constructed, installed, and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

SECTION 801 OTHER DEVELOPMENT AND BUILDING WORK

801.1 General requirements for other development and building work. All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of Section 105.3(1) of this ordinance when located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of flooding up to the Local Design Flood Elevation determined according to Section 102.3;
- (4) Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;
- (5) Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to Section 102.3 or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation unless the attendant utilities and equipment are:

- i. Specifically allowed below the Local Design Flood Elevation; and
 - ii. Designed, constructed, and installed to prevent floodwaters, including any backflow through the system from entering or accumulating within the components.
- (6) Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
- (7) Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.

801.2 Requirements for Habitable Buildings and Structures.

1) Construction and Elevation in A Zones not including Coastal A Zones.

- a. No portion of a building is located within a V Zone.
- b. No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
- c. All new construction and substantial improvement of any habitable building (as defined in Section 201) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
- d. All new construction and substantial improvements of non-residential structures shall:
 - i. Have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
 - ii. Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
 - 1. Meets the requirements of ASCE 24 Chapters 2 and 7; and
 - 2. Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.
- e. All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
 - iii. For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited;
 - iv. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of 801.2.1(d)ii are met;

- v. Be constructed to meet the requirements of ASCE 24 Chapter 2;
- vi. Have openings documented on an Elevation Certificate; and
- vii. Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:
 - 1. The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
 - 2. The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
 - 3. The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;
- f. For new construction or substantial improvements, enclosures shall be less than 295 square feet in size.

801.3 Garages and accessory storage structures. Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.

801.4 Fences. Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of Section 105.3(1) of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in Section 107 of this ordinance.

801.5 Retaining walls, sidewalks, and driveways. Retaining walls, sidewalks and driveways that involve placement of fill in floodways shall meet the requirements of Section 105.3(1) of these regulations and N.J.A.C. 7:13.

801.6 Swimming pools. Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section 105.3(1) of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.

801.7 Roads and watercourse crossings.

- (1) For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.
- (2) Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated,

including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of Section 105.3(1) of these regulations.

SECTION 901 TEMPORARY STRUCTURES AND TEMPORARY STORAGE

901.1 Temporary structures. Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.

901.2 Temporary storage. Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.

901.3 Floodway encroachment. Temporary structures and temporary storage in floodways shall meet the requirements of Section 105.3(1) of these regulations.

SECTION 1001 UTILITY AND MISCELLANEOUS GROUP U

1001.1 Utility and Miscellaneous Group U. In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks and towers.

1001.2 Flood loads. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in Section 102.3.

1001.3 Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in Section 102.3 and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.

1001.4 Enclosures below base flood elevation. Fully enclosed areas below the design flood elevation shall be constructed in accordance with Section 801.2 and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.

1001.5 Flood-damage resistant materials. Flood-damage-resistant materials shall be used below the Local Design Flood Elevation determined in Section 102.3.

1001.6 Protection of mechanical, plumbing, and electrical systems. Mechanical,

plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation determined in Section 102.3.

Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 3. SEVERABILITY.

Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 4. EFFECTIVE DATE.

This ordinance shall take effect upon adoption and publications requirements established by law.

The resolutions listed below are in draft form and may be amended prior or during the meeting

**RESOLUTION 23-0515-162
APPROVING CHANGE ORDER #1 TO PURCHASE ORDER 22-00206 TO
TOPLINE CONSTRUCTION CORP. QUANTITY ADJUSTMENT FROM
\$177,829.22 TO \$184,391.04**

WHEREAS, the Borough of Somerville awarded a contract to Topline Construction Corp., 22 5th Street, Somerville NJ 08876 for Curb replacement Fairmont and Grant Avenue via Resolution 23-0221-089.

Change Order #	Description	Contract	Change	New Purchas Order Amount
#1	Quantity Adjustment	\$177,829.22	\$6,561.82	\$184,448.68

BE IT RESOLVED by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby Change order #1 to a contract with Topline Construction Corp., 22 5th Street, Somerville NJ 08876 for a quantity adjustment from \$177,829.22 TO \$184,391.04. for a quantity adjustment from \$177,829.22 TO \$184,391.04.

**RESOLUTION 23-0515-163
APPROVING ROAD CLOSURE FOR ARTISAN FAIR JUNE 4, 2023
12:00PM TO 6:00PM ON W. MAIN STREET (ROUTE 28) BETWEEN**

DAVENPORT AND BRIDGE STREET

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves road closure for Artisan Fair on June 4, 2023 12:00pm to 6:00pm on W. Main Street (Route 28) between Davenport and Bridge Street.

RESOLUTION 23-0515-164

**APPROVING THE NEW JERSEY TRIUMPH ASSOCIATION TO UTILIZE
PARKING SPACES IN FRONT OF HISTORIC COURTHOUSE
ON AUGUST 18TH 2023 FROM 5:00 P.M. – 9:00 P.M. FOR
CRUISE NIGHT DISPLAY**

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves the New Jersey Triumph Association to use parking spaces located on Main Street in front of the Historic Courthouse on August 18th for Cruise Night display.

RESOLUTION 23-0515-165

**APPOINTING STEWART DANIELS TO ALTERNATE 2 POSITION ON THE
ZONING BOARD OF ADJUSTMENT (term expiring on 12/31/24)**

BE IT RESOLVED, that the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby appoints Stewart Daniels to alternate 2 position on the Zoning Board of Adjustment (term expiring on 12/31/24).

RESOLUTION 23-0515-166

**AUTHORIZING APPLICATION FOR FUNDING THROUGH GOVERNOR'S
COUNCIL ON ALCOHOLISM AND DRUG ABUSE AND AUTHORIZING
ACCEPTANCE OF THE AWARD**

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in an effort to prevent alcoholism and drug abuse in communities throughout New Jersey; and

WHEREAS, the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Borough Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Somerset.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Somerville, County of Somerset, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Somerville Municipal Alliance grant for fiscal year 2024 in the amount of:

DEDR	\$ 6,776.49
Cash Match	\$ 1,694.12
In-Kind	\$ 5,082.37
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
3. The Borough Council accepts subsequent award of this grant.

RESOLUTION 23-0515-167

**APPROVING JOSHUA BONADUCE TO BE HIRED AS
A SEASONAL LABORER AT AN HOURLY RATE OF \$ 17.00 PER HOUR
FOR THE PUBLIC WORKS DEPARTMENT**

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves Joshua Bonaduce (effective May 22, 2023) as a Seasonal Laborer at a rate of \$17.00 per hour for the Public Works Department.

RESOLUTION 23-0515-168

**APPROVING COLIN GALYM WEBER TO BE HIRED AS
A SEASONAL LABORER AT AN HOURLY RATE OF \$ 17.00 PER HOUR
FOR THE PUBLIC WORKS DEPARTMENT**

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves Colin Galym Weber (effective May 22, 2023) as a Seasonal Laborer at a rate of \$17.00 per hour for the Public Works Department.

RESOLUTION 23-0515-169

**APPROVING CHANGE ORDER #1 TO A CONTRACT WITH T & M
ASSOCIATES FOR THE SOMERVILLE SENIOR HOUSING FACILITY AIR
QUALITY HVAC UPGRADES**

WHEREAS, the Borough of Somerville awarded a contract to T & M Associates, 11 Tindall Road, Middleton, New Jersey 07748 via resolution 21-0907-256 in the amount of \$20,800.00.

WHEREAS, it is necessary to adopt the Change order as follows:

Change Order #	Description	Contract	Net Change	New Contract Amount
#1	Restructure the plans to indicate the air purifier scope as an add alternate and	\$20,800.00	\$5,500.00	\$26,300.00

	provide a new electrical panel per in-field observation. 2 nd re-bid of the project.			
--	---	--	--	--

BE IT RESOLVED by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby Change Order #1 to a contract with T & M Associates, 11 Tindall Road, Middleton, New Jersey 07748 from \$20,800.00 to \$26,300.00.

RESOLUTION 23-0515-170

**AWARDING A CONTRACT TO AMERICAN ASPHALT & TRUCKING, LLC
FOR 2022 ROAD IMPROVEMENT PROGRAM SMVB -00022
IN THE AMOUNT OF \$586,094.95**

WHEREAS, the Borough of Somerville scheduled a public bid for April 18, 2023, for 2022 Road Improvement Program SMVB -00022; and

WHEREAS, Kevin Sluka on behalf of the Borough of Somerville received (11) eleven bids on April 18, 2023, and publicly read them aloud; and

WHEREAS, American Asphalt & Trucking, LLC, 818 Summer Avenue, Newark, NJ 07104 was the lowest responsible bidder.

THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby awards a contract to American Asphalt & Trucking, LLC, 818 Summer Avenue, Newark, NJ 07104 in the amount of \$586,094.95.

RESOLUTION 23-0515-171

**AWARDING A CONTRACT TO FOLEY CAT UNDER SOURCEWELL CO-OP
PRICING CONTRACT #032119-CAT FOR CATERPILLAR INC MODEL
420-07 BACKHOE LOADER**

WHEREAS, pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011, c.139) and LFN 2012-10, a New Jersey municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey or another state; and

WHEREAS, the Borough of Somerville has a need to for Caterpillar Inc., Model 420-07 Backhoe Loader; and

WHEREAS, Foley CAT, 100 NE Adams Street, Peoria, IL 61629 is a vendor under Sourcwell Pricing; and

WHEREAS, Foley CAT. has the equipment desired by the Borough of Somerville under Contract #032119-CAT; and

WHEREAS, the Borough of Somerville is required to accept public comments and hence placed a legal ad in the official newspaper informing the public of an intent to award and did not receive any comments.

BE IT RESOLVED, that the Borough Council, of the Borough of Somerville, County of Somerset, State of New Jersey hereby awards a contract to Foley CAT, 100 NE Adams Street, Peoria, IL 61629 and has submitted Proposal under Sourcewell CO-OP Pricing to the Borough of Somerville at a cost of \$153,886.00.

RESOLUTION 23-05151-172

**APPROVING THE GRANT APPLICATION AND ACCEPTANCE
OF GRANT FUNDING FOR YOUTH LEADERSHIP FROM THE DEPARTMENT
OF HUMAN SERVICES/DIVISION ON MENTAL HEALTH AND
ADDITION SERVICES (DMHAS)**

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program; and

WHEREAS, The Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Borough Council has applied for DMHAS Youth Leadership funding through the Governor's Council on Alcoholism and Drug Abuse through the County of Somerset.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Somerville, County of Somerset, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of an application for DMHAS Grant funding for the Somerville Municipal Alliance for Year One Grant Term 9/1/23 – 9/30/25 in the amount of:
DMHAS Grant Funding \$4,231.44
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
3. The Borough Council accepts subsequent award of this grant.

RESOLUTION 23-0515-173

**DESIGNATING NORTH BRIDGE PROPERTIES, LLC AS CONDITIONAL
REDEVELOPER FOR THE PROPERTIES DESIGNATED ON THE OFFICIAL TAX
MAP OF THE BOROUGH OF SOMERVILLE AS BLOCK 64, LOTS 8, 10, AND 11.01
AND BLOCK 65 LOTS 1, 2, 2.01, 3 AND 4 AND COMMONLY KNOWN AND
IDENTIFIED AS 130 TO 148 EAST MAIN STREET AND 104 , 118 TO 199
VETERANS MEMORIAL DRIVE EAST AND 2 TO 34 MEADOW STREET AND
WHICH ARE LOCATED WITHIN THE EAST CENTRAL BUSINESS DISTRICT
REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE
RESIDENTIAL/RETAIL PROJECT**

WHEREAS, the Borough of Somerville has been promoting the redevelopment of the East Central Business District (“ECBD”) Redevelopment Area (the “Redevelopment Area”) since the adoption of the ECBD Redevelopment Plan updated on January, 2018 as amended from time to time (the “Redevelopment Plan”); and

WHEREAS, properties designated on the Official Tax Map of the Borough of Somerville as Block 64, Lots 8, 10, and 11.01 and Block 65, Lots 1, 2, 2.01, 3 and 4 and which are commonly known and identified as 130 to 148 East Main Street and 104, 118 to 199 Veterans Memorial Drive East and 2 to 34 Meadow Street (collectively, the” Properties”) are each privately owned and located in the Redevelopment Area; and

WHEREAS, North Bridge Properties, LLC (the “Redeveloper”) is the contract purchaser of the Properties which currently contain vacant buildings, small retail businesses, small commercial business and parking areas; and

WHEREAS, the Redeveloper is proposing the redevelopment of the Properties with the construction of a residential and retail (mixed use) rental project consisting of 260 residential units in two (2) buildings, 16,700 sf of retail space, 3887 sf of office space and structured parking, serving the residential units and retail space and office space, containing approximately 613 parking spaces; and

WHEREAS, the proposal presented to the Borough of Somerville by North Bridge Management Corp has been reviewed and has been found to be consistent with the Redevelopment Plan, will provide the Borough with a significant financial return, and meets the Borough's goals and objectives for redeveloping the Properties within the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Somerville that North Bridge Properties, LLC of 475 North Bridge St Bridgewater, NJ 08807 shall be and is hereby conditionally designated as redeveloper for the redevelopment of the Properties with the construction of a retail and residential (mixed use) project as described hereinabove, the details of which is subject to further refinement.

BE IT FURTHER RESOLVED that said conditional designation as redeveloper of the Properties is subject to the following conditions

1. That this conditional designation pursuant to this Resolution is limited to a period of one hundred and eighty (180) days from the date of this Resolution at which time it will automatically expire and be of no further force and effect, and the parties will no longer have any obligation to the other, except as to final payment of any Borough of Somerville costs under the Escrow Agreement required herein. The Borough of Somerville may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a

redevelopment agreement, which determination is at the sole discretion of the Borough of Somerville and which extension must be in the form of a duly adopted resolution of the Borough Council.

2. That North Bridge Management Corp and/or an affiliated entity agrees to pay any and all costs incurred by the Borough of Somerville from the date of the conditional designation to execution of a redevelopment agreement or termination of the redeveloper designation, as set forth herein. The initial escrow deposit to be placed by North Bridge Properties, with the Borough of Somerville shall be in the amount of \$10,000.00.
3. Within fourteen (14) days of the adoption of this Resolution, North Bridge Properties, LLC and/or an affiliated entity, and the Borough of Somerville shall enter into an escrow agreement, the form of which is attached hereto and made part of this Resolution.
4. That North Bridge Properties, LLC and/or an affiliated entity, and the Borough of Somerville shall negotiate and agree upon the terms and conditions of a redevelopment agreement within the period of the conditional designation, as such period may be extended by the Borough of Somerville in its sole discretion as is authorized by this Resolution.
5. That North Bridge Management Corp and/or an affiliated entity, shall either acquire the Properties which it does not currently own from the current owner(s) or show proof of control of the Properties in order for the redevelopment of the Properties as provided for in a redevelopment agreement.
6. That the Borough of Somerville shall amend the governing Redevelopment Plan for the Redevelopment Area as required to permit the redevelopment of the Properties as is proposed by North Bridge Properties, LLC.

BE IT FURTHER RESOLVED that upon completion of negotiations on a redevelopment agreement, the Borough Council shall be required to review and authorize execution of any and all related documents in order to effectuate the completion and implementation of this project.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

RESOLUTION 23-0515-174

**AUTHORIZING A CONTRACT WITH AETNA INSURANCE EFFECTIVE
AUGUST 1, 2023 THROUGH THE SKYLANDS HEALTH INSURANCE FUND
AND TERMINATING THE CONTRACT WITH THE CURRENT PROVIDER**

WHEREAS, the Borough Administrator utilized a broker to assist in analyzing providers of medical plans for municipal employees; and

WHEREAS, it was determined that Aetna through the Skylands Health Insurance Fund provided a plan that provided equal or better plans at a savings; and

WHEREAS, all employees were provided an opportunity on April 13, 2023 to attend 2 information sessions that were held and provided an opportunity following to ask questions regarding the proposed plans; and

WHEREAS, it was determined that the Aetna Plan through the Skylands Health Insurance Fund would be offered and that the current plan would be terminated.

BE IT RESOLVED by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby authorizes to change dental providers from the current provider to Aetna through the Skylands Health Insurance Fund and the Municipal Clerk shall notify the broker and make the necessary arrangements.

RESOLUTION 23-0515-175

AUTHORIZING A CONTRACT WITH DELTA DENTAL AND TERMINATING A CONTRACT WITH THE CURRENT PROVIDER EFFECTIVE AUGUST 1, 2023

WHEREAS, the Borough Administrator utilized a broker to assist in analyzing providers of dental plans for municipal employees; and

WHEREAS, it was determined that Delta Dental provided a plan that provided equal or better plans at a savings; and

WHEREAS, all employees were provided an opportunity on April 13, 2023 to attend 2 information sessions that were held and provided an opportunity following to ask questions regarding the proposed plans; and

WHEREAS, it was determined that Delta Dental plan would be offered and that the current plan would be terminated.

BE IT RESOLVED by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby authorizes to change dental providers from the current provider to Dental Dental and the Municipal Clerk shall notify the broker and make the necessary arrangements.

RESOLUTION 23-0515-176

WAIVING LOCAL CONSTRUCTION FEES ASSOCIATED WITH THE CONSTRUCTION OF THE RETAINING WALL ON STATION ROAD

WHEREAS, the Borough of Somerville entered into an agreement to public private partnership for the construction of Station Road; and

WHEREAS, the Developer is required to construct Station Road from Route 206 into the development; and

WHEREAS, the Borough of Somerville is funding in amount not to exceed \$5,000,000 and the Developer is funding any additional costs over \$5,000,000; and

WHEREAS, since the Borough of Somerville is paying for a portion of the roadway the Borough Council desires to waive the local construction fees related to the retaining wall that is required.

BE IT RESOLVED by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby authorizes the waiving of local construction fees associated with the construction of the retaining wall on Station Road.

RESOLUTION 23-0515-177

AUTHORIZING APPLICATION OF MEMBERSHIP TO THE SOUTHERN SKYLAND REGIONAL HEALTH INSURANCE FUND

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the **Southern Skyland Regional Health Insurance Fund** hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of Borough of Somerville, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey does hereby agree as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
 - a.) Medicare Advantage Program
- iii. Adopts and approves the FUND's Bylaws.
- iv. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

RESOLUTION 23-0515-178

AUTHORIZING THE WAIVER OF THE CASH PORTION OF THE PERFORMANCE BOND FOR BLOCK 50 LOT 3 & 14 FOR A & A

**SOMERVILLE, LLC AND ACCEPTING THE FULL BOND AMOUNT OF
\$215,972.16 FOR THE INSTALLATION OF A PLAYGROUND**

WHEREAS, the Borough of Somerville requires that A & A Somerville, LLC post a bond with a cash portion of 10%; and

WHEREAS, A & A Somerville, LLC having its offices at P.O. Box 827 Bronx,, NY 10457 posted the full amount of the bond at \$215,972.16; and

WHEREAS, a performance bond was posted by A & A Somerville, LLC in the amount of \$215,972.16

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey authorizes waiving the cash portion of the performance bond for Block 50 Lots 13 & 14 and accepts the performance bond in the amount of \$215,972.16

RESOLUTION 23-0515-179

**AUTHORIZING AN AGREEMENT OF AN EXTENDED FIRE WATCH FOR
AVALON SOMERSET STATION URBAN RENEWAL LLC**

WHEREAS, Avalon Somerset Station Urban Renewal LLC ("Avalon") desires to utilize local firefighters for fire watch services for approximately fifty (50) days; and

WHEREAS, the Borough of Somerville allows for local firefighters to be used in short term or event day capacities and long term fire watch services are not contemplated in local ordinances; and

WHEREAS, a calculation for services were provided to Avalon and accepted as follows:

- 1) Hourly rate for individual as established by ordinance.
- 2) Payment of \$100 per day for administration of records and payroll
- 3) \$81.19 per day for use of administrative fire vehicle, stationed at location.

The total estimate is \$25,059.50. The estimate may be adjusted if less days and hours are required. The estimated time frame is from May 19, 2023 through June 30, 2023. The Borough Administrator and CFO shall be authorized to adjust calculation.

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey authorizes an agreement of an extended fire watch for Avalon Somerset Station urban renewal from May 19, 2023 through June 30, 2023.

MINUTES

OPEN PUBLIC MEETING LAW STATEMENT

Kevin Sluka read the Open Public Meeting Law statement.

ROLL CALL

Present: Mayor Sullivan, Councilmembers Brady, Vroom, Mitchell, Stravic and Pitts.

Excused: Councilmember Wied

Also Present: Kevin Sluka, Municipal Clerk, Jeremy Solomon, Borough Attorney, and Colin Driver, Director of Economic Development.

SALUTE TO THE FLAG

The mayor led the pledge of allegiance.

MOMENT OF SILENCE

The mayor requested a moment of silence for Antonina Riga, mother of former Councilman Nick Riga.

APPROVAL OF MINUTES – May 1, 2023

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom	X		X			
Wied						X

DEPARTMENTAL REPORTS

The mayor said the May report was listed in the agenda.

COMMITTEE REPORTS

T. Mitchell - The United States Department of Transportation has two new grant opportunities available. One is to fund publicly accessible electric vehicle charging and alternative fuel infrastructure. The other is the "Safe Streets for All" grant, which can be used to develop or complete an Action Plan, conduct supplemental planning, or conduct demonstration activities, or used to fund projects and strategies identified in an Action Plan that address roadway safety problems. RideWise is offering assistance in applying.

Somerset County announced a reduction in SCOOT shuttle service due to a shortage of drivers. Peak shuttle buses 858 and 859 will be discontinued until further notice. Peak shuttle bus 860 will continue to operate with some time changes and adjustments.

The Historic Advisory Committee has been working on a map of historic sites along the bike race route. When using the map, you can click on any of the sites and see the side panel view or click the photo to expand it. A draft version is posted on Google.

Sunday May 21, at 2pm, Cindy Williams Newsome will be speaking about her new book, Chasing Baseball for Life, which is a memoir of the life and career of her brother Nearo Williams, who grew up playing baseball in the 1950s & '60s and had a career in the minor leagues. The Event takes place at Historic Van Horne House at 941 East Main Street, Bridgewater and costs \$10 per person.

Monday, May 22 at 7pm, there will be a talk on Daniel Robert at the Somerville Library.

PSE&G crews will be working on the following streets this week: Culver St , E Young St, Demond Pl, 2nd St, 3rd St, Center St, Southside Ave, Everit Dr, E Cadillac Dr, Seville Dr, Imperial Dr, Fleetwood Dr and N Gaston Ave

R. Vroom - Members of the Rescue Squad and Fire Department completed their swift waters operations class. Swift water is very dangerous and that's why training is necessary. One of our members recently rescued a resident who was stranded on his vehicle on a flooded street.

G. Brady - Steve Weinman, our Rescue Squad Chief, was named one of NJBiz Healthcare Heroes in 2023. The Redevelopment Committee has been encouraging investors to develop the East Central business district according to our redevelopment plan. This is a gateway entrance to the downtown and has been underutilized. The investor would provide much needed PILoT revenue to complete the Emergency Services Facility.

G. Stravic - The Environmental Commission held a lottery for the community garden. They are discussing a collaboration with the Wallace House curator on possible gardens at the Wallace House. They also submitted the Sustainable Jersey application, which evaluates best practices in government. They expressed concern about several large trees being removed from the Brookside Apartments on Cliff Street, which is in a flood plain. They also questioned if the redevelopment project is suitable in a flood plain.

R. Pitts - Registration is now open for residents only for the 2023 pool season. Only Michael Lepp pool will be open this summer. The spray parks are scheduled to open on June 1. Registration is still open for the Family Fun Ride on Memorial Day. Visit the borough website for more information.

Mayor Sullivan - At 9 am on Memorial Day, the American Legion and County's Veteran Association will host a commemorative program at the Culver Street park. There will be no formal parade this year, but we will walk from the memorial at Culver Street memorial, down Main and Bridge Streets and assemble at the New Cemetery for the

traditional services at 10 am. Thanks to the Somerville community we are #1 in our division for the FoodStock Food Challenge. The county collected about 19,000 pounds of food and 31% of that food was collected in Somerville.

The New Jersey League of Municipalities sponsored an essay contest for high-school juniors and seniors statewide. Bridget Lacerda, a Somerville High School student, finished in the top 15.

CY-2023 MUNICIPAL BUDGET & USER-FRIENDLY BUDGET ADOPTION

The mayor asked for a motion to open the meeting to the public to comment on the municipal budget.

Meeting Open to the Public

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell			X			
Pitts			X			
Stravic		X	X			
Vroom	X		X			
Wied						X

Public Comments

Chris Cutler - Asked about the costs associated with the Emergency Services Facility project.

Mayor Sullivan - There are no payments in this year’s budget for the Emergency Services Facility. That will start once the building is in operation, in the 2024 or 2025 budget.

Close Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom	X		X			
Wied						X

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts	X		X			
Stravic			X			
Vroom			X			
Wied						X

DISCUSSION: North Bridge Properties, LLC - Gateway East

Present: Dominick Caruso, President and CEO of North Bridge Properties, Bridgewater and Craig Stires, President, Stires Associates, Somerville

C. Stires

- The project encompasses 7 properties located on: Meadow Street on the west side, Main Street on the north side and part of Veterans Memorial.
 - 2 properties with vacant buildings
 - Pop’s Place, which has been open for 1 year and 3 months
 - an ice cream store at the corner
 - a landscape contractor on Meadow
 - an older mixed-use building with a parking lot
 - a vacant space on Veterans Memorial
- All 7 properties are in a flood plain. The property on the corner, between Meadow and Veterans Memorial, is a former landfill.
- We’re looking to construct a 2-story parking deck. The lower level would be a public parking deck with flood storage. All vehicles would be removed in case of a storm. The upper deck would be for residential and some retail parking.
- The retail portion of the project would be along Main Street. The elevation of the upper deck and retail space would be above the flood line. The access to East Main is at the flood elevation and 4 feet above flood elevation to Veterans Memorial. The first level is residential and almost 20 feet above flood elevation. The residential portion is 4 stories.
- We met with the borough’s Redevelopment Committee, and we’ve submitted our application, which has grandfathered us to the current rules. The DEP has reviewed the initial application and responded with questions for clarification. We’re about to resubmit to answer their questions. The DEP will then have 90 days to approve or deny the application.

T. Mitchell - Asked about the flood line on the map in relation to where the flooding occurred during Hurricane Ida.

C. Stires - The flooding was almost at the exact location of the 100-yr flood line.

G. Brady - Asked about taxation revenue and opportunities for lower income housing.

D. Caruso - Confirmed there has been general discussion about financial incentives, such as PILOTs, and said they're open to discussing lower income housing. He also confirmed discussing the proposal with the current tenants.

R. Vroom - Expressed concern about putting 260 apartments in an area that is known to flood. He questioned access for first responders during a flash flood.

C. Stires - We would work with the Redevelopment Committee on an emergency plan.

G. Stravic - Expressed concern about the water draining into Main Street and about having multiple developments in that same area. Asked about open space on the property that will allow for water to be absorbed.

C. Stires - Six of the properties are 100% impervious, with hardly any grass. There is a retention basin, which will be remediated. This would meet the stormwater requirements.

G. Stravic - This application is being rushed because there are stricter regulations coming. It would benefit the community if this project was built to the best standards.

R. Pitts - Expressed concern for the current business owners.

D. Caruso - The corner property has been empty for 10 years and the back property has been abandoned for many years. The landscaper and ice cream shop plan to close their businesses and move. I haven't spoken to the tenants at Mr Desapio's building or at Pop's Place, but we're open to working out an agreement with them to move into the new retail space or relocate.

Mayor Sullivan - Asked the applicant to commit to a traffic study for a potential traffic light and if it's possible to elevate the property by adding fill.

C. Stires - The regulations preclude us from doing that, but we're creating flood storage.

The mayor asked for a motion to open the meeting to the public for questions.

Meeting Open to the Public

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			

Stravic		X	X			
Vroom			X			
Wied						X

Public Comments

Chris Cutler - Are you aware that a year ago, a project with similar safety remediation proposals was presented for E. Cliff Street and rejected?

C. Driver - A plan was not presented for E. Cliff Street. The zoning recommendation was not accepted.

Bill Cecil - Have you done a light study? How many cars do you anticipate parking here?

C. Stires - Not at this point, but we will probably be required to do so. A building with 250 apartments requires 280 parking spots.

Mary Smith - What is the timeline for this project?

D. Caruso - It's hard to say. We'd need to get approvals from the DEP and the Redevelopment authorities. It probably won't start until the end of 2024.

Deirdre Rosinski, Planning Board member - Asked about a traffic study prior to closing Meadow Street. Also, can changes be made to the proposal once the DEP approves it?

C. Stires - We will include a traffic study. We can go back for a modification if we need to make changes.

J. Solomon - The design of the building can change. The DEP only cares about the lower level and its effect on the flood zone.

D. Rosinski - Asked the mayor to list the members of the Redevelopment Committee for the public.

Mayor Sullivan - Myself, Councilmembers Brady and Mitchell, former mayor Michael Kerwin and Bernie Navatto, Planning Board Chair, plus Colin Driver.

Rober Wortman, Fire Department Chief - Our ladder truck cannot reach this building. During a flood, we'll have no access to it. But, we can talk more about this.

Brian Gallagher - Does the redevelopment designation have to be triggered tonight to fulfill DEP requirements?

C. Stires - I don't know.

Geoff Keiser - Asked about the lower-level parking and if it was designed to retain water. Also, asked about a statement in the Redevelopment Plan that discourages developers from building in this area.

C. Stires - It will not retain water. It's a concrete structure and water will go out. The Redevelopment Committee should answer the question about the redevelopment zone.

Mr. Rakowski - Asked about traffic flow and encouraged the developer to consider bike lanes.

Jeff Lamborn - Asked about affordable housing and other developments in the area.

Larry Cleveland, member of the Planning Board - Asked if the Redevelopment Plan says not to build on these particular properties. Expressed concern about the wording of the resolution that implies approval of the project.

C. Driver - The question refers to an amendment to the plan about the transfer of development rights. It's suggested in the plan that this would be a good idea. We're at the designation process. The developer is not seeking approval of a site plan.

Mayor Sullivan - The resolution is the designation of this entity as the redeveloper. The Planning Board would then review the site plan and there would be a series of public hearings. The resolution we're voting on tonight is to allow the entity to start the approval process.

A. DeSapio - I own one of the properties. The redevelopment plan is a good use of the property.

Rich O'Neill - This neighborhood floods and it's not getting any better. This project will move people out of the water. This is not a done deal. You owe it to the town to let the thought process proceed and let the various boards make the final decision, working with the applicant.

Chris Cutler - Expressed concern about how this project could affect school taxes. We don't need high density housing everywhere, especially in a flood area.

Somerville Resident, 15 Hamilton Street - Said the actual flooding was higher than shown in the documentation. Expressed concern for the Agape House residents. Also concerned about the lights, traffic and plans to manage flooding in that area.

John Hadley - Where's the tipping point in the town for how many apartments we should have? Are we taking a holistic view of the whole town as opposed to one development at a time?

Brian Gallagher - There are misconceptions about this project and the problem is that nothing has been done with this redevelopment plan since 2012. I suggest this redevelopment plan be given back to the Planning Board, along with the other redevelopment plans.

Geoff Keiser - This resolution says it meets the borough's goals and objectives in the redevelopment plan. I encourage you to consider the town as a whole. I think this area could be used in a better way, as indicated in the redevelopment plan.

Bill Sisco - Instead of apartments, we should redevelop this area to do something wonderful for Somerville residents and support the rest of the businesses here.

Michael Kinney - Expressed concern about flooding. Encouraged development of the town, but said it's bad practice to push out thriving businesses.

Karen Kinney - Expressed concern for the safety of first responders during a flood.

Patty Huntley - Expressed concern about building in a flood zone and how additional apartments will impact the school system, which is already at full capacity. Also expressed concern for pedestrian safety.

Mr. Rakowski - Ida was unprecedented and that kind of flooding probably won't happen here again.

Mike Kerwin, member of the Redevelopment Committee - Having a developer acquire 7 properties is a great opportunity that doesn't happen easily. One of the goals in our master plan is to use redevelopment to mitigate flooding and mitigate traffic by eliminating multiple driveways.

Glen Denys - The master plan also says we should reduce overcrowding of buildings and increase landscaping. There are other options for redevelopment, instead of an apartment complex. We need to revisit our master plan and redevelopment plan and engage the public in the process.

Close Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom			X			
Wied						X

23-0515-173

DESIGNATING NORTH BRIDGE PROPERTIES, LLC AS
 CONDITIONAL REDEVELOPER FOR THE PROPERTIES
 DESIGNATED ON THE OFFICIAL TAX MAP OF THE BOROUGH

OF SOMERVILLE AS BLOCK 64, LOTS 8, 10, AND 11.01 AND BLOCK 65 LOTS 1, 2, 2.01, 3 AND 4 AND COMMONLY KNOWN AND IDENTIFIED AS 130 TO 148 EAST MAIN STREET AND 104 , 118 TO 199 VETERANS MEMORIAL DRIVE EAST AND 2 TO 34 MEADOW STREET AND WHICH ARE LOCATED WITHIN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL/RETAIL PROJECT

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell		X	X			
Pitts			X			
Stravic				X		
Vroom				X		
Wied						X

Comments

J. Solomon - As a matter of procedure, a yes vote on this resolution authorizes the Redevelopment Committee and Planning Board to engage with the developer.

T. Mitchell - We're just selecting someone to talk to. We're not making any promises, and this does not mean we approve the project.

R. Vroom - The east end of town is not pretty to look at, but there are many options to improve that area. I know we're only voting for designation, but this meets redevelopment standards. I'm not sure how much deviation there will be and this is my concern.

G. Stravic - I do not believe this project meets the needs of Somerville at this point.

G. Brady - I think the east end of town looks terrible. I support this.

R. Pitts - Did not comment.

Mayor Sullivan - I would support this designation to start the process with input from our other commissions.

The Mayor said there would be a brief recess.

TABLED ORDINANCE

2706-23-0417 AMENDING CHAPTER 102 SECTION 74 REMOVING THE REQUIREMENT FOR MINOR SITE PLANS FOR SIDEWALK CAFÉ'S THAT ARE SEASONAL IN NATURE AND ESTABLISHING THE REGULATIONS FOR SEASONAL SIDEWALK CAFÉ'S IN CHAPTER 150 ARTICLE III

The mayor asked for a motion to take ordinance 2706-23-0417 off the table.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom			X			
Wied						X

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Public Comments

Larry Cleveland, member of the Planning Board - There has been a lack of enforcement for many years. There are many issues and the sidewalks are not safe. This needs to be addressed. The Planning Board sent comments and does not want to move forward on this until meeting with the DSA.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom			X			
Wied						X

Comments

J. Solomon - This ordinance doesn't remove oversight, but it removes the site plan requirement because of the expense. This removes an expensive impediment.

K. Sluka - A person who wants to have a sidewalk cafe will not have to go before the Planning Board and incur additional costs for a survey and professionals. They would apply at Borough Hall and it would be reviewed by the Architectural Review Board. The enforcement is not changing in this ordinance, but we have been working with the DSA. We incorporated all the changes submitted by the Planning Board that related to this ordinance.

G. Brady - The most complaints I've received as a council member have to do with permitting, site plan approvals and the associated costs.

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

2703-23-0403 AMENDING CHAPTER 102-116 OF THE LAND USE CODE ENTITLED "CONDITIONAL USES" SECTION "T" ENTITLED "SOLAR SYSTEMS" SUBSECTION (e), (f) & (k) CONSISTING OF

CHANGES TO SOLAR PANEL LOCATION, ELECTRICITY
GENERATION AND NON-RESIDENTIAL APPLICATIONS

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

There were no public comments.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell			X			
Pitts			X			
Stravic	X		X			
Vroom		X	X			
Wied						X

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic				X		
Vroom		X	X			
Wied						X

2704-23-0403

AMENDING CHAPTER 102 SECTION 115 OF THE LAND USE CODE ENTITLED SPECIAL IMPROVEMENT DISTRICT SPECIFICALLY SECTION C ENTITLED "REVIEW REQUIRED BY THE ARCHITECTURAL BOARD" ELIMINATING THE NEED TO HAVE AN SIGN APPLICANT THAT SOLELY REQUIRES A SIGN REVIEW TO RECEIVE APPROVAL FROM THE PLANNING BOARD

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Public Comments

Larry Cleveland - Did the Planning Board send a recommendation on this? Businesses should submit their sign applications when they decide to start a business, not after the building has been completed.

K. Sluka - The Planning Board disagreed with the proposed ordinance and sent proposed modifications should the borough council decide to change the ordinance to allow the zoning official to approve the applications. The Planning Board only sees sign applications in the Special Improvement District (SID). The people in the SID are being penalized when they're supposed to have an expedited approval process. This ordinance allows the ARB (Architectural Review Board) to make the decision. The zoning officer will then issue the sign permit, just like all other signs in the municipality. The DSA, Zoning and Planning boards are all represented on the ARB.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			

Vroom		X	X			
Wied						X

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

2708-23-0501 REPEALING CHAPTER 82 OF THE BOROUGH CODE ENTITLED FLOODPLAINS AND FLOOD HAZARD AREA AND CREATING CHAPTER 102, SECTION 127 ENTITLED FLOOD DAMAGE PREVENTION; DESIGNATING A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Public Comments

Glen Denys – Said this is a start, but encouraged going further and providing better guidelines.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady				X		
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			
Wied						X

MEETING OPEN TO THE PUBLIC

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Public Comments

A. Adair - Suggested changing Schedule A of the Land Use ordinance to allow multi-family a permitted use in the POR zone.

J. Solomon - This would go to the Planning Board, not the Zoning Board. The Planning Board needs to make this recommendation to the Council so it can be adopted.

A. Adair - We decided not to have a parade this year because there wasn't enough time, after meeting with the bike race committee, and it wasn't worth the effort to plan an 8-block parade.

Mayor Sullivan - Lets start the parade discussion earlier next year to try to plan a route.

A. Adair - Would like to reinstate the tradition of naming honorary streets after people who have made a significant impact in this town. Also asked about the timeline for a stop sign on 3rd and Center.

Close Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell			X			
Pitts			X			
Stravic	X		X			
Vroom			X			
Wied						X

K. Sluka added an ordinance to the agenda.

2709-23-0515 RESCINDING ORDINANCE #2695-23-0221 AND ADOPTING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE KIRBY AVENUE REDEVELOPMENT AREA, SPECIFICALLY APPLICABLE TO BLOCK 50, LOTS 2, (50 JAMES STREET) AND 2.01, (82 FAIRVIEW AVENUE) PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Introduction

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

CONSENT RESOLUTIONS, except for 23-0515-176 and 23-0515-173 (which the Council voted on earlier in the meeting).

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom			X			
Wied						X

23-0515-176 WAIVING LOCAL CONSTRUCTION FEES ASSOCIATED WITH THE CONSTRUCTION OF THE RETAINING WALL ON STATION ROAD

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell			X			
Pitts	X		X			
Stravic				X		
Vroom			X			
Wied						X

Comments

G. Stravic - Is there a reason we should pay the fees for a developer?

K. Sluka - This is going to be a public road and we're paying for a portion of the road.

BILLS AND VOUCHERS

Account	PO #	Vendor Name	Amount
2-09-55-502-000-557	22-01517	IPS GROUP INC	15,380.00
3-01-20-100-000-533	23-00712	RAINONE COUGHLIN MINCHELLO LLC	31.00
3-01-20-100-000-556	23-00721	ZINA VAN NESS	200.00
3-01-20-100-000-613	23-00705	CROWN TROPHY	225.00
3-01-20-100-000-628	23-00081	W.B. MASON CO., INC	69.95
3-01-20-100-000-628	23-00081	W.B. MASON CO., INC	1,287.32
3-01-20-100-000-628	23-00081	W.B. MASON CO., INC	62.97
3-01-20-100-000-628	23-00215	STAPLES CONTRACT & COMMERCIAL	85.99

3-01-20-100-000-628	23-00215	STAPLES CONTRACT & COMMERCIAL	61.99
3-01-20-100-000-628	23-00215	STAPLES CONTRACT & COMMERCIAL	85.99
3-01-20-100-000-628	23-00215	STAPLES CONTRACT & COMMERCIAL	85.99
3-01-20-100-000-628	23-00215	STAPLES CONTRACT & COMMERCIAL	13.00
3-01-20-100-000-635	23-00052	FEDEX	59.87
3-01-20-100-000-670	23-00067	QUADIENT LEASING USA, INC	411.30
3-01-20-130-000-670	23-00720	SUPLEE, CLOONEY & CO	4,900.00
3-01-20-140-000-528	23-00023	KRS IT CONSULTING LLC	47.00
3-01-20-140-000-534	23-00024	VITAL COMMUNICATIONS INC	100.00
3-01-20-140-000-598	23-00004	VERIZON	109.00
3-01-20-140-000-598	23-00011	VERIZON	119.00
3-01-20-140-000-614	23-00189	CIVIC EYE COLLABORATIVE LLC	571.00
3-01-20-140-000-706	23-00684	PATRICIA HUNT	57.11
3-01-20-165-000-533	23-00693	DALESSIO ENGINEERING, LLC	800.00
3-01-20-165-000-565	23-00708	POST ACE HARDWARE	19.98
3-01-21-180-000-605	23-00188	MICHAEL LOMBARDOZZI	562.10
3-01-21-185-000-607	23-00179	MICHAEL LOMBARDOZZI	204.60
3-01-22-195-000-545	23-00292	NJ BUILDING OFFICIALS ASSOC.	200.00
3-01-22-195-000-628	23-00181	W.B. MASON CO., INC	95.76
3-01-22-195-000-628	23-00181	W.B. MASON CO., INC	34.99
3-01-23-220-000-586	23-00055	FLEXFACTS-GRANT BENEFITS SOLUT	56.00
3-01-23-220-002-745	23-00070	STATEWIDE INSURANCE FUND	232,614.08
3-01-25-240-000-560	23-00177	VESPIA'S/MR TIRE	63.63
3-01-25-240-000-560	23-00177	VESPIA'S/MR TIRE	61.14
3-01-25-240-000-560	23-00643	POPS BIKE LLC	275.00
3-01-25-240-000-560	23-00679	SOMERSET HILLS TOWING	105.00
3-01-25-240-000-575	23-00590	AMAZON CAPITAL SERVICES, INC	111.96
3-01-25-240-000-628	23-00418	SHI INT'L CORP.	90.54
3-01-25-240-000-628	23-00418	SHI INT'L CORP.	95.36
3-01-25-240-000-628	23-00418	SHI INT'L CORP.	431.60
3-01-25-240-000-628	23-00418	SHI INT'L CORP.	57.40
3-01-25-240-000-670	23-00171	DELAGE LANDEN FINANCIAL SERVIC	230.29
3-01-25-240-000-697	23-00598	OFFICER RYAN MILLER	339.52
3-01-25-240-000-697	23-00602	OFFICER DAVID COX	550.00
3-01-25-240-000-697	23-00687	OFFICER ADAM FULMORE	1,484.05
3-01-25-240-000-713	23-00168	AIM UNIFORM INC	540.00
3-01-25-240-000-713	23-00169	ATLANTIC TACTICAL	272.91
3-01-25-240-000-713	23-00169	ATLANTIC TACTICAL	38.00
3-01-25-240-000-713	23-00169	ATLANTIC TACTICAL	141.95
3-01-25-240-000-713	23-00169	ATLANTIC TACTICAL	29.25
3-01-25-240-000-713	23-00169	ATLANTIC TACTICAL	183.98
3-01-25-240-001-533	23-00174	MOTIVATED SECURITY SERVICE INC	5,308.40
3-01-25-265-000-507	23-00036	FIRE & SAFETY SERVICES LTD	2,744.15
3-01-25-265-000-507	23-00047	NAPA-GENUINE PARTS CO.	53.34

3-01-25-265-000-507	23-00047	NAPA-GENUINE PARTS CO.	7.99
3-01-25-265-000-560	23-00049	POST ACE HARDWARE	45.96
3-01-25-265-000-560	23-00049	POST ACE HARDWARE	48.04
3-01-25-265-000-560	23-00049	POST ACE HARDWARE	26.05
3-01-25-265-000-560	23-00049	POST ACE HARDWARE	91.52
3-01-25-265-000-560	23-00049	POST ACE HARDWARE	45.69
3-01-25-265-000-560	23-00049	POST ACE HARDWARE	72.10
3-01-26-290-000-533	23-00406	ADVANCED LANDSCAPING, INC	7,705.00
3-01-26-290-000-533	23-00695	AMBASSADOR MEDICAL SERVICES	126.00
3-01-26-290-000-560	23-00017	VERIZON WIRELESS	38.01
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	10.00
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	9.99
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	20.93
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	14.49
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	27.97
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	8.98
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	94.12
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	-65.14
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	82.32
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	15.18
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	-15.18
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	5.16
3-01-26-290-000-560	23-00137	POST ACE HARDWARE	42.96
3-01-26-290-000-561	23-00123	FUSCO'S RENTAL WORLD	3,200.00
3-01-26-290-000-673	23-00154	SOMERSET CTY RD & BRIDGE DIV	650.71
3-01-26-290-000-674	23-00160	STAVOLA ASPHALT COMPANY	584.85
3-01-26-290-000-674	23-00160	STAVOLA ASPHALT COMPANY	91.52
3-01-26-290-000-687	23-00138	POST ACE HARDWARE	29.57
3-01-26-290-000-687	23-00165	W.B. MASON CO., INC	12.39
3-01-26-290-000-687	23-00165	W.B. MASON CO., INC	17.53
3-01-26-305-000-523	23-00129	LMR DISPOSAL, LLC	27,083.32
3-01-26-305-000-523	23-00129	LMR DISPOSAL, LLC	300.00
3-01-26-305-000-523	23-00129	LMR DISPOSAL, LLC	29,587.81
3-01-26-310-000-517	23-00080	W.B. MASON CO., INC	26.94
3-01-26-310-000-517	23-00136	POST ACE HARDWARE	67.97
3-01-26-310-000-517	23-00136	POST ACE HARDWARE	11.96
3-01-26-310-000-517	23-00660	GRIFFITH (FRANKLIN) ELEC	99.18
3-01-27-330-000-533	23-00019	SOMERSET COUNTY HEALTH DEPT	10,301.78
3-01-27-340-000-510	23-00021	ANIMAL CONTROL SOLUTIONS	3,086.00
3-01-28-370-000-697	23-00620	NEAL TOBIN	2,160.00
3-01-28-375-000-560	23-00063	POST ACE HARDWARE	61.71
3-01-28-375-000-560	23-00063	POST ACE HARDWARE	-16.74
3-01-28-375-000-560	23-00063	POST ACE HARDWARE	40.57
3-01-28-375-000-560	23-00063	POST ACE HARDWARE	39.57

3-01-28-375-000-560	23-00063	POST ACE HARDWARE	11.96
3-01-31-440-000-704	23-00005	VERIZON	1,201.64
3-01-31-440-000-704	23-00006	VERIZON	144.33
3-01-31-440-000-704	23-00016	VERIZON WIRELESS	971.40
3-01-31-440-000-705	23-00002	VERIZON	391.71
3-01-31-440-000-705	23-00008	VERIZON	300.82
3-01-31-440-000-705	23-00013	VERIZON WIRELESS	883.14
3-01-31-440-000-705	23-00015	VERIZON WIRELESS	334.07
3-09-55-502-000-533	23-00073	IPS GROUP INC	4,977.82
3-09-55-502-000-569	23-00587	DRI-STICK DECAL CORPORATION	456.00
C-04-00-002-617-610	23-00713	GIBBONS, PC	6,923.26
C-04-00-002-670-909	22-01527	MRC INC	25,337.50
C-04-00-002-702-610	23-00686	GIBBONS, PC	475.00
G-02-10-001-000-246	22-01306	T & M ASSOCIATES	4,698.90
G-02-40-002-020-541	23-00707	POST ACE HARDWARE	22.99
G-02-40-002-020-541	23-00707	POST ACE HARDWARE	68.97
G-02-40-002-020-541	23-00707	POST ACE HARDWARE	68.97
G-02-40-002-020-541	23-00707	POST ACE HARDWARE	68.97
G-02-40-002-020-541	23-00707	POST ACE HARDWARE	68.97
G-02-40-002-020-541	23-00707	POST ACE HARDWARE	68.97
T-12-00-000-000-647	23-00646	YORK FENCE CO INC	2,895.00
T-13-00-000-000-212	23-00723	COLE & ASSOCIATES LLC	18,355.00
T-13-00-000-000-235	21-01845	JERSEY RECOVERY ASSOCIATES LLC	840.00
T-13-00-000-000-570	21-01874	Torti Gallas and Partners, PC	1,500.00

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom			X			
Wied						X

ADJOURNMENT

Councilmember Mitchell made a motion to adjourn, seconded by Councilmember Vroom, all voted favorably.

Respectfully Submitted,
Kevin Sluka, RMC