

2012 ORDINANCE NEW ORDINANCE

AN ORDINANCE TO CREATE ARTICLE IV; "Development Requirements and Standards" §315-30, "Specific design standards", Paragraph Q "Steep Slope"

BE IT ORDAINED, by the Mayor and Council of the Township of Bloomfield, County of Essex, State of New Jersey, as follows:

Section 1. CHAPTER 315, ARTICLE IV "Development Requirements and Standards" to create §315-30, "Specific design standards", Paragraph Q "Steep Slope" of the Code of the Township of Bloomfield, County of Essex, State of New Jersey, is hereby created to read as follows:

Q. Steep Slope

- A. Scope. These regulations apply to the disturbance of soil and the construction of structures, roads, retaining walls and parking lots in areas of steep slopes. Municipally owned properties are exempt from the provisions of this section.
- B. Objective. The purpose of this subsection is to minimize cutting and grading of steep slope areas as well as to minimize the disturbance of soil and removal of vegetative cover. Adherence to these regulations will assist in preventing erosion, siltation of streams, and other maintenance and safety problems
- C. Definitions and Identification

Steep Slope - Steep slopes are defined to include slopes in excess of fifteen percent (15%) in gradient as measured and documented in accordance with the Slope Measurement Criteria definitions

Slope Measurement Criteria - The following Slope Measurement Criteria shall serve as the basic means of identifying and categorizing Steep Slopes as further regulated under this section

Vertical Measurement - Vertical measurement shall be determined utilizing two (2) foot contours as documented and determined by onsite survey or the use of photogrammetric aerial topography

Horizontal measurement - Horizontal measurement shall be determined by use of an

ON BASIS OF FACTS SET
Eric J. Acora
Director of Law-Township

appropriate scale or measuring a minimum horizontal section thirty (30) feet in length.

Application of vertical and horizontal measurements - The vertical and horizontal measurements are utilized to determine the slope by measuring the vertical rise on the basis of two (2) foot contours in a thirty (30) foot horizontal length.

Disturbance - Disturbance shall be defined as any physical activity which results in removal of vegetation, modification of topography by cutting or filling, stripping of top soil, and/or placing of physical structures or improvements thereon.

Grade - A grade is the contour or surface of the ground.

Original grade is the natural contour or surface of the ground before any disturbance
 Finished grade is the contour or surface of the ground at the completion of a project after any disturbance.

Grading - Any disturbance of the original grade by stripping, cutting Filling, stockpiling, or any combination thereof.

Transitional Grading - Any disturbance in that area of land between the original grade and the finished grade to accommodate roads, parking areas, structures, and other Re-improvements.

Grading Limitations - Grading limitations is the extent of the disturbance allowed see chart below

Slopes (percent)	Disturbance Allowed
35% or greater	No disturbance allowed
25.0 - 34.9%	Only transitional grading
15.0 - 24.9 %	Only transitional grading or road construction
0.0 - 14.9%	All construction allowed

D. Submission Requirements

The applicant shall prepare a steep slope analysis depicting on a plot plan slope classes of under 14.99%, 15% to 24.99% 25% to 34.99% and 35% and greater, as well as calculations of the area in square feet within each slope class

2. A lot grading plan shall be provided showing the proposed driveway plans and profiles, the locations of all structures, locations of any retaining walls and any site grading necessary.
3. Plans profiles, cross-sections, and details of all retaining wall showing the height of each wall, the elevation at the top and bottom of each wall, the materials to be used, a profile and cross section of each wall, any proposed plantings and safety

- barriers, the calculations of anticipated earth and hydrostatic pressures and surcharges, and the calculation detailing the design of each wall.
4. The limits of clearing and disturbance, which shall be held to be the maximum permitted on the site.
 5. Landscaping plans indicating the following information:
 - (a) The proposed limits of disturbance of the subject site;
 - (b) All existing and proposed vegetation within the area to be disturbed;
 - (c) A specific identification with the area to be disturbed of all individual trees or groups of trees which have a caliper of 8" or more measured 3" above the ground level, with an indication of which trees are to be removed.
 - E. If any disturbance is planned to a steep slope area or if a steep slope has been disturbed by prior land use such as agriculture, a re-vegetation plan shall be provided.
 - F. All retaining walls over four (4) feet in height at any point shall be designed by a New Jersey licensed professional engineer, and are subject to the review and approval of the Municipal Engineer prior to the issuance of any construction permits.
 - G. Applications seeking relief from the provisions of this ordinance shall be cognizable under N.J.S.A. 40:55D-70(c). Therefore, jurisdiction over such application shall reside with the Zoning Board of Adjustments, unless the Planning Board is otherwise granted jurisdiction over the application under the Municipal Land Use Law.
 - H. Existing structures will be considered exempt from this ordinance as long as they are maintained in good order. At such time as major renovations or replacement are proposed these plans must be presented to the planning board for approval.

Section 2. All ordinances inconsistent herewith are hereby repealed.

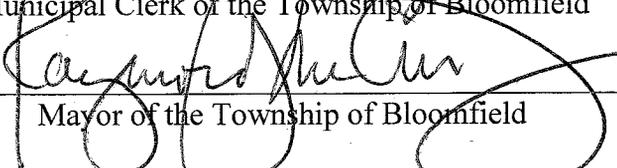
Section 3. This ordinance shall take effect upon final passage and publication in accordance with the law.

* * * * *

I hereby certify that the above ordinance was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on March 19, 2012.



 Municipal Clerk of the Township of Bloomfield



 Mayor of the Township of Bloomfield

✓ Vote Record - Ordinance 1536		Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopt	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> First Reading	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Table with no Vote	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve					
<input type="checkbox"/> Veto by Mayor					

✓ Vote Record - Ordinance 1536		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopt	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table with no Vote	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve					
<input type="checkbox"/> Veto by Mayor					