

**CITY OF NORTHFIELD, NJ
ORDINANCE NO. 13-2023**

**AMENDING CHAPTER 215 OF THE CITY OF NORTHFIELD CODE,
LAND USE AND DEVELOPMENT**

WHEREAS, there is a need to establish Zoning requirements for standby power generators for residential and commercial properties in the City of Northfield.

THEREFORE, BE IT RESOLVED, that Chapter 215 of the City of Northfield Code be and hereby is amended to add new Section 215-37.01 Generators to read as follows:

§ 215-37.01 GENERATORS

The following rules shall be utilized for both residential and commercial properties.

- A. A single emergency generator permanently installed, meeting the following criteria, shall be permitted for residential or commercial property.
 - 1) The output of the generator unit shall not exceed (40 KW) for residential property and (100 KW) for a commercial property.
 - 2) The motor for the generator unit must be powered by natural gas or propane only.
 - 3) Setbacks.
 - a. The exterior limits of the generator unit shall be no closer than:
 - i. 10' to any side or rear property line; and
 - ii. 15' to any front property line.
 - 4) The generator maintenance runtime shall be permitted only between 10:00 AM to 4:00 PM.
 - 5) All generators shall be screened from the front yard area by:
 - a. solid fencing, with a minimum height to match the height of the generator; or
 - b. a double staggered row of evergreens, with a height equal to the height of the generator.
 - c. Said solid fencing and/or evergreens shall have be installed and maintained to provide a minimum separation of 48 inches or per manufacturer's specification, whichever is greater.

REPEALER - All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SEVERABILITY - If any portion of this ordinance shall be determined to be

invalid, such determination shall not affect the validity of the remaining portions of said ordinance.

EFFECTIVE DATE - This ordinance shall take effect upon final passage and publication in accordance with law.

Mary Canesi, RMC, Municipal Clerk

Erland Chau, Mayor

The above Ordinance was passed on first reading at a regular meeting of the Common Council of the City of Northfield, New Jersey on the 10th day of October 2023, and was taken up for a second reading, public hearing, and final passage at a meeting of said council held on the 14th day of November 2023, in Council Chambers, City Hall, Northfield, New Jersey.

Pursuant to NJSA 40:55D-26, a copy of this Ordinance was referred to the Planning Board prior to the hearing on the final adoption of the Ordinance.

FIRST READING:	October 10, 2023
REFERRAL TO PLANNING BOARD:	October 11, 2023
PUBLICATION:	October 19, 2023
SECOND READING:	November 14, 2023
PUBLICATION:	November 22, 2023

Roll Call:
Aye: Bucci, Carfagno, Dewees, Leeds, Notaro, Polistina
Nay:
Abstain:Absent: Smith