

MEMORANDUM

TO: Township of West Orange Planning Board

FR: Gerard M. Haizel, PP, AICP, Principal 

RE: **Master Plan Consistency Review – Ordinance 2870-24 - An Ordinance Amending And Supplementing Chapter 25, Section 29 of the Revised General Ordinances of The Township of West Orange Based On Recommendations of the New Jersey Stormwater Best Management Practices Manual**

DT: **November 5, 2024**

Pursuant to The *NJ Municipal Land Use Law (MLUL)* at N.J.S.A. 40:55D-26(a), the above referenced matter was referred to the Township Planning Board for review and comment to the Governing Body, regarding the proposed Ordinance's consistency with the Township's Master Plan.

For this review, the following items were reviewed:

- Township of West Orange Ordinance 2870-24
- Township of West Orange Master Plan Reexamination Report And Plan Element Amendments – 2019.
- Memorandum to the West Orange Planning Board providing a Review of Ordinance 2870-24, dated October 31, 2024, prepared by John J. Hess, PE, PP, CME, West Orange Planning Board Engineer.

At its meeting on September 10, 2024, the West Orange Township Council introduced Ordinance 2870-24 on first reading. This Ordinance will update the stormwater management requirements in Chapter 25, Section 29 of the *Revised General Ordinance of the Township of West Orange*, based on the latest Stormwater Management Rules in N.J.A.C. 7:8, which was last amended by the New Jersey Department of Environmental Protection (NJDEP) on July 17, 2023.

The purpose of the proposed amendment, as stated in Ordinance 2870-24, is to

*“...establish minimum stormwater management requirements and controls for ‘major development,’ as defined in **§ 25-29.2.**”*

The updating of the Township’s Stormwater Management regulations is contemplated in the Township’s *2019 Master Plan Update*. This is substantiated in the *Plan Element Amendments* section of the 2019 Master Plan Update, in Section V. *Circulation, B-Existing Conditions, Issues and Recommendations for Pedestrian/Bicycle Safety*, where it recommends, “incorporation of green streets and infrastructure, in furtherance of New Jersey’s updated stormwater management rules.”

A subsequent review of the Ordinance by the West Orange Planning Board Engineer further supports the proposed amendment and refers to its consistency with the *Model Stormwater Control Ordinance for Municipalities*, which was provided by the NJDEP to assist municipalities in amending their stormwater ordinance.

Based on my review as detailed above, in my opinion, the proposed amendment to Chapter 25, Section 29 embodied in Ordinance 2870-24 is consistent with the Township’s Master Plan and furthers the goals and objectives of the same.