

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP COUNCIL AGENDA

REGULAR MEETING

7:00 P.M.

FEBRUARY 22, 2021

VIA ZOOM VIDEO CONFERENCE

Via the internet, please click the link below to join the meeting:

<https://zoom.us/j/95262662770>

Via telephone, please dial 1(312)626-6799 or 1(646)558-8656

Use Zoom Meeting ID: 952-6266-2770, when prompted for a Participant ID, press #

A. CALL TO ORDER

The notice requirements of the Open Public Meetings Act have been satisfied with respect to this meeting of the Township Council which is being held via Zoom video conferencing due to restrictions on indoor public gatherings resulting from the COVID-19 pandemic. Specifically, the time and date were included in the public meeting notice. This information, along with the public internet link and telephone call-in information was posted in the Municipal Building, and sent the official newspapers of the Township, the Verona-Cedar Grove Times and the Star Ledger and MyVeronaNJ.com, TAPinto and the Patch, the official online news source(s) of the Township, at least 48 hours preceding the start time of this meeting. The agenda and public handouts for this meeting can be viewed online at www.veronanj.org/councilmeetings. A public comment period will be held in the order it is listed on the meeting agenda and instructions on how to comment will be provided at the appropriate time.

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. REPORT OF THE MAYOR

1. Julius N. Coltre, Essex County Liaison
2. Proclamation – COVID-19 Victims and Survivors Memorial Day

E. REPORT OF THE TOWNSHIP MANAGER

F. COUNCILMEMBERS' REPORTS

G. HEARING ADOPTION OR AMENDMENT OF ORDINANCES

H. PROPOSED ORDINANCES

- | | |
|----------------------------|--|
| 1. Ordinance No. 2021-____ | Bond – ADA Improvements at the Community Center/Installation of Curb Ramps (\$200,000) |
| 2. Ordinance No. 2021-____ | Bond – Reconstruction and Rehabilitation of Lynwood Road (\$975,000) |
| 3. Ordinance No. 2021-____ | Capital – Various Improvements (Shade Tree Replacement and Sidewalk Installation/Replacement (\$60,000) |
| 4. Ordinance No. 2021-____ | CAP Index |
| 5. Ordinance No. 2021-____ | Repealing Chapter 402 “Rent Control” in its Entirety and Establishing a New Chapter 402 “Rent Regulations” |
| 6. Ordinance No. 2021-____ | Repealing Chapter 455 “Stormwater Management” in its Entirety and Establishing a New Chapter 455 “Stormwater Management” |
| 7. Ordinance No. 2021-____ | Amend Chapter A575 “Fees” of the Township of Verona |

TOWNSHIP COUNCIL AGENDA

February 22, 2021

I. PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

J. MINUTES

1. February 8, 2021 - Regular Meeting
2. February 17, 2021 - Special Meeting

K. PROPOSED RESOLUTIONS

1. Resolution No. 2021-____ Budget Transfers***
2. Resolution No. 2021-____ Refund Tax Lien - 1 Claridge Drive, 9GE
3. Resolution No. 2021-____ Executive Session

L. LICENSES AND PERMITS

M. ADDENDUM

N. NEW/UNFINISHED BUSINESS

O. PUBLIC COMMENT

P. EXECUTIVE SESSION

1. Pending, Ongoing, or Anticipated Litigation and Contract Negotiations pursuant to N.J.S.A. 10:4-12 (7)
 - Docket No. ESX-L-4773-15
(In All Declaratory Judgement Actions Filed by Various Municipalities, County of Essex, Pursuant to the Supreme Court's Decision in In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015))
 - Sunset Avenue Redevelopment Plan

Q. ADJOURNMENT

*The Public Comment period for the public hearing for ordinances and the Consent Agenda is limited to just those specific items. However, the public may speak on any matter during the Hearing Adoption or Amendment of Ordinance (listed on the agenda as item "G"), Public Comment on Consent Agenda Items (listed on the agenda as item "I") or general Public Comment (listed on the agenda as item "O") on this agenda. At that time, anyone from the public wishing to speak will be prompted to raise his/her virtual hand. You may do so by pressing the "raise hand" button on your monitor or, if dialing in by phone, press *9. You will be recognized and advised that you are unmuted. Your comments will be limited to four (4) minutes.*

Any member of the public may submit written communication in lieu of addressing the Township Council live during the Hearing Adoption or Amendment of Ordinance (listed on the agenda as item "G"), Public Comment on Consent Agenda Items (listed on the agenda as item "I") or general Public Comment (listed on the agenda as item "O") by sending comments to the Township Clerk via electronic mail at TownshipClerk@VeronaNJ.org or by written letter delivered to the Township Clerk by 4:30 p.m. on the day of the meeting. All written comments shall be read aloud during the public meeting at the appropriate time.

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

ORDINANCE No. 2021-__

**BOND ORDINANCE PROVIDING FOR ADA IMPROVEMENTS TO THE
VERONA COMMUNITY CENTER, INCLUDING INSTALLATION OF
VARIOUS CURB RAMPS, IN AND BY THE TOWNSHIP OF VERONA, IN
THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING \$200,000
THEREFOR, INCLUDING \$99,840 EXPECTED TO BE RECEIVED AS A
COMMUNITY DEVELOPMENT BLOCK GRANT, AND AUTHORIZING
THE ISSUANCE OF \$200,000 BONDS OR NOTES OF THE TOWNSHIP TO
FINANCE THE COST THEREOF**

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, State of New Jersey (with not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Verona, in the County of Essex, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$200,000, including \$99,840 expected to be received as a Community Development Block Grant (the "CDBG"). No down payment is required pursuant to *N.J.S.A. 40A:2-11(c)* as the improvement or purpose referred to in Section 3(a) is being partially funded by the CDBG.

SECTION 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$200,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is improvement of the Verona Community Center for ADA compliance, including installation of various curb ramps and work and materials necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

SECTION 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no bond anticipation note shall

mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

SECTION 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$200,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$40,000 for items of expense listed in and permitted under *N.J.S.A. 40A:2-20* is included in the estimated cost indicated herein for the purpose or improvement.

SECTION 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the Chief Financial Officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The Chief Financial Officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

SECTION 9. The Chief Financial Officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of

the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX AND XXX.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

ORDINANCE No. 2021-__

**BOND ORDINANCE PROVIDING FOR THE RECONSTRUCTION AND
REHABILITATION OF LYNWOOD ROAD IN AND BY THE TOWNSHIP OF
VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY, APPROPRIATING
\$975,000 THEREFOR, INCLUDING \$525,000 EXPECTED TO BE RECEIVED
AS A NEW JERSEY DEPARTMENT OF TRANSPORTATION GRANT, AND
AUTHORIZING THE ISSUANCE OF \$975,000 BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE COST THEREOF**

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, State of New Jersey (with not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Verona, in the County of Essex, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$975,000, including \$525,000 expected to be received as a New Jersey Department of Transportation grant (the "NJDOT Grant"). No down payment is required pursuant to *N.J.S.A. 40A:2-11(c)* as the improvement or purpose referred to in Section 3(a) is being partially funded by the NJDOT Grant.

SECTION 2. In order to finance the cost of the improvement or purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$975,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the reconstruction and rehabilitation of Lynwood Road, including work and materials necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

SECTION 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to

mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

SECTION 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Municipal Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$975,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$195,000 for items of expense listed in and permitted under *N.J.S.A. 40A:2-20* is included in the estimated cost indicated herein for the purpose or improvement.

SECTION 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the Chief Financial Officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The Chief Financial Officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

SECTION 9. The Chief Financial Officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The Chief Financial Officer is further authorized

to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX AND XXX.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

ORDINANCE No. 2021-__

**CAPITAL ORDINANCE APPROPRIATING \$60,000 FROM CAPITAL FUND
BALANCE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE
TOWNSHIP OF VERONA, IN THE COUNTY OF ESSEX, NEW JERSEY**

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, State of New Jersey AS FOLLOWS:

SECTION 1. The Township of Verona (the “Township”) hereby appropriates \$60,000 fully funded by Capital Fund Balance, for various capital improvements consisting of:

Shade Tree Replacement: \$ 30,000.00

Sidewalk Installation and Replacement: \$ 30,000.00

SECTION 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX AND XXX.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

ORDINANCE No. 2021-__

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A.
40A:4-45.14)**

WHEREAS, the Local Government Cap Law, *N.J.S.A. 40A:4-45.1 et seq.*, provides that in the preparation of its annual budget, a municipality shall limit any increase in said 2021 budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, *N.J.S.A. 40A:4-45.15a* provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Township Council of the Township of Verona, in the County of Essex, finds it advisable and necessary to increase its CY 2021 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Township Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$182,534.30 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Verona, in the County of Essex, State of New Jersey a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2021 budget year, the final appropriations of the Township of Verona shall, in accordance with this ordinance and *N.J.S.A. 40A:4-45.14*, be increased by 3.5%, amounting to \$638,870.05, and that the CY 2021 Municipal Budget for the Township of Verona be approved and adopted in accordance with this ordinance.

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction.

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX AND XXX.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

ORDINANCE No. 2021-__

**REPEALING CHAPTER 402 "RENT CONTROL" IN ITS ENTIRETY AND ESTABLISHING
A NEW CHAPTER 402 "RENTAL REGULATIONS"**

BE IT ORDAINED, by the Township Council of the Township of Verona, County of Essex, New Jersey as follows:

SECTION 1. Chapter 402 (Rent Control) of the Code of the Township of Verona is hereby repealed in its entirety.

SECTION 2. Chapter 5 (Administration of Government) Section § 5-63 (Counsel to the Rent Control Board) is hereby repealed in its entirety.

SECTION 3. There is hereby established a new Chapter 402 (Rental Regulations) of the Code of the Township of Verona to read as follows:

ARTICLE I RENT CONTROL

- § 402-1. Applicability; exceptions
- § 402-2. Definitions
- § 402-11. Rent Control Board
- § 402-12. Board staff
- § 402-13. Professional services
- § 402-21. Permitted increases
- § 402-22. Vacancy allowance
- § 402-23. Registration requirement
- § 402-31. Hearings
- § 402-32. Appeals
- § 402-41. Maintenance of services
- § 402-42. Anti-harassment provisions
- § 402-43. Compliance with housing and building codes
- § 402-44. Alternate service of notice
- § 402-45. Enforcement
- § 402-46. Violations and penalties

§ 402-1 Applicability; exceptions.

- A. Applicability. The terms of this article apply to individual residential dwelling units within all buildings classified by the assessor as Class 4A (Commercial Property), Class 4B (Industrial Property), and 4C (Apartments), rather than to an individual tenant occupying a dwelling unit. An agreement for occupancy of the dwelling unit shall not circumvent the application of this article by titling the agreement as other than a lease, such as, but not limited to a "use and occupancy agreement."
- B. Exceptions. This article shall not apply to:
 - (1) Dwelling units in buildings with less than four individual residential dwelling units.
 - (2) Dwelling units which are landlord-occupied or which are permanently occupied by a member of the immediate family of the landlord of that building, however said units are still subject to comply with the registration requirements of this article.
 - (3) Dwelling units for which the amount of rent is determined as a function of household income by a government program.
 - (4) Motels, hotels and similar-type buildings intended for transient use; floor space used strictly for commercial purposes in any type building, including state-licensed rooming houses.
 - (5) Dwelling units rented for the first time after the adoption of this article are exempt, and the initial rent may be determined by the landlord, but all subsequent rents shall be subject to the provisions of this article.

- (6) Dwelling units exempted by state or federal law.
- C. Establishment of base rent.
 - (1) For all dwelling units previously subject to rent control, base rent shall be the rent charged as of the effective date of this Ordinance.
 - (2) For all dwelling units subject to rent control for the first time after the adoption of this Ordinance, base rent shall be the rents established by landlords and tenants on June 1 following the effective date of this Ordinance.
 - (3) Any subsequent permitted increase which by its terms becomes part of the base rent, shall represent the base rent from which permitted increases are calculated.
- D. Tenure of rent control. This article shall be reviewed by the governing body after 10 years to determine whether rent control legislation should be continued, modified or repealed.

§ 402-2 Definitions.

As used in this article, the following terms shall have the meanings indicated:

BASE RENT

The amount charged for the dwelling unit rented, and any related services and equipment involved, whether such includes the use of the basement, parking space(s) garage, clotheslines, washing utilities, heat, hot water, garbage removal, repairs, maintenance and the like, and the base rent and charge included in the tenant's lease/rental agreement.

BOARD

The Rent Control Board.

BUILDING

Any building or structure, or part thereof, used for human habitation, use, or occupancy and includes any accessory buildings and appurtenances belonging thereto or usually enjoyed therewith.

CODE COMPLIANCE

That the dwelling and dwelling unit are free from all heat, hot water, elevator and all health, safety and fire code violations as well as free of all other violations of the article, the Property Maintenance Code and other applicable federal, state, county or local laws or regulations.

CONSUMER PRICE INDEX

The consumer price index (all items, base year 1967 = 100) for wage earners and clerical workers (CPI-W) for the region of the United States of which the Township is a part, published periodically by the United States Department of Labor, Bureau of Labor Statistics.

DWELLING

Any building or structure or party thereof containing one or more dwelling units.¹

DWELLING UNIT

Any room or group of rooms or any part thereof located within a [dwelling] and forming a single habitable unit with facilities which are used, or designated to be used for living, sleeping, cooking and eating.²

JUDICIALLY MANDATED EVICTION

That the landlord recovered possession of a dwelling or dwelling unit for one of the reasons and in accord with the procedures set forth in *N.J.S.A. 2A:18-61.1*, as amended. Removal of a tenant due to a change in ownership is not permissible unless said removal is done in accordance with *N.J.S.A. 2A:18-61.1*.

LANDLORD

¹ N.J.A.C. 5:28-1.2

² N.J.A.C. 5:28-1.2

The person(s) who owns or purports to own any building, structure or complex of buildings or structures in which there is rented or offered for rent dwelling units for living or dwelling purposes under either a written or an oral lease.

LIVING AREA

The amount of total rentable space applicable to any given dwelling unit, measured either in terms of rooms or square footage.

MAINTENANCE COSTS

Maintenance costs include real estate taxes, utility expenses, expenses for repairs, upkeep and maintenance respecting a dwelling unit, but shall not include principal or interest payments on any blanket encumbrance or other mortgage or encumbrance.

MAJOR CAPITAL IMPROVEMENT

A permanent improvement that is reasonably expected to last more than three years. The improvement must benefit the dwelling and must be subject to an allowance for depreciation under federal income tax provisions, but the Rent Control Board, taking all factors into consideration, will make the ultimate determination. Capital improvements shall include but not be limited to new construction relating to the dwelling, new bath fixtures, kitchen cabinets, kitchen fixtures, air-conditioning installation, heating system installation, electrical rewiring, electrical outlets, and replacement of doors, windows or other fixtures. Incidental repairs which are defined as expenditures that keep property in an ordinarily efficient operating condition and do not add to its value or appreciably prolong its useful life shall not be deemed capital improvements under this article.

MONTHLY MAINTENANCE CHARGE

The annual maintenance costs divided by 12.

RENT INCREASE, DECREASE OR ADJUSTMENT

The notice forwarded by the landlord to the tenant, or by the tenant to the landlord, by letter or in any other form, setting forth the proposed amount of rent increase, rent decrease or other rent adjustment. Each such notice shall state in detail the reasons justifying or requiring the rent increase, rent decrease or other rent adjustment. Each notice shall also include a notice on how to file an appeal of said increase, decrease or adjustment with the Rent Control Board.

SECRETARY

The Rent Control Board Secretary.

SERVICES

The provision of light, heat, hot water, maintenance, painting, elevator service, air conditioning, storm windows, screens, superintendent service and any other benefit, privilege or facility connected with the use or occupancy of any dwelling or dwelling unit.

§ 402-3 through § 402-10 (Reserved).

§ 402-11 Rent Control Board.

- A. Established. A Rent Control Board (the "Board") is established in the Township of Verona.
- B. Composition; terms.
 - (1) The Board shall consist of five members who shall be appointed by the Township Council. For reasons of continuity and in the best interests of the public, the terms of the first members appointed pursuant to this subsection shall be staggered terms of one-, two-, three-, and four-year term appointments, with two members receiving four-year terms. Thereafter the term of office of the members of the Board shall be for four years each.
 - (2) Members of the Board shall serve without compensation.
- C. Disqualification of member. No member of the Rent Control Board shall be permitted to act on any matter in which that individual has, either directly or indirectly, any personal or financial interest.

- D. Powers of Board. The Rent Control Board is hereby granted and shall have and exercise all the powers necessary and appropriate to carry out and execute the purposes of this article, including, but not limited to, the following:
- (1) To issue and promulgate such rules and regulations as it deems necessary to implement the purpose of this article, including, but not limited to, the use of subpoenas, which rules and regulations shall have the force of law until revised, repealed or amended, providing that such rules are filed with the Township Clerk.
 - (2) To supply information and assistance to landlords and tenants to help them comply with the provisions of this article.
 - (3) To hold hearings and adjudicate applications from landlords for rent increases or adjustments, as herein provided.
 - (4) To hold hearings and adjudicate applications from tenants for rent adjustments or reductions, as herein provided.
 - (5) To hear and adjudicate appeals from determinations of the Rent Control Administrator.
 - (6) To approve and accept a settlement or other agreement on the subject matter of a dispute between a landlord and tenant.
 - (7) To require a landlord to produce for examination his/her books, records, tax returns, balance sheets, profit and loss statements and such other records as the Board may require in connection with any application, hearing, proceeding or purpose, as set forth herein.
 - (8) The Rent Control Board, upon an application by a landlord or tenant or upon its own motion, may set a date for a hearing, consider proofs and grant, deny, modify or otherwise adjust all rentals, by increasing or decreasing same, and the Board may make such determinations as to conditions, services, equipment, terms and related matters pertaining to rentals and controlled premises as may be warranted within the intent and purview of this article and applicable state laws.
- E. Quorums. A quorum for hearing shall consist of three members and a majority of those present shall be authorized to issue orders pursuant to and consistent with the powers and functions of the Board.
- F. Reporting. The Board shall provide a quarterly report to the Township Council summarizing all actions, determinations, and investigations undertaken during the previous quarter.

§ 402-12 Board staff.

- A. Rent Control Administrator; duties.
- (1) Position created. There is hereby created the position of Rent Control Administrator, to be appointed by the Manager.
 - (2) Duties. The duties of the Rent Control Administrator shall be as follows:
 - (a) To obtain, keep and maintain all relevant records and other data and information.
 - (b) To supply information and assistance to landlords and tenants and to bring together tenants and landlords in formal conferences and suggest resolutions of conflicts between them in order to assist them in complying with the provisions of this article.
 - (c) To ensure compliance by the landlord and tenants with the provisions of this article.
 - (d) To remedy violations of this article by ordering rebates and increases and bring appropriate legal charges as provided by this article.
 - (e) To accept, process, investigate and determine complaints from tenants of illegal rental increases.
 - (f) To accept, process, review and investigate applications from landlords for rental increases or surcharges under the hardship increase or capital improvement recovery sections of this article.
 - (g) To coordinate and supervise all staff associated with the operation of this article.
 - (h) To attend all meetings of the Rent Control Board.
 - (i) To perform such other duties as the Rent Control Board may

specifically direct and as allowed by this article.

- (3) Determination. Any determination of the Rent Control Administrator under this section or such duties as may be delegated to him/her by the Rent Control Board, by regulation, will be rendered by the officer, in writing.
- (4) Appeal.
 - (a) Any person aggrieved by a determination of the Rent Control Administrator may appeal to the Rent Control Board, which may sustain, vacate, modify or reverse said determination. An appeal shall be filed no later than 30 calendar days after the date that the determination is issued. The appeal shall be in the form detailed herein, and shall be accompanied by the fee as set forth in this article.
 - (b) Upon receipt of the appeal setting forth in detail the grounds for the appeal and the required fee, the matter shall be placed upon the Rent Control Board agenda at the earliest convenient date for determination. During the pendency of the appeal, the rent for the subject dwelling unit shall be the rent as established by the Rent Control Administrator.
- (5) Reporting.
 - (a) The Rent Control Administrator shall provide a quarterly report to the Board summarizing all actions, determinations, and investigations undertaken during the previous quarter.
- B. Board Secretary, appointment.
 - a. Position created. There is hereby created the position of Board Secretary to the Rent Control Board, to be appointed by the Manager.
- C. Board Attorney, appointment
 - a. Position created. There is hereby created the position of Rent Control Board Attorney, to be appointed by the Council for a one year term under such form of retainer agreement as the Council may approve. Candidates for Rent Control Board Attorney shall be recommended to the Township Council by the Township Attorney.
 - b. Duties. The duties of the Rent Control Board Attorney shall be as follows:
 - i. Shall advise the Rent Control Board on interpretation of all aspects of this article.
 - ii. Shall advise the Rent Control Board in order to ensure that a full, fair and balanced record of the rent control hearings shall be made and that all competent evidence shall be presented and tested as to its relevancy, competency, materiality and creditability, so that the Council and any appellate tribunal will have the benefit of a fully developed record of the proceedings.
 - iii. Shall attend all meetings of the Rent Control Board.

§ 402-13 Professional services.

- A. Retention of professional services. In the event the Rent Control Board determines that a landlord or tenant's application for relief contains calculations of a complex nature, then the Board, in the interest of fairness and efficiency, may determine that the services of professional experts are required to assist the Board in evaluating and processing the application.
- B. Estimate of fee. Should the Board determine that professional assistance is required, then the Board shall forthwith send a copy of the application and supporting documents to any professional expert retained to assist the Board in evaluating and processing the application. Within five days of receipt thereof, the professional expert shall submit to the Board and to the applicant an estimate of funds necessary to undertake the professional services to be rendered.
- C. Escrow funds. The applicant shall forthwith deposit such funds in an escrow account maintained by the Township. The professional expert shall submit vouchers for all reasonable and necessary fees for the professional services rendered, which fees shall be paid from the escrow account in the manner prescribed by *N.J.S.A. 40A:5-16 through 40A:5-18* and the ordinances of the Township. The professional expert, at the time of submission of any such voucher,

shall forward a copy of same to the applicant.

- D. Appeal of fee. In the event that the applicant questions the reasonableness of any such voucher, the applicant may make written protest of such voucher to the Board. In no event shall the Board authorize the payment of any voucher submitted pursuant to this section sooner than 10 days after its submission. Any of the aforesaid moneys which are left in the escrow account upon completion of the application shall be returned to the applicant after the Board reaches its decision. Should additional funds be required after the original funds are exhausted, such funds as shall be necessary in the judgment of the Board shall be paid by the applicant to the Township and placed in the escrow account.
- E. Action upon application. The Board shall take no formal action on any application unless and until all escrow funds have been deposited with the Township, and any time limitations set forth in this article shall be extended until all such escrow funds are deposited with the Township.

§ 402-14 through § 402-20 (Reserved).

§ 402-21 Permitted increases.

- A. Rent control established. All dwelling units, unless otherwise specifically exempted, shall be subject to the provisions of this article. Any and all increases not in accordance with the provisions of this article are void and shall be refunded or credited to the tenant.
- B. Annual increases for covered dwelling units.
 - (1) The maximum permissible annual rent increase is 3.0%, or the percentage difference between the consumer price index three months prior to the expiration or termination of the lease and three months prior to the commencement of the lease term, whichever is greater.
 - (2) Exception for qualified senior tenants. For dwelling units in which at least one tenant is 62 years of age or older, the maximum annual permissible rent increase shall be equal to the percentage difference between the consumer price index three months prior to the expiration or termination of the lease and three months prior to the commencement of the lease term.
 - (3) The first annual rent increase after the adoption of this article shall occur no sooner than 12 months after the last rental increase permitted by Ordinance.
 - (4) No landlord shall request or receive any increase in rental payments from any tenant more often than once in any period of 12 consecutive months with the exception of an increase permitted pursuant to §402-21(C) or §402-21(D).
- C. Hardship increase. This subsection applies where the annual operating expenses for any one building exceed at least 75% of the total annual gross income. Operating expenses shall include all reasonable expenses necessary to carry out the proper operation and maintenance of the property, including common area utilities and property taxes allocated to the year. Operating expenses shall exclude mortgage amortization, mortgage interest, interest or costs of financing, attorney's, expert's or engineer's fees related to the filing of hardship or capital improvement applications, depreciation or expenditures for capital improvements. In reviewing operating expenses, the Board shall consider normal and recurring expenses and may make adjustments for extraordinarily high or low operating expenses in any given year. Annual gross income shall include all income realized in connection with the operation of the premises, including rentals from all residential dwelling units and commercial units, as well as fees collected for parking, rental from machines, concessions and garages or other services. This figure becomes the new base rent and may be increased by 10% after the first year.
 - (1) In considering a hardship application, the Board shall give due consideration to any and all relevant factors, including, but not limited to, the following:
 - (a) The level and quality of service rendered by the landlord in maintaining and operating the building.

- (b) The presence or absence of reasonable, efficient and economic management. Total management fees may not exceed 6%.
 - (2) An applicant for hardship relief shall submit to the Board 10 copies of the following:
 - (a) A statement for three prior twelve-month periods of gross rentals and actual expenses incurred for that time in connection with the operation of the building, to be adjusted to reflect the actual period of time the applicant has owned the building if owned for less than three years.
 - (b) A list of all present owners of the property.
 - (3) The Board's decision shall become effective after full 30 days' statutory notice to tenants.
 - (4) The Board shall promulgate rules, regulations and necessary forms to be utilized, notice to tenants of hardship applications and notice to tenants and landlords regarding hearings and general procedure. Those rules and regulations shall have the force of the law and shall be filed with the Township Clerk.
 - (5) With the filing of a hardship increase application, the landlord shall simultaneously deliver notice thereof to each affected tenant. At a minimum, a landlord seeking a hardship increase shall notify tenants, in writing, by regular and certified mail, return receipt requested, and provide tenants with a summary of the application and state the increase sought. Any tenant who receives such notice shall have 30 days to file any written comments with the Board regarding the application.
 - (6) Within 30 days of receipt of a complete application, the Board shall notify the landlord, in writing, of the time and place for the hearing. The hearing shall be held not more than 90 days nor less than 30 days from the date of receipt of a complete application. The landlord shall immediately, upon receipt of such notification of hearing, serve such notice upon each affected tenant. The landlord shall serve notice of the hearing date to the tenant by regular and certified mail, return receipt requested, at least 20 days in advance of the hearing. Prior to any hearing on such application, the landlord shall present the Board with proof of service of notice to each affected tenant.
 - (7) No hardship application shall be considered or granted by the Board for a period of time more than one year after the expiration of applicant's last tax reporting year.
 - (8) The Board shall render a decision on a hardship application within 45 days of the conclusion of the hearing before the Board. Failure of the Board to render its decision within the time period, absent consent of the landlord, shall result in the application being deemed granted.
 - (9) A hardship increase shall become part of the base rent.
- D. Major capital improvement or additional services surcharge.
- (1) Application; notice.
 - (a) A landlord may apply for a major capital improvement surcharge or for a surcharge for major additional services not formerly provided to the tenants of dwelling units in the affected dwelling. The landlord shall make written application to the Board upon forms adopted by the Board for these purposes. Simultaneously with filing of a major capital improvement application, the landlord shall serve notice upon each affected tenant. The landlord shall submit with its application a letter of code compliance from the appropriate Township department.
 - (b) The Board shall promulgate rules, regulations, forms to be utilized and notice procedures to the tenant. At a minimum, a landlord seeking a major capital improvement surcharge shall notify tenants, in writing, by certified mail and provide tenants with a summary of the application and state the increase sought.
 - (2) Nature and cost of improvement. A landlord shall submit a detailed contract or proposal and proof of payment as to each improvement.
 - (3) Amortization of cost. The cost for a major capital improvement shall be amortized over the useful life of such capital improvement as determined

- by the Rent Control Board and the Rent Control Board's accountant.
- (4) Notice of hearing. Within 30 days from receipt of all required application forms, the Board shall notify the landlord, in writing, of the time and place of the hearing. The landlord shall immediately, upon receipt of such notification of hearing, serve notice thereof upon each affected tenant. Prior to any hearing on this application, the landlord shall present the Board with proof of service of notice of the hearing upon each affected tenant.
 - (5) Time for application. No major capital improvement application shall be considered or granted by the Board for work completed more than one year before the date of filing of a request for a letter of code compliance from the appropriate Township department.
 - (6) Finding of improvement; apportionment of surcharge. Upon determination that the proposed improvement is a major capital improvement or that that the proposed service is a major additional service not formerly provided to the affected tenant or tenants, the Board may grant a surcharge based upon the cost of the major capital improvement or major additional service. These costs shall include reasonable interest thereon. Any surcharge granted by the Board shall be fairly apportioned among the affected dwelling units based on the size of the dwelling units and the benefit of the improvement to each dwelling unit. If any such surcharge is granted, it shall not be considered a part of base rent and shall not be included in calculating the annual rent increases allowable under § 402-21. A surcharge for a major capital improvement shall expire at such time as the cost of the capital improvement plus reasonable interest have been covered by the surcharge, which shall be determined by the Board as part of its decision. A surcharge for additional services shall remain in effect as long as the services are provided.
 - (7) Notice of decision. The Board shall notify the landlord, in writing, of its determination under this subsection, and the landlord shall forthwith deliver a copy of the determination by certified mail to each affected tenant, to become effective upon thirty-day notice.
 - (8) Protected tenancy status.
 - (a) No major capital improvement surcharge shall be imposed upon any tenant who has been granted protected tenant status pursuant to *N.J.S.A. 2A:18-61.22* or *2A:18-61.40*.
 - (b) Any major capital improvement surcharge awarded within two years prior to the date of notice to the municipal administrative officer required by *N.J.S.A. 2A:18-61.27* or *2A:18-40* shall immediately become null and void upon the grant of protected tenancy status. The protected tenant's rent shall be recalculated and reduced accordingly; however, no rebate of a previously paid surcharge shall be granted.
 - (9) Compliance with codes. Permits, as required by law, are to be secured from all agencies having control and jurisdiction for alterations, repairs, replacements, extensions and new buildings. All work done shall adhere to appropriate code standards and shall be inspected by any agency having control and jurisdiction, and their approval obtained. Copies of such permits shall accompany the capital improvement application.
- E. In the event that a tax appeal is taken by the landlord and the landlord is successful in the appeal and the taxes reduced, the tenant(s) shall receive 100% of the reduction as applied to its (their) proportionate share of the taxes, after deducting all reasonable expenses incurred by the landlord in prosecuting the appeal.
- F. Maximum annual increase. The maximum annual increase from all sources listed under this § 402-21, Permitted increases, shall not exceed 15% unless an efficient landlord cannot meet operation expenses or make a fair return on his/her investment. A tenant shall not receive an aggregate increase from all sources of more than 15% in any twelve-month period.
- G. Compliance with housing and building codes. Any landlord seeking an increase under this section must file, with its application, a letter from the appropriate Township department that the building and grounds are in code compliance with

building and housing codes and regulations. No increase shall be permitted if the building or grounds are not in compliance with said codes and regulations.

§ 402-22 Vacancy allowance.

- A. Notwithstanding any limitations on permissible rent increases under any other provisions of this article, upon the voluntary uncoerced vacation of any apartment, rent increases for which are controlled in this article, the landlord shall have the right to fix the rent for such vacated apartment at such sums deemed appropriate, subject to the following:
- (1) In order to qualify for a vacancy decontrol rent increase, the landlord shall first be required to file with the Rent Control Administrator a notarized written statement, on a form approved by the Board, countersigned by the vacating tenant certifying that the landlord has not, in any way, harassed or pressured the tenant into vacating the dwelling unit and that the vacating of such dwelling unit was a voluntary act on the part of the tenant.
 - (2) Such statement shall also include the rent paid by the vacating tenant and the date the tenant will be vacating the dwelling unit. For the purposes of this section a vacation caused or necessitated by substandard, unsafe or unsanitary conditions shall not be deemed a voluntary vacation. Such noncoercion certification shall not be required in order for the landlord to qualify for the vacancy decontrol increase if:
 - (a) The increase does not exceed the total of all permissible increases authorized by any other provisions of this article;
 - (b) The tenant has moved from the dwelling unit without notice to the landlord;
 - (c) The dwelling unit has been vacated pursuant to a judicially mandated eviction;
 - (d) The tenant has refused to sign such certification, and upon appeal by the landlord the Rent Control Board has found that such refusal was unwarranted and that there was in fact no coercion exerted by the landlord upon the vacating tenant.
- B. A hearing pursuant to Subsection A(2)(d) above shall be held before the Rent Control Board upon at least seven days' notice to the public and the vacating tenant. Notice to the public shall be published in the form designed by the Board in the official newspaper of the Township by the landlord. The landlord shall present the Board with proof of publication.

§ 402-23 Registration requirement.

- A. Registration information; fee.
- (1) Every landlord of a building applicable to this Article shall be required to file with the Rent Control Administrator a statement showing the amount of rent charged for each dwelling unit as of June 1, 2021, and as of June 1 in each succeeding year referred to in this article as rent rolls. Such statement shall be filed by July 1 in each year. The annual statement shall be filed on the approved form provided by the Rent Control Administrator. In the event a landlord fails to file the completed rent statement within 15 days of receiving written notice sent by the Rent Control Administrator via certified mail, return receipt requested, notifying the landlord of its failure to file, the landlord shall result in a mandatory fine of \$250 per dwelling unit, be prohibited from increasing any dwelling unit rental for a period of 12 months and continue to be prohibited from increasing any dwelling unit rental until a valid registration statement is on file.
 - (2) Within 30 calendar days of a change in tenancy, the landlord of a building applicable to this Article shall be required to file with the Rent Control Administrator a statement showing the amount of rentals charged to the previous tenant and the amount of rent charged to the new tenant. Failure of the landlord to file, shall result in a mandatory fine of \$250 per violation.
 - (3) In those instances where the tenant of a dwelling unit is the building landlord or a member of the immediate family of the landlord of that building, the landlord of the dwelling unit must similarly file a statement certifying that the unit is so landlord-occupied or is permanently occupied by a member of the immediate family of the landlord of that building.

- B. Registration statement: contents. A registration statement shall include at least the following:
- (1) The name of each tenant and the apartment number.
 - (2) The previous rent of each apartment.
 - (3) The current rent for each apartment.
 - (4) The amount of the last increase for each apartment.
 - (5) The date of the last increase for each apartment.
 - (6) If applicable, the services provided to the building
 - (7) If applicable, the superintendent's name, home address and telephone number (during regular hours and after hours contact required).
- C. In the event a landlord or a prior property owner for the same property has not filed an annual registration statement the Board, upon any review of that determination, shall be permitted to disallow any increase for that year that the landlord or prior landlord failed to file a rent registration statement.

§ 402-24 through § 402-30 (Reserved).

§ 402-31 Hearings.

- A. Opportunity to be heard. All interested persons shall be given the opportunity to be heard, with or without counsel, except that the Board, in its discretion, may limit repetitious testimony or ask that a spokesperson for the tenants be appointed.
- B. The Rent Control Administrator shall advise the appealing party of the date of the initial hearing on an appeal of his or her determination. The appealing party shall serve notice of the hearing date to the nonappealing party by regular and certified mail, return receipt requested, at least 20 days in advance of the hearing.
- C. Oral decision by Board. In the event the Board renders its decision orally, immediately following the hearing, the landlord shall notify the tenants of the Board's decision if that decision affects the rent or term of any tenancy. The notice shall be by regular and certified mail, return receipt requested. Within 30 days thereof, the landlord shall provide the Board with a copy of any notice served upon any tenant. The Rent Control Board shall not be required to render its decision in writing unless requested to by the landlord within 30 days of the hearing.
- D. Reserved decision. In the event the Board reserves decision, the Board shall render a written decision within 45 days of the hearing unless the Board, in its discretion, determines that an additional hearing is necessary.
- E. Additional hearings. If an additional hearing is necessary, the Board shall so notify the landlord within 20 days of the initial hearing. A copy of the notice of hearing shall be posted conspicuously in the lobby of the building. The landlord shall serve notice of the hearing date to the tenant, by regular and certified mail, return receipt requested, at least 20 days in advance of the hearing.

§ 402-32 Appeals.

All decisions of the Board are final. Any landlord or tenant wishing to appeal the decisions of the Board may do so to a court of competent jurisdiction according to law pursuant to its rules and procedures.

§ 402-33 through § 402-40 (Reserved).

§ 402-41 Maintenance of services.

- A. Continuation of services. During the term of this article, the landlord shall maintain the same standards of service, maintenance, furniture, furnishings and equipment in the building, dwelling or dwelling unit as required under the lease or otherwise mandated by law.
- B. Decline in services. When services, care or maintenance, or when the standards of service, maintenance, furniture, furnishings and equipment in the building, dwelling or dwelling unit, are not substantially maintained as specified above, any

tenant may apply to the Board for a decrease in rent. A copy of such application shall be served upon the landlord setting forth, in detail, the reasons for the application.

- C. Applicability to parking spaces. The provisions of this section shall also apply to any on-site parking or garage space occupied by the tenant in conjunction with rental and occupancy of dwelling unit. If it is determined, after a hearing of the Board, as described in this article, that the parking was a previously provided service, then the rent shall be decreased by 25% of the current monthly rent.
- D. Hearing notice procedure. Upon receipt of the application by the Rent Control Administrator, the Rent Control Administrator shall schedule a hearing on the application and shall notify both landlord and tenant of the date, time and place of the hearing.
- E. Maintenance of services. During a tenant's occupancy of a dwelling unit in which the landlord provides utilities to the dwelling units of the building, the landlord will be prohibited from constructing a separate apartment unit meter and billing for any utility service previously provided by the landlord as part of the services to the building, including but not limited to heat, hot water, water and sewerage.

§ 402-42 Anti-harassment provisions.

- A. Harassment; reduction of services prohibited. Any tenants desiring to remain in their dwelling units may do so without provocation or retaliation from landlords. For the purposes of this section, harassment of tenants shall mean conduct, whether direct or indirect, committed intentionally or negligently by a landlord, or anyone acting on his/her behalf. These actions include, but are not limited to:
 - (1) A reduction in the quality of basic services necessary to the health, safety and welfare of the tenants.
 - (2) Heat and hot water.
 - (3) Adequate security.
 - (4) Intermittent failures.
 - (5) Bothersome telephone calls or letters.
 - (6) Frivolous eviction threats or legal proceedings.
 - (7) Actions which would cause a reasonable person of like age and physical condition of a tenant to fear for his/her life, limb, property or home.
- B. Investigation/prosecution of harassment complaints. The Township shall refer complaints involving harassment filed by either tenants or landlords to the proper authorities qualified to investigate and prosecute said complaints.

§ 402-43 Compliance with housing and building codes.

- A. Compliance required prior to granting increase.
 - (1) Any landlord who seeks a hardship or major capital improvement increase under § 402-21 shall file with an application a certification from the office of the appropriate Township department to the effect that the building and grounds are in substantial compliance with Township building and housing codes, which certification shall be based on an application made by the landlord to the appropriate Township department not more than one month before the filing of his/her application with the Board. No such increase may be granted until such certification had been filed and, if a tenant contests the accuracy of such certification, until the Board has determined that there is substantial compliance.
 - (2) The Board shall deny the application until there has been such compliance.

§ 402-44 Alternate service of notice.

Personal service or service by certified mail that is either refused or uncalled for may be re-mailed by ordinary mail and shall be effective as though personal service or notice by certified mail had been accepted.

§ 402-45 Enforcement.

This article shall be enforced by the Rent Control Board, the Rent Control Administrator, the Township Construction Code Official or any other appropriate designee of the

Township designated by the Township Manager.

§ 402-46 Violations and penalties.

- A. Any person who violates any of the provisions of this article, unless otherwise provided for in this article, shall, upon conviction thereof, be subject to the penalties set forth in Chapter 1, Article II, General Penalty, of the Township Code.
- B. This section shall be in addition to any remedies for noncompliance or violation of this article set forth elsewhere in this article.

SECTION 4. Chapter A565-1 (Schedule of Fees) of the Code of the Township of Verona is hereby supplemented by the addition of the following Section as follows:

Ch 402, Rental Regulations	
Annual registration statement filing	\$10 per dwelling unit rented \$0 per dwelling unit landlord-occupied or occupied by a member of the landlord’s immediate family.
Change of tenancy statement filing	\$10 per dwelling unit
Appeal of Rent Control Administrator decision	\$100 + \$1,000 escrow
Hardship application	\$300 + \$1,000 escrow
Major capital improvement or service increase application	\$300 + \$1,000 escrow
Vacancy allowance application	\$100 per dwelling unit

SECTION 5. In case any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

SECTION 6. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 7. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE
I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX, 2021 AND XXX, 2021.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE No. 2021-__

REPEALING CHAPTER 455 “STORMWATER MANAGEMENT” IN ITS
ENTIRETY AND ESTABLISHING A NEW CHAPTER 455 “STORMWATER
MANAGEMENT”

BE IT ORDAINED, by the Township Council of the Township of Verona, County of
Essex, New Jersey as follows:

SECTION 1. Chapter 455 (Stormwater Management) of the Code of the Township of
Verona is hereby repealed in its entirety.

SECTION 2. There is hereby established a new Chapter 455 (Stormwater Management)
of the Code of the Township of Verona to read as follows:

ARTICLE I STORMWATER QUALITY

§ 455-1 Purposes.

- The purposes of this article are as follows:
- A. To prohibit the spilling, dumping or disposal of materials other than stormwater to the municipal separate storm sewer system (MS4) operated by the Township so as to protect public health, safety, and welfare, and to prescribe penalties for the failure to comply.
 - B. To prohibit illicit connections to the municipal separate sewer system(s) operated by the Township, so as to protect public health, safety, and welfare, and to prescribe penalties for the failure to comply.
 - C. To establish requirements for the proper handling of litter, yard waste and pet solid waste in the Township, so as to protect public health, safety, and welfare and to prescribe penalties for the failure to comply.
 - D. To prohibit the feeding of unconfined wildlife in any Township-owned park or on any other property owned or operated by the Township so as to protect public health, safety, and welfare, and to prescribe penalties for failure to comply.
 - E. To require the retrofitting of existing storm drain inlets which are in direct contact with repaving, repairing, reconstruction, or resurfacing or alterations of facilities on private property, to prevent the discharge of solids and floatables (such as plastic bottles, cans, food wrappers and other litter) to municipal separate storm sewer system operated by the Township so as to protect public health, safety, and welfare, and to prescribe penalties for failure to comply.
 - F. To require dumpsters and other refuse containers that are outdoors or exposed to stormwater to be covered at all times and prohibits the spilling, dumping, leaking or otherwise discharge of liquids, semi liquids or solids from the containers to the municipal separate stormwater system operated by the Township and/or the waters of the state so as to protect public health, safety, and welfare, and to prescribe penalties for the failure to comply.
 - G. To regulate the outdoor application of fertilizer so as to reduce the overall amount of excess nutrients entering waterways, thereby helping to protect and improve surface water quality. This article does not apply to fertilizer application on commercial farms.

§ 455-2 Definitions.

For the purpose of this article, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this article clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

BUFFER
The land area, 50 feet in width, adjacent to any water body.

CONTAINERIZED

The placement of yard waste in a biodegradable bag as approved by the Township Engineer, such as to prevent the yard waste from spilling or blowing out into the street and coming into contact with stormwater.

COUNTY

The County of Essex.

DOMESTIC SEWAGE

Waste and wastewater from humans or household operations.

FEED

To give, place, expose, deposit, distribute or scatter any edible material with the intention of feeding, attracting, or enticing wildlife. Feeding does not include baiting in the legal taking of fish and/or game.

FERTILIZER

A fertilizer material, mixed fertilizer or any other substance containing one or more recognized plant nutrients, which is used for its plant nutrient content, which is designed for use or claimed to have value in promoting plant growth and which is sold, offered for sale, or intended for sale.

ILLICIT CONNECTION

Any physical or nonphysical connection that discharges domestic sewage, noncontact cooling water, process wastewater, or other industrial waste (other than stormwater) to the municipal separate storm sewer system operated by the Township, unless that discharge is authorized under a NJPDES permit other than the Tier A Municipal Stormwater General Permit (NJPDES Permit No. NJ0141852). Nonphysical connections may include, but are not limited to, leaks, flows, or overflows into the municipal separate storm sewer system.

IMPERVIOUS SURFACE

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include and are not limited to roofs and asphalt, concrete, and stone roads, parking lots, drives, sidewalks, porous asphalt or concrete systems or synthetic turf fields that do not promote infiltration, pools, and patios.

INDUSTRIAL WASTE

Nondomestic waste, including but not limited to those pollutants regulated under Section 307(a), (b) or (c) of the Federal Clean Water Act [33 U.S.C. § 1317(a), (b) or (c)].

LITTER

Any unused or unconsumed substance or waste material which has been discarded, whether made of aluminum, glass, plastic, rubber, paper or other natural or synthetic material, or any combination thereof, including but not limited to any bottle, jar or can, or any top, cap or detachable tab of any bottle, jar or can, any unlighted cigarette, cigar, match or any flaming or glowing material or any garbage, trash, refuse, debris, rubbish, grass clippings or other lawn or garden waste, newspapers, magazines, glass, metal, plastic or paper containers or other packaging or construction material but does not include the waste of the primary process of mining or other extraction processes, logging, saw milling, farming or manufacturing.

LITTER RECEPTACLE

A container suitable for the depositing of litter.

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)

A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) that is owned or operated by the Township or other public body and is designed and used for collecting and conveying stormwater.

NJPDES PERMIT

A permit issued by the New Jersey Department of Environmental Protection to implement

the New Jersey Pollutant Discharge Elimination System (NJPDES) Rules at N.J.A.C. 7:14A.

NONCONTACT COOLING WATER

Water used to reduce temperature for the purpose of cooling. Such waters do not come into direct contact with any raw material, intermediate product (other than heat) or finished product. Noncontact cooling water may however contain algaecides, or biocides to control fouling of equipment such as heat exchangers, and/or corrosion inhibitors.

PERSON

Any individual, corporation, company, partnership, firm, association, or political subdivision of this state subject to municipal jurisdiction.

PET

Domesticated animal (other than a disability assistance animal) kept for amusement and companionship.

PET OWNER/KEEPER

Any person who shall possess, maintain, house, or harbor any pet or otherwise have custody of any pet, whether or not the owner of such pet.

PET SOLID WASTE

Waste matter expelled from the bowels of the pet, excrement.

PHOSPHORUS FERTILIZER

Any fertilizer that contains phosphorus, expressed as P₂O₅, with a guaranteed analysis of greater than zero; except that it shall not be considered to include animal (including human) or vegetable manures, agricultural liming materials, or wood ashes that have not been amended to increase their nutrient content.

PROCESS WASTEWATER

Any water which, during manufacturing or processing, comes into direct contact with or results from the production or use of any raw material, intermediate product, finished product, by-product, or waste product. Process wastewater includes, but is not limited to, leachate and cooling water other than noncontacting cooling water.

PROPER DISPOSAL

Placement in a designated waste receptacle, or other suitable container, and discarded in a refuse container which is regularly emptied by the Township or some other refuse collector; or disposal into a system designated to convey domestic sewage for proper treatment and disposal.

REFUSE CONTAINER

Any waste container that a person controls whether owned, leased or operated, including dumpsters, trash cans, garbage pails and plastic trash bags.

SOILS TEST

A technical analysis of soil conducted by an accredited soil-testing laboratory following the protocol for such a test established by Rutgers Cooperative Research and Extension.

STORM DRAIN INLET

An opening in a storm drain used to collect stormwater runoff and includes, but is not limited to, a grate inlet, curb- opening inlet, slotted inlet, and combination inlet.

STORMWATER

Water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, is captured by separate storm sewers or other sewerage or drainage facilities, or is conveyed by snow removal equipment.

STREET

Any street, avenue, boulevard, road, parkway, viaduct, drive or other way, which is an existing state, county, or municipal roadway, and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas, and other areas within the street lines.

TOWNSHIP

The Township of Verona.

WATER BODY

A surface water feature, such as a lake, river, stream, creek, pond, lagoon, bay estuary.

WATERS OF THE STATE

The ocean and its estuaries, all springs, streams and bodies of surface water or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

WILDLIFE

All animals that are neither human nor domesticated.

YARD WASTE

Leaves and grass clippings.

§ 455-3 Prohibited conduct.

- A. The spilling, dumping or disposal of materials other than stormwater to the municipal separate storm sewer system operated by the Township is prohibited. The spilling, dumping or disposal of materials other than stormwater in such a manner as to cause the discharge of pollutants to the municipal separate storm sewer system is also prohibited unless same is qualified by one of the following exceptions:
- (1) Waterline flushing and discharges from potable water sources.
 - (2) Uncontaminated groundwater (e.g., infiltration, crawl space or basement sump pumps, foundation and footing drains, rising groundwaters).
 - (3) Air-conditioning condensate (excluding contact and noncontact cooling water).
 - (4) Irrigation water (including landscape and lawn watering runoff).
 - (5) Flows from springs riparian habitats and wetlands. Water reservoir discharges and diverted stream flows.
 - (6) Residential car washing and residential swimming pool discharges.
 - (7) Sidewalk, driveway, and street wash water.
 - (8) Flows from firefighting activities.
 - (9) Flows from rinsing of the following equipment with clean water:
 - (a) Equipment used in the application of salt and de-icing materials immediately following salt and de-icing material applications. Prior to rinsing with clean water, all residual salt and de-icing materials must be removed from equipment and vehicles to the maximum extent practicable using dry-cleaning methods (e.g., shoveling and sweeping). Recovered materials are to be returned to storage for reuse or properly discarded.
 - (b) Rinsing of equipment, as noted in the above situation, is limited to exterior, undercarriage and exposed parts and does not apply to engines or other enclosed machinery.
- B. No person shall discharge or cause to be discharged through an illicit connection to the municipal separate storm sewer system operated by the Township any domestic sewage, noncontact cooling water, process wastewater, or other industrial wastewater (other than stormwater).
- C. The owner or occupant of any property, or any employee or contractor of such owner or occupant engaged to provide lawn care or landscaping services, shall not sweep, rake, blow or otherwise place yard waste, unless the yard waste is containerized, in the street. If yard waste that is not containerized is placed in the street, the party responsible for placement of yard waste must remove the yard waste from the street or said party shall be deemed in violation of this article.
- D. It shall be unlawful for any person to throw, drop, discard, or otherwise place any litter of any nature upon public or private property other than in a litter receptacle, or having done so, to allow such litter to remain. Whenever any litter is thrown or discarded or allowed to fall from a vehicle or boat in violation of this article, the operator or owner, or both, of the motor vehicle or boat shall also be deemed to have violated this article.
- E. All pet owners and keepers are required to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person.

- F. No person shall feed, in any Township-owned or County-owned park, or on any other property owned or operated by the Township of Verona or the County of Essex within the geographical boundary of the Township, any wildlife, excluding confined wildlife (i.e., wildlife contained in zoos, parks, or rehabilitation centers or unconfined wildlife at environmental education centers or circus).
- G. No person in control of any property shall authorize the repaving, repairing (excluding the repair of individual potholes), resurfacing (including top coating or chip sealing with asphalt emulsion or a thin base of hot bitumen), reconstructing or altering any surface that is in direct contact with an existing storm drain inlet on that property unless the storm drain inlet either:
 - (1) Already meets the design standard below to control passage of solid and floatable materials; or
 - (2) Is retrofitted or replaced to meet the standard in § 455-4 below prior to the completion of the project.
 - (3) The cost of any retrofitting shall be the sole responsibility of the property owner.
- H. Any person who controls whether owned, leased, or operated, a refuse container or dumpster must ensure that such container or dumpster does not leak or otherwise discharge liquids, semi-liquids or solids to the municipal separate storm sewer system(s) operated by the Township.
- I. No person shall apply fertilizer:
 - (1) When runoff-producing rainfall is occurring or predicted and/or when soils are saturated and a potential for fertilizer movement off site exists.
 - (2) To an impervious surface. Fertilizer inadvertently applied to an impervious surface must be swept or blown back into the target surface or returned to either its original or another appropriate container for reuse.
 - (3) Within the buffer of any water body.
 - (4) More than 15 days prior to the start of or at any time after the end of the recognized growing season from March 1 to November 15.
- J. No person shall apply phosphorus fertilizer:
 - (1) In outdoor areas except as demonstrated to be needed for the specific soils and target vegetation in accordance with a soils test and the associated annual fertilizer recommendation issued by Rutgers Cooperative Research and Extension.
 - (2) Exceptions:
 - (a) Application of phosphorus fertilizer needed for:
 - [1] Establishing vegetation for the first time, such as after land disturbance, provided the application is in accordance with the requirements established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules;
 - [2] Reestablished or repairing a turf area in accordance with good soil practices.
 - (b) Application of phosphorus fertilizer that delivers liquid or granular fertilizer under the soils surface, directly to the feeder roots.
 - (b) Application of phosphorus fertilizer to residential container plantings, flowerbeds, or vegetable gardens.

§ 455-4 Design standard for storm drain inlets.

Storm drain inlets identified in § 455-2 above shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this section, "solid and floatable materials" means sediment, debris, trash and other floating, suspended or settleable solids. For exemptions to this standard see § 455-4C below.

- A. Design engineers shall use either of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:
 - (1) The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines (April 1996); or
 - (2) A different grate, if each individual clear space in that grate has an area of no more than 7.0 square inches, or is no greater than 0.5 inch across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer

manholes, ditch grates, trench grates and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater basin floors used to collect stormwater from the surface into a storm drain or surface water body.

- B. For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening (or each individual clear space, if the curb opening has two or more clear spaces) shall have an area of no more than 7.0 square inches, or be no greater than 2.0 inches across the smallest dimension.
- C. This standard does not apply:
 - (1) Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than 9.0 square inches;
 - (2) Where the Township Engineer agrees that the standards would cause inadequate hydraulic performance that could not practically be overcome by using additional or larger storm drain inlets;
 - (3) Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
 - (a) A rectangular space 4 5/8 inches long and 1 1/2 inches wide (This option does not apply for outfall netting facilities.); or
 - (b) A bar screen having a bar spacing of 0.5 inch.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- (4) Where flows are conveyed through a trash rack that has parallel bars with one-inch spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- (5) Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

§ 455-5 Exceptions to prohibition.

Exceptions:

- A. Refuse containers at facilities authorized to discharge stormwater under a valid NJPDES permit.
- B. Large bulky items (e.g., furniture, bound carpet and padding, white goods placed curbside for pickup).

§ 455-6 Enforcement.

This article shall be enforced by the Township Manager, or his/her designee, which may include the Township Engineer, the Township Planner, the Township Zoning Office, the Township Construction Code Official or the Township Building Inspector or any other appropriate designee of the Township.

§ 455-7 Violations and penalties.

Any person who violates any of the provisions of this article shall, upon conviction thereof, be subject to the penalties set forth in Chapter 1, Article II, General Penalty, of the Township Code.

§ 455-8 through § 455-10 Reserved.

ARTICLE II STORMWATER MANAGEMENT CONTROLS AND REQUIREMENTS

§ 455-11 Scope and purpose.

- A. Policy statement. Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs), nonstructural stormwater management strategies, and preservation of existing mature trees as per Chapter 493 of the Township Code. GI BMPs and low impact development (LID) practices should be used to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID practices should be implemented based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.
- B. Purpose. The purpose of this article is to establish stormwater management requirements and controls for “major development,” and “minor developments,” as defined below in § 455-12.
- C. Applicability.
 - (1) This article shall be applicable to the following major developments:
 - (a) Nonresidential major developments; and
 - (b) All residential major developments
 - (c) All redevelopment as defined in § 455-12
 - (2) This article shall be applicable to minor developments as defined in § 455-12.
 - (3) This article shall also be applicable to all major and minor developments undertaken by the State of New Jersey or any political subdivision of the State unless specifically exempt by statute, regulation, rule, or ordinance.
- D. Compatibility with other permit and ordinance requirements. Development approvals issued pursuant to this article are to be considered an integral part of development approvals and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or Ordinance. In their interpretation and application, the provisions of this article shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. This article is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

§ 455-12 Definitions.

For the purpose of this article, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the New Jersey Stormwater Management Rules at N.J.A.C. 7:8-1.2.

CAFRA CENTERS, CORES or NODES

Those areas with boundaries incorporated by reference or revised by the Department in accordance with N.J.A.C. 7:7-13.16.

CAFRA PLANNING MAP

The map used by the Department to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

CATEGORY ONE WATERS (C1)

Waters of the state designated in N.J.A.C. 7:9B-1.15(c) through (h) for purposes of implementing the anti-degradation policies set forth at N.J.A.C. 7:9B-1.5(d) for protection from measurable changes in water quality characteristics because of their clarity, color, scenic

setting, other characteristics of aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources(s).

COMMUNITY BASIN

An infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this chapter.

COMPACTION

Increase in soil bulk density that reduces the soil's infiltration rate.

CONTRIBUTORY DRAINAGE AREA

The area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

CORE

A pedestrian-oriented area of commercial and civic uses serving the surrounding township, generally including housing and access to public transportation.

COUNTY

The County of Essex.

COUNTY REVIEW AGENCY

An agency designated by the Board of County Commissioners to review municipal stormwater management plans and implement ordinance(s). The County review agency may either be:

- (1) A county planning agency or
- (2) A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

DEPARTMENT

The State of New Jersey Department of Environmental Protection.

DESIGNATED CENTER

A State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

DESIGN ENGINEER

A person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

DEVELOPMENT

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlarge-enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land. In the case of development of agricultural land, development means: any activity that requires a State permit, any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act , N.J.S.A 4:1C-1 et seq.

DISTURBANCE

The placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling

and repaving is not considered disturbance for the purposes of this definition.

DRAINAGE AREA

A geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

ENVIRONMENTALLY CONSTRAINED AREA

The following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

ENVIRONMENTALLY CRITICAL AREA

An area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

EMPOWERMENT NEIGHBORHOODS

Neighborhoods designated by the Urban Coordinating Council "in consultation and conjunction with" the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

EROSION

The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

GREEN INFRASTRUCTURE

Those methods and techniques that use vegetation, soils and other elements and practices to restore the natural processes of the land to manage and retain Stormwater. Stormwater management measures that manages stormwater close to its source by:

- (1) Treating stormwater runoff through infiltration into subsoil;
- (2) Treating stormwater runoff through filtration by vegetation or soil; or
- (3) Storing stormwater runoff for reuse.

Examples of Green Infrastructure include but are not limited to: rain gardens, green roofs, permeable pavement; bio-infiltration, cisterns, or vegetated swales.

GROUNDWATER

A body of water below the surface of the land in a zone of saturation where the spaces between the soil or geological materials are fully saturated with water.

HABITATS OF ENDANGERED OR THREATENED SPECIES

Those habitats identified by the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program

HUC 14 or HYDROLOGIC UNIT CODE 14

An area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

IMPERVIOUS SURFACE

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include and are not limited to roofs and asphalt, concrete, and stone roads, parking lots, drives, sidewalks, porous asphalt or concrete systems or synthetic turf fields that do not promote infiltration, pools, and patios.

INFILTRATION

The process by which water seeps into the soil from precipitation.

LEAD PLANNING AGENCY

One or more public entities having stormwater management planning authority designated

by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

LOW IMPACT DEVELOPMENT TECHNIQUES

Using strategies and measures that manage stormwater runoff quantity and quality in the absence of structural stormwater measures, such as minimizing site disturbance, preserving natural vegetation and other important site features such as forests and especially core forests, reducing and disconnecting impervious cover, minimizing proposed ground slopes, using native vegetation, minimizing turf grass lawns, revegetating areas, increasing time of concentration, and maintaining and enhancing natural drainage features and characteristics.

MAINTENANCE PLAN

A document required for the maintenance of stormwater management measures at all major and minor development projects. A Maintenance Plan shall contain a specific preventive maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventive and corrective maintenance including replacement.

MAJOR DEVELOPMENT

An individual “development,” “redevelopment”, as well as multiple developments that individually or collectively result in:

- (1) The disturbance of 0.5 acre or more of land since February 2, 2004;
- (2) The creation of 5,000 square feet or more of “regulated impervious surface” since February 2, 2004;
- (3) The creation of 5,000 square feet or more of “regulated motor vehicle surface” since March 2, 2021; or
- (4) A combination of 2 and 3 above that totals an area of 5,000 square feet or more. The same surface shall not be counted twice when determining if the combination area equals 5,000 square feet or more.

Major Development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of Major Development, but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered Major Development.

MINOR DEVELOPMENT

Any development that results in 400 or more square feet of new impervious surface. Minor development includes both private and public projects or activities.

MITIGATION

Suitable compensation or offsetting actions when an applicant for approval under this section has demonstrated the inability or impracticality of strict on-site compliance with the stormwater management requirements set forth in this section or an approved regional stormwater management plan and, on the basis of such demonstration, has received a waiver from strict compliance from the Verona Planning Board.

MOTOR VEHICLE

Land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

MOTOR VEHICLE SURFACE

Any pervious or impervious surface that is intended to be used by “motor vehicles” and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES (BMP) MANUAL or BMP MANUAL

The manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being

capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department's determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be used, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the Township, in accordance with § 455-14F. of this article and N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

NODE

An area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

NUTRIENT

A chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms. While necessary for the development of organisms in the appropriate amounts, excess nutrients can be harmful to organisms and contribute to eutrophication of lakes and ponds.

NUTRIENT LOAD

The total amount of a nutrient entering a surface or groundwater resource during a given time period. Nutrients may enter the water resource from runoff, recharge, point source discharges, or the atmosphere in the form of wet and/or dry deposition.

PERSON

Any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate, or Federal agency.

PERVIOUS SURFACE

A surface that is capable of transmitting or infiltrating a significant amount of precipitation into underlying material. Porous asphalt or concrete systems or synthetic turf fields designed to infiltrate into the subsoil may be considered as a pervious surface.

POLLUTANT

Any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. "Pollutant" includes both hazardous and nonhazardous pollutants.

PREVIOUSLY DEVELOPED:

Those portions of a site covered by pavement, gravel or dirt driveways, streets, roads and parking areas, gravel, pavement, buildings, impervious surfaces, lawns, or structures. Areas that simply have been (or have once been) cleared of vegetation are not considered Previously Developed if woody vegetation has been reestablished. Only those portions of a site that have been previously developed are exempt from the groundwater recharge requirements.

RECHARGE

The amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

REDEVELOPMENT

An activity that results in the creation, addition, or replacement of impervious surface area on an already developed site. Redevelopment includes but is not limited to the expansion of a building footprint; addition or replacement of a structure or a portion of a structure regardless of footprint; and replacement of impervious surface area that is not part of a routine maintenance activity. If a project is considered to be a redevelopment project, all new

impervious cover, whether created by adding to or replacing impervious cover that was in existence before the redevelopment occurs, shall be considered in calculating the requirements for stormwater management. However, any such new impervious cover that will drain into an existing stormwater best management practice that is to remain after the redevelopment and that meets current stormwater management requirements shall be deducted from the total amount of impervious surface that must be treated by new stormwater best management practices. In the case of a redevelopment project, the pre-developed land cover shall be considered to be wooded.

Note: Routine Maintenance includes but is not limited to parking lot or driveway sealing or milling, roof repairs, replacement of a small number of boards on a deck. Routine Maintenance does not include complete replacement of deck boards or patio material.

REGULATED IMPERVIOUS SURFACE

Any of the following, alone or in combination:

- (1) A net increase of impervious surface;
- (2) The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);
- (3) The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
- (4) The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

REGULATED MOTOR VEHICLE SURFACE

Any of the following, alone or in combination:

- (1) The total area of motor vehicle surface that is currently receiving water;
- (2) A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

SEDIMENT

Solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, or gravity as a product of erosion.

SITE

The lot or lots upon which a Major or Minor Development is to occur or has occurred.

SOIL

All unconsolidated mineral and organic material of any origin.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN METROPOLITAN PLANNING AREA (PA1)

An area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

STATE PLAN POLICY MAP

The geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

STORMWATER

Water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities, or conveyed by snow removal equipment.

STORMWATER MANAGEMENT BMP

An excavation or embankment and related areas designed to retain stormwater runoff. A Stormwater Management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), be located on or

below the ground surface, or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

STORMWATER MANAGEMENT MEASURE

Any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

STORMWATER MANAGEMENT PLANNING AGENCY

A public body authorized by legislation to prepare stormwater management plans.

STORMWATER MANAGEMENT PLANNING AREA

The geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

STORMWATER RUNOFF

Water flow on the surface of the ground or in storm sewers, resulting from precipitation.

TIDAL FLOOD HAZARD AREA

A flood hazard area in which the flood elevation resulting from the two-, 10-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

TOWNSHIP

The Township of Verona.

URBAN COORDINATING COUNCIL EMPOWERMENT NEIGHBORHOOD

A neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

URBAN ENTERPRISE ZONE

A zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

URBAN REDEVELOPMENT AREA

A previously developed portions of areas:

1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
2. Designated as CAFRA Centers, Cores or Nodes;
3. Designated as Urban Enterprise Zones; and
4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

WATER CONTROL STRUCTURE

A structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, 10-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

WATERS OF THE STATE

The ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

WETLANDS or WETLAND

An area that is inundated or saturated by surface water or ground water at a frequency and

duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Note: Wetlands provide significant benefits to the community including its role in protecting and preserving drinking water supplies including groundwater; protection against flood and storm damage by absorbing and storing water. Wetlands also provide essential breeding, spawning, nesting, and wintering habitats for fish and wildlife.

WOODY VEGETATION:

The growth of any combinations of perennial plants that include trees, shrubs and some vines that have woody stems.

§ 455-13 Design and Performance Standards for Stormwater Management Measures

- A. Stormwater management measures for Major Development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
 - (1) The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
 - (2) The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this article apply to all Major and Minor Development and are intended to avoid the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to Major Development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

§ 455-14 Stormwater Management Requirements for Major Development

- A. The development design shall use low impact development techniques to achieve the minimum of stormwater runoff that must be managed through green infrastructure and other stormwater management measures. Retention of natural landscape features shall be emphasized in the design.
- B. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with § 455-20.
- C. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department’s Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlnebergi* (bog turtle).
- D. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of § 455-14(Q, R, and S):
 - (1) The construction of an underground utility line, 18 inches or under in diameter, provided that the disturbed areas are revegetated upon completion;
 - (2) The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
 - (3) The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- E. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of § 455-14(P, Q, R, and S) may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:

- (1) The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;

(2) The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of § 455-14P, Q, R, and S to the maximum extent practicable;

(3) The applicant demonstrates that, in order to meet the requirements of § 455-14P, Q, R, and S, existing structures currently in use, such as homes and buildings, would need to be condemned; and

(4) The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under § 455-14E(3) above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of § 455-14P, Q, R, and S that were not achievable onsite.
- F. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in § 455-14P, Q, R, and S. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department’s website.
- G. Where the BMP tables in the NJ Stormwater Management Rule are more stringent than the tables in this article, the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Cistern	0	Yes	No	--
Dry Well ^(a)	0	No	Yes	2
Grass Swale	50 or less	No	No	2 ^(e) 1 ^(f)
Green Roof	0	Yes	No	--
Manufactured Treatment Device ^{(a) (g)}	50 or 80	No	No	Dependent upon the device
Pervious Paving System ^(a)	80	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Bioretention Basin ^(a)	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)

Small-Scale Infiltration Basin ^(a)	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60 to 80	No	No	--

(Notes corresponding to annotations ^(a) through ^(g) are found after Table 3)

Table 2 Green Infrastructure BMPs for Stormwater Runoff Quantity (or for Groundwater Recharge and/or Stormwater Runoff Quality with a Waiver or Variance from N.J.A.C. 7:8-5.3)				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Bioretention System	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Infiltration Basin	80	Yes	Yes	2
Sand Filter ^(b)	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond ^(d)	50 to 90	Yes	No	N/A

(Notes corresponding to annotations ^(a) through ^(g) are found after Table 3)

Table 3 BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity only with a Waiver or Variance from N.J.A.C. 7:8-5.3				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40 to 60	Yes	No	1

Manufactured Treatment Device ^(h)	50 or 80	No	No	Dependent upon the device
Sand Filter ^(c)	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50 to 90	Yes	No	N/A

Notes to Tables 1, 2, and 3:
(a) subject to the applicable contributory drainage area limitation specified at § 455-14P(2);
(b) designed to infiltrate into the subsoil;
(c) designed with underdrains;
(d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
(e) designed with a slope of less than two percent;
(f) designed with a slope of equal to or greater than two percent;
(g) manufactured treatment devices that meet the definition of green infrastructure at § 455-12;
(h) manufactured treatment devices that do not meet the definition of green infrastructure at § 455-13.

- H. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the Township. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with § 455-14C. Alternative stormwater management measures may be used to satisfy the requirements at § 455-14P only if the measures meet the definition of green infrastructure at § 455-12. Alternative stormwater management measures that function in a similar manner to a BMP listed at § 455-14. P.2 are subject to the contributory drainage area limitation specified at § 455-14P(2) for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at § 455-14P(2) shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with § 455-14E is granted from § 455-14P.
- I. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.
- J. Design standards for stormwater management measures are as follows:

- (1) Stormwater management measures shall be designed to take into account the existing site and surrounding area conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability through soil testing described in Chapter 12 of the NJ BMP Manual, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
 - (2) Stormwater management measures shall be designed and demonstrated not to negatively impact wetlands or watercourses on site or adjacent to the property.
 - (3) Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with 1-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of 6 inches. In addition, the design of trash racks must comply with the requirements of § 455-19C;
 - (4) Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
 - (5) Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at § 455-19; and
 - (6) The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of 2.5 inches in diameter.
- K. Manufactured treatment devices may be used to meet the requirements of this subchapter, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at § 455-12 may be used only under the circumstances described at § 455-14P(4).
- L. Any application for a new agricultural development that meets the definition of major development at § 455-12 shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at § 455-14P, Q, R, and S and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- M. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at § 455-14P, Q, R, and S shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined using a weighted average of the results achieved for that individual standard across the affected drainage areas.
- N. Any stormwater management measure authorized under the municipal stormwater management plan or Ordinance shall be reflected in a deed notice recorded in the Office of the Essex County Register of Deeds and Mortgages and with the Township Clerk. A form of deed notice shall be submitted to the Township for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at § 455-14P, Q, R, and S and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to § 455-20B(5). Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the Township. Proof that the required information has been recorded on

the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the Township is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the Township within 180 calendar days of the authorization granted by the Township.

- O. A stormwater management measure approved under the municipal stormwater management plan or Ordinance may be altered or replaced with the approval of the Township, if the Township determines that the proposed alteration or replacement meets the design and performance standards pursuant to § 455-14 of this article and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the Township for approval and subsequently recorded with the County and the Township and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with § 455-14N above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the Township in accordance with § 455-14N above.
- P. Green Infrastructure Standards
- (1) This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
 - (2) To satisfy the groundwater recharge and stormwater runoff quality standards at § 455-14Q and R, the design engineer shall use green infrastructure BMPs identified in Table 1 at § 455-14G. and/or an alternative stormwater management measure approved in accordance with § 455-14H. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area. occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

- (3) To satisfy the stormwater runoff quantity standards at § 455-14S, the design engineer shall use BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with § 455-14H.
- (4) If an exemption in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with § 455-14E is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with § 455-14H may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at § 455-14Q, R, and S.
- (5) For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at § 455-14Q, R, and S, unless the project is

granted a waiver from strict compliance in accordance with § 455-14E.

Q. Groundwater Recharge Standards

- (1) This subsection contains the minimum design and performance standards for groundwater recharge as follows:
- (2) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at § 455-15, either:
 - (a) Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
 - (b) Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.
- (3) This groundwater recharge requirement does not apply to areas of the project site that have been previously developed as defined in § 455-12 or to groundwater subject to § 455-14Q(4) below. However, groundwater that is not subject to § 455-14Q(4) below shall be used to achieve the standards of this section to the maximum extent practicable in locations where it will meet requirements of this article and will not cause damage to infrastructure or structures.
- (4) The following types of stormwater shall not be recharged:
 - (a) Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
 - (b) Industrial stormwater exposed to “source material.” “Source material” means any material(s) or machinery, located at an industrial facility that is directly or indirectly related to process, manufacturing, or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

R. Stormwater Runoff Quality Standards

- (1) This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the project meets the definition of a major development.
- (2) Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
 - (a) 80 percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of any type of regulated impervious surface.
 - (b) If the surface is considered any type of regulated impervious surface because the water quality treatment for that area of impervious surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.
 - (c) If the runoff from a project site will drain, directly or indirectly, into a water with a Total Maximum Daily Load (TMDL) for TSS, then the required TSS reduction from the site shall be increased to be consistent with the reductions set forth in the TMDL;

- (d) If the runoff from a project site will drain, directly or indirectly, into an impaired water that is listed under New Jersey’s Integrated Water Quality Assessment Report as impaired for TSS, then TSS shall be removed to the maximum extent practicable.
- (3) The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every Major Development, including any that discharge into a combined sewer system, shall comply with § 455-14R(2) above, unless the Major Development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
- (4) The water quality design storm is 1.25 inches of rainfall in 2 hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4, below. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

Table 4 - Water Quality Design Storm Distribution

Cumulative		Cumulative		Cumulative	
Time (Minutes)	Rainfall (Inches)	Time (Minutes)	Rainfall (Inches)	Time (Minutes)	Rainfall (Inches)
1	0.00166	41	0.1728	81	1.0906
2	0.00332	42	0.1796	82	1.0972
3	0.00498	43	0.1864	83	1.1038
4	0.00664	44	0.1932	84	1.1104
5	0.00830	45	0.2000	85	1.1170
6	0.00996	46	0.2117	86	1.1236
7	0.01162	47	0.2233	87	1.1302
8	0.01328	48	0.2350	88	1.1368
9	0.01494	49	0.2466	89	1.1434
10	0.01660	50	0.2583	90	1.1500
11	0.01828	51	0.2783	91	1.1550
12	0.01996	52	0.2983	92	1.1600
13	0.02164	53	0.3183	93	1.1650
14	0.02332	54	0.3383	94	1.1700
15	0.02500	55	0.3583	95	1.1750
16	0.03000	56	0.4116	96	1.1800
17	0.03500	57	0.4650	97	1.1850
18	0.04000	58	0.5183	98	1.1900
19	0.04500	59	0.5717	99	1.1950
20	0.05000	60	0.6250	100	1.2000
21	0.05500	61	0.6783	101	1.2050
22	0.06000	62	0.7317	102	1.2100
23	0.06500	63	0.7850	103	1.2150
24	0.07000	64	0.8384	104	1.2200
25	0.07500	65	0.8917	105	1.2250
26	0.08000	66	0.9117	106	1.2267
27	0.08500	67	0.9317	107	1.2284
28	0.09000	68	0.9517	108	1.2300
29	0.09500	69	0.9717	109	1.2317
30	0.10000	70	0.9917	110	1.2334
31	0.10660	71	1.0034	111	1.2351
32	0.11320	72	1.0150	112	1.2367
33	0.11980	73	1.0267	113	1.2384
34	0.12640	74	1.0383	114	1.2400
35	0.13300	75	1.0500	115	1.2417
36	0.13960	76	1.0568	116	1.2434
37	0.14620	77	1.0636	117	1.2450
38	0.15280	78	1.0704	118	1.2467
39	0.15940	79	1.0772	119	1.2483
40	0.16600	80	1.0840	120	1.2500

- (5) If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

R = A + B - (A x B) / 100,

Where

R = total TSS Percent Load Removal from application of both BMPs,

and

A = the TSS Percent Removal Rate applicable to the first BMP

B = the TSS Percent Removal Rate applicable to the second BMP.

- (6) Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in § 455-14Q, R, and S.
 - (7) In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
 - (8) The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One Waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One Waters. A person shall not undertake a Major Development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
 - (9) Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
 - (10) The stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.
- S. Stormwater Runoff Quantity Standards
- (1) This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
 - (2) The site shall be designed to manage through on-site retention the water quality design storm. The management shall be through the use of one or more green infrastructure techniques.
 - (3) In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at § 455-15, complete one of the following:
 - (a) Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
 - (b) Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
 - (c) Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
 - (d) In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with § 455-14S(3)(a), (b) and (c) above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between

its confluence with an ocean, bay, or inlet and downstream of the first water control structure.

- (4) The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

§ 455-15 Calculation of stormwater runoff and groundwater recharge.

A. Stormwater runoff shall be calculated in accordance with the following:

- (1) The design engineer shall calculate runoff using one of the following methods:
- (a) The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds* (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

or at United States Department of Agriculture Natural Resources Conservation Service, 220 Davison Avenue, Somerset, New Jersey 08873; or

- (b) The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The rational and modified rational methods are described in "Appendix A-9 Modified Rational Method" in the Standards for Soil Erosion and Sediment Control in New Jersey, January 2014. This document is available from the State Soil Conservation Committee or any of the Soil Conservation Districts listed at N.J.A.C. 2:90-1.3(a)3. The location, address, and telephone number for each Soil Conservation District is available from the State Soil Conservation Committee, PO Box 330, Trenton, New Jersey 08625. The document is also available at:

<http://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>.

- (2) For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology above at § 455-15A(1)(a) and the Rational and Modified Rational Methods at § 455-15A(b). In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
- (3) In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.
- (4) In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 - Urban Hydrology for Small Watersheds* or other methods may be employed.
- (5) If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as

amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/gsreport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.

§ 455-16 Sources for technical guidance.

- A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department’s website at:

http://www.nj.gov/dep/stormwater/bmp_manual2.htm.

- (1) Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.
- (2) Additional maintenance guidance is available on the Department’s website at:

https://www.njstormwater.org/maintenance_guidance.htm.

- B. Submissions required for review by the Department should be mailed to:

The Division of Water Quality, New Jersey Department of Environmental Protection, Mail Code 401-02B, PO Box 420, Trenton, New Jersey 08625-0420.

§ 455-17 Minor Developments:

- A. The stormwater runoff requirements applicable to Minor Developments are as follows:
- (1) For each square foot of new impervious surface, 2 gallons of stormwater shall be managed using green infrastructure practices set out in Table 5 below or such other measures as may be required by the municipal engineer of which the water quality design storm must be retained on site using green infrastructure.
- (2) All such development shall be subject to review by the municipal engineer to determine that all stormwater runoff created by the development is adequately controlled and does not cause an adverse impact on adjoining property owners.
- (3) In such cases where it is determined that the outflow from the stormwater management system will impact an adjacent property, the outflow shall be directed to a storm sewer, swale, or other suitable stormwater runoff conveyance measure.
- (4) If the municipal engineer determines that the outflow from the stormwater management system will damage an adjoining property and the out flow cannot be safely directed to a storm sewer, swale, or other suitable stormwater runoff conveyance measure, the stormwater runoff from the development shall be retained on-site at a rate of 3 gallons of storage for each square foot of new impervious surface using green infrastructure practices or such other measures as may be required by the municipal engineer.
- (5) If the applicant cannot comply with § 455-17A above, the proposal should be redesigned, or reduced in scope so that the stormwater management measures do not damage an adjoining property.

Table 5 Minor Development BMP	
Grass Swale	Green Roof
Pervious Paving System	Small-Scale Bioretention Basin
Small-Scale Infiltration Basin	Small-Scale Sand Filter

Vegetative Filter Strip	Cistern
Dry Well*	

(* The use of dry wells is allowed only where the other listed methods cannot feasibly meet the requirements of this section.)

(6) Table 6 provides presumptive rain garden sizes that can be installed to manage*
New Jersey’s Water Quality Design Storm on Minor Developments.

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Table 6 Rain Garden Table			
Drainage Area	Rain Garden Size		
	Clay Soil (soil amendments needed)	Silty Soil	Sandy Soil
500 ft²	200 ft²	100 ft²	75 ft²
750 ft²	350 ft²	150 ft²	112 ft²
1,000 ft²	400 ft²	200 ft²	149 ft²
1,500 ft²	600 ft²	300 ft²	224 ft²
2,000 ft²	800 ft²	400 ft²	299 ft²

(Source: Rain Garden Manual of New Jersey, Rutgers Water Resource Programs. Rain garden size based on New Jersey’s Water Quality Design Storm – 1.25 inches of rain over 2 hours)

- ~~(6)~~(7) The stormwater management feature shall be protected from future development by conservation easement, deed restriction, or other acceptable legal measures.
- ~~(7)~~(8) Waivers. A waiver from strict compliance with the requirement of § 455-17 may be granted by the Township Engineer for those projects where an applicant has demonstrated the inability or impracticability of strict compliance with the stormwater management requirements in that section.
- ~~(8)~~(9) The use of a BMP is subject to soil suitability and approval of the Township Engineer.

§ 455-18 Safety Standards for Stormwater Management Basins

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.
- B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in § 455-18C(1), C(2), and C(3) for trash racks, overflow grates, and escape provisions at outlet structures.
- C. Requirements for Trash Racks, Overflow Grates and Escape Provisions
- (1) A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
- (a) The trash rack shall have parallel bars, with no greater than 6 inch spacing between the bars;
- (b) The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
- (c) The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
- (d) The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.

- (2) An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
 - (a) The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - (b) The overflow grate spacing shall be no less than 2 inches across the smallest dimension.
 - (c) The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.

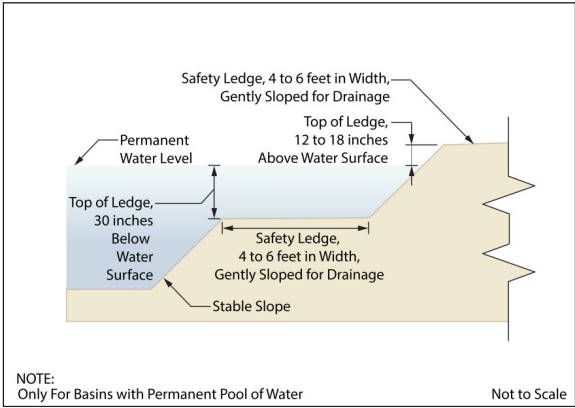
- (3) Stormwater management BMPs shall include escape provisions as follows:
 - (a) If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the Township pursuant to §455-18C, a free-standing outlet structure may be exempted from this requirement;
 - (b) Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than 2.5 feet. Safety ledges shall be comprised of two steps. Each step shall be 4 to 6 feet in width. One step shall be located approximately 2.5 feet below the permanent water surface, and the second step shall be located 1 to 1.5 feet above the permanent water surface. See § 455-18E for an illustration of safety ledges in a stormwater management BMP; and
 - (c) In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical (3H:1V).

D. Waiver or Exemption from Safety Standard

A waiver or exemption from the safety standards for stormwater management BMPs may be granted by the Township Engineer only upon a written finding by the Township that the waiver or exemption will not constitute a threat to public safety.

E. Safety Ledge Illustration

Elevation View – Basin Safety Ledge Configuration



§ 455-19 Requirements for a Site Development Stormwater Plan

A. Submission of Site Development Stormwater Plan

- (1) Whenever an applicant seeks municipal approval of a development subject to this article, the applicant shall submit all of the required components of the Checklist

for the Site Development Stormwater Plan at § 455-18C below as part of the submission of the application for approval.

- (2) The applicant shall demonstrate that the project meets the standards set forth in this article.
- (3) The applicant shall submit a complete electronic copy and two hard copies of the materials listed in the checklist for site development stormwater plans in accordance with § 455-18C of this article.

B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the Township Engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this article.

C. Submission of Site Development Stormwater Plan

The following information shall be required:

- (1) Topographic Base Map. The design engineer shall provide upstream tributary drainage system information, as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial, or intermittent streams, wetlands, and floodplains along with their appropriate buffer strips, marshlands, and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.
- (2) Environmental Site Analysis. A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways, and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development. The map shall indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, springs, seeps, intermittent or perennial streams, wetlands, and flood plains along with their appropriate buffer strips, marshlands and other wetlands, forests, and core forests, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.
- (3) Project Description and Site Plans. A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.
- (4) Land Use Planning and Source Control Plan. This plan shall provide a demonstration of how the goals and standards of § 455-13 through § 455-15 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality, and stormwater quantity problems at the source by land management and source controls whenever possible.
- (5) Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the

topographic base map, shall be included:

- (a) Total area to be disturbed, paved, or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.
 - (b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.
- (6) Calculations
- (a) Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in § 455-14 of this article.
 - (b) When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high water table, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to evaluate the suitability and distribution of soils present at the location of the control measure.

(7) Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of § 455-20.

(8) Waiver from Submission Requirements

The municipal official or board reviewing an application under this article may, in consultation with the Township Engineer, waive submission of any of the requirements in § 455-19C(1) through C(6) of this article when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

§ 455-20 Maintenance and Repair

- A. Applicability. Projects subject to review as in § 455-11C of this article shall comply with the requirements of § 455-20B and § 455-20C.
- B. General Maintenance
 - (1) The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.
 - (2) The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.
 - (3) If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency, or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
 - (4) Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these

tasks; however, the individual cannot be legally responsible for all of the maintenance required.

- (5) If the party responsible for maintenance identified under § 455-20B(2) above is not a public agency, the maintenance plan and any future revisions based on § 455-20B(7) below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.
- (6) Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
- (7) The party responsible for maintenance identified under § 455-20B(2) above shall perform all of the following requirements:
 - (a) Maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders; Maintenance and inspection guidance can be found on the Department's website at:
https://www.njstormwater.org/maintenance_guidance.htm
 - (b) Evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
 - (c) Submit to the Township Engineer every May 1 an annual maintenance report, including all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development; and
 - (d) Retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by § 455-20B(7).
 - (e) Post a two-year maintenance guarantee in accordance with N.J.S.A. 40:55D-53. This person must develop a written maintenance and inspection program to be approved by the Township of Verona.
- (8) The requirements of § 455-20B(3) and B(4) do not apply to stormwater management facilities that are dedicated to the Township or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.
- (9) In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the Township shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 calendar days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The Township, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the Township or County may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.

C. Nothing in this subsection shall preclude the Township in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

§ 455-21 Enforcement

This article shall be enforced by the Township Manager, or his/her designee, which may include the Township Engineer, the Township Planner, the Township Zoning Office, the Township Construction Code Official or the Township Building Inspector or any other appropriate designee of the Township.

§ 455-22 Violations and penalties.

Any person who violates any of the provisions of this article shall, upon conviction thereof, be subject to the penalties set forth in Chapter 1, Article II, General Penalty, of the Township Code.

SECTION 3. In case any one or more of the provisions of this Ordinance shall, for any reason, be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

SECTION 4. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. This ordinance shall take effect 20 days after final passage and publication as prescribed by law.

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE
I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF XXX, 2021 AND XXX, 2021.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

ORDINANCE No. 2021-__

AN ORDINANCE TO AMEND CHAPTER A565-7 OF THE CODE OF THE
TOWNSHIP OF VERONA

BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex,
New Jersey as follows:

SECTION 1. The language currently contained in Chapter A565-7 (Verona Community
Pool; membership and other fees) of the Code of the Township of Verona is hereby amended in
part to read as follows:

A: Membership Fee Schedule

<u>TYPE</u>	<u>FEE</u>
Family Membership	\$ 485.00
Family w/ Babysitter	\$ 590.00
Couple	\$ 450.00
Parent/Child	\$ 425.00
Individual	\$ 320.00
Senior	\$ 165.00

SECTION 2. If any section, sub-section, paragraph, sentence or any other part of this
ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or
invalidate the remainder of this ordinance.

SECTION 3. All ordinances or parts of ordinances which are inconsistent with the
provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect 20 days after final passage and publication
as prescribed by law.

ATTEST

JENNIFER KIERNAN
MUNICIPAL CLERK

NOTICE

**I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN
THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND
CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUES OF XXX AND XXXX, 2021.**

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION:
PUBLIC HEARING:
EFFECTIVE DATE:

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2021-__

A motion was made by ; seconded by that the following resolution be adopted:

AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION
ACCOUNTS PURSUANT TO N.J.S.A. 40A:40-1

WHEREAS, certain transfers of funds for various 2020 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A:4-58 for transfer purposes.

NOW, BE IT RESOLVED, by the Township Council of the Township of Verona that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2020 Municipal Budget as follows:

	To:	From:
Legal Services – Other Expenses	\$30,000.00	
Rent Control – Other Expenses	\$3,500.00	
Fire Department – Other Expenses	\$10,000.00	
Administration – Other Expenses		\$10,000.00
Street and Roads – Other Expenses		\$30,000.00
Rent Control – Salary and Wage		\$3,500.00
	<u>\$43,500.00</u>	<u>\$43,500.00</u>

ROLL CALL:
AYES:
NAYS:
ABSENT:
ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON FEBRUARY 22, 2021.

JENNIFER KIERNAN
MUNICIPAL CLERK

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

RESOLUTION No. 2021-__

A motion was made by _____; seconded by _____ that the following resolution be adopted:

REFUNDING TAX LIEN REDEMPTION

WHEREAS, property located at 1 Claridge Drive #9GE, Block 101 Lot 1 Qualifier C0913, owned by Valentyna Deresh, has been held in tax lien since December 3, 2020; and

WHEREAS, payment was received, in the amount of \$9,898.47 from Vitaliy Deresh, clearing the lien as follows:

<u>Certificate #20-00003</u>	
Certificate	\$ 2,678.67
2% Redemption Penalty	\$ 53.57
Recording Fee	\$ 53.00
Search Fee	\$ 12.00
2020 Taxes plus Interest	\$ 7,101.23
 Premium	 \$31,100.00
 Total	 \$40,998.47

WHEREAS, this certificate has been held by the Township of Verona and the certificate has been received and properly signed for cancellation.

NOW, THEREFORE, BE IT RESOLVED, that the Chief Financial Officer and Tax Collector be authorized to refund, from Trust, \$40,998.47 to:

Greymorr LLC
BMO 85
PO Box 1414
Minneapolis, MN 55480

Trust Check - Greymorr, LLC - \$40,998.47 Certificate #20-00003

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON FEBRUARY 22, 2021.

**JENNIFER KIERNAN
MUNICIPAL CLERK**

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

RESOLUTION No. 2021-__

A motion was made by _____ ; seconded by _____ that the following resolution be adopted:

PERMITTING ITEMS TO BE DISCUSSED IN EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the Public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exists.

NOW, THEREFORE, BE IT RESOLVED by the Township of the Township of Verona, County of Essex, State of New Jersey, as follows:

1. The public shall be excluded from discussion of an action upon the hereinafter specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Pending, Ongoing, or Anticipated Litigation and Contract Negotiations pursuant to N.J.S.A. 10:4-12 (7)
 - Docket No. ESX-L-4773-15
(In All Declaratory Judgement Actions Filed by Various Municipalities, County of Essex, Pursuant to the Supreme Court's Decision in In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015))
 - Sunset Avenue Redevelopment Plan

ROLL CALL:

AYES:

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON FEBRUARY 22, 2021.

**JENNIFER KIERNAN
MUNICIPAL CLERK**