

**TOWNSHIP OF UPPER DEERFIELD  
ORDINANCE 808**

**AMENDING CHAPTER 218 OF THE UPPER DEERFIELD TOWNSHIP  
CODE ENTITLED – “FIRE ZONES”**

**WHEREAS**, the Township Committee of the Township of Upper Deerfield is desirous of amending Chapter 218 Of The Code Of The Township Of Upper Deerfield Entitled: "Fire Zones".

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Upper Deerfield that Chapter 218 be deleted in its entirety and is hereby amended with new language for Chapter 218 of the Code of the Township of Upper Deerfield and shall hereafter read as follows:

**§ 218-1. Establishment of Fire Lanes**

Fire lanes as defined in, and required by, the Uniform Construction Code, as amended from time to time, and the New Jersey Fire Prevention Code, as amended from time to time (collectively the “Codes”) shall be designated on all site plans and shall conform to the requirements of the Codes. The Upper Deerfield Township Fire Marshall shall review all applications for site plan and shall report the Code requirements for Fire Lanes to the Upper Deerfield Planning Board.

**§ 218-2. Establishment of Fire Zones.**

The Fire Marshall may, as part of the site plan review process, designate Fire Zones, and upon designation by the Planning Board the Fire Zones shall be incorporated in the approved site plan. As used herein, "Fire zones" shall mean designated areas at entrances, exits, loading doors, or other accesses to premises, and Fire Department connections which shall remain unobstructed at all times so as to provide access to buildings by fire apparatus, personnel and other emergency vehicles.

**§ 218-3. Standards for Fire Lanes and Fire Zones.**

The location, dimensions, markings and number of signs that shall be required in or upon a fire lane or zone shall be in accordance with the Codes, any other applicable rule or regulation established in the State of New Jersey and in accordance with generally accepted engineering practices. In the event that neither the Codes nor any other applicable rule or regulation provides for the dimension and design of Fire Lanes and/or Fire Zones, the following shall apply:

A. Fire zones shall be no less than 10 feet nor more than 50 feet in width and shall be striped and lettered in yellow on a paved surface. Such striping and lettering shall be legible at all times. Said striping and lettering shall comply with the standards set forth in Schedule 2 of this chapter and with all applicable standards which shall hereinafter be promulgated by the State of New Jersey.[1]

B. Fire lanes shall conform with the following:

(1) Fire lanes shall be a minimum width of 18 feet.

(2) Fire lanes shall be constructed of either asphalt paving, concrete,

concrete paving blocks, or eight-inch minimum of dense graded aggregate. Where soil conditions warrant geotextile fabric shall be installed. Fire lanes shall be designed to support a weight of approximately 25 tons. The design of the fire lanes shall be subject to the approval of the Planning Board with the advice of the Township Engineer, and Fire Marshall. All fire lanes shall be designed with a turning radii that will allow the largest fire vehicle to remain within the designated fire lane or travel lane while negotiating a turn. Fire lanes located in landscaped areas shall be designed by locating "Fire Lane" signs on both sides of lane at an interval determined by the Township Engineer. Where required to access a roadway, fire lanes shall provide a depressed curb.

(3) Fire lanes and fire zones shall have signs, the lettering on which shall be legible at all times, which shall advise that the area is a "Fire Zone" or "Fire Lane," with all applicable standards established by the State of New Jersey and/or the Manual for Uniform Traffic Control Devices.

(4) The Planning Board may grant a waiver of the foregoing requirements, in accordance with the standards applicable to design waivers in the site plan review process.

#### **218-4 Responsibilities of Landowner.**

It shall be the responsibility of the owner or owners of the land or premises on which a Fire Lane and/or Fire Zone has been designated to stripe, letter and maintain the appropriate signs as required and to maintain said striping, lettering and signage in a clean and legible manner at all times and replace when necessary to insure adequate visibility and not obstruct in any fashion the Fire Lane or Fire Zone.

#### **218-5 Enforcement of Landowner's Responsibility.**

Upon a finding by the Fire Marshall that a Landowner has failed to comply with this Ordinance, the Fire Marshall shall first proceed by issuing to the landowner a Notice of Violation and Order to Terminate whereby the Fire Marshall advises the landowner of the violation and sets a date by which the landowner must correct the violation. If the landowner does not correct the violation within the times set forth in the Notice and Order to Terminate, the Fire Marshall may issue a Notice and Order for Penalty assessing a penalty to the landowner for his failure to comply of not more than \$1,000.00 per week for each and every week that the condition remains uncorrected.

Any penalty assessed by the Fire Marshall as set forth herein may be collected by Upper Deerfield Township pursuant to the provisions of the Uniform Construction Code, the Uniform Fire Code, the Penalty Enforcement Law (N.J.S.A. 2A:58-10) or as otherwise is authorized under the laws of the State of New Jersey.

Any landowner aggrieved by the decision of the Fire Marshall pursuant to the provisions of this section 218-5 may appeal to the Cumberland County Construction Board of Appeals.

**218-6 No Obstruction of Fire Lanes and/or Fire Zones.**

Fire Lanes and Fire Zones shall at all times remain unobstructed. No vehicles may park, stop or stand at any time in a Fire Lane or Fire Zone and no person shall deposit any matter in a Fire Lane or Fire Zone.

The Fire Marshall or his designee and any law enforcement officer having jurisdiction in Upper Deerfield Township may issue a summons through the Upper Deerfield Municipal Court (or any regional court of which Upper Deerfield Township is a party). The fine for a violation of this section 218-6 is \$50.00 per violation.

**218-7 Removal of Obstructions During Emergency.**

The Fire Marshall or Director of Emergency Management Services is authorized to remove any obstruction of a Fire Lane, Fire Zone and/or fire hydrant during the course of an emergency. The owner of any vehicle shall be responsible for the costs of removing the vehicle including but not limited to towing and storage charges. In the case of a non-vehicular obstruction, the landowner on which the Fire Lane or Fire Zone is located and the owner of the non-vehicular obstruction shall be liable for the costs of removal.

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James Crilley, Chairman

Adopted: August 1, 2019

Finally Attested:

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Roy J. Spoltore, Township Clerk

First Reading: July 18, 2019

Publication: July 23, 2019

Publication of Final Adoption: August 6, 2019