

**ALARM DEVICES**

§ 110-1. Purpose.

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§ 110-6. False alarms.

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**[HISTORY: Adopted by the Mayor and Council of the Borough of Edgewater 4-3-84 as Ord. No. 778-84. Amendments noted where applicable.]**

GENERAL REFERENOES

**Fire detection systems — See Oh. 149.**

**Fire prevention — See Ch. 152**

**§ 110-1. Purpose.**

The purpose of this chapter is to provide standards and regulations for various types of intrusion, burglar, fire, smoke and other emergency alarm devices, whether it be a dial alarm, direct alarm, indirect alarm or local alarm.

**§ 110-2. Applicability.**

The provisions of this chapter shall apply to any person who operates, maintains or owns any dial alarm, direct alarm, indirect alarm or local alarm system designed to summon the Police

Department, Fire Department or other municipal agencies to any location in response to any type of alarm signal.

### § 110-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

**DIAL ALARM** – That type of device using telephone lines transmitting an alarm directly through the Police Department or Fire Department.

**DIRECT ALARM** – Any alarm or device which, when activated, signals the Police Department or Fire Department directly by the use of an electronic or radio signal.

**FALSE ALARM**— Any alarm activated by inadvertence, negligence or the unintentional act of someone other than an intruder and shall include as well alarms caused by malfunction of the alarm device.

**INDIRECT ALARM** – Any alarm or device which, when activated, signals any nongovernmental person, entity or agency, whether located within or without the territorial limits of the Borough of Edgewater, by use of a dial, electronic or radio signal, the report of which is then, by the use of a dial or electronic radio signal or manual voice response, communicated to the Police Department or Fire Department.

**LOCAL ALARM** – Any alarm or device which, when activated, produces a visual and/or noise signal and which is not connected to telephone lines to the Police Department or Fire Department switchboards.

**PERSON** – Includes any natural person, partnership, corporation, association, business, club or organization.

### § 110-4. Permit required.

- A. Any person who owns or operates a dial alarm, direct alarm, indirect alarm or local alarm shall make application

for the continuance thereof in writing to the Police Chief/Fire Chief within thirty (30) days from the final passage of this chapter, which application shall contain at least the location of the device, the name and address of the installer or the device, the type of device, provisions relating to false alarms and testing procedures, a list of persons to be contacted in the event of an alarm and other information as may be required by the Police Chief/Fire Chief.

- B. No person may install or cause to be installed a dial alarm, direct alarm, indirect alarm or local alarm device without first obtaining a written permit for the installation from the Police Chief/Fire Chief of the Borough of Edgewater.
- C. There shall be no fee charged for the processing of an application for the issuance of a written permit to install a dial alarm, direct alarm, indirect alarm or local alarm device.

**§ 110-5. Malfunction and maintenance regulations.**

- A. Persons having either dial alarms, direct alarms, indirect alarms or local alarm devices shall be required to leave with the Police/Fire Department the name of a person or persons who can be reached in case of malfunction of the equipment in order that the device can be temporarily disconnected. In lieu thereof, this requirement can be fulfilled by leaving a tagged key to the premises with the Police Chief/Fire Chief of the Borough of Edgewater, provided that in so doing the owner thereby releases the Borough of Edgewater and the Police/Fire Department from any claims or damages or loss in connection with said entry.
- B. Persons moving alarm devices which are being tested or repaired shall notify the Police/Fire Department before tests or repairs commence and after completion of same so as to avoid the possibility of activating a false alarm.

**§ 110-6. False alarms. [Amended 12-18-84 by Ord. No. 803-84]**

- A. In the case of a false alarm, any person having knowledge thereof shall immediately notify the Police/Fire Department and shall use such means of communication so as to preclude the necessity for a response by the Police/Fire Department. Notwithstanding the foregoing, such communication shall not excuse a violation of this chapter in the event the Police/Fire Department has undertaken such action necessary in order to respond to the scene.
- B. The Police Chief and/or Fire Chief shall cause an investigation to be made on all false alarms and shall keep a record of said alarms on file. For such alarms, the Mayor and Council prescribe the following penalties: For the first and second false alarms in any given calendar year, a warning shall be issued; for the third false alarm in the same calendar year, a fine of not less than one hundred dollars (\$100.) nor more than two hundred fifty dollars (\$250.), in the discretion of the Municipal Judge, shall be paid to the Borough of Edgewater; for the fourth false alarm and any subsequent alarms, a fine of not less than two hundred fifty dollars (\$250) nor more than five hundred dollars (\$500.), in the discretion of the Municipal Judge, shall be paid to the Borough of Edgewater. After four (4) false alarms in any given year, the Mayor and Council reserves the right to require the disconnection of the device for a limited or permanent time, provided that no such permit shall be revoked or suspended without giving the permittee an opportunity to show cause before the Mayor and Council why such action should not be taken.

**§ 110-7. Violations and penalties.**

- A. In the event of a malfunction of the equipment and no person can be located to secure the device, then the owner shall be liable to pay a penalty of twenty-five dollars (\$25.) in addition to the penalties prescribed in § 110-6B.
- B. Any person not complying with any of the provisions of this chapter shall be liable to a penalty of fifty dollars (\$50.), payable to the Borough of Edgewater. Said penalty

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and all other penalties may be recovered in a court of law by the issuance of the Municipal Court of Edgewater and recoverable in the same manner as a fine imposed for any offense.

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§ 150-1

**FIRE LANES  
Chapter 150**

§ 150-2

**FIRE LANES**

**§ 150-1. Purpose.**

**§ 150-2. Statutory authority.**

**§ 150-3. Designation of fire zones.**

**§ 150-3.1. Temporary fire lanes.**

**§ 150-4. Violations and penalties.**

**[HISTORY: Adopted by the Mayor and Council of the Borough of Edgewater 8-10-82 as Ord. No. 723A-82.' Amendments noted where applicable.]**

**GENERAL REFERENCES**

Fire Department — See Ch. 41.

Fire prevention — See Ch. 152.

**§ 150-1. Purpose.**

The purpose of this chapter is to establish certain areas that are private property that are open to the public or in which the public is invited that shall prohibit parking in areas designated as “No Stopping or Standing” (fire zones).

**§ 150-2. Statutory authority.**

This chapter is enacted in accordance with N.J.S.A. 40:48-2.46 which does confer upon the Borough of Edgewater the right to establish “No Stopping or Standing” (fire zones), in order to preserve and safeguard the public health, safety, morals and welfare.

<sup>1</sup> Editor's Note: This ordinance also superseded former ch 150, Fire Lanes, adopted 7-11-78 as Ord. No. 632-78.

**§ 150-3. Designation of fire zones.**

The following areas shall be designated as “No Stopping or Standing” (fire zones) and shall be so marked by signs indicating prohibition of parking in conformance with the current Manual on Uniform Traffic Control Devices for Streets and Highways.

**A. Carribean House.**

- (1) The entire north driveway from River Road to the east end of the property and continuing to the North Hudson Yacht Club dock.
- (2) The entire south driveway from River Road and the curb area on the south side of the building.
- (3) The entire driveway at the front of the building from River Road and curb area on the south side of the building.
- (4) The entire driveway at the front of the building from River Road and curb area at main entrance.

B. Hudson Harbour. All driveways from River Road leading to, from and around the building and all the curb areas at the north, east and south side of the building.

C. Waters Ebb. All driveways from River Road, leading to, from and around Building No. 1 and Building No.2 and the curb areas at the two (2) main entranceways of Building Nos. 1 and 2.

D. Binghamton Ferry. All these certain driveways leading to and from River Road to the following buildings located upon this property: Binghamton Ferry Restaurant, Binghamton Racquet Club, Edgewater Plaza Associates Office Building, Loew’s Showboat Theater, including the entire curb area at the front of these buildings, and Binghamton Motel. In addition, the entire curb area in front of and in the rear of the Market Place shopping area shall also be designated as a fire zone. **[Amended 2-22-89 by Ord. No. 913-89]**

- E.** Admiral's Walk. All driveways leading to and from River Road and around all buildings, the North Tower, South Tower, Amenity Deck and Pavilion, including the curb area at the main entrance of each building.
- F.** Patriot Condominium, 18 Massa Lane. All driveways leading to and from Massa Lane, including the area leading to the fire hydrant at the main entrance and the access roadway on the east side of the building.
- G.** The entire length of North Glen Lane from North Street to Glenwood Avenue. [Added 9-16-1986 by Ord. No. 849-86]
- H.** The entire length of South Glen Lane from Glenwood Avenue to its southerly terminus. [Added 10-21-1986 by Ord. No. 851-86]
- I.** Waterside Plaza (Yàohan). All driveways leading to, from and around the supermarket, retail stores and restaurant, and to include all curbs on the west, north and east sides of the supermarket, all curbs on the north, east, south and west sides of the retail store; and the curb area at the easterly end of the main entrance which is at the west end of the restaurant. [Added 2-22-1989 by Ord. No. 913-89]
- J.** Windsor Cove (Grand Cove). All driveways leading to and from River Road and all curb areas around all buildings, including the North Tower, South Tower, Townhouses A, B, C, B, E, F and G and the pool area turnaround. [Added 2-22-1989 by Ord. No. 913-89]
- K.** The entire length of McCurry Lane from Hilliard Avenue to its southerly terminus. [Added 9-29-1997 by Ord. No. 1103-97]
- L.** On the east side of Old River Road, from the intersection of Old River Road with Gorge Road to a point 500 feet north of said intersection. [Added 10-16-2000 by Ord. No. 1198-2000]

M. On the west side of Old River Road, from the intersection of Old River Road with Gorge Road to a point 360 feet north of said intersection. **[Added 10-16-2000 by Ord. No. 1198-2000]**

**§ 150-3.1. Temporary fire lanes. [Added 2-22-1989 by Ord. No. 913-89]**

The Fire Official shall have the authority to designate certain roads and areas as temporary fire lanes during the construction of a development project, and the owner or person in control of such development shall be required to post such designated areas as temporary fire lanes when so directed by the Fire Official.

**§ 150.4. Violations and penalties.**

For violation of any provision of this chapter, the maximum penalty shall be a fine of \$50 plus court costs.

ARTICLE III

Truss-type Construction

[Adopted 2-22-1989 by Ord. No. 911-89]

**§ 152-23. Purpose.**

The purpose of this article is to identify and mark buildings of truss-type construction in order to safeguard the occupants and emergency personnel in the event of fire or other hazardous condition.

**§ 152-24 Applicability.**

The provisions of this article shall apply to the owner/occupant of any building or structure of truss-type construction, as determined by the Fire Official.

**§ 152-25. Definitions.**

As used in this article, the following terms shall have the meanings indicated:

**BUILDING/STRUCTURE** –Used or intended for supporting or sheltering any use or occupancy, including but not limited to commercial, residential, governmental, educational and any other place of public assembly.

**FIRE OFFICIAL** –The Borough of Edgewater Fire Official, or his designated representative, as defined in N.J.A.C. 5:18, Uniform Fire Code.

**OWNER/OCCUPANT** –Any natural person or individual or any firm, partnership, association, limited partnership, sole

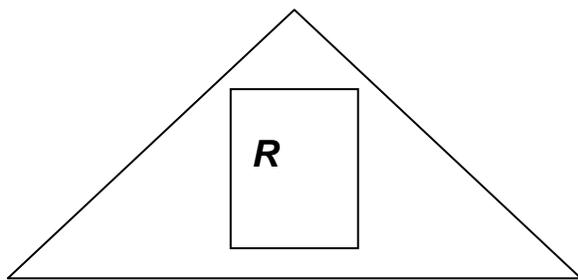
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proprietorship, corporation or other business entity or any government agency or entity.

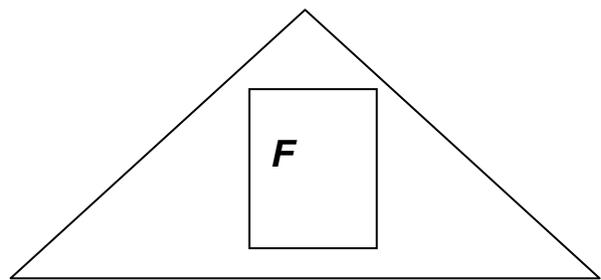
**TRUSS-TYPE CONSTRUCTION** – A truss is a single- plane framework of individual structural members connected at their ends to form a series of triangles to span a distance greater than would be possible with any of the individual members on their own.

**TRUSS SIGNS REQUIREMENTS**

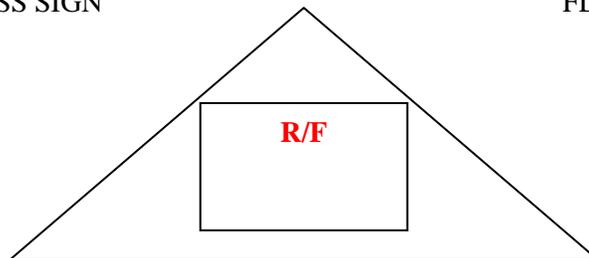
1. Truss Sign shall be weather—proof and made of reflective material
2. The shape of the emblem shall be an isosceles triangle and the size shall be 12 inches horizontally by 6 inches vertically.
3. The color shall be RED reflective color for the triangle with WHITE reflective letters.
4. The emblem shall be permanently affixed to the LEFT OF THE MAIN ENTRANCE DOOR at a height between FOUR and SIX FEET above the ground and shall be INSTALLED AND MAINTAINED by the owner of the building.



ROOF TRUSS SIGN



FLOOR TRUSS SIGN



COMBINATION  
ROOF/FLOOR TRUSS SIGN

**§ 152-26. Enforcement; identification of affected structures.**

- A. The Article shall be enforced by the Fire Official as required by the Mayor and Council.
- B. Upon inspection and identification of a building of such truss-type construction, the owner/occupant shall be notified by the Fire Official of the requirements of this Article in accordance with the Uniform Fire Code of the State of New Jersey.
- C. Upon notification, the owner/occupant will be required to permanently affix an Edgewater-Fire-Department approved twelve-by-eighteen-inch reflective truss- construction identification logo on the building. The exact location shall be determined by the Fire Official. The identification logo shall be properly installed within ten (10) days of receipt of written notice. The initial identification logo will be supplied by the Edgewater Fire Department.
- D. The owner/occupant shall be required to maintain the approved identification logo at the designated locations on the building; missing or damaged identification logos will be reported to the Fire Official. Approved identification logos are available from the Fire Official.

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§ 152-27. (Reserved)<sup>1</sup>

**§ 152-28. Violations and penalties.**

Penalties shall be assessed in accordance with the Uniform Fire Code, State of New Jersey, N.J.A.C. 5:18. Failure to comply: five hundred dollars (\$500.). Daily penalty for noncompliance: one hundred dollars (\$100.) per day, in addition to initial penalty assessment for noncompliance.

<sup>1</sup> Editor's Note: Former \* 152-27, Fees, was repealed **11-10-1992 by Ord. No. 997-92.**

Chapter 195

PORTABLE COOKING UNITS

- § 195-1. Use prohibited.
- § 195-2. Definitions.
- § 195-3. Distance requirements.
- § 195-4. Violations and penalties.

**[HISTORY: Adopted by the Mayor and Council of the Borough of Edgewater 10-6-1987 as Ord. No. 875-87. Amendments noted where applicable.]**

GENERAL REFERENCES

**Oil and gas-burning equipment — See Ch. 183.**  
**Heating of building. — See Ch. 255.**

**§ 195-1. Use prohibited.**

The use or possession of portable gas and kerosene stoves, propane barbecue stoves and other similar fuel-burning appliances using highly flammable liquids or gases is prohibited in or on any building within the Borough of Edgewater.

**§ 195-2. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**BUILDING** –Includes any balcony, roof or extension thereof.

**§ 195-3. Distance requirements. [Amended 11-10-1992 by Ord. No. 996-92]**

Cooking equipment such as barbecue grills shall not be stored or used on any porch, balcony or any portion of a building, within any room or space of a building, within five (5) feet of any exterior wall or within five (5) feet vertically or horizontally of an opening in any wall.

**§ 195-4. Violations and penalties.**

**Any person who shall violate the provisions of this chapter shall, upon notification thereof be fined in an amount not to exceed one hundred dollars (\$100) Each and every day a violation of this chapter shall occur shall be deemed to be a separate offense.**

## **FEE SCHEDULE**

### **Section 7. NON-LIFE HAZARD USES**

In addition to the registrations required by the Uniform Fire Code, the following non life hazard uses shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and pay an annual fee as follows:

#### ***ASSEMBLY***

A-1 Eating establishment under 50 occupancy	\$ 25.00
A-2 Take out food service (no seating)	\$ 25.00
A-3 Church or synagogue	\$ 25.00
A-4 Recreation centers, multi-purpose rooms, etc. fewer than 100 Occupancy.	\$ 50.00
A-5 Fraternal organizations, condominium centers fewer than 100 occupancy	\$ 50.00

#### ***BUSINESS/PROFESSIONAL***

B-1 1 & 2 story less than 5,000 sq. ft. per floor	\$ 35.00
B-2 1 & 2 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$60.00
B-3 1 & 2 story more than 10,000 sq. IL	\$100.00
B-4 3 to 5 story less than 5,000 sq. ft. per floor	\$100.00
B-5 3 to 5 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$150.00
B-7 3 to 5 story over 10,000 sq. ft. per floor	\$200.00

#### ***RETAIL/MERCANTILE***

M-1 1 & 2 story less than 5,000 sq. ft. per floor	\$125.00
M-2 1 & 2 story More than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$150.00
M-3 1 & 2 story more than 10,000 sq. ft. per floor	\$200.00
M-4 3 to 5 story less than 5,000 sq. ft. per floor	\$200.00
M-5 3 to 5 story more than 5,900 sq. ft. less than 10,000 sq. ft. per floor	\$225.00
M-6 3 to 5 story over 10,000 sq. ft.	\$250.00

M with the exception of hardware stores 3,000 sq. ft.; retail stores over 12,000 sq. ft. are life hazard uses.

**D.MANUFACTURING/FACTORY**

F-1 1 & 2 story less than 5,000 sq. ft. per floor	\$75.00
F-2 1 & 2 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$100.00
F-3 1 & 2 story more than 10,000 sq. ft.	\$150.00
F-4 3 to 5 story less than 5,000 sq. ft. per floor	\$175.00
F-S 3 to 5 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$200.00
F-6 3 to 5 story over 10,000 sq. ft.	\$250.00
F Exception life hazard uses	

**S. STORAGE, S-1 to S-2**

S-1 1 & 2 story less than 5,000 sq. ft. per floor	\$50.00
S-2 1 & 2 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$100.00
S-3 1 & 2 story more than 10,000 sq. ft.	\$150.00
S-4 3 to 5 story less than 5,000 sq. ft. per floor	\$175.00
S-5 3 to 5 story more than 5,000 sq. ft. less than 10,000 sq. ft. per floor	\$200.00
S-6 3 to 5 story over 10,000 sq. ft.	\$250.00
S Exception life hazard uses	

**E. RESIDENTIAL**

Fee is for each building	
R-1 3 TO 4 UNITS	\$25.00
R-2 5 TO 10 UNITS	\$50.00
R-3 11 TO 15 UNITS	\$75.00
R-4 16 TO 20 UNITS	\$100.00
R-5 21 TO 50 UNITS	\$150.00
R-6 OVER 50 UNITS	\$200.00

ONLY COMMON AREAS INSPECTED IN MULTIPLE FAMILY