

TOWNSHIP OF HARDYSTON

ORDINANCE #2021-09

AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON TO AMEND SECTION 147-8(O) OF CHAPTER 147 TO AMEND THE REQUIREMENTS FOR FIRE SUPPRESSION SYSTEM INSTALLATION AND MAINTENANCE

BE IT ORDAINED by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Chapter 147, Site Plan and General Development Plan Review, Section 8, Design Standards and Required Site Improvements, Subsection (O) of the aforesaid Revised General Ordinances is hereby repealed and replaced to read as follows:

O. Fire protection facilities. The purpose of this subsection is to insure that adequate fire protection facilities are provided within residential and non-residential developments. Fire protection facilities shall be provided as follows:

(1) In the CR and R-4 Zones, a public potable and fire suppression water system shall be provided in accordance with the Residential Site Improvements Standards (RSIS), N.J.A.C. 5:21-1 et seq., for residential developments utilizing sewage collection and treatment.

(2) In all other zones, a fire suppression water system shall be provided for all residential preliminary major subdivisions. The system shall be installed in accordance with the following standards:

(a) Where an adequate central water system is available and has been approved by the Township of Hardyston, fire hydrants shall be installed to provide a source of water for firefighting. Where an adequate central water system is not available for a residential subdivision, underground water storage tanks shall be located and installed within the development. The location of the tank shall be approved by the reviewing board with input from the Hardyston Fire Department. Any fire-suppression tank provided shall be located such that the distance from the proposed suction point for the tank to the required building setback line of each proposed lot shall not exceed 2,000 feet. This length shall be measured along the center line of the right-of-way. This distance shall also include the length of the driveway, measured along the driveway for flag lots and lots with common driveways. When more than one tank is required to meet this requirement, the spacing between tanks shall not exceed 3,000 feet. Each tank shall be located

within the public right-of-way or an easement acceptable to the Township of Hardyston.

[1] Tanks constructed to service residential subdivisions that will not have a homeowners' association shall be dedicated to the Township. Regular, quarterly inspections shall be performed by the Township Fire Official pursuant to Chapter 94 of the Township Code to ensure operability.

[2] The maintenance for tanks constructed to service residential subdivisions in which the roads have not been dedicated to the Township will be the responsibility of the developer or the community association (whichever has majority interest in the property) until it is formally dedicated to the Township. Regular, quarterly inspections shall be performed by the Township Fire Official pursuant to Chapter 94 of the Township Code to ensure operability.

(3) In all other zones, exclusive of the R-4 and CR zones, Non –residential development requiring site plan approval shall be required to provide fire protection facilities as follows: (Non-residential development requiring minor site plan approval shall be exempt from this section).

(a) Where an adequate central water system is available and has been approved by the Township of Hardyston, fire hydrants shall be installed to provide a source of water for firefighting.

(b) Where an adequate central water system is not available

[1] Approval for a new building of a 1,000 square feet or larger shall require the location and installation of an underground storage tank in accordance with the design standards of this section.

[2] Approval for amended preliminary site plan to increase the building footprint of an existing building by 1,000 square feet or greater up to 50% of the existing building footprint shall be required to provide an easement to the Township that provides the Township the ability to install and maintain an underground fire suppression tank in the future should the Township deem an underground fire suppression tank is necessary. The easement shall be subject to review and approval by the Township with input from the Township Fire Department.

[3] Approval to increase the building footprint greater than 50% of the existing footprint or site plan applications seeking approval to change from a non-life hazard to a life hazard use shall require the location and

installation of an underground storage tank in accordance with the design standards of this section.

[a] The hydrants, tank size, design and location in conjunction with a site plan application for a nonresidential structure shall be approved by the reviewing board with input from the Hardyston Fire Department.

[b] Regular maintenance and certifications shall remain the responsibility of the property owner. Regular, quarterly inspections shall be performed by the Township Fire Official pursuant to Chapter 94 of the Township Code to ensure operability.

(4) Design standards for fire suppression tanks:

(a) All tanks must have paved access within seven linear feet of its suction point. Alternate materials may be utilized to provide access to the tank after approval by the Township Engineer and Hardyston Fire Department. A protective barrier must be placed in front of the tank in order to prevent damage to the tank, subject to approval by the Township Engineer. A permanent sign, in accordance with the requirements of Chapter 94, § 94-15, of the Township Code, shall be installed at every tank location to show the existence and capacity of such tank. In addition, when tanks are located in the vicinity of a roadway or parking area, fire lanes shall be established and maintained pursuant to the requirements of Chapter 94 of the Township Code.

(b) The minimum capacity of every underground storage tank within a residential subdivision shall be 20,000 gallons. Tank capacities for nonresidential developments shall be based on the highest degree of hazard of the principal structures to be protected but in no case shall the tank capacity be less than 20,000 gallons. The fire protection systems shall be approved by the reviewing board with input from the Hardyston Fire Department. Unless an equivalent alternate fire protection system in compliance with the Uniform Construction Code is provided, underground water storage tanks will be provided and shall be constructed and installed as follows. All underground water storage tanks shall be (minimum) single-walled fiberglass construction. The tank shall be installed in accordance with the manufacturer's recommendations and NFPA standards.

Tanks shall, at a minimum, include the following features:

[1] One flange with six-inch draw tube.

[2] Four four-inch flanges.

[3] Six-inch dry hydrant NST female connection; each connection must have internal conical strainer, snap ring, and yellow dust cap. PVC pipe must pass through all adapters into tank.

[4] A functional and operational water level gauge of suitable design shall be provided. The gauge shall be of a size that insures it is legible from the street.

[5] Four-inch fill connection with two two-and-one-half-inch NST female connections with dust caps.

(5) This water supply is intended solely for minimal first-attack storage.

(6) In all subdivisions where a fire protection system is required, no building permit shall be issued for a principal structure upon any lot within the subdivision or development until fire protection to the extent necessary for such structure is installed and its operability has been tested, approved by the Hardyston Township Fire Department, and it meets the requirements of this subsection. In addition, all residential subdivision applicants shall submit to the Township, prior to the issuance of any building permit, a certification from the applicant's engineer that the fire suppression system is operational and meets the requirements of this subsection.

#### **NOTICE**

**PLEASE TAKE NOTICE** that notice is hereby given that the above ordinance was introduced and passed at the regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey, on October 27, 2021. The same came up for final adoption at a meeting of the Township Council of the Township of Hardyston held on December 8, 2021, and after all persons present were given the opportunity to be heard concerning the same, it was finally passed, adopted and will be in full force and effect in the Township according to law.

Jane Bakalarczyk, RMC/CMC  
Municipal Clerk