

ORDINANCE 2026-25

AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF COLTS NECK

WHEREAS, the Township is authorized under the laws of the State of New Jersey to enact ordinances and regulations necessary to protect the public health, safety, and welfare of its residents; and

WHEREAS, Appendix D of the International Fire code provides standards for fire apparatus access roads, including requirements related to road width, vertical clearance, turning radius, grade, dead-end roads, and other access features necessary for emergency response operations; and

WHEREAS, adequate fire apparatus access is essential to ensure timely emergency response, enhance fire fighter safety and protect life and property from the hazards of fire and other emergencies; and

WHEREAS, the Township Fire Official and Executive Fire Council have reviewed the provisions of Appendix D and have recommended its adoption as being in the best interest of the Township; and

WHEREAS, the Township Committee has reviewed the provisions of Appendix D, Fire Apparatus Access Roads, of the most recent edition of the International Fire Code; and

WHEREAS, the Township Committee finds that the standards contained in Appendix D of the International Fire Code establishes reasonable and necessary requirements for emergency vehicle access to buildings; and

WHEREAS, the Township Committee further finds that adoption of Appendix D of the International Fire Code will assist emergency responders in carrying out their duties effectively and will reduce risk to life, property, and public welfare.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Colts Neck, County of Monmouth, State of New Jersey as follows: (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~).

SECTION I: That Chapter 29, Fire Prevention Bureau, of the Code of Colts Neck Township be amended and supplemented in the following parts only:

§29-8 ~~Technical Amendments~~ Fire Apparatus Access Roads

Appendix D of the International Fire Code, as amended and supplemented, shall be herein adopted.

SECTION II: That Chapter 102, Development Regulations, Subsection 98, Multifamily provisions be amended and supplemented to add subsections I and J as follows:

§ 102-98 Multifamily provisions

I. Multifamily residential projects having more than 100 dwelling units shall be equipped throughout with a minimum of two separate fire apparatus access roads.

J. Remoteness. Where two fire apparatus access roads are required by I above, they shall be placed a distance apart equal to not less of one-half of the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.

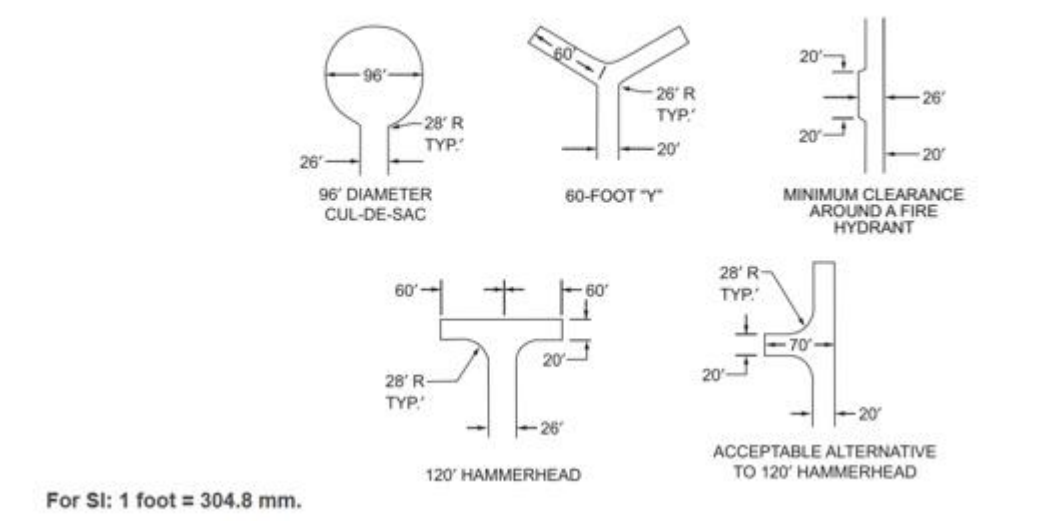
SECTION III: That Chapter 102, Development Regulations, Subsection 109, Business districts be amended and supplemented to add new subsection J entitled “Fire apparatus access” as follows:

§ 102-109 Business districts

J. Fire apparatus access

1. Facilities, buildings or portions of buildings herein constructed shall be accessible to fire department apparatus by way of an approved access road or parking lot access isle with an asphalt, concrete surface capable of supporting the imposed load of five apparatus weighing up to 75,000 pounds.
2. Dead-end fire apparatus access roads or parking lot access isle in excess of 150 feet shall be provided with a turnaround provision in accordance with Figure 109-2 Dead-End Fire Apparatus Access Road Turnaround.

FIGURE 109-2 DEAD-END FIRE APPARTUS ACCESS ROAD TURNAROUND



3. Buildings of facilities having a gross floor area of more than 62,000 square feet shall be provided with two separate fire apparatus access roads.
4. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION IV: Severability.

If any section, paragraph subsection, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION V: Repealer.

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

SECTION VI: Inconsistent Ordinance.

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION VII: This ordinance shall take effect immediately upon passage, publication and filing according to law.

Fria Halley

Brian O'Malley, RMC
Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	October 14, 2026					October 28, 2026				
	M S	Yes	No	NV	Ab	M S	Yes	No	NV	Ab
Mayor Viola		X					X			
Deputy Mayor Buzzetta	S	X					X			
Rizzuto		X				M	X			
Torchia Buss	M	X				S	X			
Tobia		X					X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent										