



BOROUGH OF RUMSON

80 EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
(732) 842-3300 • FAX (732) 219-0714

NOTICE TO ALL CONTRACTORS AND PROPERTY OWNERS

AMENDMENTS TO BOROUGH ORDINANCES

Effective December 12, 2014

The following amendment(s) were made to the BOROUGH GENERAL ORDINANCES
Parking Inoperable Motor Vehicles and Trailers

Chapter III, Police Regulations – Section 5.3 Storage on Private Land; Time Limited.

b. Construction trailers must be parked in the existing or proposed driveway. Trailers must be parked with the short side toward the street and be located behind the front of the existing or proposed structure. When not practical, the Code Official or Construction Official shall work with the contractor to position the trailer to meet the intent of the Ordinance as outlined above.

The following amendment(s) were made to the Borough DEVELOPMENT REGULATIONS
Emergency Contact Contractor Site Identification Signs

Chapter XXII, Development Regulations – Section 7.24 Signs.

(v) Emergency contact contractor site identification signs for new construction shall be a maximum of six (6) square feet and shall include only the name, telephone number and e-mail address (if applicable) of the contractor, and the address or location and block and lot numbers of the property. Signs are to be twenty-five (25') feet off the roadway or fifty (50%) percent of the distance between the roadway and the front of the structure, whichever is the lesser. Signs are to be placed parallel to the roadway and in the front yard only, unless approved by the Code Enforcement Officer. All signs are to be no more than thirty-six (36") inches off the ground to the highest point, including the posts.

Failure to comply will result in a fine and/or summons

**BOROUGH OF FAIR HAVEN
ORDINANCE NO. 2014-25**

**AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF FAIR HAVEN IN THE
COUNTY OF MONMOUTH SUPPLEMENTING CHAPTER 14, PROPERTY
MAINTENANCE, BY ADDING SECTION 14-10, CONSTRUCTION SITE
MAINTENANCE**

WHEREAS, the Mayor and Council of the Borough of Fair Haven is conducting a comprehensive review of the Land Use Ordinance in order to make the Land Use application process easier for Borough residents; and

WHEREAS, certain sections of the Land Use Ordinance are more appropriate in the Property Maintenance section of the Borough Code. This will result in less expense to Borough residents and fewer applications before the Zoning and Planning Boards.

NOW, THEREFORE, BE IT ORDAINED by the Borough of Fair Haven, County of Monmouth, New Jersey, that Chapter 14 of the Revised General Ordinances of the Borough of Fair Haven, "Property Maintenance" is hereby amended and supplemented as follows:

SECTION I.

14-10. Construction Site Maintenance.

It is the intent of this section to assure that the public health, safety, and welfare is not impaired by the neglected maintenance or disruptive construction practices for construction activity that takes place in the Borough. It shall be the appropriate Code Enforcement, Administrative Officer or designee's responsibility to enforce this subsection where property conditions pose a hazard to the public or where a property owner fails to comply with the provisions of this subsection. A construction or demolition site shall mean a property within the Borough where construction or demolition activity is taking place that requires a building permit or demolition permit from the Borough. The provisions set forth in this Ordinance are in addition to those requirements set forth under the International Property Maintenance Code which has been adopted by the Borough.

a. It shall be unlawful for any property owner, tenant, developer, agent or contractor in charge of a construction site or demolition site to permit the accumulation of litter before, during or after the construction or demolition of a building or other project. It shall be the duty of the property owner, tenant, developer, agent or contractor to furnish containers adequate to accommodate flyable or non-flyable debris or trash and a separate container for recycling at areas convenient to the location where construction activity is occurring and to maintain and empty the receptacles in such a manner and with such frequency to prevent spillage of refuse. Any cardboard or other recyclable material generated from a construction site shall be disposed of and not dropped off at the Borough Recycling Facility.

b. Construction sites shall be secured from pedestrian traffic. No trespass signs must be installed in locations that are visible from the street.

c. A safety fence, four feet (4') in height, shall be installed and properly supported around all construction projects, the intent is to enclose each open lot line that is not afforded a barrier by an existing fence. The Borough Construction Official or Zoning Officer shall determine whether the safety fence meets the intent and purpose of this ordinance.

d. Rebar caps shall be in place on all exposed ends of rebar at the end of each work day.

e. Prior to commencement of construction, temporary electric shall be procured for the construction site. If temporary electric is not reasonably available, as determined by the Borough Construction Official or Zoning Officer, a generator may be used on site provided it is located within a sound attenuation enclosure.

f. All soil erosion measures shall be installed and maintained in accordance with Freehold Soil Conservation District Regulations. For projects that are exempt, the Borough Construction Code Official or Zoning Officer shall determine if soil erosion measures shall be installed due to construction activity, land disturbance or soil stockpiling. g. At all times, the roadway shall be kept clean, free of dirt and debris. Regular street sweeping shall be performed as necessary.

h. All sidewalks and access ways shall be kept open to pedestrian traffic at all times.

i. Prior to construction and demolition, tree protection shall be installed and maintained in accordance with local ordinances and Freehold Soil Conservation District Regulations.

SECTION II.

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 III.

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

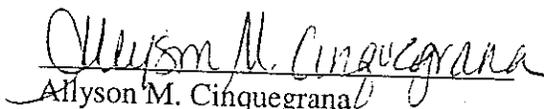
SECTION IV.

This Ordinance shall take effect 20 days after final passage.

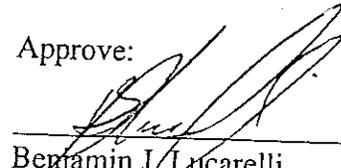
Introduced: 10/27/2014

Adopted: 11/10/2014

Attest:


Allyson M. Cinquegrana
Borough Clerk

Approve:


Benjamin J. Lucarelli
Mayor

**3-16 CONSTRUCTION AND PROPERTY MAINTENANCE ACTIVITY—
HOURS OF OPERATION.**

3-16.1 Restricted Activities.

Any construction or property maintenance activity involving the use of tools, machinery, equipment or vehicles which creates any sound perceptible at the boundary of any property, including, by way of example but not limitation, hammers, saws, drills, generators, compressors, heavy construction equipment such as tractors, loaders, cranes, backhoes, trenchers, mixers, bulldozers, construction, compressors, pile drivers, jackhammers, or any similar building, excavation, clearing, grading or paving equipment, lawn mowers, aerators, trimmers, edgers, chippers and blowers. Operation of vehicles with a GVW greater than seven thousand two hundred (7,200) pounds to deliver, move or remove tools, machinery, equipment or material in connection with any construction or property maintenance activity is also a restricted activity. Construction dumpster delivery or removal, shall be included in the above list of time-restricted activities in accordance with the schedule in subsection 3-16.2. (Ord. 3/1/01, §25-1; Ord. No. 08-016G, §1)

3-16.2 Prohibited Hours of Operations.

All activities as outlined in subsection 3-16.1 shall be and are hereby prohibited as follows:

Weekdays:	Prior to 7:30 a.m. and after 5:00 p.m., during those periods of the year when eastern standard time is in effect, or after 6:30 p.m. during those periods of the year when daylight savings time is in effect.
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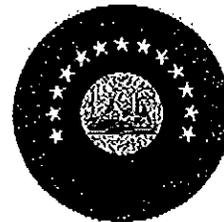
Saturdays and Other Federal Holidays which are not major holidays as defined below:	Prior to 9:00 a.m. and after 5:00 p.m.
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Sundays and Major Holidays (including New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas):	At all times (entire day), except after 9:00 a.m. and before 5:00 p.m. only for activity involving:
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- a. 1. Lawn mowers, aerators, trimmers, edgers, chippers, blowers and similar landscape maintenance equipment; or
2. The repair, reconstruction or renewal of any part of an existing structure for purpose of its maintenance not including any activity for which a permit under the New Jersey Uniform Building Code has been issued.



FAIR HAVEN POLICE DEPARTMENT
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FAIR HAVEN, NJ 07704
(732) 747-0991
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Darryl G. Breckenridge Sr.
Chief of Police

FBINA 232
NJSACOP
IACP

Joseph P. McGovern
Lieutenant of Police
Operations Division
FBINA 254

February 19, 2014

Mr. Dennis Peras
Building, Electric & Construction Official
Borough of Rumson/Borough of Fair Haven
80 E. River Rd.
Rumson, New Jersey 07760

Re: Quality of Life/Noise Ordinance

Dear Mr. Peras:

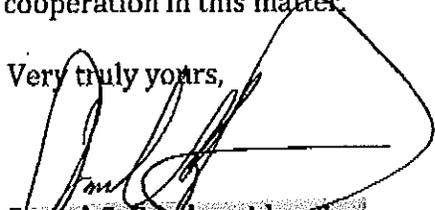
We are experiencing an increase in construction companies abusing the Noise Ordinance (Code of the Borough of Fair Haven, Chapter III, Section 3-1.1(a) as it pertains to construction being done within the Borough of Fair Haven within certain hours.

I am seeking your assistance in notifying construction companies currently working in the Borough to remind them of the Noise Ordinance when you make your inspections.

The Noise Ordinance pertaining to the hours of construction shall be strictly enforced without exception by the Borough of Fair Haven Police Department. Those hours are Monday - Friday not before 8:00 a.m. and Saturday and Sundays not before 9:00 a.m.

Thank you for your assistance and cooperation in this matter.

Very truly yours,


Darryl G. Breckenridge, Sr.
Chief of Police

DGB:ki

Little Silver Noise Ordinance

No person shall make or permit the making of any disturbing noise by the use of a phonograph, radio, television, musical instrument, lawn mower of any type, either power or manual, or other machines or devices, producing or reproducing of sound in such manner as to disturb the peace, quiet and comfort of their neighbors. The operation of any such sets, instruments, machines or devices between the hours of 10:00 p.m. and 7:00 a.m., Monday through Saturday and 10:00 p.m. and 9:00 a.m., Sunday, in such a manner as to be plainly audible at a distance of 50 feet from the building or vehicle in which it is located, shall be prima facie evidence of a violation of this section.