

10-1 DEFINITIONS.

As used in this chapter, the following terms shall have the meanings indicated:

DEPENDENT TRAILER COACH

A trailer coach without toilet facilities and laundry facilities or either of them.

MOBILE HOME

A vehicle without means of self-propulsion but licensable as a conveyance on public streets or highways and which is constructed to permit occupancy as a dwelling or sleeping bed place for one or more persons.

MOBILE HOME PARK

Any plot of ground upon which two or more occupied mobile homes are located.

MOBILE HOME SPACE

That part of a mobile home park designed to be occupied by one mobile home.

10-2 LICENSE.

10-2.1 Required.

Within the limits of the township no person shall conduct the business of operating a mobile home park unless and until there shall be granted by the Township Committee in accordance with the terms of this chapter, and shall be in force and effect, a license to conduct the mobile home park.

10-2.2 Application.

A license shall be applied for by written application, filed with the Township Committee. The application shall set forth the full name and address of the applicant, the particular kind or character of business to be carried on or conducted or vehicles parked, the location or place of the premises in or at which the same is to be carried on, the total area of the ground space thereof and a diagram of the same. The application shall also be accompanied with a deposit to cover the license fee for the current year in the amount hereinafter provided, which license fee as to the first license granted for any place shall be proportionately prorated for the remainder of the year.

10-2.3 Performance bond.

Every licensee shall provide the township with a performance bond in the amount of \$1,000 executed by a corporate surety authorized to issue bonds and to do business in the State of New Jersey which bond shall guarantee to the township the performance of all of the conditions imposed by this chapter by the licensee. Every bond shall provide that the surety thereby submits itself to the jurisdiction of Burlington County District Court and irrevocably appoints the Township Clerk as its agent upon which any papers affecting its liability on the bond may be served; that the liability of the surety may be enforced on motion without the necessity of an independent action; and that the motion and such notice of the motion as the Burlington County District Court prescribed may be served upon the Township Clerk, who shall forthwith mail copies of the surety to the address given in the bond. The bond shall be maintained in full force for such period of time as the license shall be issued.

10-2.4 Expiration of license; renewal.

Every license shall expire on December 31 of the year in which issued. Applications for the renewal of licenses may be filed at any time prior to December 31 of each year and shall contain all of the information set forth in Subsection 10-2.2 except that a diagram shall not be required unless the mobile home park facilities are to be enlarged or otherwise changed.

10-2.5 Enlargement of facilities.

No licensee shall be permitted to enlarge the park facilities or otherwise change the physical facilities in the mobile home park without first securing the approval therefor from the Township Committee.

10-2.6 Number of licenses permitted.

No more than two licenses for mobile home parks shall be issued and outstanding within the township at any time.

10-2.7 Fees; park registry.

a.

There shall be charged and collected for the license an annual fee of \$200 and the sum of \$7 per calendar week for each mobile home occupying any space in the mobile home park during the calendar week or part thereof. Any mobile home that is greater than 18 feet wide or more than one story in height shall pay a fee of \$14 per calendar week or part thereof. The base fee of \$200 shall be payable in advance each year. Each license shall maintain a park registry and on the last day of each month submit a copy thereof to the Tax Collector covering the preceding month setting forth the license number of each mobile home, the date of arrival, whether still at the park and if not, the date of departure and the age, name and last known address of the owner of each mobile home and automobile. Payment of any weekly fees due the Township shall be made to the Tax Collector on the last day of each month in which the week occurred. Where any licensee fails to make payment of any weekly fee due the Township to the Tax Collector on the last day of each month when due, the balance due on overdue fees shall be subject to 1% per month late charge. No license shall be transferred without the permission of the Township Committee.

b.

The calendar week fees identified in paragraph a. shall be phased in as follows:

	Single	Double
2013 and prior	\$2.50	\$2.50
January 1, 2014	\$3.50	\$4.00
January 1, 2015	\$4.00	\$4.50
January 1, 2016	\$4.25	\$4.75

10-2.8 Additional information.

The Township Committee may require any applicant for a license and any licensee to supply additional information concerning the applicant and the proposed mobile home park or the licensee, to assure compliance with all the provisions of this chapter.

10-2.9 Occupied mobile homes to be located in mobile home park.

No mobile home intended to be occupied for dwelling purposes within the township and hereafter entering the township shall be located in any place within the township except within the confines of a mobile home park. Wheels may not be removed from any mobile home except for the purpose of repair and shall be replaced promptly after such repairs are made.

10-2.10 Compliance with Zoning Regulations.

No mobile home park shall be located in any area except that authorized to be so occupied by the zoning ordinance of the township as such ordinance may provide at the time of any application made hereunder.

10-3 REGULATIONS FOR MOBILE HOME PARKS.

10-3.1 Mobile home spaces.

Each mobile home space shall be not less than 2,400 square feet in area and at least 35 feet wide. Each space shall abut on a driveway or other clear area with unobstructed access to a public street. Spaces shall be clearly defined with appropriate markers.

10-3.2 Certificate of occupancy.

Before any mobile home space is occupied, the licensee shall notify the Township Clerk that the space is ready for inspection and thereupon the township shall cause the space to be inspected for compliance with all the provisions of this chapter relative thereto and no mobile home space shall be occupied until the township has issued a certificate of occupancy certifying that the mobile home space complies with the provisions of the chapter and is approved for occupancy.

10-3.3 Spacing of mobile homes.

a.

The minimum of spacing between mobile homes and between mobile homes and mobile home buildings shall be:

Side-to-side spacing: 25 feet.

End-to-end spacing: 12 feet.

b.

No mobile home shall be located closer than 50 feet from the right-of-way line of a main highway or 20 feet from the mobile home park property line when such line is not a main highway.

10-3.4 Road, walks and parking areas.

All mobile home parks shall provide for suitable vehicular access for fire fighting equipment, delivery of fuel, removal of garbage and refuse and for other necessary service.

Main access roads, excluding parking, shall be not less than 20 feet in width. If parking is to be permitted thereof, appropriate additional width shall be provided.

Motor vehicle parking spaces shall be provided in the same number as mobile home spaces provided.

Each mobile home park shall have a public walk constructed of concrete or such other appropriate material as shall be satisfactory to the Township Engineer and shall be a minimum of three feet in width. Additional entrance walks (from the public walks to the mobile home doors) shall be constructed of the same material as the public walks and shall be a minimum of two feet in width.

10-3.5 Service buildings.

Each mobile home park shall be provided with one or more service buildings containing an appropriate number of plumbing fixtures and other service equipment. The service building shall conform to the following requirement:

a.

Location. The building shall be located no more than 200 feet from any dependent trailer-coach space.

b.

Construction. The materials and methods used in the construction of service buildings shall conform to local building practices and shall comply with the township building code. The interior finish shall be moisture resistant and easily cleaned. All rooms shall be ventilated and all exterior openings provided with screens.

c.

Facilities. Separate men's and women's toilet rooms shall be provided and distinctly marked. These rooms shall be separated by a sound-resistant wall. A vestibule or screen wall shall be provided to prevent direct view into the toilet rooms when exterior doors are open.

d.

Plumbing fixtures. Every mobile home park shall provide adequate toilet and laundry facilities. In no instance shall there be less than one laundry unit (laundry tray or washing machine), one water closet, one lavatory and one bathtub or shower for women; and one water closet, one lavatory and one bathtub or shower for men. A slop water closet (water closet with seat removed) shall be provided in each service building. Slop water closets shall have hot-and-cold water faucets located over the bowl and shall be provided with a flush mechanism preferably a flushometer valve for the complete cleansing of the bowl. The slop water closet shall be in a separate room of the service building with a single direct opening to the outside.

One water closet shall be provided for each sex for every 10 dependent trailer coach spaces. (Urinals for men may be substituted for one-third of these water closets).

One lavatory shall be provided for each sex for every 10 dependent coach spaces and one shower or bathtub for each sex for every 20 dependent coach spaces. A laundry unit shall be provided for every 20 coach spaces.

All water closets and bathtubs or showers for women, and all water closets and bathtubs for men shall be located in separate compartments, with self-closing doors. Gang-type shower compartments may be used for men. Individual shower stalls shall be approximately three by three feet. Showers for women shall have a dressing compartment with stool or bench. The

room containing laundry units shall be separated from the toilet rooms and have an exterior entrance only.

e.

Electrical. Wiring for lights shall be based on a demand of three watts per square foot of gross floor area. Lighting outlets shall be located over mirrors, work spaces and equipment. A general illumination level of not less than five foot candles shall be maintained, with 20 to 40 foot candles being available at specific work surfaces, such as lavatories, laundry trays and ironing board.

Separate circuits shall be provided for lighting and power. Power circuits shall be not less than 20 amperes capacity. Lighting circuits may be 15 amperes capacity.

f.

Heating. Heating facilities capable of maintaining a temperature of 70° F. in cold weather shall be provided.

g.

Hot water. Facilities shall provide for the continuous supply of three to five gallons of hot water permobile home space. Hot water at a temperature of 180° F. shall be provided for clothes-washing equipment.

10-3.6Laundry drying facilities.

Mechanical laundry drying equipment shall be provided and shall be located in service buildings.

10-3.7Refuse collection.

Refuse shall be stored in fly-tight and rodent proof containers. Refuse container stations shall be provided so that refuse containers shall not be visible from the streets and walks in the camps. These stations shall be located 150 feet from any trailer coach space.

10-3.8Recreation areas.

Not less than 100 square feet per mobile home space shall be available in one or more areas for recreational uses. These areas shall be so located that they are free of traffic hazards.

10-3.9Site engineering.

Grading and drainage shall be provided to the satisfaction of the Township Engineer.

10-3.10Construction of roads, parking areas, walks and service areas.

All roads, parking areas, walks and service areas shall be constructed to township specifications where such specifications are available, and, in any event, shall be constructed to the satisfaction of the Township Engineer.

10-3.11Water supply.

Every mobile home space shall be provided with water connection. Safe and adequate supply of potable water shall be provided in each trailer court. Wells shall be located not closer than 150

feet from septic tank systems. No pit privies shall be permitted in any trailer camp. Water shall be provided in a quantity not less than 125 gallons per day per mobile home space and the quality thereof shall conform to that required by 1946 Public Health Drinking Water Standards, Reprint #2697.

The piping material and method of installation for water distribution in connection with any water and sewage systems shall conform to the township building code and, in all respects, to good building practice.

Not less than one drinking fountain shall be provided for every 20 mobile home spaces.

10-3.12 Sanitary sewers.

Every mobile home space shall be provided with sewer connections. A system of sanitary sewage shall be provided in all mobile home parks and all waste and soil lines discharging from buildings and mobile homes shall be connected thereto. The proposed system shall meet the requirements of the Township Engineer. The materials used and the method of construction shall be in accordance with the township building code. Service water shall not be discharged into sanitary sewers.

10-3.13 Sewer sizing.

Sanitary sewers shall be sized to maintain a flow velocity of not less than two feet per second when flowing half-full.

Laterals to and terminals for, connecting individual coaches, shall be not less than three inches in diameter, trapped below frost line, and extended from four to six inches above the surface of the ground. The sewer terminal shall be provided with suitable fittings to permit a watertight junction to be made with the mobile home outlet.

Size of sewer mains shall be based on a maximum rate of flow of approximately 600 gallons per mobile home per day.

10-3.14 Sewer appurtenances.

Sufficient cleanouts, handholes, and manholes shall be installed in sewer systems to maintain serviceable conditions. For small systems manholes should be installed at all changes in direction over 45° at intersections of main sewers, and at intervals, not exceeding 400 feet in straight sewers.

Mobile home terminals shall be provided with a cap or plug for closure when not in use.

10-3.15 Electricity.

Every mobile home park shall be provided with electric power. An electric outlet supplying 110-115 volts shall be provided for each mobile home space. The outlets shall be weatherproof, and in easy reach of the parked mobile home. In no instance shall any power line crossing the mobile home park be less than 15 feet above the ground. All electric wiring in the park shall be in compliance with the applicable State and local codes, or, where none exists, with the National Electric Code published by the National Board of Fire Underwriters, 85 John Street, New York, New York.

Adequate overcurrent protection shall be provided on all service drops to each mobile home space and shall be weatherproof, insulated, and not smaller than 2-#8 wires.

Street and yard lights, sufficient in number and intensity to permit the safe movement of vehicles and pedestrians at night shall be provided. Outdoor lighting shall be effectively related to buildings, trees, walks, steps and ramps.

10-3.16 Fuel.

Cylinders, containing liquefied petroleum gas or oil to be used as fuel by mobile home occupants, shall be connected to the stoves or heaters of the trailer by copper or, by other metallic tubing, to provide leak-proof connections. The cylinders shall be securely fastened in place, not less than five feet from any coach exit. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed.

10-3.17 Inspections.

All mobile homes shall be subject to examination and inspection by day or night by the Township Committee, or any member thereof, or by any person delegated by the Township Committee to make such inspection, and by the police, fire and health authorities of the township.

10-3.18 Landscaping.

Appropriate landscaping shall be provided for every mobile home park. Trees shall be planted to provide shade for every mobile home space. Trees or hedges shall be planted around the outside boundaries of every mobile home park so that the park will be screened from the view of the public highways and sidewalks and will be in all respects attractive to the occupants of the park. All unpaved areas shall be planted in grass, and all lawns, shrubbery and trees shall be maintained in a neat and orderly fashion and shall be replaced when necessary. Every applicant for license for a mobile home park shall submit complete landscaping data to the Township Committee at the time the application is presented.

10-3.19 Revocation of license.

In case of failure or refusal to comply with any of the terms and provisions of this chapter, the Township Committee, after notice and hearing may revoke any license applied for or granted hereunder. Enforcement of the terms and conditions of the ordinance governing mobile homes and mobile home parks, Chapter 10, shall be through the municipal court of the township.

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