



Township of River Vale
County of Bergen
State of New Jersey

ORDINANCE #422-2024

Date of 1 st Reading: January 22, 2024	Motion to Adoption: Councilman Tolomeo
Date of Public Hearing: March 11, 2024	Motion Second: Councilman Donovan

AN ORDINANCE OF THE TOWNSHIP OF RIVER VALE, IN THE COUNTY OF BERGEN, NEW JERSEY AMENDING CHAPTER 142 OF THE CODE ENTITLED "LAND USE" SECTION 142-225 "ACCESSORY BUILDINGS"

BE IT ORDAINED by the Township Council of the Township of River Vale that Chapter 142 of the Code is amended as follows:

§ 142-225. Accessory buildings.

J. Stationary generators, air-conditioner compressors, or units.

- 1 Exterior stationary generators, air-conditioner compressors or units are permitted as accessory uses but are required to be located within the side or rear yards.
- 2 The footprint of stationary generators, air-conditioner compressors or units may not exceed 15 square feet each and must be located no more than three feet from the residential dwelling and shall be set back a minimum of five feet from any operable window, door and meet manufacturer specifications for installation requirements. Stationary generators, air-conditioner compressors or units cannot be located within the required front yard and must be located a minimum of 10 feet from the property line.
- 3 Stationary generators, air-conditioner compressors or units must be maintained in good working order consistent with manufacturer specifications, may only be powered by natural gas, propane, or diesel fuel, and shall not exceed a noise level of 85 dba at the source and 50dba at the property line. Decibel levels should not be enforced during periods of power outages.
- 4 Stationary generators, air-conditioner compressors or units are required to meet all applicable accessory structure setback requirements. Stationary generators, air-

conditioner compressors or units are not considered a second or third accessory structure under this subsection.

- 5 Stationary generators, air-conditioner compressors or units are subject to applicable local and state noise ordinance regulations.

This Ordinance shall take effect following adoption and approval in a time and manner prescribed by law.

Mayor Mark Bromberg

ATTEST:

Karen Campanelli

Karen Campanelli, Township Clerk

Date: 3/13/2024

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

X - Indicates Vote A.B. - Absent N.V - Not Voting (Abstained or Excused)