

ORDINANCE NO. 2066-04

**AN ORDINANCE AMENDING THE CODE OF CHELTENHAM,
BY ADDING A NEW CHAPTER, CHAPTER 290, ENTITLED “STORMWATER
MANAGEMENT” SAID AMENDMENT DEFINING AND REGULATING
STORMWATER MANAGEMENT**

NOW THEREFORE, the Board of Commissioners of the Township of Cheltenham hereby ordains the following:

SECTION 1. The Code of the Township of Cheltenham is hereby amended by adding a new Chapter to be known as Chapter 290, as follows:

**Chapter 290
STORMWATER MANAGEMENT**

**ARTICLE I
GENERAL PROVISIONS**

§ 290-1. Statement of Findings

The governing body of the Township finds that:

- A. Stormwater runoff from lands modified by human activities threatens public health and safety by causing decreased infiltration of rainwater and increased runoff flows and velocities, which overtax the carrying capacity of existing streams and storm sewers, and greatly increases the cost to the public to manage stormwater.
- B. Inadequate planning and management of stormwater runoff resulting from land development and redevelopment throughout a watershed can also harm surface water resources by changing the natural hydrologic patterns, accelerating stream flows (which increase scour and erosion of stream-beds and stream-banks thereby elevating sedimentation), destroying aquatic habitat and elevating aquatic pollutant concentrations and loadings such as sediments, nutrients, heavy metals and pathogens. Groundwater resources are also impacted through loss of recharge.
- C. A program of stormwater management, including reasonable regulation of land development and redevelopment causing loss of natural infiltration, is fundamental to the public health, safety, welfare, and the protection of the people of the Township and all the people of the Commonwealth, their resources, and the environment.

- D. Stormwater is an important water resource by providing groundwater recharge for water supplies and base flow of streams, which also protects and maintains surface water quality.
- E. Public education on the control of pollution from stormwater is an essential component in successfully addressing stormwater.
- F. Federal and state regulations require certain municipalities to implement a program of stormwater controls. These municipalities are required to obtain a permit for stormwater discharges from their separate storm sewer systems under the National Pollutant Discharge Elimination System (NPDES).
- G. Non-stormwater discharges to municipal separate storm sewer systems can contribute to pollution of waters of the Commonwealth by the Township.

§ 290-2. Purpose

The purpose of this Ordinance is to promote health, safety, and welfare within the Township and its watershed by minimizing the harms and maximizing the benefits described in Section 2 of this Ordinance, through provisions designed to:

- A. Manage stormwater runoff impacts at their source by regulating activities that cause the problems.
- B. Provide review procedures and performance standards for stormwater planning and management.
- C. Utilize and preserve the existing natural drainage systems as much as possible.
- D. Manage stormwater impacts close to the runoff source, which requires a minimum of structures and relies on natural processes.
- E. Focus on infiltration of stormwater, to maintain groundwater recharge, to prevent degradation of surface and groundwater quality and to otherwise protect water resources.
- F. Maintain existing flows and quality of streams and watercourses.
- G. Meet legal water quality requirements under state law, including regulations at 25 PA Code Chapter 93.4a to protect and maintain "existing uses" and maintain the level of water quality to support those uses in all streams, and to protect and maintain water quality in "special protection" streams.
- H. Prevent scour and erosion of streambanks and streambeds.
- I. Provide for proper operations and maintenance of all permanent stormwater management Best Management Practices (BMPs) that are implemented in the Township.

- J. Provide a mechanism to identify controls necessary to meet the NPDES permit requirements.
- K. Implement an illegal discharge detection and elimination program to address non-stormwater discharges into the Township's separate storm sewer system.

§ 290-3. Statutory Authority.

The Township is empowered to regulate land use activities that affect stormwater impacts by the authority of the First Class Township Code (53 P.S. 55101 etseq.) and the Cheltenham Township Planning Code (Section 503).

§ 290-4. Applicability.

- A. This Ordinance applies to any Regulated Earth Disturbance Activities within the Township, and all stormwater runoff entering into the Township's separate storm sewer system from lands within the boundaries of the Township.
- B. Earth Disturbance Activities and associated stormwater management controls are also regulated under existing state law and implementing regulations. This Ordinance shall operate in coordination with those parallel requirements; the requirements of this Ordinance shall be no less restrictive in meeting the purposes of this Ordinance than state law.

§ 290-5. Compatibility with Other Requirements

- A. Approvals issued and actions taken under this Ordinance do not relieve the Applicant of the responsibility to secure required permits or approvals for activities regulated by any other code, law, regulation or ordinance. To the extent that this Ordinance imposes more rigorous or stringent requirements for stormwater management, the specific requirements contained in this Ordinance shall be followed.
- B. Nothing in this Ordinance shall be construed to affect any of the Township's requirements regarding stormwater matters which do not conflict with the provisions of this Ordinance, such as local stormwater management design criteria (e.g. inlet spacing, inlet type, collection system design and details, outlet structure design, etc.). Conflicting provisions in other municipal ordinances or regulations shall be construed to retain the requirements of this ordinance addressing State Water Quality Requirements.

ARTICLE II DEFINITIONS

§ 290-6. Definitions

For the purposes of this Ordinance, certain terms and words used herein shall be interpreted as follows:

- A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
- B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.
- C. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.

ACCELERATED EROSION - The removal of the surface of the land through the combined action of human activities and the natural processes, at a rate greater than would occur because of the natural process alone.

APPLICANT - A landowner, lease holder, tenant, developer or any other person or entity who has filed an application for approval to engage in any Regulated Earth Disturbance activity at a project site in the Township.

BMP (Best Management Practice) - Activities, facilities, designs, measures or procedures used to manage stormwater impacts from Regulated Earth Disturbance Activities, to meet State Water Quality Requirements, to promote groundwater recharge and to otherwise meet the purposes of this Ordinance. BMPs include but are not limited to infiltration, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, forested buffers, sand filters and detention basins.

CONSERVATION DISTRICT - The Montgomery County Conservation District.

DEP - The Pennsylvania Department of Environmental Protection.

DEVELOPER - A person and or entity that seeks to undertake any Regulated Earth Disturbance Activities at a Project Site in the Township.

DEVELOPMENT - See "Earth Disturbance Activity." The term includes redevelopment.

DEVELOPMENT SITE - The specific tract of land where any Earth Disturbance Activities in the Township are planned, conducted or maintained.

EARTH DISTURBANCE ACTIVITY - A construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing, grading, excavation, embankments, road maintenance, utility excavation, building construction and the moving, depositing, stockpiling, or storing of soil, rock or earth materials.

EROSION - The process by which the surface of the land, including channels, is worn away by water, wind, or chemical action.

EROSION AND SEDIMENT CONTROL PLAN - A plan for a Project Site which identifies BMPs to minimize accelerated erosion and sedimentation.

GROUNDWATER RECHARGE - Replenishment of existing natural underground water supplies.

IMPERVIOUS SURFACE - A surface that prevents the infiltration of water into the ground. Impervious surface includes, but is not limited to, any roof, parking or driveway areas, and any new streets and sidewalks. Any surface areas designed to initially be gravel or crushed stone shall be assumed to be impervious surfaces.

MUNICIPALITY or Township – Cheltenham Township, Montgomery County, Pennsylvania.

MS4 - Cheltenham Township Municipal Separate Storm Sewer System

NPDES - National Pollutant Discharge Elimination System, the federal government's system for issuance of permits under the Clean Water Act, which is delegated to DEP in Pennsylvania.

OUTFALL - "Point source" as described in 40 CFR § 122.2 at the point where the Township's storm sewer system discharges to surface waters of the Commonwealth.

PERSON - An individual, partnership, public or private association or corporation, or a governmental unit, public utility or any other legal entity whatsoever which is recognized by law as the subject of rights and duties.

POINT SOURCE - Any discernible, confined and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, or conduit from which stormwater is or may be discharged, as defined in State regulations at 25 Pa. Code § 92.1. 392-0300-003/ August 2, 2003/ Page 16

PROJECT SITE - The specific area of land where any Regulated Earth Disturbance Activities in the Township are planned, conducted or maintained.

REDEVELOPMENT - Earth Disturbance Activities on land which has previously been disturbed or developed.

REGULATED EARTH DISTURBANCE ACTIVITY – Any activity that displaces soil on land with a discharge to surface waters or the Township's storm

sewer system. This includes earth disturbance on any portion of, part, or during any stage of, a larger common plan of development. This includes road maintenance activities involving earth disturbance.

Regulated earth disturbance activity is classified as follows:

- Class I. Earth disturbance activities of one acre or greater.
- Class II Earth disturbance activities associated with a building permit.
- Class III Earth disturbance of 250 S. F. to 1 acre.
- Class IV Earth disturbance activities up to 250 S. F.

ROAD MAINTENANCE - Earth Disturbance Activities within the existing road cross-section, such as grading and repairing existing unpaved road surfaces, cutting road banks, cleaning or clearing drainage ditches, and other similar activities.

SEPARATE STORM SEWER SYSTEM -A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains) primarily used for collecting and conveying stormwater runoff.

STATE WATER QUALITY REQUIREMENTS - As defined under state regulations --protection of *designated* and *existing* uses ~ 25 Pa. Code Chapters 93 and 96)--including:

- A. Each stream segment in Pennsylvania has a "designated use," such as "cold water fishery" or "potable water supply," which are listed in Chapter 93. These uses must be protected and maintained, under state regulations.
- B. "Existing uses" are those attained as of November 1975, regardless whether they have been designated in Chapter 93. Regulated Earth Disturbance Activities must be designed to protect and maintain existing uses and maintain the level of water quality necessary to protect those uses in all streams, and to protect and maintain water quality in special protection streams.
- C. Water quality involves the chemical, biological and physical characteristics of surface water bodies. After Regulated Earth Disturbance Activities are complete, these characteristics can be impacted by addition of pollutants such as sediment, and changes in habitat through increased flow volumes and/or rates as a result of changes in land surface area from those activities.

Therefore, permanent discharges to surface waters must be managed to protect the stream bank, streambed and structural integrity of the waterway, to prevent these impacts.

STORMWATER - The surface runoff generated by precipitation reaching the ground surface.

SURFACE WATERS OF THE COMMONWEALTH - Any and all rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and all other bodies or channels of conveyance of surface water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

WATERCOURSE - A channel or conveyance of surface water, such as a stream or creek, having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

WATERSHED - Region or area drained by a river, watercourse or other body of water, whether natural or artificial.

ARTICLE III STORMWATER MANAGEMENT

§290-7. General Requirements for Stormwater Management

- A. All Regulated Earth Disturbance Activities within the Township shall be designed, implemented, operated and maintained to meet the purposes of this Ordinance, through these two elements:
 - 1. Erosion and Sediment Control during the Earth Disturbance Activities (e.g., during construction), and
 - 2. Water quality protection measures after completion of Earth Disturbance Activities (e.g., after construction), including operations and maintenance.
- B. No Regulated Earth Disturbance Activities within the Township shall commence until the requirements of this Ordinance are met. See Appendix C.
- C. Erosion and Sediment Control during Regulated Earth Disturbance Activities shall be addressed as required by Section 290-9.
- D. Post-construction water quality protection shall be addressed as required by Section 290-10. Operations and maintenance of permanent stormwater BMPs shall be addressed as required by Article IV.
- E. All Best Management Practices used to meet the requirements of this Ordinance shall conform to the State Water Quality Requirements, and any more stringent requirements as determined by the Township.
- F. The post-development volume of stormwater runoff shall not exceed the pre-development volume of stormwater runoff.
- G. The post-development rate of stormwater runoff shall not exceed the pre-development rate of stormwater runoff at any point of exterior drainage boundary and/or project property line.
- H. Infiltration techniques shall be used to the maximum extent possible.
- I. Water quality protection measures after completion of earth disturbance activities (e.g., after construction) are required for any new land development and/or adaptive reuse of developed non-residential sites.
- J. Techniques described in Appendix A (Low Impact Development) of this Ordinance are encouraged, because they reduce the costs of complying with the requirements of this Ordinance and the State Water Quality Requirements.

§290-8. Permit Requirements by Other Government Entities

The following permit requirements may apply to certain Regulated Earth Disturbance Activities, and must be met prior to commencement of Regulated Earth Disturbance Activities, as applicable:

- A. All Regulated Earth Disturbance Activities subject to permit requirements by DEP under regulations at 25 Pa. Code Chapter 102.
- B. Work within natural drainage ways subject to permit requirements by DEP under regulations at 25 Pa. Code Chapter 105.
- C. Any stormwater management facility that would be located in or adjacent to surface waters of the Commonwealth, including wetlands, subject to permit requirements by DEP under regulations at 25 Pa. Code Chapter 105.
- D. Any stormwater management facility that would be located on a State highway right-of-way, or require access from a state highway, shall be subject to approval by the Pennsylvania Department of Transportation (PENNDOT).
- E. Culverts, bridges, storm sewers or any other facilities which must pass or convey flows from the tributary area and any facility which may constitute a dam subject to permit requirements by DEP under regulations at 25 Pa. Code Chapter 105.

§290-9. Erosion and Sediment Control During Regulated Earth Disturbance Activities.

- A. No Regulated Earth Disturbance Activities within the Township shall commence until approval by the Township of a Lines and Grades Plan unless such activities are exempted in §290-9. G.

The Lines and Grades Plan shall contain the following data/information:

- 1. Overall property plan with location of Project Site relative to streets, highways, municipal boundaries or other identifiable landmarks.
- 2. Map(s) of the Project Site shall be submitted on 24-inch x 36-inch sheets or smaller (minimum scale 1" = 20'). The contents of the maps(s) shall include, but not be limited to:
 - a. Clear identification of the location and nature of temporary and permanent stormwater BMPs and details/notes thereof,
 - b. The location of the Project Site relative to streets, highways, municipal boundaries or other identifiable landmarks,
 - c. Location and elevation of project elevation benchmark (on Cheltenham Township Sanitary Sewer Datum)
 - d. Existing and final contours at intervals of two feet (or others as appropriate) and approved by the Township,

- e. Spot elevations at key points,
- f. Elevations of the following:
 - Top of foundation wall,
 - Basement floor,
 - Garage floor,
 - First floor.
- g. Existing streams, lakes, ponds, or other bodies of water within the Project Site,
- h. Other physical features including flood hazard boundaries, sinkholes, streams, existing drainage courses, and areas of natural vegetation to be preserved.
- i. The locations of all existing and proposed utilities, sanitary sewers, septic systems and water lines on and within 25 feet of the Project Site,
- j. Proposed final changes to the land surface and vegetative cover, including the type and amount of impervious area that would be added,
- k. Proposed final structures, roads, paved areas and buildings,
- l. Building setback lines,
- m. Distance from proposed structures to property lines,
- n. Tabulation of following data:
 - i. Property owner (street address, phone numbers)
 - ii. Developer/contractor (street address, phone numbers)
 - iii. Block and Unit number
 - iv. Area of property
 - v. Zoning classification
 - vi. Area of existing structures
 - vii. Area of proposed structures
 - viii. Percent building coverage, existing and proposed
 - ix. Area of existing impervious surfaces
 - x. Area of proposed impervious surfaces
 - xi. Percent of impervious surface, existing and proposed
 - xii. Listing of applicable sub-division/land development and/or zoning approvals

In addition, calculations on sizing of BMPs and/or Stormwater Management Facilities must be submitted with the Lines and Grades Plan.

- B. DEP has regulations that require an Erosion and Sediment Control Plan for any Earth Disturbance Activity of 5,000 square feet or more, under 25 Pa. Code § 102.4(b).
- C. In addition, under 25 Pa. Code Chapter 92, a DEP "NPDES Construction Activities" permit is required for Regulated Earth Disturbance Activities.
- D. Evidence of any necessary permit(s) for Regulated Earth Disturbance Activities from the appropriate DEP regional office or County Conservation District must be provided to the Township.
- E. A copy of the Erosion and Sediment Control Plan and any required permit, as required by DEP regulations, shall be available at the Project Site at all times.
- F. No construction machinery that is leaking fluids (oils, anti-freeze, coolants, hydraulic fluids) shall be permitted to be operated during any Earth Disturbance Activity. If construction machinery develops a leak during operation, it shall immediately be shut down and the leak fixed. All fluids leaked onto the ground surface, and the contaminated ground surface itself shall be cleaned up and disposed of to an approved facility.
- G. Any Earth Disturbance Activity of 250 square feet or greater shall have an approved Lines and Grades Plan. Earth Disturbance Activity less than 250 square feet and not requiring a Building Permit need not have a Lines and Grades Plan but must comply with all measures of this Ordinance to insure that sediment does not leave the property boundaries or enter any waterways.
- H. Any earth disturbance activity requiring a Building Permit shall have an approved Lines and Grades Plan.
- I. The Township may, at its discretion, modify and/or waive portions of the Lines and Grades Plan requirements or waive the Lines and Grades Plan entirely.
- J. No earth disturbance activities shall adversely impact the pre-development stormwater drainage of adjoining properties.

§290-10. Water Quality Requirements after Regulated Earth Disturbance Activities are Complete

- A. No Regulated Earth Disturbance Activities within the Township shall commence until approval by the Township of a plan which demonstrates compliance with State Water Quality Requirements after construction is complete.
- B. The BMPs must be designed, implemented and maintained to meet State Water Quality Requirements, and any other more stringent requirements as determined by the Township.

- C. To control post-construction stormwater impacts from Regulated Earth Disturbance Activities, State Water Quality Requirements can be met by BMPs, including site design, which provide for replication of pre-construction stormwater infiltration and runoff conditions, so that post- construction stormwater discharges do not degrade the physical, chemical or biological characteristics of the receiving waters. As described in the DEP Comprehensive Stormwater Management Policy this may be achieved by the following:
1. Infiltration: replication of pre-construction stormwater infiltration conditions,
 2. Treatment: use of water quality treatment BMPs to ensure filtering out of the chemical and physical pollutants from the stormwater runoff; and
 3. Streambank and Streambed Protection: management of volume and rate of post- construction stormwater discharges to prevent physical degradation of receiving waters (e.g., from scouring).
- D. DEP has regulations that require municipalities to ensure design, implementation and maintenance of Best Management Practices that control runoff from new development and redevelopment after Regulated Earth Disturbance Activities are complete. These requirements include the need to implement post-construction stormwater BMPs with assurance of long-term operations and maintenance of those BMPs.
- E. Evidence of any necessary permit(s) for Regulated Earth Disturbance Activities from the appropriate DEP regional office must be provided to the Township.
- F. BMP operations and maintenance requirements are described in Article IV of this Ordinance.

**ARTICLE IV
STORMWATER BMP OPERATIONS AND
MAINTENANCE PLAN REQUIREMENTS**

§290-11. General Requirements

- A. No Regulated Earth Disturbance Activities, unless exempted in 290-9.G., within the Township shall commence until approval by the Township of a BMP Operations and Maintenance Plan which describes how the permanent (i.e., post-construction) stormwater BMPs will be properly operated and maintained.
1. The following shall be included in the Plan: overall property plan with location of Project Site relative to streets, highways, municipal boundaries or other identifiable landmarks.
 2. Map(s) of the Project Site, in a form that meets the requirements for recording at the office of the Recorder of Deeds of Montgomery County, shall be submitted on 24-inch x 36-inch sheets. The contents of the maps(s) shall include, but not be limited to:
 - a. Clear identification of the location and nature of permanent stormwater BMPs,
 - b. The location of the Project Site relative to streets, highways, municipal boundaries or other identifiable landmarks,
 - c. Existing and final contours at intervals of two feet, (or others as appropriate) and approved by the Township,
 - d. Existing streams, lakes, ponds, or other bodies of water within the Project Site,
 - e. Other physical features including flood hazard boundaries, sinkholes, streams, existing drainage courses, and areas of natural vegetation to be preserved.
 - f. The locations of all existing and proposed utilities, sanitary sewers, and water lines on and within 25 feet of the Project Site,
 - g. Proposed final changes to the land surface and vegetative cover, including the type and amount of impervious area that would be added,
 - h. Proposed final structures, roads, paved areas, and buildings, and
 - i. A blanket easement across the property for access, inspection and maintenance of the BMPs.
 3. A narrative description of how each permanent stormwater BMP will be operated and maintained, and the identity and contact information of the individuals responsible for operations and maintenance, property owner, manager, leaseholder, etc.

4. The name of the Project Site, the name and address of the owner of the property, and the name of the individual or firm preparing the Plan, and
5. A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Township.

§290-12. Responsibilities for Operations and Maintenance of BMPs

- A. The BMP Operations and Maintenance Plan for the Project Site shall establish responsibilities for the continuing operations and maintenance of all permanent stormwater BMPs, as follows:
 1. If the Plan includes structures or lots which are to be separately owned and in which streets, sewers and other public improvements are to be dedicated to the Township, stormwater BMPs may also be dedicated to and maintained by the Township;
 2. If the Plan includes operations and maintenance by a single ownership, or if sewers and other public improvements are to be privately owned and maintained, then the operation and maintenance of stormwater BMPs shall be the responsibility of the owner or private management entity.
- B. The Township shall make the final determination on the continuing operations and maintenance responsibilities and reserves the right to accept or reject the operations and maintenance responsibility for any or all of the stormwater BMPs.

§290-13. Municipality Review of BMP Operations and Maintenance Plan

- A. The Township shall review the Plan for consistency with the purposes and requirements of this Ordinance, and any permits issued by DEP.
- B. The Township shall notify the Applicant in writing whether the Plan is approved.
- C. The Township may require an "As-Built Survey" of all stormwater BMPs, and an explanation of any discrepancies with the Plan.

§290-14. Adherence to Approved BMP Operations and Maintenance Plan

It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved Plan, or to allow the property to remain in a condition which does not conform to an approved Plan, unless an exception is granted in writing by the Township.

§290-15. Operations and Maintenance Agreement for Privately Owned Stormwater BMPs

- A. The property owner shall sign an operations and maintenance agreement with the Township covering all stormwater BMPs that are to be privately owned. The agreement shall be substantially the same as the agreement in Appendix B of this Ordinance.
- B. Other items may be included in the agreement where determined necessary to guarantee the satisfactory operation and maintenance of all permanent stormwater BMPs. The agreement shall be subject to the review and approval of the Township.

§290-16. Stormwater Management Easements

- A. Stormwater management easements are required for all areas used for off-site stormwater control, unless a waiver is granted by the Township.
- B. A blanket easement across the entire property for access, inspections, maintenance and repair of the stormwater management facilities is required unless waived by the Township.

§290-17. Recording of Approved BMP Operations and Maintenance Plan and Related Agreements

- A. The owner of any land upon which permanent BMPs will be placed, constructed or implemented, as described in the Plan, shall record the following documents in the Office of the Recorder of Deeds for Montgomery County, within 15 days of the execution of the Plan by the Township:
 - 1. The Plan, or a summary thereof, in such abbreviated form as is approved by the Township.
 - 2. Operations and Maintenance Agreements under Section 290-15, and
 - 3. Easements under Section 290-16.
- B. The Township may suspend or revoke any approvals granted for the Project Site upon discovery of the failure of the owner to comply with this Section.

§290-18. Municipal Stormwater BMP Operation and Maintenance Fund

- A. If stormwater BMPs are accepted by the Township for dedication, the Township may require persons installing stormwater BMPs to pay an amount specified by the Township from time to time to the Municipal Stormwater BMP Operation and Maintenance Fund, to help defray costs of operations and maintenance activities. The amount set being required to cover the estimated costs for operations and maintenance for ten (10) years, as determined by the Township, converted to the present value of the annual series value at a rate determined by the Township.
- B. If a BMP is proposed that also serves as a recreation facility (e.g. ballfield, lake), the Township may, but need not, adjust the amount due accordingly at its discretion.

ARTICLE V
INSPECTIONS AND RIGHT OF ENTRY

§290-19. Inspections

- A. DEP or its designees (e.g., County Conservation Districts) normally ensure compliance with any permits issued, including those for stormwater management. In addition to DEP compliance programs, the Township or its designee may inspect all phases of the construction, operations, maintenance and any other implementation of stormwater BMPs.
- B. During any stage of the Regulated Earth Disturbance Activities, if the Township or its designee determines that any BMPs are not being implemented in accordance with this Ordinance, the Township may suspend or revoke any existing permits or other approvals until the deficiencies are corrected.

§290-20. Right of Entry

- A. Upon presentation of proper credentials, duly authorized representatives of the Township may enter the Project Site at reasonable times to inspect the implementation, condition, operations or maintenance of the stormwater BMPs in regard to any aspect governed by this Ordinance.
- B. BMP owners and operators shall allow persons working on behalf of the Township ready access to all parts of the Project Site for the purpose of determining compliance with this Ordinance.
- C. Persons working on behalf of the Township shall have the right to temporarily locate and operate on any BMP in the Township such devices as are determined by the Township to be necessary to conduct monitoring and/or sampling of the discharges from such BMP.
- D. Unreasonable delays in allowing the Township access to a BMP are a violation of this Article.

**ARTICLE VI
FEES AND EXPENSES**

§290-21. General

The Township may charge the Applicant a reasonable fee for review of BMP Operations and Maintenance Plans to defray review costs incurred by the Township. Said fees shall be set from time to time by resolution by the Board of Commissioners.

§290-22. Expenses Covered by Fees

The fees required by this Ordinance shall cover:

- A. Administrative/clerical costs.
- B. The review of the BMP Operations and Maintenance Plan by the Township Engineer and /or consultants retained by the Township.
- C. Fees for the services of the Township solicitor related to the review and decision process of the application.
- D. The Project Site inspections including, but not limited to, pre-construction meetings, inspections during construction of stormwater BMPs and final inspection upon completion of the stormwater BMPs.
- E. Any additional work required to monitor and enforce any provisions of this Ordinance, correct violations, and assure proper completion of stipulated remedial actions.

§290-22.A. BMP Operation and Maintenance Plan Review Escrow Fund

- A. The Applicant/Developer/Owner shall fund a BMP Operation and Maintenance Plan Review Escrow Fund to cover the full review costs incurred by the Township as noted in §290-21. and §290-22., above.

The amount of the initial escrow shall be \$500.00.

If, at any time or times during or after the review and approval process, the Township believes that the funds necessary to reimburse the Township for the reasonable and necessary expenses incurred or to be incurred by the Township for the review and approval process of the BMP Operation and Maintenance Plan are in excess of the amount then held in the escrow fund, the Township shall notify the Applicant/Developer/Owner, and the applicant/developer/owner shall deposit with the Township such additional monies as has been determined by the Township to be needed to complete the review and approval process. No further work shall be done until the deposit has been made into escrow.

Township Staff fees shall initially be at the rate of:

Township Engineer	\$100/hr
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Assistant to the Township Engineer	\$ 75/hr
Assistant Building Inspector	\$ 50/hr
Clerical services	\$ 25/hr

and may be changed from time to time by resolution of the Board of Commissioners. The charges for the Township solicitor and other consultants shall be the actual charges. The escrow amount determinations shall not limit the obligation of the Applicant/Developer/Owner for the payment of all fees charged by Township staff, Township solicitor, consultants, planners, etc. and of all other costs incurred by the Township in the review and approval process of the BMP Operation and Maintenance Plan. Upon completion of review to the satisfaction of the Township, the Township shall bill for any final charges or refund any unused amounts in the escrow fund.

- B. Public Utilities are exempt from the requirements of this section.

**ARTICLE VII
PROHIBITIONS**

§290-23. Prohibited Discharges

- A. No person in the Township shall allow, or cause to be allowed, stormwater discharges into the Township's separate storm sewer system which are not composed entirely of stormwater, except (1) as provided in subsection D below, and (2) discharges allowed under a state or federal permit.
- B. No person in the Township shall allow or cause to be allowed discharges into the Municipal Separate Storm Sewer System ("MS4") any water used in the process of cleaning equipment or vehicles used to carry insecticides, pesticides, oils, chemicals or detergents.
- C. No person in the Township shall allow or cause to be allowed discharges into the Municipal Separate Storm Sewer System ("MS4") any water used in the process of cleaning commercial vehicles or the commercial cleaning of any motorized equipment.
- D. Subject to §290-23.E. below, discharges allowed are:
 - Discharges from fire fighting activities
 - Uncontaminated water from foundation or from footing drains
 - Potable water sources including dechlorinated water line and fire hydrant flushings
 - Flows from riparian habitats and wetlands
 - Lawn watering
 - Irrigation drainage
 - Pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spill material has been removed) and where detergents are not used
 - Routine external building washdown (which does not use detergents or other compounds)
 - Air conditioning condensate
 - Water from individual residential car washing
 - Dechlorinated swimming pool discharges
 - Springs
 - Uncontaminated groundwater
 - Water from crawl space pumps
- E. In the event that the Township determines that any of the discharges identified in Subsection D significantly contribute to pollution of waters of the Commonwealth, or is so notified by DEP, the following shall occur. If the determination by the Township, or notice from DEP, relates to any of such types of discharges generally, the Township shall amend this Ordinance to delete such discharge. If such determination or notice relates only to a particular property, then the Township will notify the responsible person to cease the discharge.
- F. Upon notice provided by the Township under subsection E, the discharger will have a reasonable time, as determined by the Township, to cease the discharge consistent with the degree of pollution caused by the discharge.
- G. Nothing in this Section shall affect a discharger's responsibilities under state law.

§290-24. Prohibited Connections

- A. The following connections are prohibited:
 - 1. Any drain or conveyance, whether on the surface or subsurface, which allows any non-storm water discharge, including sewage, process wastewater, and wash water, to enter the separate storm sewer system;
 - 2. Any connections to the storm drain system from indoor drains and sinks; and
 - 3. Any drain or conveyance connected from a commercial or industrial land use to the separate storm sewer system, which has not been documented in plans, maps, or equivalent records, and approved by the Township.

§290-25. Roof drains

- A. Roof drains shall not be connected to streets, sanitary or storm sewers or roadside ditches, except as provided in Section 290-25.B.
- B. When it is more advantageous to connect directly to streets or storm sewers, connections of roof drains to streets or roadside ditches may be permitted by the Township upon application by the property owner.
- C. Roof drains shall discharge to infiltration areas or vegetative BMPs to the maximum extent practicable.

§290-26. Alteration of BMPs

- A. No Person shall modify, remove, fill, landscape or alter any existing stormwater BMP, unless it is part of an approved maintenance program, without the written approval of the Township.
- B. No Person shall place any structure, fill, landscaping or vegetation into a stormwater BMP or within a drainage easement, which would limit or alter the functioning of the BMP, without the written approval of the Township.

**ARTICLE VIII
ENFORCEMENT AND PENALTIES**

§290-27. Public Nuisance

- A. The violation of any provision of this Ordinance is hereby deemed a Public Nuisance.
- B. Each day that a violation continues shall constitute a separate violation.

§290-28. Enforcement Generally

- A. Whenever the Township finds that a Person has violated any provision of this Ordinance, the Township may order compliance by written notice to the responsible Person. Such notice may require, without limitation:
 - 1. The performance of monitoring, analyses, and reporting;
 - 2. The elimination of prohibited connections or discharges;
 - 3. Cessation of any violating discharges, practices, or operations;
 - 4. The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property;
 - 5. Payment of a fine to cover administrative and remediation costs;
 - 6. The implementation of stormwater BMPs; and
 - 7. Operation and maintenance of stormwater BMPs.
- B. Such notification shall set forth the nature of the violation(s) and establish a time limit for correction of these violations(s). Such notification may further advise that, if applicable, should the violator fail to take the required action within the established deadline, the work will be done by the Township or its designee and the expense thereof shall be charged to the violator.
- C. Failure to comply within the time specified shall also subject such Person to the penalty provisions of this Ordinance. All such penalties shall be deemed cumulative and shall not prevent the Township from pursuing any and all other remedies available at law or in equity.

§290-29. Suspension and Revocation of Permits and Approvals

- A. Any building, land development or other permit or approval issued by the Township may be suspended or revoked by the Township for:
 - 1. Non-compliance with or failure to implement any provision of the permit;
 - 2. A violation of any provision of this Ordinance; or

3. The creation of any condition, or the commission of any act, during construction or development which constitutes or creates a hazard or nuisance, pollution or which endangers the life or property of others.
- B. A suspended permit or approval shall be reinstated by the Township when:
1. The Township Engineer or designee has inspected and approved the corrections to the stormwater BMPs, or the elimination of the hazard or nuisance, and/or;
 2. The Township is satisfied that the violation of the Ordinance, law, or rule and regulation has been corrected.
- C. A revoked permit or approval cannot be reinstated. The applicant may apply for a new permit under the procedures outlined in this Ordinance.

§290-30. Penalties

- A. Any person violating the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine of not more than \$1000.00 for each violation, recoverable with costs, or imprisonment of not more than 30 days, or both. Each day that the violation continues shall be a separate offense.
- B. In addition, the Township, through its solicitor, may institute injunctive, mandamus or any other appropriate action or proceeding at law or in equity for the enforcement of this Ordinance. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus or other appropriate forms of remedy or relief.

SECTION 2. All Township of Cheltenham Ordinances or parts of Township of Cheltenham Ordinances in conflict with the provisions of this Chapter are hereby repealed.

SECTION 3. Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code, prior to the adoption of this Ordinance.

SECTION 4. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this Court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Commissioners that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION 5. The Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED into an Ordinance this 21st day of September, 2004, A.D.

TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS

By: _____
Harvey Portner, President

Attest: _____
David G. Kraynik, Township Manager

APPENDIX A

STORMWATER MANAGEMENT ORDINANCE

LOW IMPACT DEVELOPMENT PRACTICES

ALTERNATIVE APPROACH FOR MANAGING STORMWATER RUNOFF

Natural hydrologic conditions may be altered radically by poorly planned development practices, such as introducing unneeded impervious surfaces, destroying existing drainage swales, constructing unnecessary storm sewers, and changing local topography. A traditional drainage approach of development has been to remove runoff from a site as quickly as possible and capture it in a detention basin. This approach leads ultimately to the degradation of water quality as well as expenditure of additional resources for detaining and managing concentrated runoff at some downstream location.

The recommended alternative approach is to promote practices that will minimize post-development runoff rates and volumes, which will minimize needs for artificial conveyance and storage facilities. To simulate pre-development hydrologic conditions, forced infiltration is often necessary to offset the loss of infiltration by creation of impervious surfaces. The ability of the ground to infiltrate depends upon the soil types and its conditions.

Preserving natural hydrologic conditions requires careful alternative site design considerations. Site design practices include preserving natural drainage features, minimizing impervious surface area, reducing the hydraulic connectivity of impervious surfaces, and protecting natural depression storage. A well-designed site will contain a mix of all those features. The following describes various techniques to achieve the alternative approach:

- **Preserving Natural Drainage Features.** Protecting natural drainage features, particularly vegetated drainage swales and channels, is desirable because of their ability to infiltrate and attenuate flows and to filter pollutants. However, this objective is often not accomplished in land development. In fact, commonly held drainage philosophy encourages just the opposite pattern -- streets and adjacent storm sewers typically are located in the natural headwater valleys and swales, thereby replacing natural drainage functions with a completely impervious system. As a result, runoff and pollutants generated from impervious surfaces flow directly into storm sewers with no opportunity for attenuation, infiltration, or filtration. Developments designed to fit site topography also minimize the amount of grading on site.
- **Protecting Natural Depression Storage Areas.** Depressional storage areas have no surface outlet, or drain very slowly following a storm event. They can be commonly seen as ponded areas in farm fields during the wet season or after large

runoff events. Traditional development practices eliminate these depressions by filling or draining, thereby obliterating their ability to reduce surface runoff volumes and trap pollutants. The volume and release-rate characteristics of depressions should be protected in the design of the development site. The depressions can be protected by simply avoiding the depression or by incorporating its storage as additional capacity in required detention facilities.

- **Avoiding introduction of impervious areas.** Careful site planning should consider reducing impervious coverage to the maximum extent possible. Building footprints, sidewalks, driveways and other features producing impervious surfaces should be evaluated to minimize impacts on runoff.
- **Reducing the Hydraulic Connectivity of Impervious Surfaces.** Impervious surfaces are significantly less of a problem if they are not directly connected to an impervious conveyance system (such as storm sewer). Two basic ways to reduce hydraulic connectivity are routing of roof runoff over lawns and reducing the use of storm sewers. Site grading should promote increasing travel time of stormwater runoff, and should help reduce concentration of runoff to a single point in the development.
- **Routing Roof Runoff Over Lawns.** Roof runoff can be easily routed over lawns in most site designs. The practice discourages direct connections of downspouts to storm sewers or parking lots. The practice also discourages sloping driveways and parking lots to the street. By routing roof drains and crowning the driveway to run off to the lawn, the lawn is essentially used as a filter strip.
- **Reducing the Use of Storm Sewers.** By reducing use of storm sewers for draining streets, parking lots, and back yards, the potential for accelerating runoff from the development can be greatly reduced. The practice requires greater use of swales and may not be practical for some development sites, especially if there are concerns for areas that do not drain in a “reasonable” time. The practice requires educating local citizens and public works officials, who expect runoff to disappear shortly after a rainfall event.
- **Reducing Street Widths.** Street widths can be reduced by either eliminating on-street parking or by reducing roadway widths. Municipal planners and traffic designers should encourage narrower neighborhood streets which ultimately could lower maintenance.
- **Limiting Sidewalks to One Side of the Street.** A sidewalk on one side of the street may suffice in low-traffic neighborhoods. The lost sidewalk could be replaced with bicycle/recreational trails that follow back-of-lot lines. Where appropriate, backyard trails should be constructed using pervious materials.
- **Using Permeable Paving Materials.** These materials include permeable interlocking concrete paving blocks or porous bituminous concrete. Such

materials should be considered as alternatives to conventional pavement surfaces, especially for low use surfaces such as driveways, overflow parking lots, and emergency access roads.

- **Reducing Building Setbacks.** Reducing building setbacks reduces driveway and entry walks and is most readily accomplished along low-traffic streets where traffic noise is not a problem.
- **Constructing Cluster Developments.** Cluster developments can also reduce the amount of impervious area for a given number of lots. The biggest savings is in street length, which also will reduce costs of the development. Cluster development clusters the construction activity onto less-sensitive areas without substantially affecting the gross density of development.

In summary, a careful consideration of the existing topography and implementation of a combination of the above mentioned techniques may avoid construction of costly stormwater control measures. Other benefits include reduced potential of downstream flooding, water quality degradation of receiving streams/water bodies and enhancement of aesthetics and reduction of development costs. Beneficial results include more stable baseflows in receiving streams, improved groundwater recharge, reduced flood flows, reduced pollutant loads, and reduced costs for conveyance and storage.

APPENDIX B

STORMWATER MANAGEMENT ORDINANCE

STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 200_, by and between _____, (hereinafter the “Landowner”), and Cheltenham Township, Montgomery County, Pennsylvania, (hereinafter “Township”);

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Montgomery County, Pennsylvania, Deed Book _____ at Page _____ (hereinafter “Property”).

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the stormwater management BMP Operations and Maintenance Plan approved by the Township (hereinafter referred to as the “Plan”) for the property identified herein, which is attached hereto as Appendix A and made part hereof as approved by the Township, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMP's); and

WHEREAS, , and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Township and the protection and maintenance of water quality require that on-site stormwater Best Management Practices be constructed and maintained on the Property; and

WHEREAS, for the purposes of this agreement, the following definitions shall apply:

- BMP – “Best Management Practice;” activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filterstrips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, and filters and detention basins.
- Infiltration Trench - A BMP surface structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer,
- Seepage Pit - An underground BMP structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer,

- Rain Garden - A BMP overlain with appropriate mulch and suitable vegetation designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or underground aquifer, and

WHEREAS, the Township requires, through the implementation of the Plan, that stormwater management BMP's as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, his successors and assigns. and

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications identified in the Plan.
2. The Landowner shall operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to The Township and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to the Township, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever the Township deems necessary. Whenever reasonably possible, the Township shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to he Township, the Township or its representatives may enter upon the Property and take whatever action the Township deems necessary to maintain said BMP(s). This provision shall not be construed to allow the Township to erect any permanent structure on the property of the Landowner. It is expressly understood and agreed that the Township is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Township.
5. In the event the Township, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Township for all expenses (direct and indirect) incurred within ten (10) days of receipt of invoice from the Township.
6. The intent and purpose of this Agreement is to insure the proper maintenance of the onsite BMP(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interest, hereby releases the Township and its employees and designated representatives from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the Township or such employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or the Township. In the event that a claim is asserted against the Township, its designated representatives or employees, the Township shall promptly notify the Landowner and the Landowner shall indemnify and defend, at his own expense, any suit based on the claim. If any judgment or claims against the Township or its employees or representatives shall be allowed, the Landowner shall pay such judgment and claims and all costs and expenses regarding said judgment or claim.
8. The Township shall inspect the BMP(s) at a minimum of once every three (3) years to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs and any other successors in interest, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For Cheltenham Township:

(SEAL)

For the Landowner:

ATTEST:

_____ (City, Borough, Township)

County of _____, Pennsylvania

I, _____ a Notary Public in and for the County and State aforesaid, whose commission expires on the _____ day of _____, 200_, do hereby certify that _____ whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 200_, has acknowledged before me in my said County and State.

GIVEN UNDER MY HAND THIS _____ day of _____ 200_.

NOTARY PUBLIC

(SEAL)

APPENDIX C

STORMWATER MANAGEMENT ORDINANCE

**REGULATED EARTH DISTURBANCE ACTIVITIES
SUBMISSION REQUIREMENTS BY CLASS**

- Class I. Earth disturbance activities of one acre or greater.
- Class II Earth disturbance activities associated with a building permit.
- Class III Earth disturbance of 250 S. F. to 1 acre.
- Class IV Earth disturbance activities up to 250 S. F.

	Class I	Class II	Class III	Class IV
Proof of NPDES Permit	X	NA	NA	NA
BMP Operation & Maintenance Plan	X	X	X	NA
BMP Operation & Maintenance Agreement	X	X	X	NA
Record an Erosion & Sedimentation Control Plan	X	X	X	NA
Lines & Grades Plan	X	X	X	NA
Create and fund Escrow Account	X	X	X	NA
Adherence to Erosion Control Regulations	X	X	X	X

X = Required

NA = Not Applicable