**CITY OF NORTHIFELD, NJ**
**ORDINANCE NO. 4-2026**

**AMENDING CHAPTER 215, LAND USE AND DEVELOPMENT, ARTICLE VIII, DESIGN STANDARDS AND IMPROVEMENT SPECIFICATIONS**

**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):

**§ 215-116. Storm drainage calculation criteria.**

A. Intent. The information contained herein is intended as a guideline and as minimum design standard. ~~It is not intended as mandated design criteria.~~

B. General.

(1) (no change)

(2) Methodology. In general, the following engineering procedures have gained recognition as generally accepted engineering practice and may be used to calculate storm drainage runoff, peak rates of discharge and accumulated volumes to be stored~~.~~ where consistent with N.J.A.C.7:8. ~~With the approval of the Municipal Engineer, other generally accepted methods may be used.~~

In accordance with N.J.A.C. 7:8-5.7 runoff for major developments shall be calculated using the USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph . Information regarding the methodology is available from the Natural Resources Conservation Service website at : https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf.

For non-major developments, the following may be used:

(a) The rational method (provided that a minimum time of concentration of 20 minutes is used for calculating stormwater storage requirements).

(b) Urban Hydrology for Small Watersheds, Technical Release No. 55 (TR 55).

(c) National Engineering Handbook, NEH 4.

(2.1) (no change)

(3) Stormwater discharge.

(a) (no change)

(b) Surface groundwater recharge facilities, such as retention or detention basins, are hereby ~~prohibited~~ not encouraged due to their associated risk, potential liability, their requirement for maintenance and their aesthetic appearance. Positive overflow connections into existing storm sewers or natural waterways is encouraged, provided that these connections are legal and will not adversely impact upon the capacity of these facilities.

(4) Design storm.

(a) (no change)

(b) The "Residential Site Improvement Standards" shall be utilized for all residential development that is not major development.

For major developments, the water quality design storm shall be 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, per N.J.A.C. 7:8-5.7 Table 5-4. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.

(c) All commercial development where 1/4 acre of impervious area is proposed or which project disturbs one acre or more shall utilize the design techniques in the "New Jersey Storm Water Best M~~m~~anagement Manual."

(d) All major subdivisions shall form and utilize ~~a homeowner association for maintenance of common properties and drainage basins. When~~ a legally responsible entity for permanent operation and maintenance of common properties and drainage basins with an approved maintenance plan and deed notice. The City shall have the right to inspect stormwater management measures to ensure proper operations.

(e) (no change)

(f) (no change)

(g) After the five-year period, the City ~~will~~ may accept the basin for overall general maintenance and repair if formally approved by City Council but is not required. If approved, ~~however~~, the ~~homeowner association~~ legally responsible entity shall be responsible for all visual upkeeps, including grass cutting outside the basin limits, including all visual maintenance of all flowers, etc.

(5) (no change)

(6) (no change)

(7) Engineering worksheets. A drainage worksheet and certification by an appropriately licensed professional shall be required for each storm drainage system. Acceptable documents shall include Rational Method worksheets, ~~and~~ the peak discharge worksheets, TR Notice 55-A. ~~and~~ the USDA NCRS worksheets.

C. (no change)

D. (no change)

E. (no change)

F. (no change)

**§ 215-117. Storm drainage facilities.**

A. All storm drainage design and storm drainage facilities shall comply with the standards and practices listed in the Design and Construction of Sanitary and Storm Sewers, WEF Manual of Practice No. 9, ASCE Manual on Engineering Practice No. 37, as revised, and shall further comply with the New Jersey Stormwater Management Rules N.J.A.C. 7:8 and NJDEP Stormwater Best Management Practices.

B. (no change)

C. Nonstructural stormwater management measures, storm drains, culverts, catch basins, and other drainage structures shall be installed in each major development in accordance with the map submitted to the municipal agency

(1) (no change)

(2) The developer (or his/her engineer) shall submit complete calculations, specifications, plans and details for all proposed storm drainage facilities demonstrating compliance with N.J.A.C. 7:8.

(3) (no change)

D. (no change)

E. Inlets and Manholes

(1) All street inlets shall be New Jersey Department of Transportation (NJDOT) ~~Standard~~ ~~Type B.~~ bicycle-safe grate inlets in accordance with most current NJDOT standards.

(2) Casting heights on any streets shall be two inches greater than the specified curb face, and the gutter shall be properly transitioned approximately 10 feet on either side of the inlet. ~~Whenever design engineers use a curb opening inlet, 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 seven square inches, or be no greater than two inches across the smallest dimension.~~

(3) Curb opening inlets shall be designed so that no individual clear space exceeds seven (7) square inches and no dimension exceeds two (2) inches. Grates with parallel bars shall not be oriented in the direction of travel unless the clear opening is no greater than 0. 5 inches.(no change)

(4) (no change)

(5) (no change)

(6) (no change)

(7) (no change)

(8) (no change)

F. Open channels shall be designed to contain the required flow and shall have a design velocity low enough, in the judgment of the City Engineer, to prevent erosion.and shall be designed to incorporate green infrastructure practices to the maximum extent practicable.

(1)- (7) (no change)

G. (no change)

H. (no change)

I. (no change)

J. (no change)

K. The developer shall take all necessary precautions to prevent any siltation of streams during the construction of the site in accordance with the New Jersey Soil Erosion and Sediment Control Act and the Cape-Atlantic Soil Conservation District requirements.

(1) (no change)

(2) (no change)

(3) (no change)

L. (no change)

M. Special drainage provisions.

(1) The existing system of natural drainage within each development shall be reserved to the maximum extent possible. and shall be considered green infrastructure where practicable. To this end, the municipal agency may require the preservation of natural drainage swales,

recharge areas, wet weather ponds and similar features and may require suitable drainage and conservation easements and possible increases in lot size to allow usable lots with the preservation of such features.

(2) (no change)

N. (no change)

O. Green Infrastructure. Stormwater management measures for major development shall incorporate green infrastructure practices to the maximum extent practicable in accordance with N.J.A.C. 7:8-5.3. Structural stormwater management measures shall be used only where green infrastructure is demonstrated to be feasible.

SEVERABILITY

If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

REPEAL OF PRIOR ORDINANCES

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

EFFECTIVE DATE

This ordinance shall take effect after final passage and publication as provided by law.

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| Mary Canesi, RMC<br>Municipal Clerk | Erland Chau<br>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 10th day of February 2026, and pursuant to N.J.S.A. 40:55D-26, will be referred to the City of Northfield Planning Board for review; the matter will be taken up for a second reading, public hearing and final passage at a meeting of said Council held on March 10, 2026, in Council Chambers, City Hall, Northfield, New Jersey.

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| FIRST READING: | February 10, 2026 |
| REFERRAL TO PLANNING BOARD: | February 11, 2026 |
| PUBLICATION: | February 14, 2026 |
| SECOND READING: | March 10, 2026 |
| PUBLICATION: | March 14, 2026 |