

ORDINANCE 2024-15

AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"

WHEREAS, on April 23, 1997 the Colts Neck Township Committee amended in its entirety Chapter 102, Development Regulations of the Code of Colts Neck Township; and

WHEREAS, Colts Neck Township is continuously and closely involved in the planning and development process in the Township; and

WHEREAS, one of the purposes of planning is to review the Township's policies and Development Regulations based on best available information and past experiences and to adopt regulations to guide the use of lands in a manner that promotes the public good and general public welfare; and

WHEREAS, a need exists to regulate the storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones to maintain the aesthesis, safety and overall well-being the Township; and

WHEREAS, uncontrolled storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones may lead to visual blight, obstruction to emergency services and a potential safety hazard; and

WHEREAS, the Colts Neck Township Committee finds that it is in the public interest to establish guidelines regulating the storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones to strike a balance between the rights of property owners to use and enjoy their properties while respecting the rights of the general public.

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

SECTION I: That Section 102-84, "A-1 and A-2 Agricultural Residential Districts; A-3 Village Residential District" is hereby amended and supplemented in the following parts only.

§102-84C. Accessory uses.

- (4) ~~Travel trailers, camper trailers, boats and boat trailers and~~ solar energy panels mounted at ground level, to be located ~~or parked~~ in rear and side yards only and which shall be screened from view from public streets ~~and neighboring properties~~ by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.

(20) Storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers.

- (a) No more than a total of two travel trailer, camper trailer, recreational vehicle, boat, boat trailer, boat on trailer, watercraft, watercraft(s) on trailer, utility trailer and/or other trailer may be parked or stored on any property.

- (b) All travel trailer, camper trailer, watercraft, boat, boat trailer, recreational vehicle, utility trailer and/or other trailer parked or stored must have a valid registration.
- (c) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (d) Travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be screened from adjoining side or rear (not front) property lines for the length or width or the trailer by a contiguous six foot solid fence or landscaping capable of creating a 6 foot all season screen within three years of planting a minimum 25 feet from said trailer, watercraft and/or vehicle if adjoining a residential property.
- (e) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be parked or stored in a minimum side or rear yard setback.
- (f) No travel trailer, camper trailer, recreational vehicle, watercraft, boat trailer, utility trailer and/or other trailer with more than 2 rear axles (duel axles) shall be parked or stored on any property.
- (g) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be used for permanent or temporary occupancy. (See §102-80 Trailers)
- (h) All travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer or other trailer parked or stored must be the property of the property owner or resident tenant.
- (i) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer which is in a state of substantial disrepair or derelict may be parked or stored.
- (k) The provisions of this section shall not apply to commercial farms.

SECTION II: That Section 102-85.3, "A-7 Residential District" is hereby amended and supplemented in the following parts only.

§102-85.3C. Accessory uses.

- (4) ~~Travel trailers, campers trailers, boats and boat trailers and~~ solar energy panels mounted at ground level, to be located or parked in rear and side yards only and which shall be screened from view from public streets and neighboring properties by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.
- (13) Storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailer.
 - (a) No more than a total of two travel trailer, camper trailer, recreational vehicle, boat, boat trailer, boat on trailer, watercraft, watercraft(s) on trailer, utility trailer and/or other trailer may be parked or stored on any property.

- (b) All travel trailer, camper trailer, boat, boat trailer, recreational vehicle, watercraft, utility trailer and/or other trailer parked or stored must have a valid registration.
- (c) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (d) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in a minimum side or rear yard setback.
- (e) No travel trailer, camper trailer, recreational vehicle, boat trailer, watercraft, utility trailer and/or other trailer with more than 2 rear axles (duel axles) shall be parked or stored on any property.
- (f) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, utility trailer and/or other trailer shall be used for permanent or temporary occupancy. (See §102-80 Trailers)
- (g) All travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer or other trailer parked or stored must be the property of the property owner or resident tenant.
- (h) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer which is in a state of substantial disrepair or derelict may be parked or stored.
- (i) The provisions of this section shall not apply to commercial farms.

SECTION III: That Section 102-86 "AG Agricultural District" is hereby amended and supplemented in the following parts only.

§102-86D. Accessory uses.

- (9) ~~Travel trailers, campers trailers, boats and boat trailers and~~ Solar energy panels mounted at ground level, to be located ~~or parked~~ in rear and sides yards only and which shall be screened from view from public streets ~~and neighboring properties~~ by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.
- (19) Storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailer.
 - (a) No more than a total of two travel trailer, camper trailer, recreational vehicle, boat, boat trailer, boat on trailer, watercraft, watercraft(s) on trailer, utility trailer and/or other trailer may be parked or stored on any property.
 - (b) All travel trailer, camper trailer, boat, boat trailer, recreational vehicle, watercraft, utility trailer and/or other trailer parked or stored must have a valid registration.

- (c) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (d) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in a minimum side or rear yard setback.
- (e) No travel trailer, camper trailer, recreational vehicle, boat trailer, watercraft, utility trailer and/or other trailer with more than 2 rear axles (duel axles) shall be parked or stored on any property.
- (f) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be used for permanent or temporary occupancy. (See §102-80 Trailers)
- (g) All travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer or other trailer parked or stored must be the property of the property owner or resident tenant.
- (h) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer which is in a state of substantial disrepair or derelict may be parked or stored.
- (i) The provisions of this section shall not apply to commercial farms.

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.

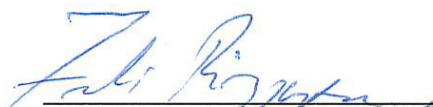
The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

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.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 8th day of May 2024. A public hearing will be held on June 12, 2024, 7:00 p.m. Town Hall, 1 Veterans Way.

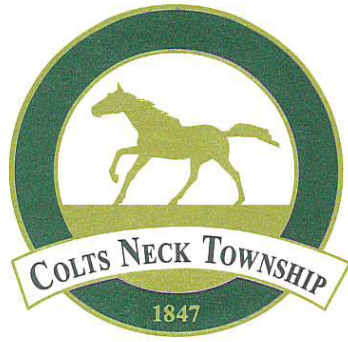


Frank Rizzuto, Mayor



Trina Lindsey, Municipal Clerk

RECORD OF VOTE												
	First Reading					Second Reading						
	May 8, 2024					June 12, 2024						
	M	S	Yes	No	NV	Ab	M	S	Yes	No	NV	Ab
Mayor Rizzuto			X						X			
Deputy Mayor Buss			X						X			
Viola	M		X						X			
Bartolomeo			X				M		X			
Fitzpatrick		S	X				S		X			
M - Moved S - Seconded X - indicates vote NV - Not Voting Ab - Absent												



TO: Trina Lindsey, RMC - Clerk
FROM: Timothy Anfuso, P.P. – Township Planner *TA*
RE: Ordinance No. 2024-15
Trailers, Boats, Recreational Vehicles Storage Ordinance
DATE: March 13, 2024



Please be advised that on June 11, 2024 the Colts Neck Township Planning Board found that Ordinance No. 2024-15 is consistent with the Township Master Plan.

**MUNICIPALITY OF COLTS NECK TOWNSHIP PLANNING BOARD
CONSISTENCY REPORT PURSUANT TO N.J.S.A. 40:55D-26**

WHEREAS, pursuant to N.J.S.A. 40:55D-64, the Governing Body of a Municipality shall refer any proposed zoning ordinance or amendment thereto to its Planning Board prior to hearing on the adoption of such zoning ordinance or amendment; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26, the Planning Board shall make and transmit to the Governing Body a report with respect to such zoning ordinance or amendment thereto including identification of any provisions in the proposed Development Regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, the Governing Body has submitted to the Planning Board a proposed ordinance amendment entitled, **ORDINANCE 2024-15 "AN ORDINANCE OF COLTS NECK TOWNSHIP, IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED" DEVELOPMENT REGULATIONS.**

pursuant to the aforesaid statutory requirements; and

WHEREAS, the Planning Board conducted a meeting on **JUNE 11, 2024** due notice of said meeting having been given in accordance with New Jersey Statutes, the Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the Board reviewed and considered the proposed amendments to the Zoning Ordinance to determine their consistency with the Master Plan and Re-Examination Report, the Planning Board does hereby make the following report to the Governing Body of the Municipality:

1. The proposed Development Regulation revision or amendment thereto reviewed is entitled as set forth above.
2. The purpose of the proposed Development Regulation revision or amendment is to: **REGULATE THE STORAGE OF TRAVEL TRAILERS, CAMPER TRAILERS, RECREATIONAL VEHICLES, WATERCRAFT, BOATS, BOAT TRAILERS AND/OR OTHER TRAILERS IN RESIDENTIAL ZONES TO MAINTAIN THE AESTHETICS, SAFETY AND OVERALL WELL-BEING OF THE TOWNSHIP**
3. The proposed Development Regulation revision or amendment is (X)consistent, () inconsistent, with the Master Plan of the Municipality. The inconsistent provisions are:
4. The Planning Board makes the following recommendations as to the inconsistencies referenced in paragraph 3 above and as to such other matters as the Planning Board deems appropriate:

The Planning Board recommends that consideration should be given to including standards to define what constitutes "substantial disrepair" of vehicles in order to provide guidance to the code enforcement officer.

Consideration may also be warranted to expand what vehicles will be prohibited such as those which expand basic vehicles such as attached "rack ladder" trucks.

NOW, THEREFORE BE IT RESOLVED by the Planning Board on this **11TH** day of **JUNE, 2024** that the within report be transmitted to the Governing Body of the Municipality forthwith.

OFFERED BY: Corsi
SECONDED BY: Lutkewitte

ROLL CALL:

Yes: Tobia, Lukowitz, Torchia Buss, Rizzuto, Bader, Corsi, Taeschler, Lutkewitte, and Sullivan
No: None
Abstain: None
Absent: Penczak and Visci

I HEREBY CERTIFY that the above is a true and exact copy of the report adopted by the Planning Board of the Municipality of at its meeting held on **JUNE 11, 2024**.

Dated:


Secretary, Planning Board of the
Municipality of COLTS NECK TOWNSHIP

1 Veterans Way
Colts Neck, NJ 07722
Web: www.coltsneck.org



Ph: (732) 462-5470
Fax: (732) 431-3173
TDD-TYY: (732) 462-6090

May 9, 2024

Monmouth County Planning Board
planning@co.Monmouth.nj.us
P.O. Box 1255
Freehold, NJ 07728

ORDINANCE 2024-15

**AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE
STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE
CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"**

To Whom It May Concern:

Attached, you will find a copy of an ordinance that was introduced by the Township Committee of Colts Neck Township at their meeting on May 8, 2024.

Please be advised that this ordinance is scheduled for public hearing and adoption at the meeting of June 12, 2024. Kindly forward your comments and/or recommendations to my attention prior to the scheduled public hearing date.

Respectfully,

A handwritten signature in blue ink, appearing to read "Trina Lindsey", is written over a light blue horizontal line.

Trina Lindsey, RMC
Municipal Clerk

1 Veterans Way
Colts Neck, NJ 07722
Web: www.coltsneck.org



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May 9, 2024

ORDINANCE 2024-15

AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"

I HEREBY CERTIFY that the foregoing Ordinance was introduced on first reading by the Township Committee of Colts Neck Township, County of Monmouth, State of New Jersey, at their regular meeting held on Wednesday, May 8, 2024 at 7:00 p.m. located at 1 Veterans Way, Colts Neck, NJ 07722. Public hearing and final adoption is scheduled for Wednesday, June 12, 2024 at 7:00 p.m, 1 Veterans Way, Colts Neck, NJ 07722.

A handwritten signature in blue ink, appearing to be "Trina Lindsey", is written over a horizontal line.

Trina Lindsey, RMC
Municipal Clerk



TO: Trina Lindsey, RMC - Clerk
FROM: Timothy Anfuso, P.P. – Township Planner *TA*
RE: **Revised** Camper, Boat, Recreational Vehicle & Trailer Parking Ordinance
DATE: April 10, 2024



Attached, please find a revised Ordinance developed by the Long Range Planning Committee amending and supplementing the Township's policies for the storage of travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailers in residential zones. Recently, Code Enforcement has experienced an increased volume of complaints regarding the parking of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones. A windshield survey conducted by the Code Enforcement Officer found many travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailers parking /storage violations. The Long Range Planning Committee believes residents should be entitled to park / store their personal property at their home as long as reasonable requirements regarding their location are followed.

The following is a listing of the major changes contained in the ordinance.

- Section I subsection 20(d) has been added and contains a new screening requirement for the A-1, A-2 & A-3 Zones. Trailers, watercraft and vehicles will have to be screened along the side and rear property lines of adjoining residential properties by a six-foot fence or landscaping.
- Currently no limitation exists on the number of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers stored on a residential property.

- Currently travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers cannot be stored in a front yard and must maintain accessory structure side and rear setbacks
- Currently travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers stored on a residential property must be screened from public view.
- The proposed ordinance will cap the number of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers stored on a residential property to a total of two.
- The storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in a front yard will continue to be prohibited.
- The requirement that travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers parked or stored in a side or rear yard must maintain the minimum accessory building setbacks will remain.
- The proposed ordinance will limit all travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers stored / parked in residential zones to a maximum of two rear axles.
- All travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers parked or stored must have a valid registration.
- All travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers parked or stored must be the property of the property owner or resident tenant.
- Farm vehicles and trailers on commercial farms are exempted from the ordinance

Please place this item on an available agenda.

cc: K. Capristo, Township Administrator