

Catherine S. Kegelman 2023 Revocable Living Trust
9 Church Street
Block 33, Lot 1
Zone District: R-5
Rumson, New Jersey 07760
FSM File No. 9416.00002

NARRATIVE OF DEVELOPMENT

The Catherine S. Kegelman 2023 Revocable Living Trust (the "Applicant") owns 9 Church Street (Block 33, Lot 1), Rumson, New Jersey (the "Property").

The Property is located on a corner lot in the R-5 Zone District.

The Property is presently improved with a single-family home. Catherine S. ("Casey") Kegelman resides in the home with her children.

The home is presently two (2) stories and comprised of four (4) bedrooms and one and one-half (1.5) baths. The home is presently serviced by a detached one (1) car garage.

The Applicant proposes to:

1. Make interior renovations;
2. Construct a two (2) story addition to the rear of the home;
3. Remove an existing driveway and detached garage;
4. Construct a replacement driveway and detached garage;
5. Construct a new uncovered stone porch/stoop accessing the existing sunroom; and
6. Construct a new terrace and patio.

The proposed home will remain four (4) bedrooms, but will now have two (2) additional baths.



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: February 1, 2026

Applicant: Catherine S. Kegelman 2023 Revocable Living Trust
Address: 9 Church Street, Rumson, NJ 07760
Block 33, Lot 1, Zone: R-1

I have reviewed the Zoning Board application for the addition and renovations at the property listed above. The existing lot is a slightly oversized, narrow, corner lot which does not conform to primary lot frontage/lot width (Church St) or corner lot shape circle. The following proposed improvements create additional nonconformities that require variance relief: new front stoop and steps; two-story addition with finished basement; attached raised terrace; detached garage; and new driveway area.

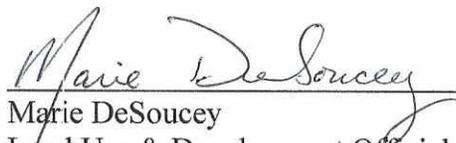
Detailed variance list:

- (22-7.3) Expansion of a nonconforming building resulting in additional nonconformities.
- Schedule 5-1 bulk variances
 - Front yard porch landing/steps setback of 12.2', whereas 30' is required and 15.2' is existing.
 - (Principal Bldg.) Secondary front yard setback of 15', whereas 35' is required and 14.9' is existing.
 - (New detached garage) Secondary front yard setback of 25', whereas 35' is permitted.
 - Attached, rear terrace located in the secondary front yard setback at 17', whereas 35' is required. (22-7.8 attached structures must meet the principal dwelling setback)
- (22-9.2b) Parking in the front yard setback.

Supporting documents to the application include:

- Architectural Plans titled Kegelman Residence, prepared by Anthony M. Condouris, Architect, dated December 1, 2025, rev (1) December 1, 202, five (5) sheets.
- Survey prepared by Charles Surmonte, P.E., P.L.S., dated September 23, 2025 – **unsigned**

If you have any questions or require additional information, please do not hesitate to contact me.


Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant

Catherine S. Kegelman 2023 Revocable Living Trust
9 Church Street
Block 33, Lot 1
Zone District: R-5
Rumson, New Jersey 07760
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STATEMENT OF VARIANCES AND WAIVERS

STATEMENT OF VARIANCES

- 1) SCHEDULE 5-1: A PRINCIPAL FRONT YARD SETBACK VARIANCE TO LOCATE THE NEW STAIRS 12.2' FROM THE FRONT LOT LINE ON CHURCH STREET WHERE THE PREVAILING PRINCIPAL FRONT YARD SETBACK IN THE R-5 ZONE DISTRICT FOR STAIRS IS 30'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. The existing front setback to the stairs/stoop is 15.2'.
2. The 3' change in the location of the front stairs is *de minimis*.
3. The location of the existing front setback to the main body of the home (18.4') does not allow for the stairs/stoop to be constructed in a location that conforms to the required setback.

- 2) SCHEDULE 5-1: A PRINCIPAL FRONT YARD SETBACK VARIANCE OR RECOGNITION OF A PRE-EXISTING NON-CONFORMITY TO ALLOW THE HOME TO REMAIN 18.4' FROM THE FRONT LOT LINE ON CHURCH STREET WHERE THE PREVAILING PRINCIPAL FRONT YARD SETBACK IN THE R-5 ZONE DISTRICT IS 35'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This is an existing condition that is not proposed to change.

- 3) SCHEDULE 5-1: A PRINCIPAL FRONT YARD SETBACK VARIANCE TO ALLOW THE ADDITION TO THE HOME TO BE LOCATED 15' FROM THE FRONT LOT LINE ON ALLEN STREET WHERE THE PREVAILING PRINCIPAL FRONT YARD SETBACK IN THE R-5 ZONE DISTRICT IS 35'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following

are relevant in consideration of this variance request, namely:

1. The proposed 15' setback is consistent with the existing setback on the Allen Street frontage.
2. This is a corner lot with two frontages.
3. The lot is just 55.25' wide.
4. It would be impossible to construct a functional addition to the home that complied with both the 35' front setback on the Allen Street frontage and the 8' side yard setback.

4) SCHEDULE 5-1: A VARIANCE OR RECOGNITION OF A PRE-EXISTING NON-CONFORMITY TO ALLOW THE CORNER LOT WIDTH OF 55.25' TO REMAIN UNCHANGED WHERE THE MINIMUM CORNER LOT WIDTH IN THE R-5 ZONE DISTRICT IS 75'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This is an existing condition that is not proposed to change.
2. There is no available adjacent land that could be acquired to cure the lot width deficiency (because the lot to the left is fully-developed and the right-hand side of the home abuts the right-of-way for Allen Street).

5) SCHEDULE 5-1: A VARIANCE OR RECOGNITION OF A PRE-EXISTING NON-CONFORMITY TO ALLOW THE LOT CIRCLE DIAMETER OF 12.2' TO REMAIN UNCHANGED WHERE THE MINIMUM LOT CIRCLE DIAMETER FOR A CORNER IN THE R-5 ZONE DISTRICT IS 33'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. See no. 4 above.

6) SECTION 22-7.8 b.: A VARIANCE TO ALLOW THE NEW ACCESSORY GARAGE TO REMAIN LOCATED WITHIN A FRONT YARD WHERE DETACHED ACCESSORY BUILDINGS/STRUCTURES ARE NOT ALLOWED TO BE LOCATED IN A FRONT YARD.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. The existing detached garage is already located within the secondary front yard on the Allen Street frontage.
2. A detached garage cannot be constructed entirely outside of the 35' front yard setback while still having enough depth to accommodate a vehicle and while still complying with the accessory side yard setback.

7) SECTION 22-7.26 h.: A VARIANCE OR DESIGN WAIVER TO ALLOW THE NEW DRIVEWAY TO HAVE A WIDTH OF 20' WHERE THE MAXIMUM DRIVEWAY WIDTH WITHIN A FRONT YARD IN THE R-5 ZONE DISTRICT IS 12'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This lot is located directly across the street from Rogers Park.
2. Rogers Park does not have a dedicated parking lot and visitors rely on street parking.
3. The proposed driveway width of 20' is critical to allow sufficient parking for the homeowner and guests.
4. The proposed width of 20' is actually a reduction from the existing conditions where the driveway is 23' wide.

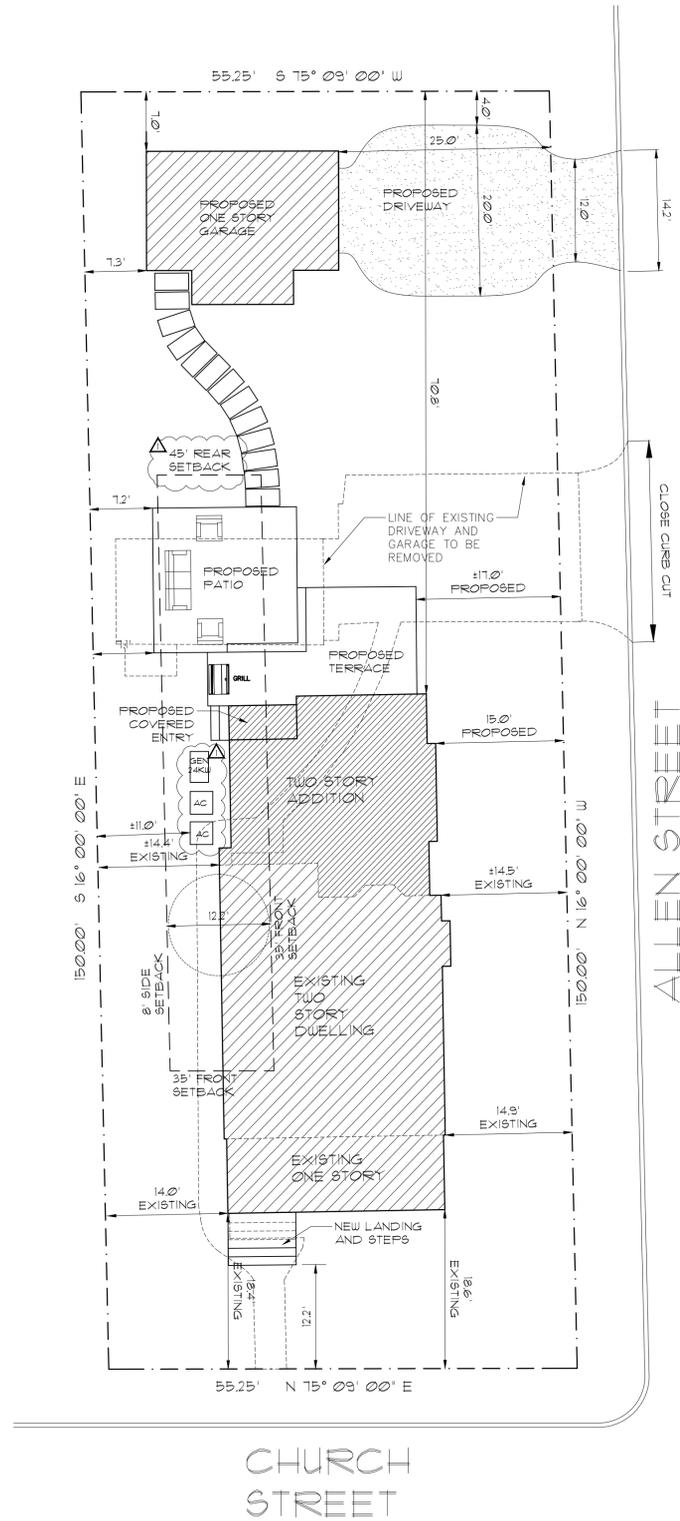
SECTION 22-7.9.2 b. 5. b.: A VARIANCE TO ALLOW REQUIRED PARKING TO BE LOCATED WITHIN THE FRONT YARD WHERE REQUIRED PARKING IS NOT PERMITTED TO BE LOCATED IN THE FRONT YARD.

B) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. The proposed driveway and detached garage satisfy the RSIS parking requirements.
2. The existing surface parking is located within the front yard.
3. It would not be possible to locate the parking outside of the 35' front yard while still constructing required garage space.

proposed variance for KEGELMAN RESIDENCE

9 CHURCH STREET
RUMSON, NEW JERSEY
BLOCK 33 ~ LOT 1



10 SITE PLAN

SCALE: 1" = 10'-0"

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY CHARLES BURMONTE N.J. P.L.S. LIC. NO. 35885, DATED 09/23/25.

LOT COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	1,011 SQ. FT.	1,532 SQ. FT.
FRONT PORCH	N/A	N/A
GARAGE	305 SQ. FT.	365 SQ. FT.
DRIVEWAY	514 SQ. FT.	456 SQ. FT.
PATIOS / DECKS / POOL EQUIPMENT / GENERATOR	N/A	573 SQ. FT.
POOL	N/A	N/A
SUB TOTAL (PRE CREDITS)	1,830 SQ. FT.	2,926 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 920 SQ. FT. 92 SQ. FT. PROP. 1,408 SQ. FT. 140 SQ. FT.	N/A
PATIOS AND TERRACES CREDIT (20% OF GROUND FLOOR AREA)	EXIST. 920 SQ. FT. 184 SQ. FT. PROP. 1,408 SQ. FT. 281 SQ. FT.	N/A
GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL LOT COVERAGE	1,700 SQ. FT.	2,515 SQ. FT.

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	1,011 SQ. FT.	1,532 SQ. FT.
FRONT PORCH	N/A	N/A
GARAGE	305 SQ. FT.	365 SQ. FT.
SUB TOTAL	1,316 SQ. FT.	1,897 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 920 SQ. FT. 92 SQ. FT. PROP. 1,408 SQ. FT. 140 SQ. FT.	N/A
GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL BUILDING COVERAGE	1,186 SQ. FT.	1,767 SQ. FT.

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
FIRST FLOOR (INSIDE WALLS)	920 SQ. FT.	1,408 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	685 SQ. FT.	1,224 SQ. FT.
GARAGE (INSIDE WALLS)	280 SQ. FT.	325 SQ. FT.
SUB TOTAL	1,885 SQ. FT.	2,957 SQ. FT.
DETACHED GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL FLOOR AREA	1,755 SQ. FT.	2,827 SQ. FT.
60% OF SECOND FLOOR AREA	411 SQ. FT.	734 SQ. FT.
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	25 SQ. FT.	40 SQ. FT.
VOLUME	35,236 CU. FT.	
CONSTRUCTION CLASS	5B	
USE GROUP	R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

BOROUGH OF RUMSON CORNER LOT

ZONE: R-5
APPLICANT: KEGELMAN
ADDRESS: 9 CHURCH STREET

DATE: 10/1/25
BLOCK: 33
LOT: 1

REQUIREMENTS	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	8,000 SF.	8,285 SF.	8,285 SF. COMPLIES
PRIMARY MINIMUM LOT WIDTH/LOT FRONTAGE	75 FT.	55.25 FT.	55.25 FT. EXISTING NON-COMFORMITY - NO CHANGE
SECONDARY MINIMUM LOT WIDTH/LOT FRONTAGE	75 FT.	150 FT.	150 FT. COMPLIES
CORNER LOT SHAPE CIRCLE	33 FT.	122 FT.	122 FT. EXISTING NON-COMFORMITY - NO CHANGE

PRINCIPAL STRUCTURE	BLDG/PORCH	BLDG/PORCH	BLDG/PORCH	COMMENTS
PRIMARY FRONT YARD SETBACK	35/30 FT	18.4 FT. / 15.2 FT.	18.4 / 12.2 FT.	EXISTING NON-COMFORMITY INTENSIFIED VARIANCE REQUIRED
SECONDARY FRONT YARD SETBACK	35/30 FT	14.5 FT.	14.5 FT.	EXISTING NON-COMFORMITY EXTENDED VARIANCE REQUIRED
SIDE YARD SETBACK	8 FT.	14 FT.	14 FT.	COMPLIES
REAR SETBACK	45 FT.	30.6 FT.	10.8 FT.	COMPLIES
BUILDING HEIGHT				
RIDGE	35 FT.	27.5 FT.	27.5 FT.	COMPLIES
EAVES	26 FT.	20 FT.	20 FT.	COMPLIES

ACCESSORY BUILDING				
MINIMUM REAR YARD SETBACK	5 FT.	2.2 FT.	1 FT.	COMPLIES
FRONT YARD SETBACK (CORNER LOT)	35 FT.	28.6 FT.	25 FT.	EXISTING NON-COMFORMITY EXTENDED VARIANCE REQUIRED
HEIGHT	16 FT.	14.2 FT.	14.2 FT.	COMPLIES

ACCESSORY STRUCTURE				
MINIMUM SIDE YARD SETBACK	5 FT.	N/A	11 FT.	COMPLIES
MINIMUM REAR YARD SETBACK	5 FT.	N/A	77 FT.	COMPLIES

PERMITTED LOT COVERAGE, BUILDING COVERAGE FLOOR AREA				
MAX. LOT COVERAGE	3,423 SF.	1,700 SF.	2,515 SF.	COMPLIES
MAX. BUILD COVERAGE	1,176 SF.	1,186 SF.	1,767 SF.	COMPLIES
MAXIMUM FLOOR AREA	2,985 SF.	1,755 SF.	2,827 SF.	COMPLIES
FLOOR AREA RATIO	0.36	0.21	0.34	COMPLIES
OFF STREET PARKING SPACES	2	3	3	DESIGN WAIVER REQUIRED FOR PARKING LOCATED WITHIN REQUIRED FRONT SETBACK
DRIVEWAY WIDTH IN FRONT SETBACK	12 FT.	423 FT.	12 FT.	COMPLIES
MAX CURB CUT WIDTH	14 FT.	444 FT.	14 FT.	COMPLIES

- () INCREASED SIDE YARD SETBACK FOR ADDITIONAL FLOOR AREA OR LOT WIDTH EXCEEDS MINIMUM REQUIRED
- (X) 85% OF PERMITTED FLOOR AREA - SIDE SET BACK INCREASE 2 FT. EACH SIDE (SCHEDULE 5-1 NOTE 16)
- () EXCEEDS MINIMUM LOT WIDTH (SCHEDULE 5-1 NOTE 1)
- LOT WIDTH - MINIMUM LOT WIDTH = SIDE SETBACKS ONE SIDE + TOTAL BOTH SIDES =
- (X) INCREASED REAR YARD SETBACK FOR ADDITIONAL DEPTH REAR YARD SETBACK = 35 FT OR 30% X 150' = 45 FT
- () LOT COVERAGE (SCHEDULE 5-4)
8,285 = 8,000 + 3,285 + 0.3150 + 1,041
1,041 + 2,315 = 3,423
- () BUILDING COVERAGE (SCHEDULE 5-4)
8,285 = 8,000 + 3,285 + 0.1860 + 611
611 + 1,165 = 1,776
- () FLOOR AREA (SCHEDULE 5-3)
8,285 = 8,000 + 3,285 + 0.3 + 985
985 + 2,000 = 2,985



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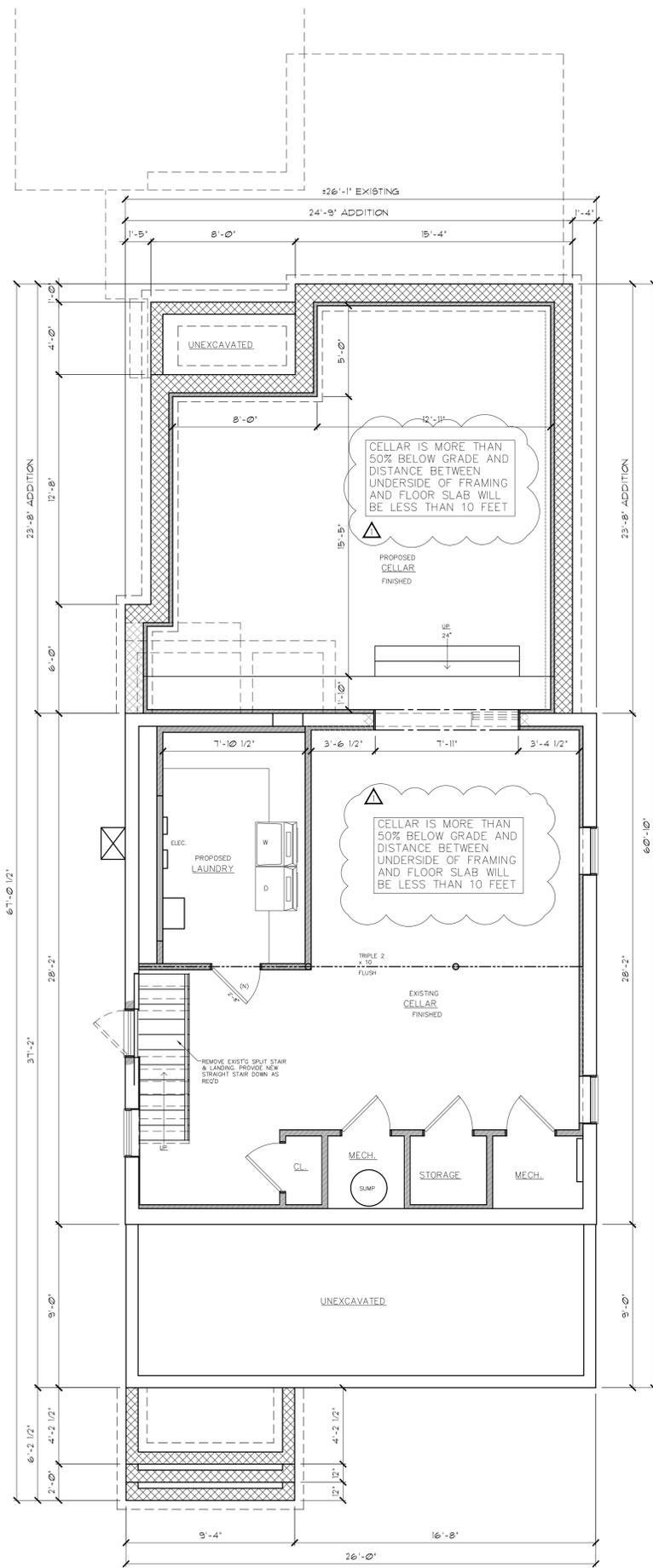
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REVISIONS	DATE
SETBACKS, ATTIC STAIR, GENERATOR, CELLAR NOTES	12/1/25

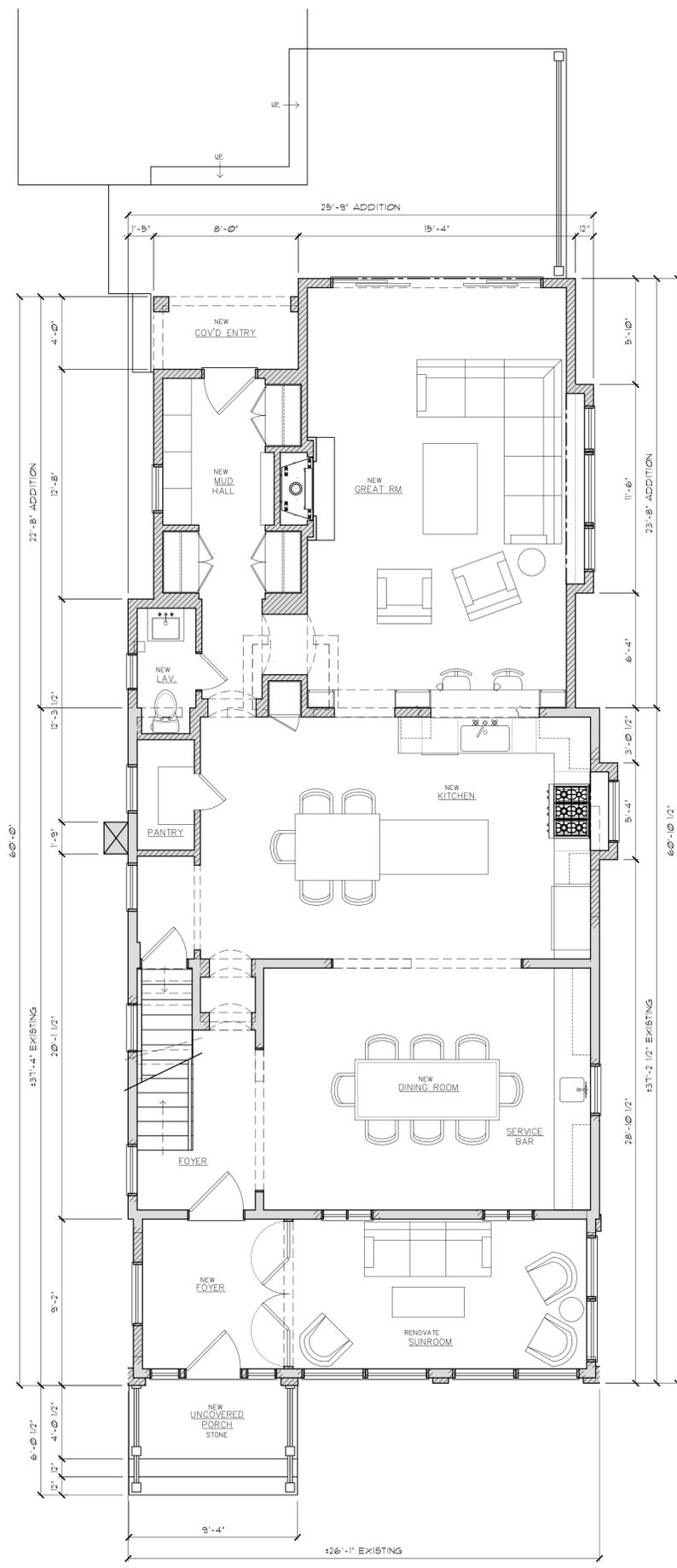
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ADDRESS: 9 CHURCH STREET RUMSON NEW JERSEY
JOB NUMBER: 25-110
BLOCK: 33
LOT: 1

DATE: 12/1/25
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SHEET NO.: V-1

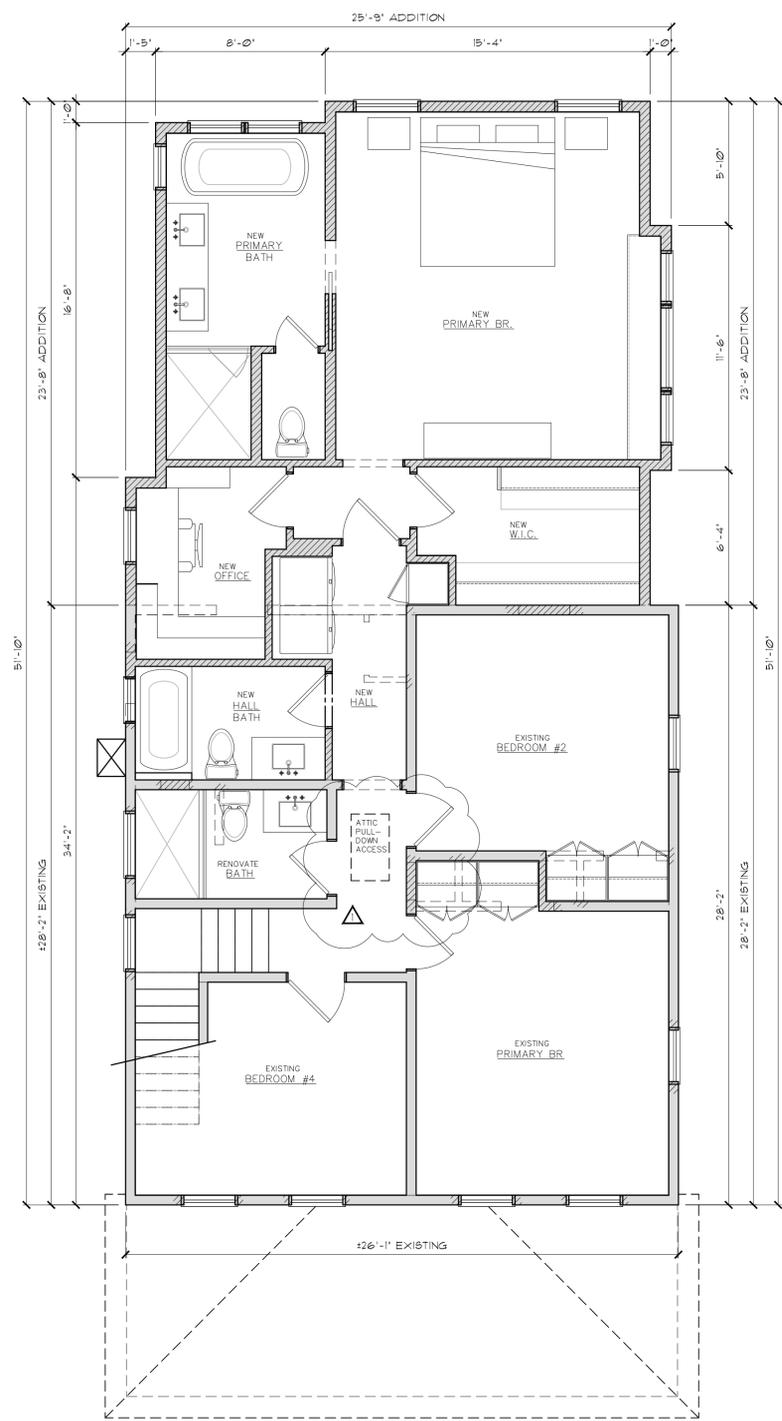
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



10 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



20 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



30 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CLIENT: **KEGELMAN RESIDENCE**
ADDRESS: **9 CHURCH STREET RUMSON NEW JERSEY**
JOB NUMBER: **25-110** BLOCK: **33** LOT: **1**

DATE: 12/1/25
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10 FRONT ELEVATION- CHURCH STREET
SCALE: 1/4" = 1'-0"



20 FRONT ELEVATION- ALLEN STREET
SCALE: 1/4" = 1'-0"



30 REAR ELEVATION
SCALE: 1/4" = 1'-0"



40 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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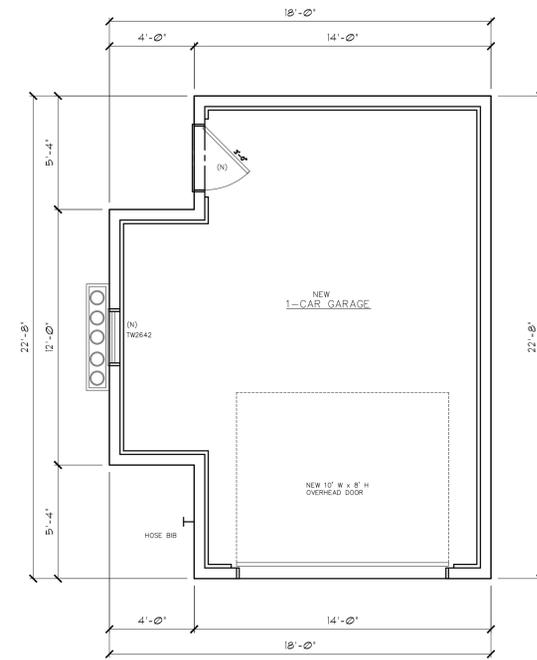


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CLIENT	KEGELMAN RESIDENCE
ADDRESS	9 CHURCH STREET RUMSON NEW JERSEY
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BLOCK	33
LOT	1

DATE	12/1/25
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SHEET NO.	V-3



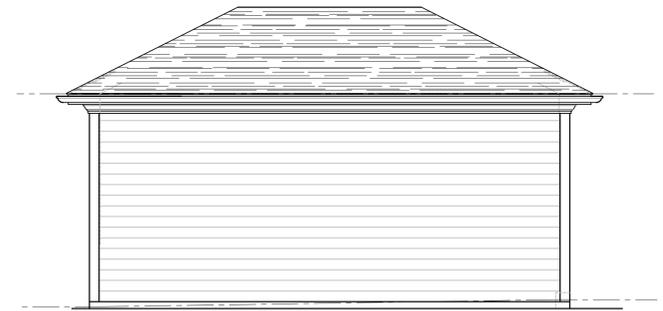
10 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



20 LEFT SIDE ELEVATION GARAGE
SCALE: 1/4" = 1'-0"



30 FRONT ELEVATION GARAGE
SCALE: 1/4" = 1'-0"



40 RIGHT SIDE ELEVATION GARAGE
SCALE: 1/4" = 1'-0"



50 REAR SIDE ELEVATION GARAGE
SCALE: 1/4" = 1'-0"

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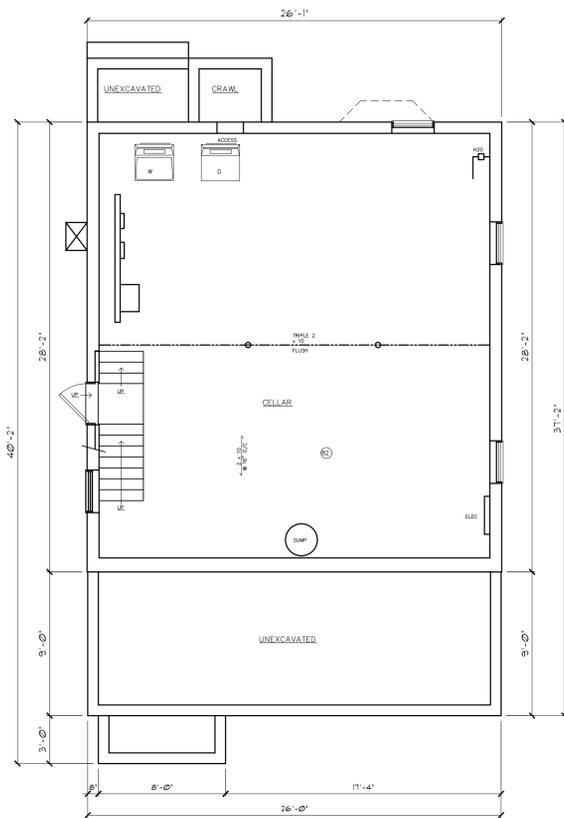


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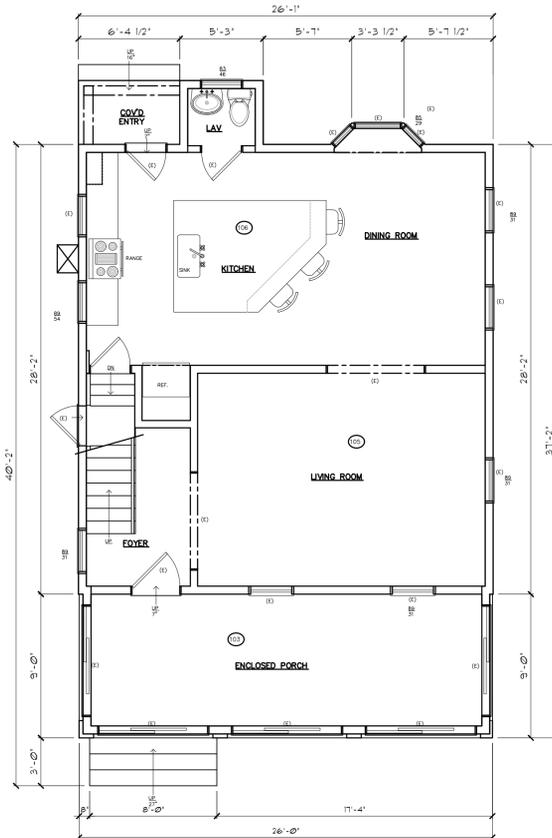
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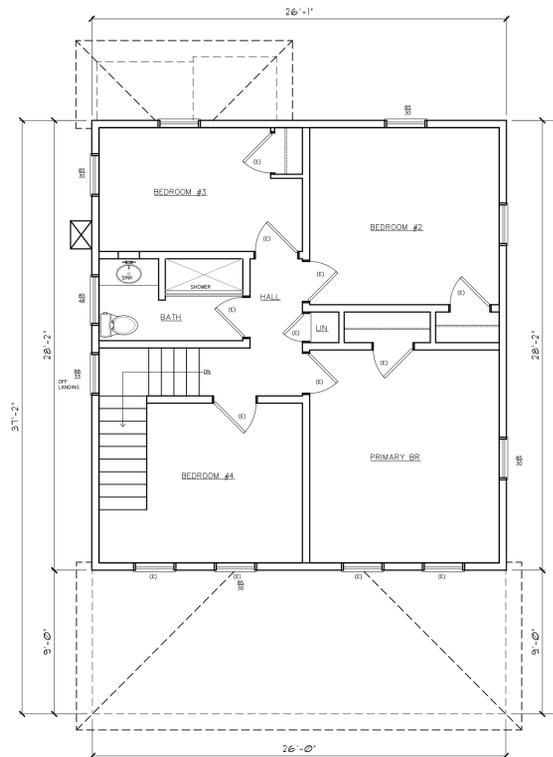
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10 EXISTING BASEMENT
SCALE: 3/16" = 1'-0"



20 EXISTING FIRST FLOOR
SCALE: 3/16" = 1'-0"



30 EXISTING SECOND FLOOR
SCALE: 3/16" = 1'-0"



40 EXISTING FRONT ELEVATION- CHURCH ST
SCALE: 3/16" = 1'-0"



50 EXISTING FRONT ELEVATION- ALLEN ST
SCALE: 3/16" = 1'-0"



60 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



70 EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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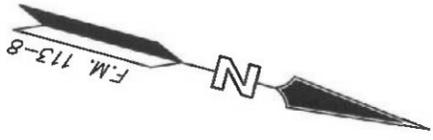


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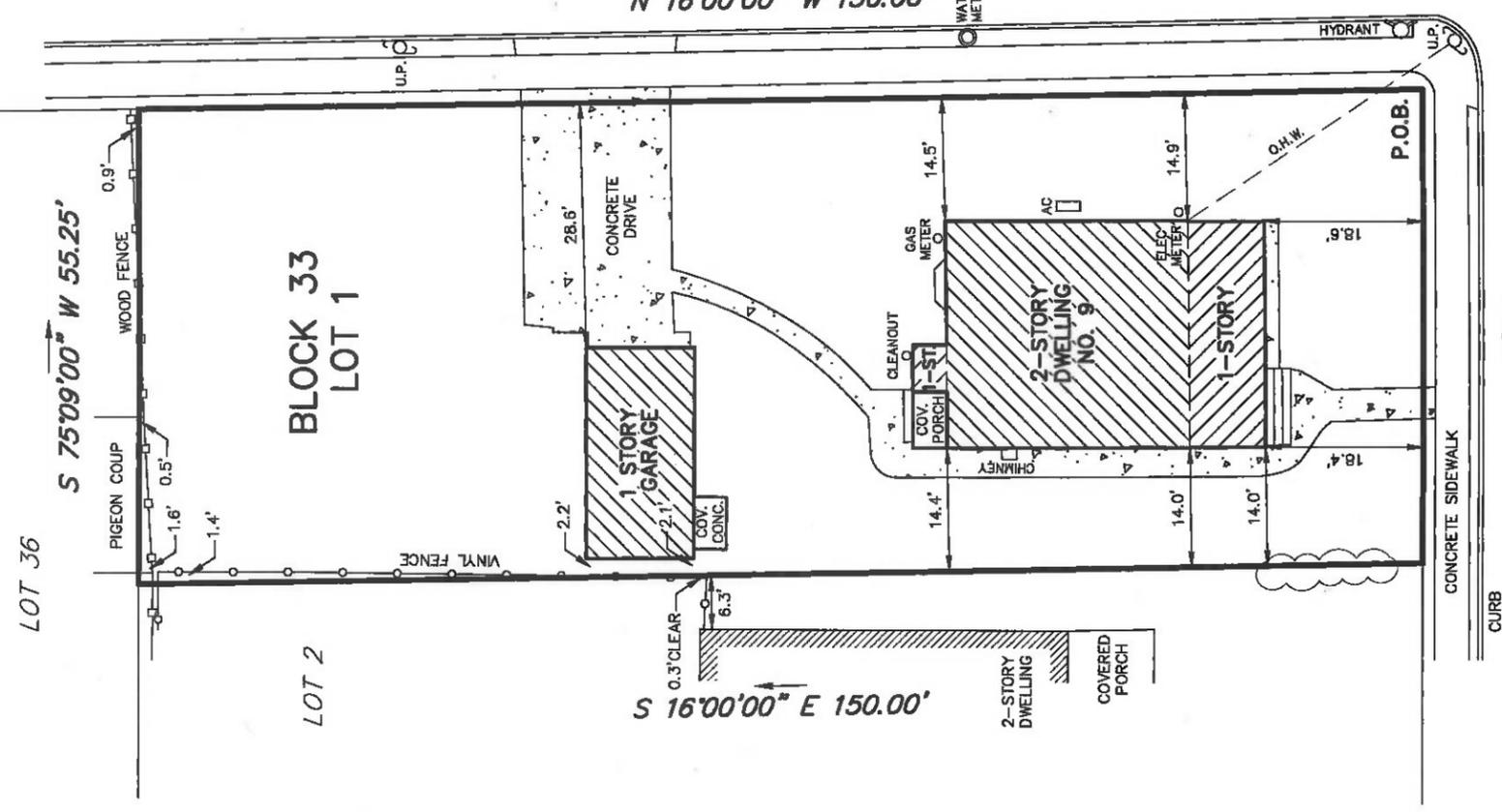
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ALLEN STREET
(40' R.O.W.)

$N 16^{\circ}00'00'' W 150.00'$



CHURCH STREET
(40' R.O.W.)

$N 75^{\circ}09'00'' E 55.25'$

SURVEY OF PROPERTY

9 CHURCH STREET
LOT 1 BLOCK 33

BOROUGH OF RUMSON

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.

New Jersey Professional Engineer and Professional Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No. 21-466

DATE: 09-23-25

SCALE: 1"=20'

SHEET: 1 OF 1



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Quiet Operation**
Kohler home generators provide quiet, neighborhood-friendly performance.
- **Premium 5-year/2000 hr Limited Warranty Included**
Kohler is known for extraordinary reliability and performance. Kohler's premium limited warranty cover parts, labor, and travel for the full warranty period
- **Aluminum Enclosure**
Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business.

Standard Features

- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The generator set accepts rated load in one step.
- A premium 5 year/2000 hour limited warranty covers parts, labor, and travel for the full warranty period.
- Quick-ship (QS) models with selected features are available. See your Kohler dealer for details.
- Meets 291 kph (181 mph) wind load rating.
- GFCI service outlet installed on the junction box.
- RDC2 Controller
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT transfer switch).
 - Designed for today's most sophisticated electronics.
 - Electronic speed control responds quickly to varying household demand.
 - Digital voltage regulation protects your valuable electronics from harmonic distortion and unstable power quality.
 - Two-line, backlit LCD screen is easy to read in all lighting conditions, including direct sunlight and low light.
 - Able to connect to the internet using ethernet cable, wireless radios, or any other Wi-Fi adapters.
- Engine Features
 - Powerful and reliable 2.2 L liquid-cooled engine
 - Electronic engine management system.
 - Simple field conversion between natural gas and LPG fuels while maintaining emission certification.
- Innovative Cooling System
 - Electronically controlled fan speeds minimize generator set sound signature.
- Certifications
 - The 60 Hz generator set engine is certified by the Environmental Protection Agency (EPA) to conform to the New Source Performance Standard (NSPS) for stationary spark-ignited emissions.
 - cULus listed
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
 - Meets NFPA 37 requirements for 18 in. offset for installation.
- Approved for stationary standby applications in locations served by a reliable utility source.

Generator Set Ratings

Alternator	Standby Ratings									
	Voltage	Ph	Hz	Natural Gas		LPG		Circuit Breaker		Poles
				kW/kVA	Amps	kW/kVA	Amps	Amps		
4E5.0	120/240	1	60	21/21	88	24/24	100	100	2	
	120/240*	1	60	21/21	88	21/21	88	-	-	
	120/208	3	60	21/26	73	23/29	81	90	3	
4D5.0	127/220*	3	60	21/26	69	23/29	77	-	-	
	120/240	3	60	21/26	63	23/29	70	80	3	
	277/480	3	60	21/26	32	23/29	35	40	3	

* Voltage configuration not available from the factory. Field-adjustable by an authorized service technician. 50 Hz options available. Contact your Customer Service representative.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. Due to manufacturing variations, the ratings tolerance is ±5%. *Standby Ratings:* Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads with an average load factor of 80% for the duration of a power outage. No overload capacity is specified for this rating. Ratings are in accordance with ISO-3046/1, BS 5514, AS 2789, and DIN 6271. GENERAL GUIDELINES FOR DERATING: *Altitude:* Derate 1.3% per 100 m (328 ft.) elevation above 200 m (656 ft.). *Temperature:* Derate 3.0% per 10°C (18°F) temperature above 25°C (77°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler generator dealer for availability.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating Field
Exciter type	Brushless, Wound-Field
Leads: quantity, type	
4E5.0	4, 120/240
4D5.0	12, Reconnectable
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Voltage regulation, no-load to full-load	±1.0% Maximum
Unbalanced load capability	100% of Rated Standby Current
One-step load acceptance	100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)
240 V	4E5.0 (4 lead) 37 (60 Hz)
480 V, 400 V	4D5.0 (12 lead) 59 (60 Hz) 44 (50 Hz)

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and drip-proof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.

Application Data

Engine

Engine Specifications	60 Hz
Manufacturer	Kohler
Engine: model, type	Residential Powertrain KG2204, 2.2 L, 4-Cycle Natural Aspiration
Cylinder arrangement	In-line 4
Displacement, L (cu. in.)	2.2 (134.25)
Bore and stroke, mm (in.)	91 x 86 (3.5 x 3.4)
Compression ratio	10.5:1
Piston speed, m/min. (ft./min.)	310 (1016)
Main bearings: quantity, type	5, plain alloy steel
Rated rpm	1800
Max. power at rated rpm, kW (HP)	
LPG	30 (40)
Natural Gas	27 (36)
Cylinder head material	Cast Iron
Piston type and material	High Silicon Aluminum
Crankshaft material	Nodular Iron
Valve (exhaust) material	Forged Steel
Governor type	Electronic
Frequency regulation, no-load to full-load	Isocronous
Frequency regulation, steady state	±1.0%
Frequency	Fixed
Air cleaner type	Dry

Engine Electrical

Engine Electrical System	
Ignition system	Electronic
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	14
Ampere rating	90
Starter motor rated voltage (DC)	12
Battery, recommended rating for -18°C (0°F):	
Qty., cold cranking amps (CCA)	One, 630
Battery voltage (DC)	12
Battery group size	24

Exhaust

Exhaust System	60 Hz
Exhaust manifold type	Dry
Exhaust temperature at rated kW, dry exhaust, °C (°F)	633 (1171)
Maximum allowable back pressure, kPa (in. Hg)	7.5 (2.2)

Fuel

Fuel System	
Fuel type	Natural Gas or LPG
Fuel supply line inlet	1 in. NPT
Natural gas fuel supply pressure, kPa (in. H ₂ O)	1.2-2.7 (5-11)
LPG vapor withdrawal fuel supply pressure, kPa (in. H ₂ O)	1.2-2.7 (5-11)

Fuel Composition Limits *	Nat. Gas	LP Gas
Methane, % by volume	90 min.	—
Ethane, % by volume	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume	0.1 max.	5.0 max.
C ₄ and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass		25 max.
Lower heating value, MJ/m ³ (Btu/ft ³), min.	33.2 (890)	84.2 (2260)

* Fuels with other compositions may be acceptable. If your fuel is outside the listed specifications, contact your local dealer for further analysis and advice.

Lubrication

Lubricating System	
Type	Full Pressure
Oil pan capacity, L (qt.) §	4.2 (4.4)
Oil added during oil change (on average), L (qt.) §	3.3 (3.5)
Oil filter: quantity, type §	1, Cartridge
§ Kohler recommends the use of Kohler Genuine oil and filters.	

Application Data

Cooling

Radiator System	60 Hz
Ambient temperature, °C (°F)	45 (113)
Engine jacket water capacity, L (gal.)	2.65 (0.7)
Radiator system capacity, including engine, L (gal.)	13.2 (3.5)
Water pump type	Centrifugal
Fan diameter, mm (in.)	qty. 3 @ 406 (16)
Fan power requirements (powered by engine battery charging alternator)	12VDC, 18 amps each

Operation Requirements

Air Requirements	60 Hz
Radiator-cooled cooling air, m ³ /min. (scfm)†	51 (1800)
Combustion air, m ³ /min. (cfm)	1.4 (49)
Air over engine, m ³ /min. (cfm)	25 (900)
† Air density = 1.20 kg/m ³ (0.075 lbm/ft ³)	

Fuel Consumption‡	60 Hz	
Natural Gas, at % load	m ³ /hr. (cfh)	
100%	8.5 (300)	
75%	6.4 (227)	
50%	4.9 (174)	
25%	4.1 (144)	
Exercise	2.9 (101)	

LP Gas, at % load	m ³ /hr. (cfh)	Gal/hr
100%	3.8 (134)	3.7
75%	2.9 (104)	2.9
50%	2.2 (78)	2.1
25%	1.7 (62)	1.7
Exercise	1.1 (41)	1.1

‡ Nominal Fuel Rating: Natural gas, 37 MJ/m³ (1000 Btu/ft³)
LP Vapor, 93 MJ/m³ (2500 Btu/ft³)

LP vapor conversion factors:

8.58 ft.³ = 1 lb.
0.535 m³ = 1 kg.
36.39 ft.³ = 1 gal.

* 50 Hz Operation requirements are available upon request.

Sound Enclosure Features

- Sound-attenuating enclosure uses acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- Internally mounted critical silencer.
- Skid-mounted, aluminum construction with two removable access panels.
- Fade-, scratch-, and corrosion-resistant Kohler® cashmere powder-baked finish.

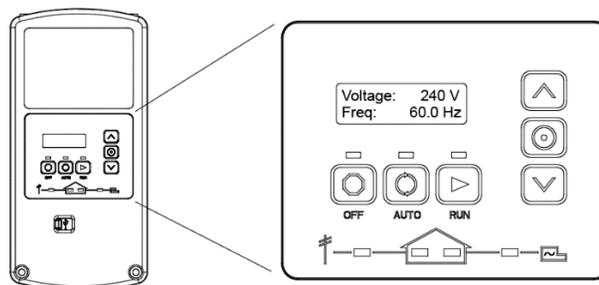
Sound Data

Model 24RCLA sound levels are 52 dB(A) during engine exercise and 60 dB(A) during normal operation.*

All sound levels are measured at 23 ft. (7 m) with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load management.

The RDC2 controller's 2-line LCD screen displays status messages and system settings that are clear and easy to read, even in direct sunlight or low light.

RDC2 Controller Features

- Membrane keypad
 - OFF, AUTO, and RUN push buttons
 - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD screen
 - Two lines x 16 characters per line
 - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display
 - Generator set status
 - Voltage and frequency
 - Engine temperature
 - Oil pressure
 - Battery voltage
 - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor to maintain steady-state speed at all loads
- Digital voltage regulation: ±1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and to run every week or every two weeks
- Exercise modes
 - Unloaded exercise with complete system diagnostics
 - Unloaded full-speed exercise
 - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ connection
- Integral ethernet connector to connect to internet and be able to use Kohler's remote monitoring mobile app
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch

See additional controller features on the next page.

Additional RDC2 Controller Features

- Diagnostic messages
 - Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load management device
 - Over 70 diagnostic messages can be displayed
- Maintenance reminders
- System settings
 - System voltage, frequency, and phase
 - Voltage adjustment
 - Measurement system, English or metric
- ATS status (Model RXT ATS required)
 - Source availability
 - ATS position (normal/utility or emergency/generator)
 - Source voltage and frequency
- ATS control (Model RXT ATS required)
 - Source voltage and frequency settings
 - Engine start time delay
 - Transfer time delays
 - Fixed pickup and dropout settings
 - Voltage calibration
- Programmable Interface Module (PIM) status displays
 - Input status (active/inactive)
 - Output status (active/inactive)
- Load control menus
 - Load status
 - Test function

Generator Set Standard Features

- Aluminum sound enclosure with enclosed silencer
- Battery rack and cables
- Coolant
- cULus listed
- Electronic, isochronous governor
- Flexible fuel line
- Gas fuel system (includes fuel mixer, electronic secondary gas regulator, two gas solenoid valves, and flexible fuel line between the engine and the skid-mounted fuel system components)
- GFCI service outlet, 120/240 V for customer connection
- Integral vibration isolation
- Line circuit breaker
- NEC prime mover shutdown switch
- Oil drain extension
- Scannable QR code to operation and installation information
- RDC2 controller with built-in battery charger
- Remote monitoring and control of the generator and ATS system
- Premium five-year or 2000 hour limited warranty

Available Options

Starting Aids §

- Block Heater, 500W, 120V
 - Oil Pan Heater, 150W, 120V
- § One block heater or oil pan heater is recommended for ambient temperatures below 0°C (32°F). At temperatures below -18°C (0°F), installation of both heaters is recommended. Single phase QS available with factory installed block heater.

Available Options, Continued

Controller Accessories

- Lockable Enclosure or Remote Mount Emergency Stop (lockout/tagout)
- Programmable Interface Module (PIM) (provides 2 digital inputs and 6 relay outputs)

Electrical System

- Battery
- Battery Heater
- Wireless Radio Kit

Automatic Transfer Switches and Accessories

- Model RDT Automatic Transfer Switch
- Model RXT Automatic Transfer Switch with Combined Interface/Load Management Board
- Load Shed Kit for RDT or RXT
- Power Relay Modules (use up to 4 relay modules for each load management device)

Miscellaneous

- Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

Literature

- General Maintenance Literature Kit
- Overhaul Literature Kit
- Production Literature Kit

Warranty

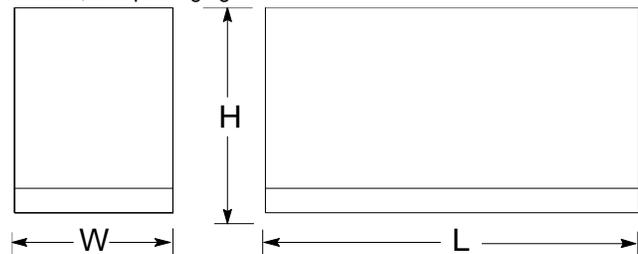
- Extended 7-Year/2000 Hour Limited Warranty
- Extended 10-Year/2000 Hour Limited Warranty

Dimensions and Weights

Overall Size, L x W x H, mm (in.): 1880 x 836 x 1169
(74 x 32.9 x 46.0)

Shipping Weight, wet, kg (lb.): 572 (1260)

Weight includes generator set with engine fluids, sound enclosure, silencer, and packaging.



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local dealer for more detailed information.

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