

CITY OF NORTHFIELD, NJ
ORDINANCE NO. 11-2021

AMENDING CHAPTER 288 OF THE CITY OF NORTHFIELD
LEGISLATIVE CODE, ENTITLED "SEWERS"

BE IT ORDAINED, by the Common Council of the City of Northfield, County of Atlantic and State of New Jersey as follows (added text underlined; deleted text stricken):

SECTION 1: Chapter 288 of the Code of the City of Northfield, is hereby amended as follows:

Part 1 Use Regulations

Article I Definitions

§ 288-1 Terms defined.

- A. Unless the context specifically indicates otherwise, the meanings of terms used in this ~~Part 1~~Chapter shall be as follows:

(All definitions in this section, with the exception of "Combined Sewer", which shall be deleted and is show below as stricken text, shall remain unchanged)

~~COMBINED SEWER~~

~~A sewer receiving both surface runoff and sewage.~~

- B. No change

Article II General Regulations

§ 288-2 - No change

§ 288-3 - No change

§ 288-4 - No change.

§ 288-5 Connection with available sewers required.

- A. The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the City and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary ~~or combined~~ sewer of the City, are hereby required at the owner's expense to install suitable plumbing systems therein and to connect such facilities directly with the proper public sewer, in accordance with the provisions of this Part 1, ~~within 120 days after the date of official notice to do so, provided that said public sewer is within 100 feet (30.5 meters) of the property line and is situated so that the sewage can flow by gravity from the customer through the building sewer and~~

~~service lateral into the public sewer. If gravity flow is not possible, the City may, after due consideration of a properly filed sewer service application (see Article IV, § 288-15), take the following action: In the case of a potential residential, commercial or industrial service, the customer may be compensated by the City in the sum of \$350 toward the purchase and installation of City approved sewage pump and force main for discharge into the appropriate service lateral. This subsidy will be paid by the City only once per affected property, with the actual compensation being accomplished after the subject property has been connected to the public sewer.~~

~~B. No person shall connect a swimming pool, roof downspout, exterior foundation drain, areaway drain or other source of surface runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.~~

§ 288-6 - No change

Article III Private Sewage Disposal

§ 288-7 - Permitted connection.

Where a public sanitary ~~or combined~~ sewer is not available under the provisions of Article II, § 288-5, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this article.

§ 288-8 Construction permit required; fees.

Before commencement of construction of a private sewage disposal system, the owner shall first obtain a written permit signed by the Superintendent, and pursuant to § 288-15. ~~The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary by the Superintendent. A permit and inspection fee of \$50 shall be paid to the City at the time the application is filed to cover the line from the curb to the building, and an inspection fee of \$75 shall be paid to the City at the time the application is filed to cover the line from the curb to the main.~~

§ 288-9 through § 288-13 - No change

Article IV Building Sewers and Connections

§ 288-14 - No change

§ 288-15 Classes of building sewer permits and; application; fees; issuance; development application process

There shall be three classes of building sewer permits: for residential service, for commercial service and for service to establishments producing industrial wastes. ~~In any case, the owner or his agent shall make~~

~~application on a special form furnished by the City. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the Superintendent. A permit and inspection fee of \$50 for a residential or commercial building sewer permit and \$75 for an industrial building sewer permit shall be paid to the City at the time the application is filed. These permits will be issued only after the Engineer has advised the Superintendent that the public sewer has been tested and accepted.~~

I. DEVELOPMENT APPLICATION PROCESS

A. Individual Connections (Laterals)

1. Application for Connection of Individual Sewer Service to Existing System (under 8,000 gpd)

- a. A permit application fee of \$75.00 payable to the City of Northfield ("City") shall be paid upon filing of the application. Application shall be made on a form furnished by the City. All application materials and fees should be submitted to the City of Northfield Sewer Department.
- b. No additional fees are required unless a review is required by the City Engineer. In this event, an additional minimum escrow deposit of \$300.00 shall be posted for the City Engineer's review. This escrow deposit shall be made payable to the City of Northfield and filed with the City Clerk.

2. Connection and Installation of sewer laterals by the City of Northfield

- a. All costs and expenses incident to the installation and connection of the building sewer shall be borne by the Applicant. The City and/or its designated agent/contractor shall make connections to the City's mains and, where said mains are located in streets, will furnish and install all service laterals from the main to (in the City's sole discretion): (i) a point one foot inside the curb line; (ii) the property line; or (iii) the easement line, all of which service laterals shall remain the sole property of the City. City will provide an estimate for the above work for payment in full by the Applicant prior to the commencement of any construction and service lateral installation. After installation the City is only responsible for the structural integrity of the service lateral.
- b. A street opening application and permit is required prior to any construction and/or service lateral

installation. These fees shall be pursuant to Chapter 330, Article II, Excavations in Streets.

- c. Minimum Connection Fee of \$2,600.00 per Domestic Consumer Unit (“DCU”), further defined in § 288-66, is due prior to the issuance of a building Certificate of Occupancy (“CO”).
- d. Upon filing of the required Application, each required payment shall be made via separate checks all payable to the City of Northfield.

B. Sewer Conceptual / Feasibility Review Application

- 1. This includes reviewing the existing infrastructure locations and capacity of existing pumping stations, gravity mains, force mains and associated infrastructure required to service a particular project. The Application shall be on a form furnished by the City. Applicants shall submit one original, 2 copies, and electronic copy on a CD of the Application for Sewer Review to the City of Northfield Sewer Department along with the Permit application fee of \$75.00.
- 2. A minimum escrow deposit of \$1,000.00 shall be posted. This escrow deposit shall be made payable to the City of Northfield and filed with the City Clerk.
- 3. Upon filing of the required Application, each required payment shall be made via separate checks all payable to the City of Northfield.

C. Sewer Treatment Works Approval Review Application

- 1. The Permit application fee of \$75.00 shall be paid upon filing payable to the City of Northfield. Applicants shall submit one original, 2 copies, and electronic copy on a CD of all application materials to the City Clerk’s Office.
- 2. A minimum escrow deposit of \$2,500.00 shall be posted. This escrow deposit shall be made payable to the City of Northfield and filed with the City Clerk.
- 3. Upon filing of the required Application, each required payment shall be made via separate checks all payable to the City of Northfield.
- 4. An escrow deposit equal to 5% of the construction estimate, with a minimum of \$500.00 shall be posted prior to the start of any construction. This escrow deposit shall be made payable to the City of Northfield and filed with the City Clerk.

D. Sewer Change of Use Service – Commercial / Industrial

Review Application

1. The Permit application fee of \$75.00 shall be paid upon filing payable to the City of Northfield. One original, 2 copies, and electronic copy on a CD of all application materials shall be filed with the City Clerk.
2. A minimum escrow deposit of \$1,000.00 shall be posted and submitted to the City Clerk's Office.
3. Upon filing of the required Application, each required payment shall be made via separate checks all payable to the City of Northfield.

E. Professional Service Fees, Legal Fees - Paid by Applicant

1. Application review and issuance of any review memorandum/correspondence:
 - a. Engineer Review - Hourly rate based on the professional services contract rates that are in effect at the time service is rendered
 - b. Attorney Review - Hourly rate based on the professional services contract rates that are in effect at the time service is rendered
2. Preparation of initial Resolution of Approval - Hourly rate based on the professional services contract rates that are in effect at the time service is rendered
3. Preparation of any development Agreements or Easements as required, subsequent project reviews and related memorandums/correspondence - Hourly rate based on the professional services contract rates that are in effect at the time service is rendered
4. Any and all applicable recording fees or charges – to be paid by Applicant in full by way of check payable to the Clerk of Atlantic County and delivered to the City Clerk.

F. Other Requirements

1. All escrow fees are to be posted in advance. The escrow fees posted represent estimates to cover anticipated review and inspection services. In the event the fees posted are not sufficient to cover the review and inspection services in total, then the applicant shall submit additional funds before receiving final approval or certification of work completed. Any unexpended funds will be returned to the applicant upon conclusion of the project.
2. All outside agency fees (including County and State) to be confirmed and paid by the applicant.

3. Projects requiring Treatment Works Approvals is as per N.J.A.C. 7:14A-22 which includes but is not limited to sewer extensions, building, installing, modifying or operating any sewer line, pumping station or force main which serves more than two buildings or will convey 8,000 gallons per day or more of flow to a treatment facility. Also, increasing the projected flow in an existing sewer line by 8,000 gallons per day or more shall require a treatment works approval permit, irrespective of whether or not additional sewer line construction is involved.
4. The Connection Fee for public housing authorities and non-profit organizations building affordable housing projects will be charged in accordance with N.J.S.A. 40:14B-22.3, as amended from time to time.
5. The requirements of the sewer connection fee schedule found in § 288-66 shall be in addition to any and all applicable City Code provisions, as subsequently amended from time to time, including, but not limited to § 288-15.

§ 288-16 through § 288-18 - No change

§ 288-19 ~~Connection and installation by City Reserved~~

~~The City will make connections to its mains and, where said mains are located in streets, will furnish and install all service laterals from the main to a point one foot inside the curblin e or to the property line or easement line, all of which service lateral shall remain the sole property of the City. Services shall not be trespassed on or interfered with in any respect. Where the City's sewer is located in a right of way, the City will make the connection between the service laterals and the public sewer and extend the service lateral to the abutting easement line or property line. The cost of constructing the service laterals will be charged against the property served thereby, in the manner provided by law. After installation, the City is only responsible for the structural integrity of the service lateral.~~

§ 288-20 through § 288-29 - No change

§ 288-30 Connection of surface water and other water sources to building sewer.

No person shall make connection of a swimming pool, roof downspouts, exterior foundation drains, areaway drains or other sources of surface runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.

§ 288-31 - No change

Article V – Use of Public Sewers

§ 288-32 Discharge of unpolluted drainage.

Stormwater and all other unpolluted drainage shall be discharged to such

sewers as are specifically designated as ~~combined sewers or~~ storm sewers, or to a natural outlet approved by the Superintendent and the New Jersey Department of Environmental Protection.

§ 288-33 through § 288-40 - No change

§ 288-41 Approval of plans and facilities.

Any developer, subdivider of land or other person, firm or corporation requiring the approval of the City as a condition precedent to approval of a subdivision by the City of Northfield Planning Board, or any other person seeking approval of sewers, laterals or other sewage collection and/or treatment facilities that it is intended will be incorporated into the City's sewerage system, or any other person requiring sewerage service for dwellings or other buildings not located and fronting on a presently existing and accepted municipal street, or fronting on a street so accepted but not presently serviced to the location of the property by the system of the City, shall be required to comply with this ~~Part~~ all applicable sections of § 288 herein set forth, and all other rules and regulations of the City, as a condition precedent to the approval of the City of Northfield.

§ 288-42 through § 288-43 - No change

Article VI No Change

Article VII - No Change

Article VIII - No Change

Part 2 Rents and Charges – No Change

Part 3 Installation of Sewer Laterals

Article XIV Charges and Fees

§ 288-64 – No Change

§ 288-65 Prepayment of standard charge.

On all new construction in the City of Northfield, the owner holding title of record shall prepay to the City the standard charge for the installation of a sewer lateral to service said property, pursuant to § 288-15.

§ 288-66 Standard charge; sewer connection fee.

A. The standard charge for installation shall be determined by the contractor on the basis of distance and depth and shall be based upon a rate fixed by the ~~sewer service~~ terms of the current agreement for general repairs and construction of sanitary sewer and stormwater facilities which is in effect on the date of commencement of construction.

~~B. There will be a sewer connection fee of \$2,600. If in fact a property was previously connected to the sewer, and as a result of fire or other casualty becomes disconnected, if said property is reconnected within two years of the disconnection, the connection fee shall only be \$300. If reconnection occurs after a two-year time~~

~~frame of disconnection, the connection fee shall be \$2,600.~~

A. Sewer Connection Fees For Residential / Commercial Industrial

1. City of Northfield allocates the basic single family sewer connection based on a capacity flow of 300 gallons per day (gpd), which is referred to as a Domestic Consumer Unit or DCU.
2. The minimum connection allocation for a project is one (1) (DCU).
3. The minimum Base Connection Fee for each DCU is \$2,600.00 for projects generating in excess of 300 gpd. Connection fees will be adjusted as follows: total gpd divided by 300 x \$2,600. For example: a project with 7,650 gpd is the equivalent of 25.5 DCUs requiring a connection fee of \$66,300.00 (25.5 X \$2,600 = \$66,300).
4. If said property is reconnected within two years of the disconnection, the connection fee shall only be \$300. If reconnection occurs after a two-year time frame of disconnection, the connection fee shall be the base \$2,600, if no change in use. A change in use with more DCU's, which generate more flow, additional connection fees will be required. The City reserves the right to meter flows or monitor water usage of industrial or commercial accounts to determine if their assigned allocation requires purchasing of additional DCUs.
5. All new construction installation costs are the responsibility of the Applicant or owner holding title of record and if not part of a sewer extension shall prepay the installation costs for the portion within the City right-of-way.

B. Schedule of DCU for Sewerage Service (according to the New Jersey Register) may be found in N.J.A.C. 7:14A-23.3.

§ 288-67 – No Change

§ 288-68 – No Change

SECTION 2: All ordinances and parts of Ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3: Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 4: This Ordinance shall become effective immediately upon final adoption and publication according to law.

EFFECTIVE DATE - This ordinance shall take effect upon final passage and publication in accordance with law.

Mary Canesi, RMC, Municipal Clerk

Erland Chau, Mayor

The above Ordinance was passed on first reading at a regular meeting of the Common Council of the City of Northfield, New Jersey on the 12th day of October 2021, and will be taken up for a second reading, public hearing and final passage at a meeting of said council held on the 26th day of October 2021, in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING:	October 12, 2021
PUBLICATION:	October 16, 2021
SECOND READING:	October 26, 2021
PUBLICATION:	October 30, 2021