

CHAPTER 19

TRAILERS AND TRAILER CAMPS

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PREAMBLE

WHEREAS, in order to preserve the public health, safety and welfare of the Township of Pennsville and its inhabitants, it is deemed necessary to regulate trailer camps, camp sites, trailers, mobile homes and camp cars within the limits of the Township.

ARTICLE 1. DEFINITIONS

Sec. 19.1-1. TRAILER, MOBILE HOME OR CAMP CAR.

Trailer, mobile home or camp car, as used in this ordinance, shall mean any unit, structure, or vehicle constructed and intended for use, temporary or permanent, for living or sleeping purposes, by one or more persons, which is primarily designed to be equipped with wheels or similar devices for the purpose of transporting it from place to place whether it be self-propelled or otherwise, and whether its wheels or similar devices remain attached or are temporarily removed.

Sec. 19.1-2. TRAILER CAMP OR CAMP SITE.

A trailer camp or camp site as used in this ordinance shall mean any lot or plot of ground used for the temporary or permanent storage, parking or location of two or more trailers, mobile homes, or camp cars for a period of more than six (6) hours, and which places are used as a business operated for profit.

Sec. 19.1-3 CONSTRUCTION/ UTILITY TRAILER OR COMPOSITE

Construction trailer, utility trailer or composite unit, as used in this Chapter and governed herein, shall mean structures commonly identified under such terms and intended for use as office space, storage of equipment or materials, work or meeting space, change rooms, employee rest or lunch area, or other similar or related use; and used in connection with other principal commercial or industrial use; and whether on wheels or skirted.

ARTICLE 2. PROHIBITIONS

Sec. 19.2-1. PROHIBITION OUTSIDE TRAILER CAMP OR CAMP SITE.

No person, firm or corporation owning or possessing any trailer, mobile home or camp car shall locate, park, keep or maintain said trailer, mobile home or camp car for living or sleeping accommodations in or upon any lot or tract of land within the limits of the Township of Pennsville, except in or upon a trailer camp or camp site conducted, maintained and licensed in full and complete compliance with the provisions of this ordinance and the zoning ordinance of the Township, and any amendments thereto or except upon a premises off and outside of a duly licensed trailer camp or camp site when the structure on said premises has been unexpectedly damaged, such as by fire, flood, or other natural disaster, and the owner intends to make immediate repairs. In the event the owner or owners of a premises located within this Township wishes to avail himself or herself of this last-mentioned exception, an appropriate application shall be filed with the Township Zoning Officer who, within 24 hours of the filing of the application, shall conduct an inspection of the premises in question and, if appropriate, issue a 14-day permit for the placement of a trailer, mobile home or camp car upon said premises. As a condition of the issuance of said permit, the owner or owners of the premises in question shall agree to comply, within the above-mentioned 14-day period, with all State and local sewerage, water, and electrical codes, as well as the Zoning Officer's determination with regard to the size and placement of the trailer, mobile home, or camp car upon said premises. If the owner or owners conclude that repairs will require more than 14 days, then, in that event, the owner or owners shall request that the matter be referred to the Township Committee, the members of which shall decide whether to grant an extension of the permit for a period not to exceed 90 days. Thereafter, the members of the Township Committee, in their sole discretion, and only upon showing of good cause, may again extend the permit.

Sec. 19.2-2. PROHIBITION AGAINST TRAILER CAMP OR CAMP SITE WITHOUT LICENSE.

No person, firm or corporation shall conduct or carry on the business of the operation of a trailer camp or camp site, or work in, or occupy, directly or indirectly, or in any manner whatsoever, utilize any place or premises in or upon which is conducted or carried on a trailer camp or camp site unless and until there shall be granted by the Township Committee in accordance with the terms of this ordinance, and shall be in full force and effect, a license to conduct said trailer camp or camp site for the particular place and premises, in or which the same shall be conducted and carried on.

This section shall not prohibit the parking of a trailer, mobile home, or camp car upon premises outside of a duly licensed trailer camp or camp site for the purpose of repair or storage, provided it is not used as living or sleeping accommodations

**Sec. 19.2-3. PROHIBITION AGAINST REMOVAL OF WHEELS OR
FIXING TO GROUND.**

It shall be unlawful for any person, firm or corporation owning, possessing, or operating a trailer, mobile home, or camp car located on the premises of the owner, or on leased ground, or in a trailer camp or camp site, to remove or cause to have removed the wheels or any similar devices from said trailer, mobile home, or camp car, or to otherwise permanently fix it to the ground so as to prevent the ready removal of said trailer, mobile home, or camp car.

ARTICLE 3. LICENSE.

Sec. 19.3-1. APPLICATION; CONTENTS.

The license provided for in this Chapter shall be applied for by the written application filed with the Township Clerk and 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 areas of the ground space thereof, and a diagram of same; whether or not an adequate water supply is available; the method adopted for the disposal of sewage, garbage, waste and other offensive matter and such other information as may, from time to time, be required by the Township Committee.

Sec. 19.3-2. DEPOSIT TO ACCOMPANY APPLICATION.

The application shall 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 such place shall be proportionately prorated for the remainder of the license year.

Sec. 19.3-3. APPROVAL CERTIFICATE OF ENGINEER.

A certificate of approval stating that the applicant has made provisions to comply with the requirements for the proper disposal of sewage and waste water must be obtained from the Township Engineer and which shall be filed with the Township Clerk when applying for the license.

Sec. 19.3-4. PROCEDURE PRIOR TO ISSUANCE.

Upon receipt of the application in writing, license fee, and engineer's certificate, the Clerk shall present the same to the Township Committee which shall make or cause to be made an inspection and examination of the premises and determine the suitability of the premises for use as a trailer camp or camp site, and whether or not such premises might be so used, without hazard to the health, morals or general welfare.

Sec. 19.3-5. ISSUANCE OF LICENSE.

Upon authorization by the Township Committee, the Township Clerk shall issue the license.

ARTICLE 4. OPERATION AND REGULATION OF LICENSED PREMISES.

Sec. 19.4-1. PREMISES SUBJECT TO INSPECTION.

Should the license be granted, the premises and any building, trailer, mobile home, and camp car situate therein, shall be at all times subject to examination and inspection, by day or night, by proper officers and agents of the Township Committee, Police, Fire Department, and Board of Health, and should any condition be found to exist in or upon said premises subsequent to the granting of such license, which conditions, in the opinion of the Township Committee, might create a hazard, risk or be detrimental to private or public morals or general welfare, the same shall forthwith be remedied and corrected by the owner, applicant or licensee, upon notice.

Sec. 19.4-2. REVOCATION OR REFUSAL.

In case of the failure or refusal to comply with any of the terms or provisions of this ordinance, the Township Committee can, after due notice and hearing, refuse or revoke any license applied for or granted hereunder.

Sec. 19.4-3. LICENSE TERM; RENEWAL.

Said license shall expire on December 31st of each year. Application for renewal together with the license fee for the next year shall be filed with the Clerk on or before the first regular meeting day of the Township Committee for the month of December.

Sec. 19.4-4. ANNUAL LICENSE FEE AND MUNICIPAL SERVICE FEE.

There shall be an annual fee for said license in the amount of One Hundred Dollars (\$100.00); which fee is hereby expressly declared to be imposed for revenue, payable in advance for each year, commencing on the first day of January.

There shall be further charged and collected for each occupied pad site within a trailer camp a municipal service fee in the amount of \$30.00 per month for each trailer, mobile home or camp car situate in the trailer camp or camp site during each successive month or portion thereof. This additional payment shall be made monthly as hereinafter set forth. Any monthly amounts due which are not paid within the time required shall bear interest thereon at the lawful rate as set by the Rules of Court of the State of New Jersey covering the period of delinquency. The term of this subparagraph shall run concurrent with the Township's budgetary process, and more specifically the provisions of this Ordinance shall take effect on July 1, 2013, and end on June 30, 2014 (Am. 08-15-2013)

Sec. 19.4-5. CAMP REGISTRY.

Each licensee shall maintain a camp registry which shall be open, at all times, by the Township Committee, the Police Department, and such other Township officials as may require an examination of same.

Sec. 19.4-6. WRITTEN REPORT; PROCEDURE.

The licensee shall before the 10TH day of each month, file a written report with the Clerk on forms to be supplied by the Township, setting forth the number of trailers located therein during the previous month, the license number of each trailer and automobile, the date of arrival, whether still at the camp, and if not, the date of departure, and the name and address of the owner of each trailer. Such report shall be delivered to the Clerk together with monthly payment as provided for herein. The licensee shall further pay a fee of \$50.00 for failure to comply with the filing date for each report and payment due.

Sec. 19.4-7. TRANSFER OF LICENSE.

Licenses granted hereunder shall not be transferred except by proper application to the Township Committee under the same procedure as upon initial issuance. The license fee upon transfer shall be prorated on the basis of the remaining term.

Sec. 19.4-8. DRINKING WATER.

Every trailer camp or camp site shall be equipped with an adequate supply of pure drinking water. There shall be provided a minimum of fifty (50) gallons of such water per person per day, and its manner of storage and supply, and must comply with municipal regulations.

Sec. 19.4-9. SANITARY ACCOMMODATIONS.

There shall also be provided adequate sanitary accommodations. No trailer, mobile home, or camp car shall be permitted in any trailer camp or camp site unless it be properly equipped with bathing and toilet accommodations, and in addition, the licensee shall provide for sufficient separate bathing and toilet facilities for men and women in a building maintained for such purpose. All of such accommodations shall be properly connected to an approved disposal or sewage system and comply with municipal regulations.

- A. There shall be provided in every trailer camp or camp site heretofore or hereafter established such number of tight receptacles with close fitting metal covers for garbage or refuse, ashes and rubbish as may be deemed necessary by the Board of Health and such receptacles shall be at all times in a clean and sanitary condition.
- B. Fuel oil shall be maintained and stored as may be required necessary by the Board of Health or Municipal Fire Department.
- C. It shall be unlawful to permit any waste water or material from sinks, baths, showers, or other plumbing fixtures in trailers, mobile homes, or camp cars to be deposited upon the surface of the ground, and all such fixtures, when in use, must be connected properly as hereinbefore provided.
- D. Every trailer camp or camp site heretofore or hereafter established shall be provided with means of lighting the same at night and all water closets, bath and toilet units shall be provided with sufficient light facilities which shall be kept lighted during the time from one half hour after sunset until one half hour before sunrise.

Sec. 19.4-10. SPACE REQUIREMENTS.

Every trailer camp or camp site hereafter established shall provide a minimum of 2,000 square feet of space per trailer, mobile home or camp car. Trailers, mobile homes, or camp cars shall be arranged in rows, abutting or facing on a driveway not less than 30 feet in width, which driveway shall have unobstructed access to a public street or highway and no rows of trailers, mobile homes or camp cars shall be nearer than 30 feet to any row of trailers, mobile homes or camp cars and side distances of no less than 30 feet between trailers, mobile homes or camp cars.

Sec. 19.4-11. DRAINAGE.

Every trailer camp or camp site shall be located on a well drained area and the premises of every such trailer park or camp site shall be properly graded and surfaced so as to prevent the accumulation of storm or casual water.

Sec. 19.4-12. LIMITATION OF NUMBER.

No trailer camp or camp site shall contain upon its premises for any purpose, at any one time, more than one hundred and ten (110) trailers, mobile homes or camp cars; provided, however, that such permitted limit shall be increased to permit one hundred and twenty (120) such units effective on July 1, 1976; and one hundred and thirty (130) such units effective on July 1, 1977; and one hundred and forty (140) such units effective on July 1, 1978; and one hundred and fifty (150) such units effective on July 1, 1979.

Any extension of usage permitted by this Chapter shall not be effective until such applicant or licensee has complied with the provisions for such extension as set forth in Sec. 19.4-13.

The provisions of Revised General Ordinances of 2011 of the Township of Pennsville, Sec. 1.1-6, with respect to general penalty, shall apply to the provisions of this Article.

Sec. 19.4-13. EXTENSION OF LICENSED PREMISES.

No trailer camp or camp site premises area shall be extended beyond that contained in its license application unless further application is made and approval granted by the Township Committee for such extension.

Sec. 19.4-14. PROHIBITION AGAINST CERTAIN USE.

No person, firm or corporation shall permit any such licensed premises to be used for immoral purposes or suffer the violation thereon or therein of any penal law of any ordinance of the Township.

Sec. 19.4-15. COMPLIANCE WITH POLICE AND FIRE REGULATIONS.

Such licensed premises shall, at all times, comply with all proper police and fire regulations imposed by Township Ordinance.

Sec. 19.4-16. DOGS.

Dogs at no time shall be permitted to run at large in any trailer camp or camp site.

Sec. 19.4-17. NUMBER OF LICENSES LIMITED.

Licenses to conduct or operate a trailer camp or camp site shall be limited to not more than two (2) in number.

Sec. 19.4-18. PLAYGROUND AREA.

Each licensee shall provide an area to be set aside for a playground. The area so set aside shall be not less than one-half (1/2) acre. In the event there shall be more than fifty (50) trailers located therein, there shall be set aside an additional one-half (1/2) acre contiguous to the other. The area so set aside shall be conveniently located to the trailers and shall be approved by the Township Engineer.

Sec. 19.4-19. PROHIBITED REQUIREMENTS.

Persons seeking to occupy trailer spaces shall be permitted to occupy such spaces without being required by any licensee or its agents, either directly or indirectly, as a condition to securing the occupancy of such spaces, to pay any special or premium sum of money or other value, or make purchase of any item; nor shall any such payment be made a condition to the right of any occupant to alienate or convey its property.

Special or premium payment as specified herein shall not refer to the rental payment ordinarily required on a monthly basis for occupancy of a trailer space; nor shall it refer to sales commission which may be earned in the performance of a voluntary sales agreement entered into by the occupant.

ARTICLE 5. **REGULATION OF CONSTRUCTION/UTILITY TRAILER OR COMPOSITE UNIT.**

Sec. 19.5-1. **LEGISLATIVE INTENT; RETROACTIVE EFFECT.**

It is hereby declared that there exists in the Township the usage of structural units which is not otherwise regulated, as now defined herein at Section 19.1-3; and that it is in the public interest that the provisions of this Ordinance be construed to operate retroactively as well as prospectively from the effective date of this Code excepting any fee imposition or penalty provision prior to said effective date

Sec. 19.5-2. **PROHIBITION; REQUIREMENT OF PERMIT.**

No person, firm or corporation owning or possessing any structure regulated by this Article, as termed and defined, shall locate, park, keep or maintain said structure in or upon any lot or tract of land within the limits of the Township, unless a permit has been obtained for each said unit and maintained in accordance with the provisions of this Ordinance.

Sec. 19.5-3. **PROCEDURE FOR PERMIT.**

Applicants for construction trailer permits must complete, sign and file a construction trailer permit application directly with the Zoning Officer of the Zoning Officer's designee at the Construction Office during regular Township Business hours. The Zoning Officer or designee must issue a receipt confirming the filing date and retain a duplicate thereof. The Zoning Officer must grant or deny zoning permit applications within ten (10) business days as provided in NJSA 40:55D-18.

Sec. 19.5-4. **DURATION OF CONSTRUCTION TRAILER PERMIT.**

The approved application for the placement of a construction trailer shall end twelve (12) months from the date of approval. However, an applicant may apply in writing for an extension of said approval for a period lasting not more than six (6) months and pay a renewal fee to the Zoning Officer or the Zoning Officer's designee at the Construction Office during regular Township business hours.

Sec. 19.5-5. REQUIRED FEE.

There shall be charged and collected for each such unit a permit fee for each unit approved for placement to defray the cost of administration, inspection and enforcement.

The permit to be assessed shall be as follows per unit:

Application fee:	\$40.00
Renewal fee:	\$25.00

All permit fees are due at time of application for approval of placement and thereafter at time of renewal.

Sec. 19.5-6. ENFORCEMENT.

The Zoning Administrative Officer of the Township shall be the enforcement official for the purpose of this Article to determine the compliance or violation of the provisions thereof. He/she shall be authorized as part of this power to make and present complaints thereof.

Sec. 19.5-7. CONFLICT WITH OTHER CODES; INTENT.

Nothing herein is to be construed to supersede the requirements of other Codes of the Township regulated by the Sub-Codes of the Construction Code Office, although said structural units are not deemed to be part of the real estate upon which they are placed.

Sec. 19.5-8. VIOLATIONS; PENALTY.

Any person firm or corporation who shall violate any provision of this Article, upon conviction in the Municipal Court, shall be subject to a fine not less than \$25.00 nor more than \$250.00 for first offense, and not less than \$50.00 nor more than \$500.00 for a subsequent offense; or a term of commitment in the County Jail for not exceeding 30 days.

Each unit involved and each day an offense continues shall be considered a separate offense.