



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

Tel: (732) 530-2752
Fax: (732) 530-8846
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INFORMATION REQUIRED FOR ISSUANCE OF A DEVELOPMENT PERMIT FOR GENERATORS

- 1) Completed Application for Development Permit (with appropriate fee and notarized signatures)
- 2) Property Survey showing location of generator with setbacks from property lines (see enclosed ordinance regarding setback requirements)
- 3) Details of proposed generator provided from manufacturer including specs showing noise levels and proof of sound attenuated weatherproof box or cabinet enclosure.
- 4) Details of proposed screening of equipment. All generators must be screened from public view (refer to Section 490-101 Screening of Equipment or Machinery).

NOTE: All information noted above must be submitted for issuance of a Development Permit. All approved Development Permits will be issued subject to obtaining any required Construction Permits which will be subject to further review and approval pursuant to the Uniform Construction Code. See enclosed reference information regarding fuel fired electrical generators.

section and replace it with a type of pavement permitted by this chapter or such other alternate as may be approved by the municipal agency.

§ 490-101. Screening of equipment or machinery.

A. When the effective operation of a building or structure, or equipment within a building or structure, necessitates placing machinery, motors, generators or similar devices for cooling, heating or generating purposes, outside or on top of any structure, they shall be screened from public view. Said screening may consist of the following:

- (1) Densely planted evergreen shrubs, which shall grow to not less than five feet after one growing season; and
- (2) A solid and uniform fence at least five feet in height on four sides of the equipment; or
- (3) A masonry wall at least five feet in height on four sides of said equipment; or
- (4) Extensions or parapet walls or mansard rooflines or structural or ornamental screens or baffles; or
- (5) Any similar types of solid or uniform screening, which will prevent exposure of such equipment to public view.

B. The above requirements shall not be construed to prevent an opening in any required screening for maintenance purposes. However, any such opening shall be made as inconspicuous as is possible so as not to present any unsightly display of said equipment to public view.

§ 490-102. Sewage disposal.

A. The design and construction or approval of all public systems for extensions of existing system(s), either publicly or privately owned, shall be under the jurisdiction of the Red Bank Borough Department of Public Utilities.

B. Prior to the approval of any final plat, the full approval of any sewage disposal system must have been obtained from the Red Bank Borough Department of Public Utilities and filed with the municipal agency, or the final approval will be conditioned upon full approval of the Red Bank Borough Department of Public Utilities.

§ 490-103. Sidewalks and aprons.

A. General requirements.

- (1) Sidewalks shall be constructed on both sides of all streets within a development and entirely around the perimeter of all culs-de-sac. Where the development abuts an existing street, the sidewalk shall be constructed at any other places, such as pedestrian walkways or access points to open space, as shown on or required at the approval of the final plat.

BOROUGH of RED BANK

CONSTRUCTION OFFICE/FIRE MARSHAL'S OFFICE

90 Monmouth Street
Red Bank, NJ 07701
Tel: (732) 530-2760
Fax: (732) 530-2766

Reference: Generators – Conditions of Release

Dear Applicant

We have reviewed your application for the installation of a fuel fired electrical generator.

Please find the following conditions of release that must be adhered to and verified at time of inspection.

1) Pursuant to NFPA-37

4.1.1 General Requirements.

4.1.1.1 Engines shall be situated so that they are readily accessible for maintenance, repair, and firefighting.

4.1.4 - Engines Located Outdoors.

Engines, and their weatherproof housings if provided, that are installed outdoors shall be located at least 1.5 m (5 ft) from openings in walls and at least 1.5 m (5 ft) from structures having combustible walls.

A minimum separation shall not be required where the following conditions exist:

- (1) The adjacent wall of the structure has a fire resistance rating of at least 1 hour.
- (2) The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.

A.4.1.4(2) Means of demonstrating compliance are by means of full-scale fire tests or by calculation procedures, such as those given in NFPA 555, Guide on Methods for Evaluating Potential for Room Flashover. Compliance documentation must be provided by the generator manufacturer.

4.2 Foundations.

Engines shall be supported on foundations or secured to a noncombustible framework.

As always if I can be of further assistance please don't hesitate to contact me directly,

Sincerely

John Drucker, CET
Fire Protection Subcode Official
Borough of Red Bank, NJ
jdrucker@redbanknj.org
Cell/Text 732-904-6823

ORDINANCE NO. 2012-20

ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490 PLANNING AND DEVELOPMENT REGULATIONS, ARTICLE II, DEFINITIONS AND ARTICLE X, ZONING, TO ESTABLISH THE MINIMUM SETBACK REQUIRED FROM T SIDE AND REAR LOT LINES FOR THE LOCATION OF STANDBY GENERATORS IN SPECIFIED ZONE DISTRICTS

Mr. Zipprich offered the following ordinance and moved its adoption on first reading:

BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter 490 of the Revised General Ordinances of the Borough of Red Bank, Monmouth County, "Planning and Development Regulations", is hereby amended and supplemented to establish a minimum setback requirement for standby generators in specified zone districts:

SECTION ONE: Article II, Terminology, §490-6, Definitions, is revised to include the following definition for a standby generator (underlined text denotes additions):
Standby Generator

A standby generator is a back-up electrical system that automatically supplies power in the event of a utility outage. After utility power returns, the standby generator transfers the electrical load back to the utility, shuts itself off, and returns to a standby mode and awaits the next outage.

SECTION TWO: Article X, Zoning, §490-137, RA Residential Zone District, paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard setback, is revised to read as follows (underlined text denotes additions):

(5) Minimum side yard setback:

(a) Principal structure: 12 feet, except that the combination of both side yards must be at least 30 feet.

(b) Accessory structure: eight feet.

(c) Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(d) Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met. Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

SECTION THREE: Article X, Zoning, §490-138, RB Residential Zone District, paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard setback, is revised to read as follows (underlined text denotes additions):

(5) Minimum side yard setback:

(a) Principal structure: 12 feet, except that the combination of both side yards must be at least 30 feet.

(b) Accessory structure: eight feet.

(c) Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met.

(See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(d) Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

SECTION FOUR: Article X, §490-139, R-B1 Residential Zone District, paragraph E, Area, yard, and structure requirements, subparagraph (5), minimum side yard setback, is revised to read as follows (underlined text denotes additions):

(5) Minimum side yard setback:

(a) Principal structure: 10 feet, except that the combination of both side yards must be at least 20 feet.

(b) Accessory structure: five feet.

(c) Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(d) Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

SECTION FIVE: Article X, Zoning, §490-140. R-B2 Residential Zone District, paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard setback, is revised to read as follows (underlined text denotes additions):

(5) Minimum side yard setback:

(a) Single-family:

[1] Principal structure: 10 feet, except that the combination of both side yards must be at least 20 feet.

[2] Accessory structure: five feet.

[3] Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[4] Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(b) Two-family:

[1] Principal structure: 10 feet, except that the combination of both side yards must be at least 25 feet.

[2] Accessory structure: five feet.

[3] Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[4] Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

SECTION SIX: Article X, Zoning, §490-146. BR-1 Business/Residential-1 District,

paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard requirement, is revised to read as follows(underlined text denotes additions) :

(5) Minimum side yard requirement:

(a) Detached single-family and home professional office: 10 feet, except for the following:

[1] Air-conditioning units, which may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[2] Standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(b) Garden apartments and apartment houses: 15 feet, except that both side yards combined shall be not less than 40 feet.

(c) Townhouses: 15 feet.

(d) Other uses: 10 feet.

(e) Exception: minimum side yard for accessory buildings: four feet.

SECTION SEVEN: Article X, Zoning, §490-147, PO Professional Office Zone District, paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard setback, is revised to read as follows (underlined text denotes additions) :

(5) Minimum side yard setback:

(a) For home professional offices, professional offices with apartments and professional offices except medical and dental with three or more practitioners:

[1] Principal structure: 10 feet, except that the combination of both side yards must be at least 25 feet.

[2] Accessory structure: five feet.

[3] Notwithstanding the foregoing requirements, air-conditioning units may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[4] Notwithstanding the foregoing requirements, standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101,

Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(b) For all other uses:

[1] Principal structure: 20 feet, except that the combination of both side yards must be 50 feet.

[2] Accessory structure: 10 feet or two feet for every four feet of height, whichever is greater.

SECTION EIGHT: Article X, Zoning, §490-148. WD Waterfront Development District, paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard setback, is revised to read as follows (underlined text denotes additions):

(5) Minimum side yard setback:

(a) Detached single-family: 10 feet, except for the following:

[1] Air-conditioning units, which may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[2] Standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(b) Garden apartments and apartment houses: 15 feet, except that both side yards combined shall be not less than 40 feet.

(c) Townhouses: 15 feet.

(d) Home professional offices: 10 feet, except that both side yards combined shall be not less than 20 feet.

(e) Other uses: 10 feet, except that both side yards combined shall not be less than 20 feet.

(f) Exceptions:

[1] Minimum side yard for accessory structures: four feet.

[2] The minimum side yard setback for any structure from the Navesink River flood hazard area line shall be 35 feet.

SECTION NINE: Article X, Zoning, §490-151, BR-2 Business/Residential-2 District, paragraph E, Area, yard, and structure requirements, subparagraph (5), Minimum side yard requirement, is revised to read as follows (underlined text denotes additions):

(5) Minimum side yard requirement:

(a) Detached single-family and home professional office: 10 feet, except for the following:

[1] Air-conditioning units, which may be no closer than three feet to any lot line, provided that all screening and noise-reduction requirements are met. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

[2] Standby generators must be enclosed by a sound attenuated weatherproof box or cabinet and shall be no closer than three feet (3') to any lot line provided that all screening and noise-reduction requirements are met, Standby generators shall conform to the Uniform Construction Code Standards. (See also § 490-101, Screening of equipment or machinery, and § 490-54, regarding noise standards.)

(b) Garden apartments and apartment houses: 15 feet, except that both side yards combined shall be not less than 40 feet.

(c) Townhouses: 15 feet.

(d) Other uses: 10 feet.

(e) Exception: minimum side yard for accessory buildings: four feet.

SECTION TEN: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

SECTION ELEVEN: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

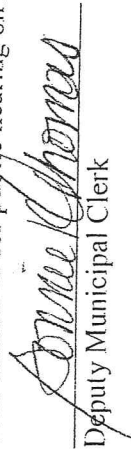
SECTION TWELVE: This Ordinance shall take effect immediately upon its passage and adoption according to law.

Seconded by Ms. Lee and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Ms. Lewis	(x)	()	()	()
Mr. Zipprich	(x)	()	()	()
Mr. DuPont	()	()	()	(x)
Ms. Horgan	(x)	()	()	()
Ms. Lee	(x)	()	()	()
Mr. Murphy	(x)	()	()	()

Dated: November 20, 2012

I hereby certify this to be a true copy of Ordinance No. 2012-20 which was adopted on first reading on November 20, 2012 and has been scheduled for public hearing on December 5, 2012.


Deputy Municipal Clerk