

ORDINANCE 2019-31

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXVI, HOUSING/PROPERTY MAINTENANCE CODE AND CHAPTER XL, DEVELOPMENT REGULATIONS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR PERTAINING TO VARIOUS FIRE PREVENTION CODES

WHEREAS, the Borough of Belmar Fire Official was notified by the NJ Department of Regulatory Affairs and NJ Division of Codes and Standards that there are two Borough Ordinances in violation of state fire codes.

WHEREAS, the Borough wishes to amend/repeal the ordinances to be in compliance and avoid future litigation.

NOW, THEREFORE, BE IT ORDAINED by the Borough of Belmar, County of Monmouth, New Jersey, that the Borough of Belmar Revised General Ordinances are hereby amended and supplemented as follows:

SECTION I.

26-7.6 Fire Prevention Regulations Applicable to Summer Rental Licensed Premises.

- a. No bedroom door in any summer rental licensed dwelling unit shall be equipped with a padlock, combination, or keyed lock that is designed or intended to be locked from the outside of the bedroom.
- b. The smoke detectors in every summer rental licensed dwelling unit shall be in working order at all times.
- c. Each structure that contains one (1) or more summer rental licensed dwelling units having a combined maximum permitted occupancy of eight (8) persons or more, shall meet or exceed the following requirements:
 1. Every interior common area in the structure shall be equipped with an approved smoke detection system, which system shall be powered by an alternating current ("AC") constantly active electric circuit that cannot be deactivated by the operation of any interconnected switching device and shall comply with NFPA 70-93 (National Electrical Code) requirements;
 - ~~2. Every structure containing sleeping rooms on a third floor or higher, which floor is located more than sixteen (16') feet above the ground, must have an approved fire escape in addition to an approved means of egress;~~
 3. All doors in the structure opening onto a passageway at grade or exit stair shall be self-closing or automatic closing by listed closing device;
 4. All corridor doors in the summer rental licensed dwelling unit shall be at least one and three-eighths (1 3/8") inch solid core wood or approved equal with approved door closers and shall not have any glass panels, other than approved wire glass in metal frames. Corridor doors shall not be constructed of hollow core wood, shall not contain louvers and shall not be of panel construction. Doors shall fit both plumb and level in frames, and be reasonably tight fitting. All replacement doors shall be one and three-fourths (1 3/4") inch solid core wood or approved equal, unless existing frame will accommodate only a one and three-eighths (1 3/8") inch door; and

SECTION II.

40-7.18 Storage of Boats and Recreational Vehicles.

- c. Boats or parts, sections, pieces or appurtenances of boats may be placed or stored on any lot situated in the MC-1 and MC-2 zone districts, provided that:
 1. All boats or parts, sections, pieces or appurtenances of boats must be stored at least ten (10) feet from all property lines, except that no such setback shall be applicable along any property line that is adjacent to a navigable waterway.
 2. All racking or multi-level boat storage system must be located at least ten (10) feet from all property lines, except that no such setback shall be applicable along any property line that is adjacent to a navigable waterway.
 3. All boats or parts, sections, pieces or appurtenances of boats stored on any racking or multi-level boat storage system shall be securely affixed to said storage system in accordance with such system's manufacturer instructions and requirements.
 4. No racking or multi-level boat storage systems shall contain more than three levels upon which boats or parts, sections, pieces or appurtenances of boats may be stored.
 - ~~5. All racking or multi-level boat storage systems shall be equipped with a fire suppression system appropriate to the storage application.~~

SECTION III.

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

SECTION IV. All Ordinances or parts of ordinances inconsistent with or in conflict with the ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. This Ordinance shall take effect 20 days after final passage, adoption and publication according to law.