

****Attention Residents with Grills****



It has come to our attention that several community members are not following fire code protocol when using their grill in the community. **If found not following fire code, this may result in an immediate fine without a warning.** It is in the best interest of all community members to follow the rules below in order to protect their home as well as other neighbors attached within the building structure.

Outdoor Grills – N.J. Uniform Fire Code, N.J.A.C. 5:70-3.1(a), F-402 states that “cooking equipment such as barbeque grills shall not be stored or used: On any porch, balcony or any other portion of a building; within any room or space of a building; within 5’ of any combustibile exterior wall within 5’ vertically or horizontally, of an opening in any wall; or under any building overhang”. Therefore, as a result of said code the association permits propane, charcoal or electric grills only at townhouses, and such grills must be used and stored at least five feet from the exterior of the building.

Townhouses with decks may only have electric grills. Townhouse residents with no deck may use a propane tank grill but it must not show any signs of rust and is not to be stored inside a unit or inside a storage closet.

Condos: Condos may only use electric grills. All grills must be kept in a safe and operable condition. Condominiums may have electric grills only and when in use, they must be operated as far away from the building exterior as possible. Propane grills, hibachis or any open flame devices are not permitted in the condominiums under any circumstances. While being stored, the grills must be cool when placed near the vinyl siding. Any damage done to the building as a result of using grills will result in the offending party paying for any repairs deemed necessary.

Storage of grills is prohibited under stairwells. Grills are never to be left unattended, and open flames are not permitted. A functional fire extinguisher should be kept on hand whenever grilling. All types of grills are not to be stored by the privacy fence. It is best to place your grill at the far end of the patio, balcony or deck, in the center.

Any questions, please call the community manager at 908-707-0760.