

**TOWNSHIP OF JEFFERSON
COUNTY OF MORRIS, NJ**

ORDINANCE #24-18

“ORDINANCE AMENDING CHAPTER 490, “ZONING”, AND ADOPTING GENERATOR STANDARDS”

WHEREAS, the Township Council determined that establishing distinct and predictable standards for emergency standby generators would be beneficial to Township residents.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Jefferson, County of Morris, State of New Jersey, as follows:

SECTION 1.

Chapter 490 “Zoning” Section 490-29 Supplemental use and building regulations is amended to read as follows:

- P. Emergency Standby Generators are permitted accessory uses in all zone districts subject to the following requirements:
 - (a) A Zoning Permit is required prior to the installation of any generator with a capacity of 25kW or less in any zone district.
 - (b) For generators with a capacity of 25kW or greater in any non-residential zone district or for a non-residential use, a site plan application must be made pursuant to §490-32. Site plan approval must be obtained from the Land Use Board prior to installation.
 - (c) Generators larger than 25kW for residential uses must be reviewed by the Township Engineering Department for compliance with noise and setback requirements prior to Zoning Permit approval.
 - (d) Generators must follow accessory structure setbacks and meet state noise standards at the property line.

SECTION 2.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3.

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 4.

This Ordinance shall take effect immediately upon final publication as provided by law.

INTRODUCED: JULY 17, 2024

ADOPTED: SEPTEMBER 4, 2024