

WEST AMWELL TOWNSHIP
Ordinance 2, 2012

**AN ORDINANCE TO AMEND CHAPTER 90 (FLOOD DAMAGE
PREVENTION) OF THE CODE OF THE TOWNSHIP OF WEST AMWELL**

BE IT ORDAINED by the Township Committee of the Township of West Amwell, Hunterdon County, New Jersey, that the following sections of Chapter 90 of the Code be amended and/or replaced to read as follows:

Article III GENERAL PROVISIONS

**90-7A BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD
HAZARD**

The date of September 25, 2009 in both (1) and (2) of this section is hereby replaced with **May 2, 2012**.

Panels 34019C0339F, 34019C0402F, 34019C0404F, and 34019C0408F in (2) of this section is hereby replaced with 34019C0339G, 34019C0402G, 34019C0404G, and 34019C0408G, respectively.

Article V PROVISIONS FOR FLOOD HAZARD REDUCTION

90-16A ANCHORING

(2) All manufactured homes **to be placed or substantially improved** shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

90-16C UTILITIES

(4) **For all new construction and substantial improvements the** electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

90-17B NONRESIDENTIAL CONSTRUCTION is hereby replaced with the following:

In an Area of Special Flood Hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall

have the lowest floor, including basement together with the attendant utilities and sanitary facilities:

Either

- (1) Elevated to the level of the base flood elevation; and
- (2) Within any AO zone on the municipality's DFIRM that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;

or

- (1) Be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
- (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accept standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in section 90-14C(2)(b).

ADOPTION

Upon adoption this Ordinance will be incorporated into and become part of the Code of the Township of West Amwell.

REPEALER

All Ordinance and parts of Ordinances inconsistent with this Ordinance are hereby repealed.

EFFECTIVE DATE

This Ordinance shall take effect after final adoption and publication according to the laws of the State of New Jersey.

APPROVED BY TOWNSHIP COMMITTEE

George A. Fisher, Mayor

ATTEST:

Lora L. Olsen, RMC
Township Clerk

NOTICE OF PENDING ORDINANCE

The Ordinance published herewith was introduced and passed on first reading at a meeting of the governing body of the Township of West Amwell, in the County of Hunterdon, State of New Jersey, held on January 25, 2012. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held in the municipal building, 150 Rocktown-Lamb. Rd., Lambertville NJ on February 22, 2012 beginning at 7:00 p.m. All interested parties will be heard at this time.