

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**REPEALER** - All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.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

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Mary Canesi, RMC, Municipal Clerk

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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 10<sup>th</sup> day of October 2023, and will be taken up for a second reading, public hearing, and final passage at a meeting of said council held on the 14<sup>th</sup> day of November 2023, in Council Chambers, City Hall, Northfield, New Jersey.

Pursuant to NJSA 40:55D-26, a copy of this Ordinance shall be 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