

**TOWNSHIP OF MAURICE RIVER
COUNTY OF CUMBERLAND**

ORDINANCE NO. 724

AN ORDINANCE REGULATING RECREATIONAL VEHICLES
LOCATED WITHIN THE TOWNSHIP OF MAURICE RIVER,
COUNTY OF CUMBERLAND AND STATE OF NEW JERSEY

WHEREAS, the Township Committee of the Township of Maurice River believes that an Ordinance concerning the occupancy of recreational vehicles in the Township is in the best interest of the Township; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Maurice River that the Code of the Township of Maurice River be and is hereby amended as follows:

A. Definition(s):

1. The term “Recreational Vehicle” means a vehicular-type unit primarily designed as temporary living quarters for recreational camping or travel use. A Recreational Vehicle may have either its own motive power or be mounted on or towed by another vehicle. Recreational Vehicles include, but are not limited to, camping trailers, fifth wheel trailers, motor homes, park trailers, travel trailers, and truck campers.

2. The terms “Occupy”, “Occupancy”, “Occupied” and “Occupying” mean the use of a Recreational Vehicle as a temporary or permanent living quarters or dwelling, including but not limited to the use of a Recreational Vehicle for non-occasional sleeping and/or meal-preparation purposes.

3. The term “Immediate Family Member” means a spouse/domestic partner, parent, step-parent, mother-in-law, father-in-law, child, step-child, brother, sister, step-brother, step-sister, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, great-grandparent, grandchild, or great-grandchild.

B. Prohibition of Occupancy of Recreational Vehicles within the Township without a Permit.

1. Except as set forth herein, no person will allow a Recreational Vehicle to become occupied by either its owner or others, on property owned by the Recreational Vehicle owner or others or property owned by the township, without a special use permit issued prior thereto by the township zoning officer.

2. The zoning officer may issue a special use permit to a property owner to allow one (1) Recreational Vehicle owned by the property owner or the property owner’s Immediate Family Member to become occupied for a period of time as listed on the permit upon a showing of good cause, which may be considered as the following:

a. The occurrence of Township special events and sporting events within the Township;

b. Such other special circumstances deemed acceptable by the zoning officer within his or her reasonable discretion and not inconsistent with the general health, safety, and peaceful order of the Township. Such other special circumstances includes the use of a Recreational Vehicle for pleasure and recreation for a period not to exceed thirty (30) consecutive days.

c. When a house or mobile home upon a foundation is under active construction or renovation so as to render it temporarily uninhabitable, and the owner wants to maintain a constant occupation of the property for the purpose of protecting equipment and/or personal property.

C. Issuance of Permit.

1. No permit for the occupancy of a Recreational Vehicle shall be issued unless the Recreational Vehicle has met all requirements of the zoning officer and must conform to any and all applicable safety regulations.

2. The permit must be displayed at all times in such a manner so as to make it readily observable from the exterior of the Recreational Vehicle.

3. An initial permit may be issued by the zoning officer for a period not to exceed the shorter of: (a) the period of the special event, sporting event and/or special circumstances as determined by the zoning officer; or when related to the construction or renovation of a house or mobile home, six (6) months. An initial permit related to the construction or renovation of a house or mobile home may be renewed upon application to the zoning officer for no more than two (2) successive renewal periods, each such renewal period not to exceed six (6) months. Under no circumstances shall a Recreational Vehicle be occupied for more than eighteen (18) consecutive months.

4. Generators for the production of electricity may only be operated between the hours of 8:00 AM and 8:00 PM.

5. The property owner shall have to present satisfactory proof to the zoning officer that the Recreational Vehicle's septic system will be maintained by a licensed waste removal service if a permit is issued for a long term occupancy of the Recreational Vehicle. The term "Long Term" means the earlier of: (a) the number of days until a Recreational Vehicle's on-board "black water" storage tank reaches capacity; or (b) seven (7) days. Such satisfactory proof includes presenting the zoning officer with a signed contract/agreement with a licensed waste removal company and providing the Zoning Officer upon his or her request with pump service receipts for each pumping event or a permit from the Cumberland County Health Department to temporarily discharge the sewer water into the existing septic tank.

6. A permit issued under this section may be immediately revoked in the event that the occupancy of a Recreational Vehicle creates a nuisance to neighboring property owners, the general public, or otherwise fails to comply with or otherwise violates the provisions and intent of this Chapter.

7. At the time application is made for said permit, the property owner shall submit a written application for such permit to the Township on such forms as the Township shall prescribe, including: (a) the name, address and phone number of the applicant; (b) if different from applicant, the name, address and phone number of the Recreational Vehicle owner; (c) the names and ages of all persons that will occupy the Recreational Vehicle; and (d) the reason, location and proposed duration related to the request.

8. No Permit shall be issued for the occupancy of a Recreational Vehicle upon a lot of less than one (1) acre.

D. Fees.

1. The applicant shall pay a permit processing fee of twenty-five dollars (\$25.00) for each and every application including any and all renewal requests.

E. Violations and Penalties; Enforcement.

1. Except as set forth herein, it is unlawful for any person to occupy a Recreational Vehicle and/or for any property owner to knowingly allow a Recreational Vehicle upon the property owner's property to be occupied by others.

2. Violation of the provisions of this Chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions for issuance of a permit) shall constitute a disorderly persons offense. Any person who violates this chapter and/or fails to comply with any of its requirements shall upon conviction thereof be fined as follows:

a. One thousand dollars (\$1,000.00) dollars for a first violation, and in addition shall pay all costs and expenses involved in the case;

b. One thousand five hundred dollars (\$1,500.00) for a second violation; and in addition shall pay all costs and expenses involved in the case;

c. Two thousand dollars (\$2,000.00) for a third and all subsequent violations, and in addition shall pay all costs and expenses involved in the case.

3. Nothing herein contained shall prevent the Township from taking such other lawful action as is necessary to prevent or remedy any violation of this Chapter.

E. Severability, Effective Date

1. If any part or parts of this chapter are held to be invalid for any reason such decision shall not affect the validity of the remaining portions of this Chapter.

2. This Chapter shall take effect after final approval and publication as required by law.

ATTEST:

DENISE PETERSON, MUNICIPAL
CLERK

KEN WHILDIN, MAYOR

WILLIAM ASHTON, DEPUTY MAYOR

JOSEPH STERLING, COMMITTEEPERSON

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Publication of Notice of
Adoption: May 24, 2023