NORTH EAST BOROUGH

STORM WATER MANAGEMENT ORDINANCE

as part of the implementation of the

PENNSYLVANIA COASTAL ZONE MANAGEMENT PROGRAM

September, 1983

PREPARED FOR:

The North East Borough Council

PREPARED BY:

The North East Borough Planning Commission

and

The Erie County Department
of Planning, Consultant

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1983

Coordinated through
Environmental Resources
Resources Management
Zone Management Office
Zone

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INFORMATION
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The preparation of this report was financed through the Pennsylvania Coastal Zone Management Program under provisions of the Federal Coastal Zone Management Act of 1972, (as amended), administered by the Coastal Zone Management Office, Office of Resources Management, Pennsylvania Department of Environmental Resources.

NORTH EAST BOROUGH

STORM WATER MANAGEMENT ORDINANCE

Effective Date

September 26, 1983

TABLE OF CONTENTS

	Page
Article I - General Provisions	1-3
Section 101 Statement of Findings	1
" 102 Purpose	1
" 103 Statutory Authority	2
" 104 Applicability	2
" 105 Severability	2
" 106 Compatibility	2
" 107 Municipal Responsibility and Liability	2
Article II - Definitions	4-6
Article III - Storm Water Management Requirements	7-8
Section 301 General Requirements	7
" 302 Storm Water Management Districts	8
" 303 Criteria for Storm Water and Erosion Control	8
Article IV - Plan Requirements	9-12
Section 401 General Requirements	9
" 402 Exemptions	9
" 403 Plan Contents	9
" 404 Plan Submission	11
" 405 Plan Approval	11
" 406 Modification and Approved Plans	12
Article V - Permit Requirements and Procedures	13-14
Section 501 Permit Requirements	13
" 502 Land Disturbance Activities As Part of The Subdivision and/or Zoning Ordinances	13
" 503 Other Land Disturbance Activities	13
" 504 Modification of Plans	13
" 505 Application for Permit	13
" 506 Expiration and Renewal	14
" 507 Suspension and Revocation	14
Article VI - Inspections	15
Section 601 Schedule of Inspections	15

TABLE OF CONTENTS

	Page
Article VII - Fees and Expenses	16
Section 701 General	16
" 702 Modification of Plans	16
" 703 Expenses Covered by Fees	16
Article VIII - Financial Guarantees and Maintenance	17
Section 801 Performance Guarantees	17
" 802 Maintenance Guarantees	17
" 803 Maintenance by Private Entity	17
" 804 Maintenance by Individual Lot Owners	17
Article IX - Enforcement, Penalties and Appeals	18
Section 901 Right-Of-Entry	18
" 902 Notification	18
" 903 Penalties	18
" 904 Appeals	18
Article X - Appendices	19
Approval Page	20

NORTH EAST BOROUGH

STORM WATER MANAGEMENT ORDINANCE NO. 695

ARTICLE I
GENERAL PROVISIONS

Section 101. Statement of Findings

The Borough Council of North East Borough finds that:

A. Inadequate management of accelerated runoff of storm water resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of streams and storm sewers, greatly increases the cost of public facilities to carry and control storm water, undermines flood plain management and flood control efforts in downstream communities, reduces groundwater recharge, and threatens public health and safety.

B. A comprehensive program of storm water management, including reasonable regulation of development and activities causing accelerated erosion, is fundamental to the public health, safety and welfare and the protection of the people of North East Borough and all the people of the Commonwealth, their resources and the environment.

Section 102. Purpose

The purpose of this Ordinance is to promote the public health, safety and welfare by minimizing the damages described in Section 101(A) of this Ordinance by provisions designed to:

A. Control accelerated runoff and erosion and sedimentation problems at their source by regulating activities which cause such problems.

B. Utilize and preserve the desirable existing natural drainage systems.

C. Encourage recharge of groundwaters.

D. Maintain the existing flows and quality of streams and water courses in North East Borough and the Commonwealth.

E. Preserve and restore the flood carrying capacity of Sixteen-mile Creek, Baker Creek and tributaries thereof.

F. Provide for proper maintenance of all permanent storm water management structures which are constructed in North East Borough.

Section 103. Statutory Authority

The Borough of North East is empowered to regulate these activities by the authority of Act 247 of 1968, the "Pennsylvania Municipalities Planning Code" as amended and Act 581 of 1966, the "Borough Code" as amended.

Section 104. Applicability

Individual activities meeting specified criteria may qualify for exemption from plan submission and permitting requirements, as discussed in Section 402. The following activities are included within the scope of this ordinance:

A. Land development.

B. Subdivision including any new roads and right-of-ways.

C. Earthmoving involving one or more acres.

D. Construction of new or additional impervious or semi-pervious surfaces (driveways, parking lots, etc.).

E. Construction of new buildings or additions to existing buildings.

F. Diversion or piping of any natural or man-made stream channel.

G. Installation of storm water systems or appurtenances thereto.

Section 105. Severability

Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

Section 106. Compatibility

Permits and approvals issued pursuant to this Ordinance 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. If more stringent requirements concerning regulation of storm water or erosion and sedimentation control are contained in the other code, rule, act or ordinance, the more stringent regulation shall apply.

Section 107. Municipal Responsibility and Liability

The provisions within this Ordinance are designed to fulfill the purpose cited in Section 102. The degree of protection sought by the requirements of this Ordinance for the present and future residents and land owners in North East Borough is considered reasonable for regulatory purposes. This Ordinance does not imply that compliance with the requirements will provide freedom from inconvenience, conflicts, danger or damages.

The filing of a storm water management plan by an applicant or the approval of such plan by North East Borough shall not make the Borough the engineer of the applicant. Also, the Borough shall not incur any responsibility for any success or failure as a result of the implementation of such plan. Therefore, this Ordinance shall not create liability on the part of individual members of Borough Council, or any officer, appointee or employee of North East Borough for any damages that may result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

ARTICLE II
DEFINITIONS

Any words or phrases which are important to the substance of this ordinance, which are not in common usage, or which may be unclear or subject to interpretation are defined below. In this Ordinance, the definitions of land development and subdivision are taken from the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended.

Accelerated Erosion - The removal of the surface of the land through the combined action of man's activities and natural processes at a rate greater than would occur because of the natural processes alone.

Borough Secretary - The duly appointed municipal administrator of North East Borough.

Cistern - An underground reservoir or tank for storing rainwater.

Conservation District - The Erie County Conservation District.

Culvert - A structure with appurtenant works which carries a stream under or through an enbankment or fill.

Design Storm - The magnitude of precipitation from a storm event measured in probability of occurrence (e.g., 50-year storm) and duration (e.g., 24-hour), and used in computing storm water management control systems.

Detention Basin - A basin designed to retard storm water runoff by temporarily storing the runoff and releasing it at a predetermined rate. A detention basin can be designed to drain completely after a storm event, or it can be designed to contain a permanent pool of water.

Developer - A person or persons, partnership, association, corporation or other entity, or any responsible person therein or agent thereof, that undertakes the activities covered by this ordinance.

Diversion Terrace - A channel and a ridge constructed to a predetermined grade across a slope, and designed to collect and divert runoff from slopes which are subject to erosion.

Drainage Easement - A right granted by a land owner to a grantee, allowing the use of private land for storm water management purposes.

Engineer - A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the municipal engineer for North East Borough.

Erosion - The removal of soil particles by the action of water, wind, ice, or other geological agents.

Groundwater Recharge - Replenishment of existing natural underground water supplies.

Impervious Surface - A surface which prevents the percolation of water into the ground.

Infiltration Structures - A structure designed to direct runoff into the ground (french drains, seepage pits, seepage trench, etc.).

Land Development - (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (2) a subdivision of land.

Land Disturbance - Any activity involving grading, tilling, digging or filling of ground, or stripping of vegetation, or any other activity which causes land to be exposed to the danger of erosion.

North East Borough - The Borough of North East, Erie County, Pennsylvania.

Peak Discharge - The maximum rate of flow of water at a given point and time resulting from a specified storm event.

Runoff - That part of precipitation which flows over the land.

SCS - Soil Conservation Service, U.S. Department of Agriculture.

Sediment - Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by water.

Sediment Basin - A barrier, dam, retention or detention basis designed to retain sediment.

Seepage Pit/Seepage Trench - An area of excavated earth filled with loose stone or similar material and into which surface water is directed for infiltration into the ground.

Semi-Pervious Surface - A surface such as stone, rock, concrete or other materials which permits some vertical transmission of water.

Soil-Cover Complex Method - A method of runoff computation developed by SCS, and found in its publication "Urban Hydrology for Small Watersheds", Technical Release No. 55, SCS, January 1975, which is made part of this Ordinance by reference.

Storm Sewer - A system of pipes or other conduits which carries intercepted surface runoff, street water and other wash waters, or drainage, but excludes domestic sewage and industrial wastes.

Storm Water Management Plan - The plan for managing storm water runoff developed by Erie County as required by Act 167 of 1978 and, more specifically, "Sixteen-mile and Twentymile Creek, Volume 8" of that Plan.

Subdivision - The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development: provided, however, that the sub-division by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or residential dwellings shall be exempted.

Swale - A low lying stretch of land which gathers or carries surface water runoff.

ARTICLE III
STORM WATER MANAGEMENT REQUIREMENTS

Section 301. General Requirements

This section contains general criteria for storm water management including a listing of possible control methods or techniques.

A. Method of computation - Peak discharge and runoff shall be computed using the soil-cover complex method as set forth in the latest edition of Urban Hydrology for Small Watersheds, Technical Release No. 55 as published by SCS, or by any other method approved by the municipal Engineer.

B. Rainfall frequency data - Available from U.S. Department of Commerce, Weather Bureau. In addition, flood discharges shall be calculated from equations which relate rainfall to runoff, as set forth in latest edition of Analysis of Rainfall-Duration-Frequency for Pennsylvania, Research Publication No. 70 as published by the Department of Civil Engineering, the Penn State University.

C. Maintenance of natural drainageways - All natural streams, channels, swales, drainage systems and/or areas of surface water concentration shall be maintained in their existing condition unless an alteration is approved by North East Borough. All encroachment activities shall comply with the requirements of Chapter 105 (Dam Safety and Waterway Management) of Title 25, Rules and Regulations of the Pennsylvania Department of Environmental Resources.

D. Methods of storm water runoff detention and control - The following is a listing of detention and control methods which may be utilized in storm water management systems, if appropriate. The choice of control techniques is not limited to the ones appearing on this list.

1. Detention basins
2. Roof-top storage
3. Parking lot and street ponding
4. Seepage pits, seepage trenches or other infiltration structures
5. Porous pavement and concrete lattice block surfaces
6. Grassed channels and vegetated strips
7. Cisterns and underground reservoirs
8. Routed flow over grass
9. Decreased impervious area coverage

E. Design - The applicant is urged to consult the publications listed in the attachment to this Ordinance for aid in design of control methods.

Section 302. Storm Water Management Districts

A. In order to implement the provisions of the Storm Water Management Plan, North East Borough is divided into storm water management districts which shall be designated as follows: The Sixteenmile Creek Watershed Area, and the Twentymile Creek Watershed Area. The location and boundaries of these watershed areas are shown in the Storm Water Management Plan.

B. When a project or land disturbance activity is located in more than one storm water management district, storm water may not be transferred from a district with stricter storm water management criteria to a district with less strict criteria, unless the need for such a transfer is identified in the Storm Water Management Plan or a state water plan.

Section 303. Criteria for Storm Water and Erosion Control

A. The standards and criteria for storm water management in North East Borough are delineated in the Storm Water Management Plan, Volume 8, Section 4 and Section 5.

B. All land disturbance activities shall be conducted in such a way as to minimize accelerated erosion and resulting sedimentation. Measures to control erosion and sedimentation shall at a minimum meet the standards of the Conservation District and Chapter 102 (Erosion Control) of Title 25, Rules and Regulations of the Pennsylvania Department of Environmental Resources.

ARTICLE IV
PLAN REQUIREMENTS

In order to assess whether the developer will meet the requirements of the Storm Water Management Plan, a plan submission shall be reviewed by the Borough Secretary and/or the Engineer where appropriate.

Section 401. General Requirements

Prior to the final approval of subdivision plats through the administration of the North East Borough Subdivision Ordinance, the issuance of a zoning/building permit through the administration of the North East Borough Zoning Ordinance, or the commencement of any other land disturbance activity, the owner or subdivider or developer or his agent shall submit a storm water management plan to North East Borough for approval.

Section 402. Exemptions

This section contains exemptions for activities that are usually insignificant in their storm water impact, or which are being carried out under a plan prepared by the Conservation District, or which are following other conservation plans which will meet the requirements of the Storm Water Management Plan. Although these activities are exempt from the plan preparation requirements of this Ordinance, they must otherwise manage storm water in the manner specified in the Storm Water Management Plan, Volume 8, Section 5.3.

The following activities are generally exempt from the plan preparation provisions of this Ordinance:

A. Land disturbances affecting less than 4,000 square feet of ground surface.

B. Land disturbances associated with existing single family dwellings.

C. Use of land for lawn or gardening for home consumption.

D. Minor subdivisions as defined by the North East Borough Subdivision Ordinance.

Section 403. Plan Contents

Some or all of the following items shall be included in the plan in relationship to the magnitude of the project as determined by the Borough Secretary and/or the Engineer as appropriate.

A. General

1. General description of project

2. General description of erosion and sedimentation controls

3. General description of storm water controls both during and after development

4. Expected project time schedule, including anticipated start and completion dates

5. Training and experience of person(s) preparing the plan

B. Map(s) of the project area showing:

1. The location of the project relative to highways, municipalities or other identifiable landmarks.

2. Existing contours at intervals of two (2) feet. In areas of steep slopes (greater than 15%), five-foot contour intervals may be used.

3. Streams, lakes, ponds or other bodies of water within the project area, or which will be affected by runoff from the project.

4. Other physical features including existing drainage swales and areas of natural vegetation to be preserved.

5. Location of proposed underground utilities, sewers and water lines.

6. An overlay showing soil types and boundaries.

7. Proposed changes to land surface and vegetative cover.

8. Areas to be cut or filled.

9. Proposed structures, roads, paved areas and buildings.

10. Final contours at intervals of two (2) feet. In areas of steep slopes (greater than 15%), five-foot contour intervals may be used.

C. Erosion and sedimentation controls

1. The staging of all earthmoving activities must be described, including cuts and fills, streets, underground utilities, sewer and water lines, buildings, driveways, parking areas, recreational areas, other structures, etc.

2. The type, location and extent of all erosion and sedimentation control measures must be shown on a map and described, including all calculations, assumptions and criteria used in designing the controls, and a schedule for their implementation.

D. Storm water management controls

1. All storm water management controls must be shown on a map and described, including:

   a. Groundwater recharge methods such as seepage pits, beds or trenches. When these structures are used, the locations of septic tank infiltration areas and wells must be shown.

   b. Other control devices or methods such as roof-top storage, semi-pervious paving materials, grass swales, parking lot ponding, vegetated strips, detention or retention ponds, storm sewers, etc.

   c. Schedule for installation of the control measures and devices.

2. All calculations, assumptions and criteria used in the design of the control devile or method must be shown.

E. Maintenance Program

A maintenance program for all storm water management control facilities must be included. This program must include the proposed ownership of the control facilities and detail the financial responsibility for any required maintenance.

Section 404. Plan Submission

A. The plan shall be accompanied by the requisite fee, as set forth in Article VII of this Ordinance.

B. Three copies of the completed plan must be submitted.

Section 405. Plan Approval

A. Depending on the magnitude of the project, North East Borough may forward a copy of the plan to the Conservation District for review.

B. Depending on the magnitude of the project, the municipal Engineer shall review the plan and any comments from the Conservation District and shall recommend whether the plan be approved, disapproved, or revised.

C. North East Borough shall notify the applicant within forty-five days from receipt of a complete plan submission of its decision.

D. A disapproval shall contain the reasons for disapproval and a listing of the plan deficiencies.

E. Failure of North East Borough to render a decision within the forty-five day time limit shall be deemed an approval.

Section 406. Modification of Approved Plans

A modification to an approved storm water management plan which involves a change in control methods or techniques, or which involves the relocation or redesign of control measures, or which is necessary because soil or other conditions are not as stated on the approved application, as determined by the municipal Engineer, shall be approved under the procedures contained in Section 405 of this Ordinance. The Borough Secretary shall notify the applicant when such plan modification is required.

ARTICLE V
PERMIT REQUIREMENTS AND PROCEDURES

Section 501. Permit Requirements

All land disturbance activities as specified in Section 104, except those specifically exempt from Plan requirements by Section 402, shall be conducted only after the issuance of a land disturbance permit.

Section 502. Land Disturbance Activities As Part of The Subdivision and/or Zoning Ordinances

The applicant shall obtain the required land disturbance permit after obtaining the required plan approval as specified in Article IV of this Ordinance. This land disturbance permit will be issued by North East Borough concurrently with final subdivision plat approval or the issuance of a zoning/building permit.

Section 503. Other Land Disturbance Activities

The applicant shall obtain the required land disturbance permit after obtaining the required plan approval as specified in Article IV of this Ordinance. This land disturbance permit will be issued by North East Borough when the plan is approved.

Section 504. Modification of Plans

A modification to an approved storm water management plan, when required under Section 406 of this Ordinance, shall require a new land disturbance permit. The permit shall be issued following approval of the revised plan.

Section 505. Application for Permit

All applications for permits required by this Ordinance shall be made on forms supplied by North East Borough. Such application shall provide a brief description of the storm water management controls and the land disturbance activity. This application shall become part of the plan submission required by Article IV of this Ordinance.

Section 506. Expiration and Renewal

In deciding whether to renew an expired permit, North East Borough will consider whether conditions in the project area, or requirements of the storm water plan have changed. The applicant must only resubmit the permit application form for consideration. No additional plan submittal or engineering review would be required.

A. All land disturbance permits shall expire 2 years from the date of issuance unless construction is commenced prior to this date.

B. A renewal of an expired land disturbance permit may be issued by North East Borough following a resubmittal of the permit application form, and its approval by the municipal Engineer.

C. The refusal of North East Borough to reissue an expired land disturbance permit shall contain the reasons for such refusal.

Section 507. Suspension and Revocation

A. Any permit issued under this Ordinance may be suspended or revoked by North East Borough for:

1. Non-compliance with or failure to implement any provision of the permit.

2. A violation of any provision of this Ordinance or any other applicable law, ordinance, rule or regulation of North East Borough relating to the project.

3. The creation of any condition or the commission of any act during construction or development which constitutes or creates a hazard or nuisance, or which endangers the life or property of others.

B. A suspended permit shall be reinstated by North East Borough when:

1. The municipal Borough Secretary or the Engineer has inspected and approved the corrections to the storm water management control measure(s), or the elimination of the hazard or nuisance, and/or

2. North East Borough is satisfied that the violation of the ordinance, law, or rule and regulation has been corrected.

C. A permit which has been revoked by North East Borough cannot be reinstated. The applicant may apply for a new permit under the procedures outlined in this Ordinance.

ARTICLE VI
INSPECTIONS

Section 601. Schedule of Inspections

Some or all of the following items shall be included in the inspection schedule in relationship to the magnitude of the project as determined by the Borough Secretary and/or Engineer as appropriate.

A. The Borough Secretary or the municipal Engineer may inspect all phases of development of the site, including but not limited to:

   1. Completion of preliminary site preparation including stripping of vegetation, stockpiling of topsoil, and construction of temporary storm water management and erosion control facilities.

   2. Completion of rough grading, but prior to placing topsoil, permanent drainage or other site development improvements and ground covers.

   3. During construction of the permanent storm water facilities at such times as specified by the municipal Engineer.

   4. Upon completion of permanent storm water management facilities, including established ground covers and plantings.

   5. Upon completion of any final grading, vegetative control measures or other site restoration work done in accordance with the approved plan and permit.

B. No work shall begin on a subsequent stage until the preceding stage has been inspected and approved.

C. It is the responsibility of the permittee to notify North East Borough in advance of the completion of each identified phase of development.

D. Any portion of the work which does not comply with the approved plan must be corrected by the permittee. No work may proceed on any subsequent phase of the storm water management plan, the subdivision or land development or building construction until the required corrections have been made.

E. If at any stage of the work, it is determined that the soil or other conditions are not as stated or shown in the approved application, work must be stopped and existing permits may be suspended until a revised plan is submitted and approved, as required by Section 406 of this Ordinance.

ARTICLE VII
FEES AND EXPENSES

Section 701. General

Land disturbance permit fees covering costs to North East Borough for plan reviews, permit issuance and inspections shall be established by annual resolution of the North East Borough Council. No permit to begin any work on the project shall be issued until the requisite fees have been paid.

Section 702. Modification of Plans

If it is determined that a modification to the existing storm water management plan is required under Section 406 of this Ordinance, a new land disturbance permit shall not be issued until the additional fees have been paid by the applicant.

Section 703. Expenses Covered by Fees

The fees payable by an applicant may cover the following items:

A. The review of the storm water management plan.

B. The site inspection.

C. The inspection of required controls and improvements during construction.

D. The final inspection upon completion of the controls and improvements required in the plan.

E. Any additional work required to enforce the permit provisions, correct violations, and assure the completion of stipulated remedial actions.

ARTICLE VIII
FINANCIAL GUARANTEES AND MAINTENANCE

Section 801. Performance Guarantees

A performance guarantee(s) acceptable to North East Borough which will ensure installation of the required storm water management controls may be required before final approval of a subdivision plat or the issuance of any zoning/ building permit or of any land disturbance permit. Each guarantee shall be reviewed by the municipal Solicitor. The applicant shall not be released from the guarantee until all control measures are completed and found to be satisfactory to North East Borough.

Section 802. Maintenance Guarantees

A maintenance guarantee(s) acceptable to North East Borough for those facilities which North East Borough intends to accept maintenance responsibility. This guarantee is designed to protect North East Borough in the event that the facilities are not properly installed and do not function satisfactorily, and would be in effect for a specific length of time. Each guarantee shall be reviewed by the municipal Solicitor.

Section 803. Maintenance by Private Entity

In cases where it is determined that permanent control facilities are to be owned by a private entity (such as a homeowner's association), such entity shall be responsible for maintenance. A legally binding agreement between the entity and North East Borough shall be made providing for maintenance of all permanent control facilities, and allowing inspection by North East Borough of all such facilities deemed critical to the public welfare at any reasonable time.

Section 804. Maintenance by Individual Lot Owners

A. When storm water management control measures are located on an individual lot, and when it is determined that they are the responsibility of the landowner to maintain, a description of the facility or system and the terms of the required maintenance shall be incorporated as part of the deed to the property.

B. If North East Borough determines at any time that any permanent storm water management control facility has been eliminated, altered or improperly maintained, the owner of the property shall be advised of corrective measures required and given a reasonable period of time to take necessary action. If such action is not taken by the property owner, North East Borough may cause the work to be done and lien all costs against the property.

ARTICLE IX
ENFORCEMENT, PENALTIES AND APPEALS

Section 901. Right-Of-Entry

Upon presentation of proper credentials, duly authorized representatives of North East Borough may enter at reasonable times upon any property within North East Borough to investigate or ascertain the condition of the subject property in regard to any aspect regulated by this Ordinance.

Section 902. Notification

Section 902 provides an administrative enforcement mechanism which seeks to give the alleged violator adequate "notice" so that he has the opportunity to voluntarily comply with the provisions of the Ordinance before being subject to its penalties. Most violations can be resolved in this manner without resorting to time consuming court actions.

In the event that an owner, subdivider, developer or his agent fails to comply with the requirements of this Ordinance, or fails to conform to the requirements of any permit issued thereunder, North East Borough shall provide written notification of violation. Such notification shall set forth the nature of the violation(s) and establish a reasonable time limit for correction of these violation(s). Upon failure to comply within the time specified, the owner, subdivider, developer or his agent shall be subject to the penalty provisions of this Ordinance (Section 903).

Section 903. Penalties

Anyone 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 $ 500.00 for each violation, recoverable with costs, or imprisonment of not more than 60 days, or both. Each day that the violation continues shall be a separate offense.

In addition, North East Borough 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 904. Appeals

Any person aggrieved by any decision of North East Borough may appeal to the Erie County Court of Common Pleas within 45 days of that decision.

ARTICLE X
APPENDICES

The following documents are made a part of this Ordinance by reference and are kept on file by the Borough Secretary and/or the municipal Engineer:

Storm Water Management Plan (for Erie County), Volume 8 - Sixteenmile Creek and Twentymile Creek Watersheds, October, 1981;

Urban Hydrology for Small Watersheds, Technical Release No. 55, Soil Conservation Service, U.S. Department of Agriculture, January, 1975, as updated;

Analysis of Rainfall-Duration-Frequency for Pennsylvania, Research Publication No. 70, Department of Civil Engineering, Pennsylvania State University, University Park, Pennsylvania 16802;

Chapter 105 - Dam Safety and Waterway Management, as amended, of Title 25, Rules and Regulations of the Pennsylvania Department of Environmental Resources; and

"Storm Water Management Guidelines" of the Pennsylvania Department of Environmental Resources as same may be adopted from time to time.

APPROVAL PAGE

Recommendation of approval by the North East Borough Planning Commission this 2nd day of August, 1983.

Planning Commission Chairman

Member

Member

Member

Member

Approved and adopted by the Borough Council of North East Borough this 26th day of Sept, 1983.

Council President

ATTEST: Mayor, North East Borough

ATTEST: Borough Secretary

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