

**BOROUGH OF NORTHVALE**  
**County of Bergen**  
**State of New Jersey**

**ORDINANCE #977-2017**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE BOROUGH OF NORTHVALE ENTITLED “SOIL REMOVAL” AS AMENDED BY ORDINANCE #955-2015 (adopted September 9, 2015)**

BE IT ORDAINED by the Mayor and Council of the Borough of Northvale that Section 166-3 of the Code be amended as follows:

Section 1. That Section 166-3 be amended to include the following:

166-3 PERMIT APPLICATION PROCEDURES FOR MINOR SOIL MOVEMENTS.

That a new section 166-3 – F. be added to read:

“The Borough Engineer, upon receipt of the Minor Soil application, shall make a field inspection and shall issue the permit or deny it, giving his/her reasons for such denial in writing. The Borough Engineer shall forward a copy of the approval/denial letter to the Construction Official, Borough Clerk and the applicant and shall retain a copy on file. The Borough Engineer may classify any Minor Soil Movement application as a Major Soil Movement application if he/she determines that the application poses a substantial drainage problem or adversely affects the adjoining contiguous lot or lots. Such a determination will trigger compliance by the application with all provisions governing Major Soil Movement Permits.”

The addition of wording under Minor Soil Movement, “and when lower amounts of soil over 50 cubic yards of soil are moved, the following wording be added:

**“No stormwater improvements required if:**

1. No substantial change to grading with the backing setbacks is proposed
2. All runoff is directed to the interior of the site
3. All roof runoff is captured by leaders
4. Improved lot coverage pursuant to Northvale Zoning Code increases 500 square feet or less”

**“If stormwater improvements are required the applicant shall:**

1. Construct on-site stormwater management system to accommodate two inches of runoff for the area of proposed improvements

2. Ensure that no increase in runoff occurs on any adjoining property.

That upon review of application for a Minor Soil Movement Permit by the Borough Engineer, the applicant shall post escrow in an amount to be determined by the Engineers office for said review.

Section 2. That Section 166-13 of the Code “Definitions” change “Major Soil Movement” to “Minor Soil Movement”.

Section 3. This ordinance shall take effect immediately after passage and publication as provided by law.

Section 4. All other parts of Chapter 166 of the Code of the Borough of Northvale not specifically amended herein shall remain in full force and effect.

Stanley E. Piehler, Mayor

ATTEST:

Wanda A. Worner  
Borough Clerk

Introduced: June 14, 2017

Public Hearing: July 12, 2017

Adopted: July 12, 2017