

Mayor Sheinfield Opened the meeting by leading the Pledge of Allegiance and giving the Open Public Meeting Statement. This is a Regular Meeting of the Hillsdale Borough Council on this 6th day of May, 2025. Notice of the time and place of this meeting has been provided to The Ridgewood News and The Bergen Record; a copy was posted on the bulletin board outside of this meeting room and provided to any interested parties.

Please silence all cell phones. Please wait to be recognized by the Mayor during the Public Hearing and the Public Comment part of the meeting. You will need to state your name and town of residence for the record.

Borough Clerk Kohan took roll call - Mayor Michael Sheinfield, Council President Osso, Councilmembers Colletti, Fox, Mazza-Chiong, Ruocco, Trochimiuk (Borough Administrator Mike Ghassali, Borough Clerk Denise Kohan, Borough Attorney Mark Madaio)

ADJOURN TO CLOSED SESSION:

25127 To provide for a meeting not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act N.J.S.A. 10:4-12 – *Borough Personnel – Police, Affordable Housing*

WHEREAS, the Borough Council of the Borough of Hillsdale is subject to certain requirements of the Open Public Meetings Act N.J.S.A. 10:4-6 et seq; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12 provides that an Executive Session not open to the public may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Borough Council of the Borough of Hillsdale to discuss in a session not open to the public certain matters relating to the item or items authorized by and designated below:

- (1) Matters required by law to be confidential.
- (2) Matters where the release of information would impair the right to receive funds.
- (3) Matters involving individual privacy –
- (4) Matters relating to collective bargaining –
- (5) Matters relating to the purchase, lease or acquisition of real property or the investment of public funds.
- (6) Matters relating to public safety and property –
- (7) Matters relating to litigation, negotiations and the attorney-client privilege –*Personnel – Police, Affordable Housing*
- (8) Matters relating to the employment relationship –
- (9) Matters relating to the potential imposition of a penalty.

NOW, THEREFORE BE IT RESOLVED, by the Council of the Borough of Hillsdale assembled in public session this date that an Executive Session closed to the public be and the same is hereby authorized for discussion of matters relating to the specified items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Borough Council that the public interest will no longer be served by such confidentiality.

Motion Osso Second Mazza

Ayes: Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

Nays: none

RECONVENE REGULAR MEETING:

Motion to reconvene Ruocco Second Osso

Ayes: Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Nays: none

Mayor Sheinfield reported that we are back in session. During the closed session, we held an interview with a prospective chief. This body has agreed to promote Lieutenant Travis Woods to the position of Chief. We will take formal action in the next week to begin that process. Congratulations to Lieutenant Woods

RECOGNITION/OATH OF OFFICE:

[Municipal Clerks Week May 4-May 10](#)

Mayor Michael Sheinfield

In honor of it being Municipal Clerks week, Mayor Sheinfield and the council gave a standing ovation to Denise Kohan. I think you've done a great job. Truly, we are blessed to have her here. She makes me look competent — and that's not an easy thing to do said Mayor Sheinfield.

APPROVAL OF MINUTES:

April 1, 2025 Council Meeting Minutes

Motion Trochimiuk Second Mazza

Councilman Ruocco asked to have an amendment on page 23 by adding the statement that he looked forward to hearing in public session why the deviation of the bylaws were allowed regarding a public statement made by the PBA at the March 11 Council Meeting.

Motion Ruocco Second Osso

Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Abstain: Fox

Nays: none

April 15, 2025 Closed Session Minutes

Motion Ruocco Second Mazza

Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

Nays: none

April 15, 2025 Council Meeting Minutes

Motion Ruocco Second Colletti

Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

Nays: none

INITIAL PUBLIC COMMENT (time limited to 3 minutes, items on the agenda only, one topic per speaker -please state your name and town of residence for the record)

Mayor Sheinfield opened the initial public comment portion of the meeting. Seeing no one wishing to speak

he closed this portion of the meeting.

BUDGET INTRODUCTION/AMENDMENT RESOLUTIONS

[25128](#) Waiver of Reading in Full the 2025 Budget

WHEREAS, N.J.S. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- a) be posted in a public place where public notices are customarily posted, and
- b) is made available to each person requesting the same during said week and during the public hearing,

and

WHEREAS, the Borough of Hillsdale has complied with the aforesaid requirements.

NOW, THEREFORE, BE IT RESOLVED, the Borough is hereby permitted to waive the reading in full, of the Municipal Budget for the year ending December 31, 2025.

Motion Ruocco Second Osso

Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

Nays: none

PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET:*@7:00 p.m. or as soon as possible thereafter as advertised*

[2025 Amended Budget](#)

Motion to open public hearing on the 2025 Municipal Budget Fox Second Colletti

Ayes: Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Nays: none

I will now open the meeting to the public. If anyone desires to be heard regarding the 2025 Municipal Budget, please say your name and wait to be recognized, once recognized state your name and address for the record.

I entertain a motion that the public hearing on be closed and that it be resolved that a copy of the 2025 Budget Introduction was available to the general public at the Hillsdale Free Public Library, Borough Hall and on-line.

Motion to close public hearing on the 2025 Municipal Budget Colletti Second Osso

Ayes: Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

Nays: none

MUNICIPAL BUDGET RESOLUTION

[25129](#) Adoption of the 2025 Municipal Budget

BE IT RESOLVED, that the following statements of revenue and appropriations shall constitute the adopted Municipal Budget for the year 2025:

(a)	\$ 10,997,653.00	(Item 2 below) for municipal purposes, and
(b)	\$ -	(Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
(c)	\$ -	(Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in
		Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of
		the following summary of general revenues and appropriations.
(d)	\$ -	(Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
(e)	\$ -	(Sheet 44) Arts and Culture Trust Fund Levy
(f)	\$ 824,847.00	(Item 5 Below) Minimum Library Tax

SUMMARY OF REVENUES			
1.	General Revenues		
	Surplus Anticipated	08-100	\$ 2,800,000.00
	Miscellaneous Revenues Anticipated	13-099	\$ 3,963,500.00
	Receipts from Delinquent Taxes	15-499	\$ 385,000.00
2.	AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)	07-190	\$ 10,997,653.00
3.	AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:		
	Item 6, Sheet 42	07-195	\$ -
	Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$ -
	TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$ -
4.	To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS		
	Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	
5.	AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$ 824,847.00
	Total Revenues	13-299	\$ 18,971,000.00

5. GENERAL APPROPRIATIONS:			
	Within "CAPS"		
	(a & b) Operations Including Contingent	34-201	\$ 12,091,026.76
	(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 1,342,367.65
	(g) Cash Deficit	46-885	\$ -
	Excluded from "CAPS"		
	(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 2,844,765.67
	(c) Capital Improvements	44-999	\$ 1,600,000.00
	(d) Municipal Debt Service	45-999	\$ 317,839.92
	(e) Deferred Charges - Municipal	46-999	\$ -
	(f) Judgments	37-480	\$ -
	(n) Transferred to Board of Education for Use of Local Schools (N.J.S. 18:29-405)	29-405	\$ -
	(g) Cash Deficit	46-885	\$ -
	(k) For Local District School Purposes	29-410	\$ -
	(m) Reserve for Uncollected Taxes	50-899	\$ 775,000.00
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S. 18:29-195)			
	Total Appropriations	34-499	\$ 18,971,000.00

The Governing Body of the Borough of Hillsdale does hereby adopt the above as the Budget for the year 2025.

Motion Ruocco Second Colletti

Ayes: Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

Nays: none

PUBLIC HEARING ON THE 2025 BERGEN COUNTY OPEN SPACE TRUST FUND – MUNICIPAL PARK IMPROVEMENT PROGRAM: @7:30 p.m. as advertised

Motion to open public hearing on the 2025 Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – Beechwood Park Pavillion

Motion Osso Second Trochimiuk

Ayes: Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Nays: none

I will now open the meeting to the public. If anyone desires to be heard regarding the 2025 Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – Beechwood Park Improvement Program, please raise your hand to be recognized, come forward to the microphone and state your name and address for the record.

I entertain a motion that the public hearing on the 2025 Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – Beechwood Park Improvement Program be closed and that it be resolved that a copy of the Letter of Intent was available to the public at Borough Hall

Motion to close public hearing on 2025 Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund – Beechwood Park Improvement Program

Motion Trochimiuk Second Mazza

Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

Nays: none

[25130](#) Trust Fund Application – Municipal Endorsing Resolution – Beechwood Park Improvement Program

WHEREAS, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("County Trust Fund"), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the Borough of Hillsdale desires to further the public interest by obtaining a matching grant of \$74,986.68 *from* the County Trust Fund to fund the following project: Beechwood Park Improvement Program; and,

WHEREAS, the governing body/board has reviewed the County Trust Fund Program Statement, and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, as part of the application process, the governing body/board received held the required Public Hearing to receive public comments on the proposed park improvements in the application on May 6, 2025; and,

WHEREAS, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and,

WHEREAS, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above-named project and ensure its completion on or about the project contract expiration date.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hillsdale:

1. That is hereby authorized to submit the above completed project application to the County by the deadline April 25, 2025 as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council of the Borough of Hillsdale has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That Mayor and Council of the Borough of Hillsdale is committed to providing a dollar-for-dollar cash match for the project; and
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.

5. That the Mayor and Council of the Borough of Hillsdale agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,

6. That this resolution shall take effect immediately.

Motion Ruocco Second Trochimiuk

Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

Nays: none

CORRESPONDENCE:

1. Letter received April 18, 2025 from Bryan Ennist regarding Religious and secular displays on public property

Motion to receipt and file Trochimiuk Second Ruocco

Ayes: Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Nays: none

PROFESSIONAL MONTHLY REPORTS:

[Borough Engineer Report – April 2025](#)

Nick Chelius – Colliers Engineering

During the meeting, several project and grant updates were provided. A proposal was recently submitted under the NJ DOT Fiscal Year 2025 grant for design work, and that item is expected to appear on an upcoming meeting agenda. The NJ DOT Fiscal Year 2024 grant for Melville Road, which had been delayed due to weather, is now moving forward with work beginning this week. The 2025 Riverside Cooperative Paving Program is also getting underway, with a pre-construction meeting scheduled for Thursday. Following that meeting, more accurate scheduling will be available, but construction is tentatively expected to start in June.

Regarding Memorial Field, geotechnical testing has begun. Test pits were dug last week, and additional borings are scheduled from May 12 through May 16. Once the on-site testing is complete, the analysis will be conducted. After the geotechnical report is received, the project will move forward into the design phase.

Council President Osso expressed concern over the holes that were made in the field for test pits and asked they would impact the project. Nick noted that two test pits at Memorial Field showed signs of excess moisture. Both were located in the northeast corner of the site, near the wetlands—though not within the wetlands themselves. This was not unexpected given the proximity, and it is not anticipated to pose any issues for the project's design.

There were no additional questions on Memorial Field. The conversation then shifted to a site walk that took place the previous week with the Environmental Commission at the Beachwood nature trail. The group assessed the current condition of the trail and began shaping the scope of the restoration project. The plan is to start with an initial investigation to identify the area's most in need of repair, prioritize those areas, estimate costs based on available funding, and proceed with design work from there.

Centennial Field is due to open somewhere around Memorial Day.

COMMITTEE REPORTS:

Council President – Clemente Osso

At the recent Recreation Commission meeting, the group discussed the need to decide on the type of artificial turf to be used for the Memorial Field project. Two options are being considered: a no-fill turf product called Pivot by the company TenCate, and a more traditional turf with rubber infill from FieldTurf, which is widely used in New Jersey. Pivot is a newer product with limited installations, raising some uncertainty about its long-term performance. Both options have pros and cons in terms of environmental impact, cost, and maintenance. The initial cost difference is about \$100,000, but in the context of the \$5.8 million overall project budget, this is not expected to significantly affect other components. Input will be sought from local sports associations and the Environmental Commission before a final decision is made.

In addition, other recreation projects are underway. At Cora and Knickerbocker fields, 150 tons of clay have been added. Cora is now open and received positive feedback from the HBSA, while Knickerbocker will open once weather conditions allow for final grading.

The summer activity brochure is scheduled for release on May 15 and will be available on the borough website. The Easter Egg Hunt at Beachwood had strong attendance, featuring a well-received juggler and Greg Style as the Easter Bunny. Beachwood bathrooms are also set for improvement this year.

Lastly, the summer concert series has been scheduled with three performances at Beachwood Fields: June 25, July 9, and July 30, featuring a country band, an '80s band, and the New Jersey Concert Band.

Councilman – Justin Fox

Pool registration is going extremely well this spring, with revenue up by approximately \$81,000 compared to the same time last year. A new filter and pump have been installed for the kiddie pool, and the main pool pump and motor were replaced earlier today. An open house is scheduled for May 17th from 10:00 a.m. to 3:00 p.m.

Councilman – Robert Colletti Jr.

The Environmental Commission is currently working on two grants related to the Beechwood Trail. The second grant was addressed earlier in the meeting, and for the first grant—now delayed for over a year—Borough Administrator Mike Ghassali has reached out directly to the DEP Commissioner for assistance in moving the process forward. This step was deemed necessary due to the prolonged delay.

Members of the Environmental Commission also met with Mike to discuss updating Hillsdale's Community Forestry Plan, which is due by December 31, 2025. An approved plan will help the borough reduce liability related to street tree management and enable access to related grant funding. They are currently working with the individual who authored the existing plan to obtain a quote for the update.

Separately, the Pascack Valley Regional High School Board of Education unanimously appointed Dirk Phillips as interim superintendent, effective May 1, 2025, through no later than June 30, 2026. Phillips previously served as superintendent in Glen Ridge and assistant superintendent in Berkeley Heights, and has held roles as a teacher, assistant principal, principal, and was also recognized for his contributions as a wrestling coach. The board also appointed Cynthia Kirk as the new business administrator, succeeding Mr. Usami.

Additionally, the board approved its 2025–2026 budget, which remains unchanged from previous discussions. The budget includes a 3.33% total tax levy increase. For Hillsdale specifically, this translates to an average annual tax of \$3,774 on a home assessed at \$477,000—an increase of approximately \$121 per household.

Councilwoman – Melissa Mazza-Chiong

The Hillsdale Volunteer Ambulance Service had another strong month in March, responding to 70 calls, including 26 mutual aid calls for neighboring communities. Volunteers contributed an impressive 1,366 hours of service, with an additional 513 hours from the permanent staff. A sincere thank you was extended to all those who continue to support and sustain the service.

At the local Board of Education meeting on April 24, the 2025–2026 school budget was presented. While there is a slight decrease in the operating budget, the introduction of a new debt service cost of \$436,690 results in an overall tax levy increase of about 3.49%. For a Hillsdale home assessed at \$477,000, this equates to an increase of approximately \$20.54 per month, or \$250 annually. This increase does not include the upcoming \$15 million bond from the referendum, which will begin to be assessed in the 2026 calendar year.

In terms of facilities, approximately 60–70% of the modular classrooms for the George White renovation project have already been delivered, with more expected in the near future.

Lastly, this year's Arbor Day celebration took place on Friday, April 25, at Meadowbrook School. Thanks were extended to Victoria's Nursery for donating trees and plants, and to Hillsdale's Environmental Commission for organizing the event.

Councilman – John Ruocco

The Access for All Committee met on April 28. The committee held its fifth annual art show at the library on May 1, which was a great success. This year's theme was "*What Does It Mean to Be Included?*", offering individuals with disabilities a platform to express themselves artistically. Recognition was given to Jennifer Romanoff, Gia Schneider, Grace Sala, Ron Miller, Cindy Fox and Ruta Fiorino for their hard work in organizing the event. The Access for All members expressed a strong interest in being involved in planning discussions for the new community center, particularly regarding accessibility and the integration of universal design elements to ensure the space is inclusive for residents with disabilities. This request was directed to the borough administrator.

The Board of Health met on April 29. Thanks to timely materials distributed by the Borough Clerk, it was reported that, through March, the Board of Health had generated just over \$14,000 in revenue, primarily from food licenses. Board member Lois Kohan was commended for her continued outreach work in the community. At its next meeting, the Board of Health is expected to approve a bylaw amendment to establish a treasurer position, which would coordinate more closely with the borough's CFO on financial matters. Additionally, a recent adult blood pressure clinic saw low turnout, and the board will be consulting with the borough on whether to continue offering the program.

Borough Administrator – Mike Ghassali

Work at Cora and Knickerbocker fields included the placement of 150 tons of material and laser regrading. This maintenance, long overdue by 10 to 12 years, will now be supported by dedicated funding for ongoing, professional upkeep to prevent future degradation.

At Beechwood, the band shell bathrooms will be repaired this year using a grant that expires at the end of the year. The project has already received three extensions, so timely completion is a priority. The wooden roof and decorative ovals on the band shell have been removed, leaving it currently without a roof. New design ideas are being explored, and input from the public is welcomed. However, the roof will not be in place for this year's summer concerts, including the upcoming music and arts festival in June. Efforts will be made to address sound quality through additional speakers.

Updates were also shared on the Beechwood Trail grant. Contact has been made directly with the DEP Commissioner, and a response is expected soon. Meanwhile, the borough is working to decide between two artificial turf options for Memorial Field, aiming to finalize the choice within the next three weeks. Research continues on both options: Pivot, a newer no-fill product, and traditional rubber-infill turf. Concerns about the traditional option include rubber pellets ending up in eyes, ears, shoes, and homes. Early feedback is pushing serious consideration toward Pivot, though long-term performance remains uncertain.

ParkMobile, the mobile parking payment system, is expected to launch next week. Signage is being installed, with 26 signs going up across three parking lots. The west lot will retain permit parking, but green-painted perimeter spots will be available for app users. Posts every fifth spot will indicate the zone number. About 3,000 Hillsdale residents have already downloaded the app. Rates will be \$1.25 per hour, and users can extend parking time as needed.

The new community center on Patterson Street has completed its framing and is progressing well. The facility will be ADA-compliant. Minor layout changes were made to improve lighting and functionality, including reorienting a dividing wall to ensure balanced natural light in both rooms. Additional infrastructure, such as projector screens, outlets, and internet, is being incorporated. The town is now seeking name suggestions for the center and may hold a naming contest.

Lastly, several resolutions are being presented tonight such as Resolution 25133 which authorizes a fair and open contract for janitorial services with Tropical Cleaning, offering a slight cost reduction over the previous agreement. As well as Resolutions 25134 and 25135 involve budget adjustments. One addresses a shortfall related to self-storage costs, and the other pertains to a legal settlement involving the police chief's attorney.

There is a concern about the timeline for the completion of Memorial Field. The project needs to be completed by the middle of April next year. The Borough Engineer stated that they have started some aspects of the project but there are many variables that will effect the timing of the project.

ORDINANCES:

[25-13 \(Adoption\)](#)

An Ordinance Amending Chapter 138, of the Borough Code Entitled “Fees” Pertaining to Soil Movement

WHEREAS, the Borough of Hillsdale has adopted §130-20, an Ordinance to establish fees in the Borough; and

WHEREAS, §138-20 Chapter 248 pertains to Soil Movement Fees; and

WHEREAS, the Borough desires to amend §138-20 Chapter 248 regarding fees pertaining to Soil Movement.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Hillsdale, County of Bergen, State of New Jersey, as follows:

The following fees shall be removed from §138-28: Chapter 248, Soil Movement

Volume of Soil (cubic yards)	Filing Fee	Escrow Deposit for Costs
Up to 25	\$25	0
Over 25	\$75	\$350
Over 50	\$75	\$800
Over 200	\$75	\$1,000
Over 500	\$150	\$2,000
Over 1,000	\$300	\$3,000
Over 5,000	\$600	\$4,000
Over 10,000	\$1,200	\$5,000

* Soil volume based on the movement of all soil within the property, i.e. import, export as well as movement of any existing soil.

** Requires performance guarantee greater than 200 cubic yards, unless waived by the Borough Engineer. Topographic plan required for all volume greater than 50 cubic yards, unless waived by the Borough Engineer. Resubmission fee: \$175 required when application is deemed incomplete and requires additional review by Borough Engineer.

The following fees shall be added to §138-20 Fees: Chapter 248, Soil Movement

	Engineering	Administrative
New single-family dwelling	\$2,000	\$100
Additions to single-family dwelling	\$1,200	\$100
Swimming pools, tennis courts, drainage improvements	\$1,200	\$100
Retaining walls or other site improvements affecting impervious coverage or runoff	\$500	\$100

- Soil volume based on the movement of all soil within the property, i.e., import, export as well as movement of any existing soil.

- Detailed soil moving calculations are required to be submitted with all applications. The calculations shall clearly indicate cut, fill and net calculations.

- A performance guarantee is required for any soil movement greater than 200 cubic yards, unless waived by the Borough Engineer. The performance guarantee amount shall be based on 120% of the cost associated with soil erosion & sediment control measures, drainage improvements, soil movement, and other related site work.

- Topographic plan required for all soil movement applications involving regrading OR soil movement volume greater than 50 cubic yards, unless waived by the Borough Engineer.

- Resubmission fee \$200 required when application is deemed incomplete and requires additional review by Borough Engineer.

- Engineering fee amounts required for applications involving commercial properties will be evaluated on a case-by-case basis and shall be a minimum of \$1200.00.

- Two (2) hardcopies and electronic versions (PDF) of plans and any other relevant supporting documentation are required for all submissions.

- Non-refundable Administrative Fee \$100.00.

In the event that any word, phrase, clause, section or provision of this Ordinance is found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

All Ordinances of parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

This Ordinance shall take effect upon passage and publication as provided by Law.

Motion to open public hearing on Ordinance 25-13 Ruocco Second Colletti

no role call was taken

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-13, please say your name and wait to be recognized, once recognized state your name and address for the record.

Rick Savino – 64 Westdale Hillsdale

Raised concerns about a proposed \$1,200 engineering fee for additions to single-family dwellings. Drawing from personal experience, they noted that their own add-a-level project and garage bay addition last year involved no significant soil movement—only some topsoil at the end—and yet under the new structure, such work would incur a steep fee. They emphasized that \$1,200 would represent approximately 1% of their total project cost, which they feel is disproportionately high, particularly for modest home improvements.

He urged the council to consider a minimal impact exception. He asked the council to review the policy to avoid placing unnecessary financial burdens on homeowners undertaking reasonable, small-scale improvements.

The Borough Administrator clarified that the \$1,200 charge for home additions this amount is not a fixed fee but rather an escrow deposit. It's used only if an engineering review is necessary, and any unused portion is refunded to the homeowner. He acknowledged that in smaller projects where no engineering review is required, no charges are actually billed, even if the deposit is made up front.

Seeing no one else wishing to speak, Mayor Sheinfeld closed the public portion of this ordinance.

I will now entertain a motion that the public hearing on Ordinance No. 25-13 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public.

Motion to close public hearing on Ordinance 25-13 Ruocco Second Osso

Ayes: Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

Nays: none

Motion to adopt Ordinance No. 25-13 Trochimiuk Second Ruocco

Ayes: Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti

Nays: none

Now, therefore, be it resolved that this ordinance is adopted and the Borough Clerk is authorized to advertise the same according to law.

[25-14 \(Adoption\)](#)

An Ordinance Amending Chapter 258, “Storm Sewers”, of the Borough Code to Create Article IV – Privately-Owned Salt Storage

WHEREAS, the New Jersey Department of Environmental Protection (“NJDEP”) amended its Stormwater Management Regulations, N.J.A.C. 7:8-1.1 et.seq.; and

WHEREAS, the NJDEP has published a model Privately Owned Salt Storage Ordinance to establish requirements for the storage for salt and other solid de-icing materials on privately owned properties to prevent them from being exposed to stormwater; and

WHEREAS, the Borough of Hillsdale desires to incorporate the within language to create a new Article in Chapter 258 of the Borough Code entitled “Storm Sewers” based on the NJDEP Privately Owned Salt Storage model ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Hillsdale, County of Bergen, State of New Jersey, as follows:

Chapter 258, “Storm Sewers”, of the Borough Code is hereby amended to add “Article IV, Privately-Owned Salt Storage”, to read as follows in its entirety.

ARTICLE IV PRIVATELY-OWNED SALT STORAGE

§ 258-18 DEFINITIONS

For the purpose of this ordinance, 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 consistent 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.

DE-ICING MATERIALS

Any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.

IMPERVIOUS SURFACE

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

STORM DRAIN INLET

The point of entry into the storm sewer system.

PERMANENT STRUCTURE

A permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

FABRIC FRAME STRUCTURE

A permanent structure if it meets the following specifications:

1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the

structure to protect the side walls during loading and unloading of de-icing materials;

2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
3. The structure shall be erected on an impermeable slab;
4. The structure cannot be open sided; and
5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.

PERSON

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

RESIDENT

A person who resides on a residential property where de-icing material is stored.

§ 258-19 DEICING MATERIAL STORAGE REQUIREMENTS.

A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:

1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
4. Loose materials shall be covered as follows:
 - a. The cover shall be waterproof, impermeable, and flexible;
 - b. The cover shall extend to the base of the pile(s);
 - c. The cover shall be free from holes or tears;
 - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
 - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.
- (1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;
5. Containers must be sealed when not in use; and
6. The site shall be free of all de-icing materials between April 16th and October 14th.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

C. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

§258-20 EXCEPTIONS.

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in §258-19 above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

§258-21 ENFORCEMENT.

This Ordinance shall be enforced by the Borough of Hillsdale Police Department during the course of ordinary enforcement duties.

§258-22 SEVERABILITY.

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

In the event that any word, phrase, clause, section or provision of this Ordinance is found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

All Ordinances of parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

This Ordinance shall take effect upon passage and publication as provided by Law.

Motion to open public hearing on Ordinance 25-14 Osso Second Trochimiuk
Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox
Nays: none

I will now open the meeting to the public. If anyone desires to be heard regarding Ordinance No 25-14, please say your name and wait to be recognized, once recognized state your name and address for the record.

I will now entertain a motion that the public hearing on Ordinance No. 25-14 be closed and that it be resolved that this ordinance was posted on the bulletin board on which public notices are customarily posted and published in the Ridgewood News. Copies of said ordinance were made available to the general public.

Motion to close public hearing on Ordinance 25-14 Ruocco Second Mazza

Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

Nays: none

Motion to adopt Ordinance No. 25-14 Trochimiuk Second Osso

Ayes: Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Nays: none

Now, therefore, be it resolved that this ordinance is adopted and the Borough Clerk is authorized to advertise the same according to law.

25-15 (Introduction)

Bond Ordinance to authorize the Undertaking of the Memorial Park Recreation and Athletic Facilities Project In, By and for the Borough of Hillsdale, in the county of Bergen, State of New Jersey, to Appropriate the Sum of \$5,100,000 to Pay the Cost Thereof, to Make a Down Payment, To Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide For The Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds

BE IT ORDAINED by the Borough Council of the Borough of Hillsdale, in the County of Bergen, State of New Jersey, as follows:

Section 1. The Borough of Hillsdale, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to undertake the Memorial Park Recreation and Athletic Facilities Project in, by and for the Borough. Said improvement shall include all equipment, work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$5,100,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefitted.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant

to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$5,100,000, and (4) \$500,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes hereinafter authorized necessary to be issued for said purpose is \$4,600,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$450,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$500,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$500,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$4,600,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$4,600,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$4,600,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The Borough intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures

with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 12. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 13. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

BE IT RESOLVED, that Ordinance No. 25-15 does now pass a first reading and that said Ordinance be further considered for final passage at a Meeting of the Mayor and Council in the Municipal Building, 380 Hillside Avenue, Hillside, New Jersey, on June 17, 2025 at 7:00 pm or as soon as thereafter and at said time and place all persons interested will be given an opportunity to be heard concerning the same, and the Clerk is hereby authorized and directed to publish said ordinance in the Ridgewood News once, at least one week prior to said hearing, with a notice of its introduction and of the time and place, when and where said ordinance would be considered for final passage.

Motion Colletti Second Osso

Ayes: Councilmember Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco

Nays: none

[25-16 \(Introduction\)](#)

An Ordinance to Provide for and Determine the Maximum Rate, Amount and Method of Payment of Compensation to Persons Holding Certain Office and Positions of Employment in the Borough of Hillside, County of Bergen, State of New Jersey

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

SECTION 1. The rate of compensation of persons holding any of the hereafter named offices and positions of employment, which compensation shall be on an annual basis unless otherwise specified, is hereby fixed and determined to be up to the maximum as set opposite the title of each of the hereinafter named offices and

positions of employment. Whenever there shall be set forth a minimum and or maximum rate of compensation the employee or officer shall be compensated at an annual rate within such range.

SECTION 2. Each employee set forth in this Section may be entitled to receive a maximum annual compensation as set forth below.

	TITLE	MAXIMUM
1	Mayor	\$ 13,000.00
2	Councilmembers	\$ 10,000.00
3	Police Chief	\$ 220,000.00
4	Police Captain	\$ 200,000.00
5	Police Lieutenant	\$ 180,000.00
6	Borough Administrator	\$ 165,000.00
7	Borough Clerk	\$ 120,000.00
8	Qualified Purchasing Agent	\$ 15,000.00
9	Certified Municipal Financial Officer	\$ 150,000.00
10	Tax Collector	\$ 30,000.00
11	Assistant Manager - Finance	\$ 75,000.00
12	Tax Assessor	\$ 30,000.00
13	Finance Assistant - Accounts Payable <i>-per hour</i>	\$ 35.00
14	Confidential Administrative Assistant <i>-per hour</i>	\$ 32.00
15	Executive Assistant <i>-per hour</i>	\$ 32.00
16	Municipal Housing Liaison Stipend	\$ 5,000.00
17	Superintendent of Public Works	\$ 140,000.00
18	Licensed Sewer Operator - Stipend	\$ 7000.00
19	DPW – General Assignment	\$ 100,000.00
20	DPW - Foreman	\$ 100,000.00
21	DPW – Head Mechanic	\$ 100,000.00
22	Secretary – Dept of Public Works - <i>hourly</i>	\$ 32.00
23	Class III Police Officers - <i>hourly</i>	\$ 75.00
24	Fire Official	\$ 15,000.00
25	Inspector for Continuing Certificate of Inspection	\$ 6,000.00
26	Community - Seniors Activity Director	\$ 25000.00
27	Social Services Liaison	\$ 20,000.00
28	Recreation Director	\$ 80,000.00
29	Recreation Assistant – per hour	\$ 32.00
30	Construction Official	\$ 30,000.00
31	Building Sub-Code Official	\$ 30,000.00
32	Building Sub-Code Official Vehicle Allowance	\$ 1,000.00
33	Zoning Official <i>-per hour</i>	\$ 50.00
34	Planning Board Secretary	\$ 35.00

35	Planning Board Secretary- preparing minutes- <i>per meeting</i>	\$	100.00
36	Board of Health Nurse	\$	55.00
37	Board of Health Secretary	\$	25,000.00
38	Board of Health Meeting/Minutes	\$	150.00
39	Registrar/Deputy Registrar of Vital Statistics	\$	3500.00
40	OEM Coordinator	\$	6,000.00
41	OEM Deputy Coordinator	\$	6,000.00
42	Borough Temporary or Per-Diem Worker	\$	50.00
43	DPW Seasonal or Per-Diem Worker	\$	100.00
44	Technical Asst – Building Dept	\$	55,000.00
45	Fire Sub-Code Official	\$	17,000.00
6	Electrical Inspector	\$	19,500.00
475	Plumbing Inspector	\$	20,500.00
48	Building Inspector	\$	28000.00
49	Fire Inspector- <i>per hour</i>	\$	32.00

SECTION 3. If an employee performed a unique assignment of exceptional value to the Borough requiring significant time and effort in addition to his/her usual responsibilities, the Borough Council may grant a bonus not to exceed \$5,000 to this employee.

SECTION 4. The compensation fixed and determined by this Ordinance for the persons holding the respective offices and positions of employment herein named, shall, except as otherwise provided by statute, ordinance or resolution, be in lieu of all other fees, costs and charges received and collected by such offices and employees shall remit such funds promptly to the Borough Treasurer.

SECTION 5. All ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies.

SECTION 6. This Ordinance shall take effect immediately after final passage (in accordance with state law), approval (in accordance with state law), and publication of notice thereof as required by law and provisions of the ordinance shall be retroactive to January 1, 2025.

BE IT RESOLVED, that Ordinance No. 25-16 does now pass a first reading and that said Ordinance be further considered for final passage at a Meeting of the Mayor and Council in the Municipal Building, 380 Hillsdale Avenue, Hillsdale, New Jersey, on June 17, 2025 at 7:00 pm or as soon as thereafter and at said time and place all persons interested will be given an opportunity to be heard concerning the same, and the Clerk is hereby authorized and directed to publish said ordinance in the Ridgewood News once, at least one week prior to said hearing, with a notice of its introduction and of the time and place, when and where said ordinance would be considered for final passage.

Motion Mazza Second Trochimiuk

Ayes: Councilmember Colletti, Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk

Nays: none

[25-17 \(Introduction\)](#)

An Ordinance Replacing Chapter 310, Article XXVI “Site Plan Design Standards” Section 107

“Stormwater Control” of the Borough Code

WHEREAS, in accordance with the New Jersey Department of Environmental Protection (NJDEP) adopted the New Updated Stormwater Management Rules (N.J.A.C. 7:8) and Municipal Stormwater Regulation Program (N.J.A.C. 7:14); and

WHEREAS, the Borough of Hillsdale (hereinafter the “Borough”) has submitted its proposed adoption of the Municipal Stormwater Control Ordinance to the County Planning Board for review and approval; and

WHEREAS, in accordance with the County Planning Act (hereinafter the “Act”) within the New Jersey Administrative Code (N.J.A.C. 40:27-4), staff have reviewed and recommend approval of the proposed adoption of the Municipal Stormwater Control Ordinance for the Borough and that it is consistent with the goals and objectives of the County’s Stormwater Management Program (hereinafter “CSMP”) as well as the NJDEP’s Updated Stormwater Management Rules; and

WHEREAS, it is desirous of the Borough to replace Chapter 310 of the Borough Code titled “Land Use”, Article XXVI “Site Plan Design Standards”, Section 107 “Stormwater Control” to implement the approved Stormwater Control Ordinance that is in accordance with the Act and is consistent with the goals and objectives of CSMP as well as NJDEP’s Updated Stormwater Management Rules.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Hillsdale, County of Bergen, State of New Jersey, as follows:

Chapter 310, Land Use, Article XXVI “Site Plan Design Standards” Section 107 “Stormwater Control” of the Borough Code shall hereby be replaced with and shall read as follows in its entirety:

Article XXVI Site Plan Design Standards

§ 310-107.1 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) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized 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 should be developed 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 ordinance is to establish minimum stormwater management requirements and controls for “major development,” as defined below in Section II.

C. Applicability

1. This ordinance shall be applicable to the following major developments:
 - a. Non-residential major developments; and
 - b. Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.
2. This ordinance shall also be applicable to all major developments undertaken by Hillsdale.
3. An application required by ordinance pursuant to C.1 above that has been submitted prior to June 17, 2025, shall be subject to the stormwater management requirements in effect on June 16, 2025.
4. An application required by ordinance for approval pursuant to C.1 above that has been submitted on or after March 2, 2021, but prior to June 17, 2025, shall be subject to the stormwater management requirements in effect on June 16, 2025.
5. Notwithstanding any rule to the contrary, a major development for any public roadway or railroad project conducted by a public transportation entity that has determined a preferred alternative or reached an equivalent milestone before July 17, 2023, shall be subject to the stormwater management requirements in effect prior to July 17, 2023.

D. Compatibility with Other Permit and Ordinance Requirements

Development approvals issued pursuant to this ordinance 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 ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This ordinance 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 ordinance 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.

§310-107.2 Definitions

For the purpose of this ordinance, 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 Stormwater Management Rules at N.J.A.C. 7:8-1.2.

“CAFRA Centers, Cores or Nodes” means 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” means 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).

“Community basin” means 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” means the increase in soil bulk density.

“Contributory drainage area” means the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

“Core” means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” means an agency designated by the County Commissioners to review municipal stormwater management plans and implementing 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” means the Department of Environmental Protection.

“Designated Center” means a State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

“Design engineer” means 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” means 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, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

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” means 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” means 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” means 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” means 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” means 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” means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

“Green infrastructure” means a stormwater management measure 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.

"HUC 14" or "hydrologic unit code 14" means 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” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

“Infiltration” is the process by which water seeps into the soil from precipitation.

“Lead planning agency” means 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.

“Major development” means an individual “development,” as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of “regulated impervious surface” since February 2, 2004;
3. The creation of one-quarter acre or more of “regulated motor vehicle surface” since March 2, 2021 *{or the effective date of this ordinance, whichever is earlier}*; or
4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre 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.”

“Motor vehicle” means 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” means 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, race-tracks, and runways.

“Municipality” means any city, borough, town, township, or village.

“New Jersey Stormwater Best Management Practices (BMP) Manual” or “BMP Manual” means 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 utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with Section 310-107.4.F. of this ordinance 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” means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

“Nutrient” means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

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

“Pollutant” means 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.

"Public roadway or railroad" means a pathway for use by motor vehicles or trains that is intended for public use and is constructed by, or on behalf of, a public transportation entity. A public roadway or railroad does not include a roadway or railroad constructed as part of a private development, regardless of whether the roadway or railroad is ultimately to be dedicated to and/or maintained by a governmental entity.

“Public transportation entity” means a Federal, State, county, or municipal government, an independent State authority, or a statutorily authorized public-private partnership program pursuant to P.L. 2018, c. 90 (N.J.S.A. 40A:11-52 *et seq.*), that performs a public roadway or railroad project that includes new construction, expansion, reconstruction, or improvement of a public roadway or railroad.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Regulated impervious surface” means 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” means 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” means 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” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means 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” is defined as 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” means 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” means 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), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means 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 runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” means a public body authorized by legislation to prepare stormwater management plans.

“Stormwater management planning area” means 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.

“Tidal Flood Hazard Area” means 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.

“Urban Coordinating Council Empowerment Neighborhood” means a neighborhood given priority access to State resources through the New Jersey Redevelopment Authority.

“Urban Enterprise Zones” means 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” is defined as 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” means 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” means 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” means 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.

§310-107.3. 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 ordinance apply only to new major development and are intended to minimize 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 new 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.

§ 310-107.4. Stormwater Management Requirements for Major Development

A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section 310-107.10.

B. 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).

C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section **310-107.4**, P, Q and R:

1. The construction of an underground utility line 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.

D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section **310-107.4.O**, P, Q and R 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 Section **310-107.4.O**, P, Q and R to the maximum extent practicable;
3. The applicant demonstrates that, in order to meet the requirements of Section **310-107.4.O**, P, Q and R, 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 Section **310-107.4.D.3** above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of Section **310-107.4.O**, P, Q and R that were not achievable onsite.

E. 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 Section 310-107.4.O, P, Q and R. 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 at:

<https://dep.nj.gov/stormwater/bmp-manual/>.

F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance 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	Stormwater Runoff Quantit	Groundwater Recharg	Minimum Separation from Seasonal High
<u>Cistern</u>	<u>0</u>	<u>Yes</u>	<u>No</u>	<u>--</u>
<u>Dry Well^(a)</u>	<u>0</u>	<u>No</u>	<u>Yes</u>	<u>2</u>
<u>Grass Swale</u>	<u>50 or less</u>	<u>No</u>	<u>No</u>	<u>2^(e)</u> <u>1^(f)</u>
<u>Green Roof</u>	<u>0</u>	<u>Yes</u>	<u>No</u>	<u>--</u>
<u>Manufactured Treatment Device^(a)</u> <u>(g)</u>	<u>50 or 80</u>	<u>No</u>	<u>No</u>	<u>Depende</u> <u>nt upon</u> <u>the</u> <u>device</u>
<u>Pervious Paving System^(a)</u>	<u>80</u>	<u>Yes</u>	<u>Yes^(b)</u> <u>No^(c)</u>	<u>2^(b)</u> <u>1^(c)</u>
<u>Small-Scale Bioretention Basin^(a)</u>	<u>80 or 90</u>	<u>Yes</u>	<u>Yes^(b)</u> <u>No^(c)</u>	<u>2^(b)</u> <u>1^(c)</u>

<u>Small-Scale Infiltration Basin^(a)</u>	<u>80</u>	<u>Yes</u>	<u>Yes</u>	<u>2</u>
<u>Small-Scale Sand Filter</u>	<u>80</u>	<u>Yes</u>	<u>Yes</u>	<u>2</u>
<u>Vegetative Filter Strip</u>	<u>60-80</u>	<u>No</u>	<u>No</u>	<u>--</u>

(Notes corresponding to annotations ^(a) through ^(g) are found on Page 13)

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)				
<u>Best Management Practice</u>	<u>Stormwater Runoff Quality TSS Removal</u>	<u>Stormwater Runoff Quantity</u>	<u>Groundwater Recharge</u>	<u>Minimum Separation from Seasonal High</u>
<u>Bioretention System</u>	<u>80 or 90</u>	<u>Yes</u>	<u>Yes^(b) No^(c)</u>	<u>2^(b) 1^(c)</u>
<u>Infiltration Basin</u>	<u>80</u>	<u>Yes</u>	<u>Yes</u>	<u>2</u>
<u>Sand Filter^(b)</u>	<u>80</u>	<u>Yes</u>	<u>Yes</u>	<u>2</u>
<u>Standard Constructed Wetland</u>	<u>90</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Wet Pond^(d)</u>	<u>50-90</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>

(Notes corresponding to annotations ^(b) through ^(d) are found on Page 13)

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

<u>Best Management Practice</u>	<u>Stormwater Runoff Quality TSS Removal</u>	<u>Stormwater Runoff Quantity</u>	<u>Groundwater Recharge</u>	<u>Minimum Separation from Seasonal High Water Table</u>
<u>Blue Roof</u>	<u>0</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Extended Detention Basin</u>	<u>40-60</u>	<u>Yes</u>	<u>No</u>	<u>1</u>
<u>Manufactured Treatment Device^(h)</u>	<u>50 or 80</u>	<u>No</u>	<u>No</u>	<u>Dependent upon the device</u>
<u>Sand Filter^(c)</u>	<u>80</u>	<u>Yes</u>	<u>No</u>	<u>1</u>
<u>Subsurface Gravel Wetland</u>	<u>90</u>	<u>No</u>	<u>No</u>	<u>1</u>
<u>Wet Pond</u>	<u>50-90</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>

(Notes corresponding to annotations ^(b) through ^(d) are found on Page 13)

Notes to Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at Section 310-107.04;
- (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 Section 310-107.2.
- (h) manufactured treatment devices that do not meet the definition of green infrastructure at Section 310-107.2.

G. 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 municipality. 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 Section **310-107.6.B**. Alternative stormwater management measures may be used to satisfy the requirements at Section **310-107.4.O** only if the measures meet the definition of green infrastructure at Section 310-107.2. Alternative stormwater management measures that function in a similar manner to a BMP listed at Section O.2 are subject to the contributory drainage area limitation specified at Section O.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 Section O.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 Section IV.D is granted from Section **310-107.4.O**.

H. 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.

I. Design standards for stormwater management measures are as follows:

1. Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
2. 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 one-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 six inches. In addition, the design of trash racks must comply with the requirements of Section **310-107.8.C**;
3. 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;
4. Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section 310-107.8; and
5. The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.

J. 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 Section 310-107.2 may be used only under the circumstances described at Section **310-107.4.O.4**.

K. Any application for a new agricultural development that meets the definition of major development at Section **310-107.2** shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Section **310-107.4.O, P, Q and R** 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.

L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality,
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and stormwater runoff quantity standards at Section **310-107.4.P, Q and R** 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 utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.

M. 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 Bergen County Clerk. A form of deed notice shall be submitted to the municipality 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 Section **310-107.4.O, P, Q and R** 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 Section **310-107.10.B.5**. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. 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 municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.

N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section 310-107.4 of this ordinance 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 municipality for approval and subsequently recorded with the Office of the Bergen County Clerk and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.

O. 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 Section **310-107.4.P and Q**, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section **310-107.4.F.** and/or an alternative stormwater management measure approved in accordance with Section **310-107.4.G**. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

<u>Best Management Practice</u>	<u>Maximum Contributory Drainage Area</u>
<u>Dry Well</u>	<u>1 acre</u>
<u>Manufactured Treatment</u>	<u>2.5 acres</u>

<u>Pervious Pavement Systems</u>	<u>Area of additional inflow cannot exceed three times the area</u>
<u>Small-scale Bioretention</u>	<u>2.5 acres</u>
<u>Small-scale Infiltration</u>	<u>2.5 acres</u>
<u>Small-scale Sand Filter</u>	<u>2.5 acres</u>

3. To satisfy the stormwater runoff quantity standards at Section **310-107.4.R**, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section **310-107.4.G**.

4. If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section **310-107.4.D** 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 Section **310-107.4.G** may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section **310-107.4.P, Q and R**.

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 Section **310-107.4.P, Q and R**, unless the project is granted a waiver from strict compliance in accordance with Section **310-107.4.D**.

P. 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 Section **310-107.5**, either:

- i. 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
- ii. Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the projected 2-year storm, as defined and determined pursuant to Section **310-107.4 V.D** of this ordinance, is infiltrated.

3. This groundwater recharge requirement does not apply to projects within the “urban redevelopment area,” or to projects subject to 4 below.

4. The following types of stormwater shall not be recharged:

- i. 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 approved pursuant to the Administrative Requirements for the Remediation of Contaminated Sites rules, N.J.A.C. 7:26C, or Department landfill closure plan and areas; and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

- ii. 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.

Q. 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 major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.

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:

- i. Eighty percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
- ii. If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle 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.

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 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 two 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

Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative Rainfall (Inches)	Time (Minutes)	Cumulative 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:

$$R = A + B - (A \times B) / 100,$$

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 Section **310-107.4.P, Q and R**.

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.

R. Stormwater Runoff Quantity Standards

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.

2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section **310-107.5**, complete one of the following:

- i. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section **310-107.5.C and D**, respectively, of this ordinance, do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
- ii. 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 current and projected 2-, 10-, and 100-year storm events, as defined and determined pursuant to Section **310-107.5.C and D**, respectively, of this ordinance, 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;
- iii. Design stormwater management measures so that the post-construction peak runoff rates for the current and projected 2-, 10-, and 100-year storm events, as defined and determined in Section **310-107.5.C and D**, respectively, of this ordinance, 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

iv. In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2.i, ii and iii 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.

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

§ 310-107.5. 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 the following method:

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://directives.sc.egov.usda.gov/viewerFS.aspx?hid=21422>

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

2. For the purpose of calculating curve numbers 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 "curve number" applies to the NRCS methodology above at Section **310-107.5.A.1**. A curve number or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. 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.

C. The precipitation depths of the current two-, 10-, and 100-year storm events shall be determined by multiplying the values determined in accordance with items 1 and 2 below:

1. The applicant shall utilize the National Oceanographic and Atmospheric Administration (NOAA), National Weather Service’s Atlas 14 Point Precipitation Frequency Estimates: NJ, in accordance with the location(s) of the drainage area(s) of the site. This data is available at:

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nj; and

2. The applicant shall utilize Table 5: Current Precipitation Adjustment Factors below, which sets forth the applicable multiplier for the drainage area(s) of the site, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

Table 5: Current Precipitation Adjustment Factors

County	Current Precipitation Adjustment Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.01	1.02	1.03
Bergen	1.01	1.03	1.06
Burlingt	0.99	1.01	1.04
Camden	1.03	1.04	1.05
Cape	1.03	1.03	1.04
Cumberl	1.03	1.03	1.01
Essex	1.01	1.03	1.06
Gloucest	1.05	1.06	1.06
Hudson	1.03	1.05	1.09
Hunterd	1.02	1.05	1.13

Mercer	1.01	1.02	1.04
Middlese	1.00	1.01	1.03
Monmou	1.00	1.01	1.02
Morris	1.01	1.03	1.06
Ocean	1.00	1.01	1.03
Passaic	1.00	1.02	1.05
Salem	1.02	1.03	1.03
Somerset	1.00	1.03	1.09
Sussex	1.03	1.04	1.07
Union	1.01	1.03	1.06
Warren	1.02	1.07	1.15

D. Table 6: Future Precipitation Change Factors provided below sets forth the change factors to be used in determining the projected two-, 10-, and 100-year storm events for use in this chapter, which are organized alphabetically by county. The precipitation depth of the projected two-, 10-, and 100-year storm events of a site shall be determined by multiplying the precipitation depth of the two-, 10-, and 100-year storm events determined from the National Weather Service’s Atlas 14 Point Precipitation Frequency Estimates pursuant to (c)1 above, by the change factor in the table below, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development and/or its drainage area lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

Table 6: Future Precipitation Change Factors

County	Future Precipitation Change Factors		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.22	1.24	1.39
Bergen	1.20	1.23	1.37
Burlington	1.17	1.18	1.32
Camden	1.18	1.22	1.39
Cape May	1.21	1.24	1.32
Cumberland	1.20	1.21	1.39
Essex	1.19	1.22	1.33
Gloucester	1.19	1.23	1.41
Hudson	1.19	1.19	1.23
Hunterdon	1.19	1.23	1.42
Mercer	1.16	1.17	1.36
Middlesex	1.19	1.21	1.33
Monmouth	1.19	1.19	1.26
Morris	1.23	1.28	1.46

Ocean	1.18	1.19	1.24
Passaic	1.21	1.27	1.50
Salem	1.20	1.23	1.32
Somerset	1.19	1.24	1.48
Sussex	1.24	1.29	1.50
Union	1.20	1.23	1.35
Warren	1.20	1.25	1.37

§310-107.6. 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:

<https://dep.nj.gov/stormwater/bmp-manual/>.

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://dep.nj.gov/stormwater/maintenance-guidance/>.

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

The Division of Watershed Protection and Restoration, New Jersey Department of Environmental Protection, Mail Code 501-02A, PO Box 420, Trenton, New Jersey 08625-0420.

§310-107.7. Solids and Floatable Materials Control Standards:

A. Site design features identified under Section 310-107.4.F above, or alternative designs in accordance with Section 310-107.4.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, “solid and floatable materials” means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section 310-107.7.A.2 below.

1. Design engineers shall use one 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:

- i. 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; or
- ii. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches 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 system floors used to collect stormwater from the surface into a storm drain or surface water body.

iii. 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 seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

2. The standard in A.1. above does not apply:

- i. Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
- ii. Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- iii. 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 four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
 - b. A bar screen having a bar spacing of 0.5 inches.

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).

- iv. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- v. 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.

§310-107.8. 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 Section 310-107.8.C.1, 310-107.8.C.2, and 310-107.8.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:

- i. The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
- ii. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
- iii. 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
- iv. 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:

- i. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
- ii. The overflow grate spacing shall be no greater than two inches across the smallest dimension
- iii. 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:

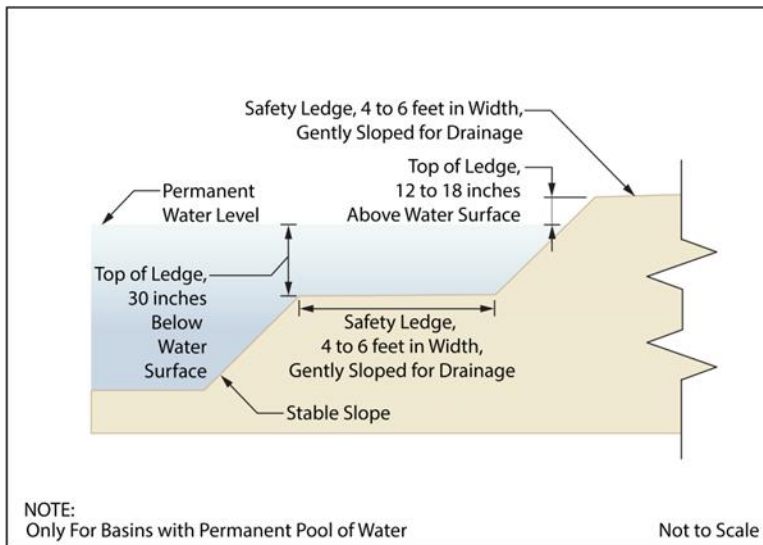
- i. If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to Section **310-107.8.C**, a free-standing outlet structure may be exempted from this requirement.
- ii. Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See Section **310-107.8.E** for an illustration of safety ledges in a stormwater management BMP; and
- iii. 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.

D. Variance or Exemption from Safety Standard

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

E. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



§310-107.9. 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 ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Section **310-107.9.C** 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 ordinance.
3. The applicant shall submit *15* copies of the materials listed in the checklist for site development stormwater plans in accordance with Section 310-107.9.C of this ordinance.

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 municipality's review 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 ordinance.

C. Submission of Site Development Stormwater Plan

The following information shall be required:

1. Topographic Base Map

The reviewing engineer may require 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 that drain into or upstream of the Category One waters, wetlands and flood plains 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.

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 Section **310-107.3** through Section **310-107.5** 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:

- i. 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.
- ii. 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

- i. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in Section **310-107.4** of this ordinance.
- ii. 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 onsite 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 determine 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 Section **310-107.10**.

8. Waiver from Submission Requirements

The municipal official or board reviewing an application under this ordinance may, in consultation with the municipality's review engineer, waive submission of any of the requirements in Section **310-107.9.C.1** through Section **310-107.9.C.6** of this ordinance 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.

§310.107.10. Maintenance and Repair

A. Applicability

Projects subject to review as in Section **310-107.1.C** of this ordinance shall comply with the requirements of Section **310-107.10.B** and Section **310-107.10.C**.

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 Section **310-107.10.B.3** above is not a public agency, the maintenance plan and any future revisions based on Section **310-107.10.B.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 Section **310-107.10.B.3** above shall perform all of the following requirements:

- i. 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;
- ii. evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and
- iii. 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 Section X.B.6 and B.7 above.

8. The requirements of Section **310-107.10.B.3** and Section **310-107.10.B.4** do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department. The posting of a two-year maintenance guarantee in accordance with N.J.S.A. 40:55D-53 may be required for all stormwater management facilities dedicated and accepted by the municipality.

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 municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. The municipality, 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 municipality 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.

10. Maintenance and inspection guidance can be found on the Department's website at: <https://dep.nj.gov/stormwater/maintenance-guidance/>.

C. Nothing in this subsection shall preclude the municipality 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.

§310-107.11 Penalties.

Any person(s) who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure or land in violation of this ordinance shall be subject to the following penalties:

Any person who violates this section or fails to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall upon conviction thereof in the Municipal Court be fined not less than five hundred (\$500.00) dollars, nor more than one thousand (\$1,000.00) dollars or imprisoned for not more than ninety (90) days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case.

Nothing herein contained shall prevent the Borough of Hillsdale from taking such other lawful action as is necessary to prevent or remedy any violation.

§310-107.12. Severability.

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

§310-107.13 Effective Date.

This Ordinance shall be in full force and effect from and after its adoption and any publication as required by law.

In the event that any word, phrase, clause, section or provision of this Ordinance is found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

All Ordinances of parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

This Ordinance shall take effect upon passage and publication as provided by Law.

BE IT RESOLVED, that Ordinance No. 25-17 does now pass a first reading and that said Ordinance be further considered for final passage at a Meeting of the Mayor and Council in the Municipal Building, 380 Hillsdale Avenue, Hillsdale, New Jersey, on June 17, 2025 at 7:00 pm or as soon as thereafter and at said time and place all persons interested will be given an opportunity to be heard concerning the same, and the Clerk is hereby authorized and directed to publish said ordinance in the Ridgewood News once, at least one week prior to said hearing, with a notice of its introduction and of the time and place, when and where said ordinance would be considered for final passage.

Motion Trochimiuk Second Mazza

Councilman Ruocco asked for a brief explanation/reason behind this ordinance. The Borough Engineer offered that the proposed stormwater management ordinance is expected to have minimal impact on individual homeowners. Most of the regulations involved are already established under the New Jersey Administrative Code (NJAC) and are specific to major developments—defined as projects that disturb one acre or more of land or create a quarter acre or more of new impervious surface. These rules mainly target larger development projects, not typical residential properties. They aim to enforce updated and more stringent stormwater design standards, including mandatory runoff reduction measures and the use of green infrastructure, as part of a broader DEP initiative. The main change is that towns are now required to adopt local ordinances that formalize what the DEP was already regulating at the state level. The intent is to ensure consistency and compliance, but again, smaller residential projects—like those on typical lots—are not affected.

Ayes: Councilmember Fox, Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti
Nays: none

[25-18 \(Introduction\)](#)

Capital Ordinance of the Borough of Hillsdale, in the County of Bergen, New Jersey Authorizing Various Public Improvements and Acquisitions in, by and for the Borough, appropriating Therefor the Sum of \$1,250,500 and Providing that Such Sum So Appropriated Shall be Raised From the Borough's

Capital Improvement Fund, From the Borough’s Uniform Construction Code Penalties Trust and From the Borough’s Forfeiture Trust Fund

BE IT RESOLVED, that Ordinance No. 25-18 does now pass a first reading and that said Ordinance be further considered for final passage at a Meeting of the Mayor and Council in the Municipal Building, 380 Hillsdale Avenue, Hillsdale, New Jersey, on June 17, 2025 at 7:00 pm or as soon as thereafter and at said time and place all persons interested will be given an opportunity to be heard concerning the same, and the Clerk is hereby authorized and directed to publish said ordinance in the Ridgewood News once, at least one week prior to said hearing, with a notice of its introduction and of the time and place, when and where said ordinance would be considered for final passage.

Motion Ruocco Second Osso

Ayes: Councilmember Mazza-Chiong, Council President Osso, Ruocco, Trochimiuk, Colletti, Fox

Nays: none

RESOLUTIONS:(Consent Agenda): 25131 through 25148:

[25131](#) Chapter 159 – Stormwater Permitting Assistance Grant

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Hillsdale has received a grant in the amount of \$25,000.00 from the New Jersey Department of Environmental Protection for the purpose of Storm Sewer System Mapping in the Borough, and wishes to amend its 2025 budget to include this amount as a revenue,

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Hillsdale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue from:

- Miscellaneous Revenues:
- Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Public and Private Revenues Offset with Appropriations:
- 2025 Stormwater Assistance Grant

BE IT FURTHER RESOLVED that a like sum of \$25,000.00 be and the same is hereby appropriated under the caption of:

- General Appropriations:
- (A) Operations - Excluded from “CAPS”
- Public and Private Appropriations Offset by Revenues:
- 2025 Stormwater Assistance Grant

BE IT FURTHER RESOLVED that the Chief Financial Officer will enter the approved resolution into the FAST system for approval by the Division of Local Government Services.

[25132](#) Municipal Alliance Grant – Governor’s Council on Alcoholism and Drug Abuse Fiscal Grant Cycle July 2020 – June 2025 – Fiscal Year 2025

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

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

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

WHEREAS, the Borough Council has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Bergen;

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

1. The Borough Council does hereby authorize submission of a strategic plan for the Hillsdale Municipal Alliance grant for fiscal year 2025 in the amount of:

DEDR	\$ 4507.18
Cash Match	\$ 1126.80
In-Kind	\$ 3380.39
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
- 3.

[25133](#) Resolution authorizing the Execution and Award of a Fair and Open Contract for Janitorial Services to Tropical Cleaning Services LLC

WHEREAS, the Borough of Hillsdale (“the Borough”) publicly advertised for Janitorial Services pursuant to the Fair and Open Process and N.J.S.A. 40A:11-15(5); and

WHEREAS, one responsive bid was received for such services; and

WHEREAS, the Borough Attorney has determined that Tropical Cleaning Services LLC 14 Crescent Street Rochelle Park, NJ was the lowest responsive bidder and the Administrator of the Borough of Hillsdale has recommended awarding the Borough’s janitorial services to Tropical Cleaning Services LLC; and

WHEREAS, N.J.S.A. 19:44A-20.4 et seq. commonly known as the “New Jersey Local Unit Pay to Play Law” that took

effect on January 1, 2006; and

WHEREAS, the Borough has fully complied with the “fair and open” process set forth under N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, Tropical Cleaning Services has completed and submitted a “Contribution Statement by Professional Business Entity” as required by Hillsdale Borough Ordinance No. 04-14, entitled, “An Ordinance Establishing a Borough Policy for the Awarding of Public Professional Service Contracts”; and Ordinance No. 11-19 “Amending Chapter 12, Contracts, Public Professional Service and Chapter 305, Contribution Disclosure Statements”

BE IT RESOLVED, that the Mayor and Borough Clerk are authorized to execute such contract for services to be awarded to with Tropical Cleaning Services LLC for janitorial services for the Hillsdale Public Library, Hillsdale Borough Hall, the Hillsdale Police Station, The Hillsdale Volunteer Fire Department, The Hillsdale Train Station at an amount not to exceed \$36,983.00; and

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Hillsdale authorizes and directs the Borough Administrator to enter into a contract/retainer agreement with Tropical Cleaning Services LLC through July 31, 2026 or until a successor is qualified or appointed.

[25134](#) Resolution Amending No 24006 & 25064 that Awarded a Fair and Open Contract to Wiss & Bouregy, P.C. for Borough Labor Attorney for the Borough of Hillsdale

WHEREAS, on January 2, 2024, the Borough Council adopted Resolution No. 24006 which awarded a Fair and Open Contract to Wiss & Bouregy P.C. for Borough Labor Attorney for the Borough of Hillsdale; and

WHEREAS, Wiss & Bouregy has provided additional legal services for the Borough, necessitating additional projected billing for these services; and

WHEREAS, it is necessary to amend Resolution No. 24006 & Resolution No. 25064 to increase the contract price by \$5,838.00 from a total of \$46,600.00 to \$52,438.00 in order to cover these additional services; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hillsdale that Resolution No. 24006 & Resolution No. 25064 is hereby amended to increase the contract price by \$5,838.00 from \$46,600.00 to \$52,438.00 in order to cover projected additional costs; and

BE IT FURTHER RESOLVED that except as amended herein, Resolution No.24006 & Resolution No. 25064 shall remain in full force and effect; and

BE IT FURTHER RESOLVED that the Borough Clerk shall cause a notice of this action to be published once in the Ridgewood News.

[25135](#) Resolution Amending No 24009 & 24291 that Awarded a Fair and Open Contract to McManimon, Scotland & Bauman for Special Counsel for Redevelopment for the Borough of Hillsdale

WHEREAS, on January 2, 2024, the Borough Council adopted Resolution No. 24009 which awarded a Non-Fair and Open Contract to McManimon, Scotland & Bauman for Special Counsel for Redevelopment for the Borough of Hillsdale; and

WHEREAS, McManimon, Scotland & Bauman has provided additional Redevelopment services for the Borough, necessitating additional projected billing for these services; and

WHEREAS, it is necessary to amend Resolution No. 24009 & Resolution No. 24291 to increase the contract price by \$11,045.00 from a total of \$30,000.00 to \$41,045.00 in order to cover these additional services; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hillsdale that Resolution No. 24009 & Resolution No. 24291 is hereby amended to increase the contract price by \$11,045.00 from \$30,000.00 to \$41,045.00 in order to cover projected additional costs; and

BE IT FURTHER RESOLVED that except as amended herein, Resolution No.24009 & Resolution No. 24291 shall remain in full force and effect; and

BE IT FURTHER RESOLVED that the Borough Clerk shall cause a notice of this action to be published once in the Ridgewood News.

[25136](#) Resolution Authorizing the Return if Unused Escrow Funds – 289 Wierimus Lane

WHEREAS, the following applications have been made to the Borough of Hillsdale for approvals and has since received such approval; and

WHEREAS, requests were made by the applicants to have any unused escrow funds be returned; and

WHEREAS, it was reported by the Finance Department that a balance does remain in each of the listed 2025 General Trust Escrow Accounts below and funds may be refunded to each applicant; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Hillsdale, that the funds on deposit in the 2025 General Trust Account in connection with the properties listed below in Hillsdale, NJ 07642; be released/refunded by the Borough.

<u>BLOCK LOT</u>		<u>DESCRIPTION</u>	<u>REFUND AMOUNT</u>	<u>PROJECT #</u>
407	12	Curb Cut	\$50.00	CURB651

[25137](#) Resolution Authorizing the Signing of the Agreement with the Hillsdale Board of Education for Security Camera System Access

WHEREAS, the Borough of Hillsdale and the Hillsdale Board of Education had previously entered into an agreement regarding Security Camera System Access in each of its schools, which provides among other things, real-time video feed through each installed camera along with the current ability to access video records; and

WHEREAS, the parties agreed to the terms and have created an Agreement whereby the Hillsdale Police Department shall have access to the Computerized Security Camera System on an as-needed basis; and

WHEREAS, the current agreement is due to expire June 30, 2025 and now both parties wish to renew the agreement as per the contract commencing on July 1, 2025 and will terminate on June 30, 2026 with an understanding that this agreement may be extended once more upon the agreement of both parties, in writing no later than June 1, 2026; and

NOW, THEREFORE, BE IT RESOLVED that is the desire of the Borough Council of Hillsdale, County of Bergen, State of New Jersey, to authorize the new Agreement with the Hillsdale Board of Education, and all

other appropriate Borough professionals are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of said document.

[25138](#) Resolution Authorizing the Signing of the Agreement with Pascack Valley Regional High School to Assign Class III Special Law Enforcement Officers

WHEREAS, legislation has enabled municipalities to establish the position of Class III Special Law Enforcement Officer (SLEO III) for the purpose of serving as school security officers under the control and supervision of the Chief of Police; and

WHEREAS, upon the recommendation of the Chief of Police of the Borough of Hillsdale Police Department, the Mayor and Council enacted an Ordinance to establish such a position in the Borough to assist with school security; and

WHEREAS, the Pascack Valley Regional High School (hereinafter “PVRHS”) has requested the assignment of SLEO IIIs at PVRHS for the 2025-2026 school year; and

WHEREAS, the parties have agreed, or shall agree, to the terms and have created an Agreement whereby a Class III member of the Hillsdale Police Department, a Borough employee under the direction of the Hillsdale Police Chief, shall be assigned duty at PVRHS.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Hillsdale, County of Bergen, State of New Jersey, that upon final agreement, the Mayor and/or the Borough Administrator is hereby authorized to sign said Agreement with PVRHS, and all other appropriate Borough professionals are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of said document.

[25139](#) Resolution Appointing Class III Special Law Enforcement Officer to the Hillsdale Police Department for the 2025-2026 School Year – Linda McNulty-Bunie

WHEREAS, On July 12, 2017 the Mayor and Council of the Borough of Hillsdale adopted an Ordinance Amending and Supplementing Chapter 63 of the Borough Code to revise the Table of Organization of the Police Department to add the position of Class III Special Law Enforcement Officer; and

WHEREAS, the Borough is desirous of appointing Linda McNulty-Bunie as a Class III Officer for the 2025-2026 school year; and

WHEREAS, Linda McNulty-Bunie is desirous of accepting the position; and

WHEREAS, all funding is subject to reimbursement from the Regional District - Pascack Valley Regional High School; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Hillsdale, County of Bergen, State of New Jersey, that Linda McNulty-Bunie, is hereby appointed as Class III Officer of the Hillsdale Police Department at an annual salary of \$61,180.00, along with all other costs as set forth in the agreement covering the 2025-2026 school year.

[25140](#) Resolution Appointing Class III Special Law Enforcement Officer to the Hillsdale Police Department

for the 2025-2026 School Year – Kevin Doyle

WHEREAS, On July 12, 2017 the Mayor and Council of the Borough of Hillsdale adopted an Ordinance Amending and Supplementing Chapter 63 of the Borough Code to revise the Table of Organization of the Police Department to add the position of Class III Special Law Enforcement Officer; and

WHEREAS, the Borough is desirous of appointing Kevin Doyle as a Class III Officer for the 2025-2026 school year; and

WHEREAS, Kevin Doyle is desirous of accepting the position; and

WHEREAS, all funding is subject to reimbursement from the Regional District - Pascack Valley Regional High School; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Hillsdale, County of Bergen, State of New Jersey, that Kevin Doyle, is hereby appointed as Class III Officer of the Hillsdale Police Department at an annual salary of \$61,180.00, along with all other costs as set forth in the agreement covering the 2025-2026 school year.

[25141](#) Resolution Appointing Class III Special Law Enforcement Officer to the Hillsdale Police Department for the 2025-2026 School Year – Anthony Piccinich

WHEREAS, On July 12, 2017 the Mayor and Council of the Borough of Hillsdale adopted an Ordinance Amending and Supplementing Chapter 63 of the Borough Code to revise the Table of Organization of the Police Department to add the position of Class III Special Law Enforcement Officer; and

WHEREAS, the Borough is desirous of appointing Anthony Piccinich as a Class III Officer for the 2025-2026 school year; and

WHEREAS, Anthony Piccinich is desirous of accepting the position; and

WHEREAS, all funding is subject to reimbursement from the Regional District - Pascack Valley Regional High School; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Hillsdale, County of Bergen, State of New Jersey, that Anthony Piccinich, is hereby appointed as Class III Officer of the Hillsdale Police Department at an annual salary of \$61,180.00, along with all other costs as set forth in the agreement covering the 2025-2026 school year.

[25142](#) Resolution Authorizing Contract for 2025 Road Improvement Program: Riverside Cooperative Program

WHEREAS, the Riverside Cooperative Pricing System (I.D. #35-RCPS) has received approval from the State of New Jersey, Department of Community Affairs and the Borough of Hillsdale is a member of the Riverside Cooperative Pricing System and has executed an agreement to this effect; and

WHEREAS, the Riverside Cooperative in compliance with Local Public Contracts Law N.J.S.A. 40A:11-11 received bids as advertised for road improvement work on March 25, 2025 and awarded the Master Contract by resolution (Borough of Northvale “Lead Agency” Resolution #2024-69) on April 10, 2024; and

WHEREAS, the Base Bid was actually made by and accepted by the Borough of Hillsdale by DLS Contracting, Inc. of 36 Montesano Road, Fairfield, New Jersey 07004; and

WHEREAS, the bid price for the Borough of Hillsdale’s portion is not to exceed \$312,236.76 for the Borough’s 2025 Improvement Paving Projects for the milling, road resurfacing and ancillary Improvements for the following roads or portions thereof as listed below:

- Baylor Avenue (From Ruckman Road to Western Terminus)
- Cambridge Road (From Arcadia Way to Kent Road)
- Saddle Ranch Lane (From Hillsdale Ave to Pascack Road)
- Colonial Village Drive (From Parkview Drive to Clinton Ave)
- Clinton Avenue (From Colonial Village Drive to Broadway)
- Wierimus Lane (From Pascack Road to Stony Ridge Drive)

WHEREAS, the schedule of fees for construction observation and administrative services for Colliers Engineering for the Borough of Hillsdale’s portion is not to exceed \$35,000.00; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Hillsdale authorizes the mayor and or Borough Administrator to enter into a contract with DLS Contracting, Inc. for the aforementioned work immediately following the execution of the 2025 Master Contract by Riverside Cooperative.

[25143](#) Resolution Authorizing the Appointment of Municipal Representatives to the Bergen County Development Regional Committee

WHEREAS the Municipality of the Borough of Hillsdale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the FY 2025-2026 term starting July 1, 2025, and ending on June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Robert Colletti Jr. as its representative and Clemente Osso as its alternate and that the mayor hereby appoints Mike Ghassali as his/her representative and Daniel Conte as his alternate to serve on the Community Development Regional Committee for FY 2025-2026; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director; Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor; Hackensack, New Jersey 07601.

[25144](#) Chapter 159 – Drunk Driving Enforcement Grant

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item

shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Hillsdale has received a grant in the amount of \$9,064.39 from the New Jersey Division of Highway Traffic Safety for the purpose of Drunk Driving Enforcement in the Borough, and wishes to amend its 2025 budget to include this amount as a revenue,

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Hillsdale hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue from:

Miscellaneous Revenues:
Special Items of General Revenue Anticipated with Prior Written
Consent of Director of Local Government Services - Public and
Private Revenues Offset with Appropriations:
 Drunk Driving Enforcement Program

BE IT FURTHER RESOLVED that a like sum of \$9,064.39 be and the same is hereby appropriated under the caption of:

General Appropriations:
(A) Operations - Excluded from "CAPS"
Public and Private Appropriations Offset by Revenues:
 Drunk Driving Enforcement Program
 Other Expenses - \$9,064.39

BE IT FURTHER RESOLVED that the Chief Financial Officer will enter the approved resolution into the FAST system for approval by the Division of Local Government Services.

[25145](#) Resolution Calling for the Restoration of Energy Taxes to Municipalities

WHEREAS, taxes on gas and electric utilities were originally collected by the host municipalities to be used for local purposes and to compensate the public for the use of their rights of way; and

WHEREAS, when the State made itself the collection agent for these taxes, it promised to dedicate the proceeds to municipal property tax relief; since, just as municipalities collect property taxes for the benefit of school districts, counties and other entities; the State is supposed to collect Energy Taxes for the benefit of municipal governments; and

WHEREAS, for years State budget makers have diverted funding from Energy Taxes to fund State programs; and instead of being spent on local programs and services and used to offset property taxes, the money has been spent as successive Legislatures and Administrations have seen fit; and

WHEREAS, while the State may need to have the right to override the statutory dedication of these revenues to local governments, in order to deal with emergencies and crises that may occur; current State policymakers should not exercise that right automatically; and

WHEREAS, while that right should be the exception, it has become the rule; and

WHEREAS, by keeping flat funding of the appropriation for CMPTRA year-over-year, State Budget makers have been able to continue collecting Energy Taxes, while keeping additional revenue that should have been returned to provide property tax relief; and

WHEREAS, in SFY 2023, the State did provide some much-needed relief in the allocation of \$75 million of new funds identified as the Municipal Relief Fund; and

WHEREAS, in SFY 2024, the State allocated \$150 million in Municipal Relief Funds, however, in SFY 2025 and, as proposed in SFY 2026, no allocation will exist; and

WHEREAS, in SFY 2024 the Energy Tax Receipts Program should have received over \$350 million to restore municipalities back to 2008 levels, however, the State’s diversion of Energy Taxes has continued to grow causing more of a financial gap; and

WHEREAS, the cumulative impact of years of flat funding and underfunding has left many municipalities with serious needs and burdensome property taxes; and

WHEREAS, local elected officials are in the best position to decide the best use of these resources, which were always intended to fund local programs and services.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Hillsdale, in the county of Bergen calls for the immediate restoration of funding diverted from Energy Taxes intended for local use; and

BE IT FURTHER RESOLVED, that we, respectfully, call on State policy makers to end the diversion of our municipal resources to cover State spending and to provide us with this important tool to relieve the worst-in-the-nation property tax burden borne, for too long, by the people of New Jersey; and

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to Senator Holly Schepisi, General Assembly Representatives Robert Auth and John V. Azzariti, the Commissioner of the Department of Community Affairs Jacquelyn Suárez, the State Treasurer Elizabeth Maher Muoio, the Lieutenant Governor Tahesha Way, the Governor of the State of New Jersey Phil Murphy, and the New Jersey State League of Municipalities.

[25146](#) Resolution Authorizing the Signing of an Agreement with Electrical Power Systems, Inc for Maintenance for the Standby Generators at the Hillsdale Police Department, the Hillsdale Fire Department and the Hillsdale Ambulance Building

WHEREAS, the Borough has a need to enter into an Annual Maintenance Contract for Generators located in the Borough of Hillsdale with Electrical Power Systems, Inc located in Emerson, NJ; and

WHEREAS, the local Public Contracts Law (N.J.S.A. 40:11-1 et seq) exempts professional services from public advertising for bids which may be awarded by resolution of the Governing Body; and

WHEREAS, Electrical Power Systems, Inc has presented an Agreement to the Borough for Maintenance Services regarding the generators located at the Hillsdale Police Station, the Hillsdale Fire Department and the Hillsdale Ambulance Building; and

WHEREAS, the scope of services in the Agreement includes a one-year preventative Maintenance Service Agreement from 7/1/2025-6/30/2026 at a rate of \$125.00 per hour during normal business hours, \$187.50 per

hour after normal business hours and weekends and holidays at \$250.00 per hour as described within the agreement; and

WHEREAS, the fees related to the above referenced services are:

Hillsdale Police Department	\$ 1,050.85
Kohler 100ROZJ-08	
Hillsdale Fire Department	1,050.85
Kohler 100REZ0ZJB	
Hillsdale Ambulance Department	665.75
Kohler 30ROZJ81	

WHEREAS, the Borough desires to execute the Agreement and authorize Electrical Power Systems, Inc to perform the services set forth above.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Hillsdale, County of Bergen, State of New Jersey hereby authorizes the Mayor and/or Administrator to sign the aforesaid Agreement with Electrical Power Systems, Inc and all other appropriate Borough professionals are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of said document.

[25147](#) Resolution Authorizing the Return if Unused Escrow Funds – 371 Washington Avenue – Cell Tower

WHEREAS, the following applications have been made to the Borough of Hillsdale for approvals and has since received such approval; and

WHEREAS, requests were made by the applicants to have any unused escrow funds be returned; and

WHEREAS, it was reported by the Finance Department that a balance does remain in each of the listed 2025 General Trust Escrow Accounts below and funds may be refunded to each applicant; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Hillsdale, that the funds on deposit in the 2025 General Trust Account in connection with the properties listed below in Hillsdale, NJ 07642; be released/refunded by the Borough.

<u>BLOCK LOT</u>	<u>DESCRIPTION</u>	<u>REFUND AMOUNT</u>	<u>PROJECT #</u>
1107 19	Cell Tower Escrow	\$2210.26	CIN0010002

[25148](#) Resolution Authorizing Cancellation of Tax Billing

WHEREAS, the tax collector had submitted a resolution for governing body approval cancelling the tax billing for USA Waste c/o Waste Management who had sold Block 1210, Lots 10 & 11 and Block 1211, Lots 1 & 2 to Patterson Street Urban Renewal LLC and said blocks and lots were merged by deed on January 8, 2024, not 2025 as reflected in Resolution 25114; and

WHEREAS, the tax collector verified the date of merger with the tax assessor and both determined the tax billing for the now non-existent block and lots should also be cancelled for Block 1210, Lot 11, Block 1211, Lots 1 & 2 for the 2024 tax year; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Hillsdale authorize the Tax Collector cancel the 2024 tax billing for USA Waste c/o Waste Management in the Edmunds software for Block 1210, Lot 11 and Block 1211, Lots 1 & 2.

Motion Trochimiuk Second Mazza

Ayes: Council President Osso, Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong

Nays: none

PUBLIC COMMENT: (time limited to 3 minutes any topic-please state your name and town of residence for the record)

Gerry Beatty – Hillsdale

She expressed concern about youth misbehavior in Hillsdale and neighboring towns. They proposed a three-pronged approach to address the issue involving parents, community members, and the police department. She recommended increased police presence after school hours, such as regular drive-bys, noting that even the appearance of law enforcement can help deter speeding and other disruptive behavior.

She also gave a closing report on the 125th Anniversary Committee, which began planning back in 2022. The committee extended its work into a third year due to continued public interest, particularly in ordering commemorative bricks. She thanked the library, dedicated committee members, and the community, including council members, for their support through events, signage, brick purchases, journal ads, and gala attendance.

She suggests the creation of a town historian position to help preserve and share Hillsdale’s history for future generations as well as installation of a rotating historical display case in the new community center, coordinated with the historian and the library, which has a significant collection of Hillsdale memorabilia.

Finally, she reminded everyone that time capsules are buried in front of the police department, scheduled to be opened in 2048 and 2073, and invited the public to attend a dedication and blessing of the new community pathway in the park on Saturday, May 17th at 1:30 PM.

Seeing no one else wishing to address the mayor and council, Mayor Sheinfield closed the second public comment period.

COUNCIL COMMENTARIES:

Mayor Sheinfield-

He encouraged residents to support the Hillsdale Volunteer Fire Department, which is currently hosting its carnival in the west lot. Despite the rainy weather, he emphasized that it’s a great family event, and participation helps support the volunteers who serve the town.

The second major update concerned Alexander Dry Cleaners, a long-vacant and environmentally compromised site. He had a call with the New Jersey Department of Environmental Protection (DEP) on May 2nd. Progress has been slow—typical of state bureaucracy—but the DEP has now secured funding and committed to begin remediation work in June. If all goes as planned, work could be completed by August, after which the property could be stabilized and opened for redevelopment, with the goal of returning it to productive and taxable use in the near future.

Councilman Ruocco-

took a moment to recognize and honor Frank Gluckler, a long-serving and dedicated member of Hillsdale's Volunteer Fire Department. Frank recently celebrated his 100th birthday and remains actively involved in various roles within the department. The fire department will be holding a celebration in his honor on June 1st at the firehouse. He expressed deep gratitude and formally thanked Frank for his decades of service, wishing him continued good health and happiness.

Councilmember Trochimiuk –

Wished all the mom's a Happy Mother's Day.

Councilmember Mazza-Chiong-

Offered thanks to Gerry Beatty for her leadership and dedication in organizing the town's 125th Anniversary Committee. She reiterated that the community is fortunate to have had her at the helm and encouraged residents to attend the upcoming dedication event on Saturday, May 17th at 1:30 PM at Veterans Park.

Councilman Colletti –

Regarding the Memorial Field project, he emphasized the importance of setting an official project completion date of April 1st, encouraging the team to "reverse engineer" the project timeline to meet that target. He echoed the mayor's earlier announcement about the annual fire department carnival, urging residents to attend, enjoy themselves, and support the fire department in the process. Lastly, he extended a warm Happy Mother's Day to all mothers in the community.

Councilman Fox-

Wished all the mom's a Happy Mother's Day.

Council President Osso-

He congratulated Travis Woods on becoming Hillsdale's next police chief. He also wished a Happy Mother's Day to all the mothers, with a special mention to their own mom, who has passed away.

ADJOURNMENT:

Motion to adjourn Ruocco Second Colletti

All in favor: Councilmember Ruocco, Trochimiuk, Colletti, Fox, Mazza-Chiong, Council President Osso

Denise Kohan, Municipal Clerk

Approved as Presented