

BOROUGH OF CRESSKILL

ORDINANCE NO. 25-28-1684

AN ORDINANCE AMENDING CHAPTER 275-8 ZONING, ARTICLE IV R40, R15, R10  
ONE FAMILY RESIDENTIAL ZONES PERMITTED USES

BE IT ORDAINED by the Mayor and Council of the Borough of Cresskill in the County of Bergen and State of New Jersey, the following has been amended as follows:

SECTION I CHAPTER 275 – ZONING

ARTICLE IV R40, R15, R10 One Family Residential Zone.

§ 275-8 Permitted uses

**Add the following:**

Section E.

(6). Stationary generators, air-conditioner and compressor units

(1) Exterior stationary generators, air-conditioner compressors 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 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 compressor units must be maintained in good working order consistent with manufacturer specifications, may only be powered by natural gas, propane, or gasoline/diesel fuel, and shall not exceed a noise level of 85 dba at the source and 50 dba at the property line. Decibel levels should not be enforced during periods of power outages.

(4) Stationary generators, air-conditioner compressors 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 compressor units are subject to applicable local and state noise ordinance regulations.

SECTION II

All other Ordinances of the Borough, or parts thereof, which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION III

If any section, subsection, paragraph, subdivision, or sentence of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such decision shall apply only to

the section, subsection, paragraph, subdivision, sentence, clause, phrase or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

#### SECTION IV

This Ordinance shall take effect immediately upon final passage and publication according to law.