

Chapter 267

MOBILE HOMES AND TRAILERS

GENERAL REFERENCES

Campgrounds — See Ch. 118.

Property maintenance — See Ch. 313.

Uniform construction codes — See Ch. 133.

Stormwater management — See Ch. 365.

Land use and development — See Ch. 245.

Water and sewer — See Ch. 430.

ARTICLE I

Mobile Home Parks and Site Regulations**§ 267-1. License required.**

Within the limits of the Township, no person, firm, or corporation shall conduct or carry on the business of the operation of a mobile home park or work in, occupy or directly or indirectly in any manner whatsoever utilize any place or premises in which is conducted or carried on, a mobile home park or mobile home park sites unless and until there shall be granted by the Township Council in accordance with the terms of this chapter and there shall be in force and effect, a license to conduct the mobile home park for the place and premises in or at which the same shall be conducted and carried on.

§ 267-2. Definitions.

- A. The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise:

AGE-RESTRICTED MOBILE HOME PARK LICENSE — An approved license issued for the operation of a mobile home park limited and restricted to residents who:**[Amended 9-25-2006 by Ord. No. 06-028; 6-14-2010 by Ord. No. 10-012]**

MOBILE HOME STAND — That part of a mobile home lot which has been reserved exclusively for the placement of a mobile home.

MOBILE HOME YARD — That part of the mobile home lot excluding the mobile home stand.

PLENARY MOBILE HOME LICENSE — An approved license issued for the operation of a mobile home park without limitation as to age.

- B. All other definitions contained in Title 8, Chapter 22-2, New Jersey Administrative Code, N.J.A.C. 8:22-2.3, are hereby adopted by reference.

§ 267-3. Number of licenses and type.

- A. Plenary mobile home park licenses are hereby established and limited to three inclusive of all licenses heretofore issued by the Township and presently in operation without restriction to age.
- B. Age-restricted mobile home park licenses are hereby established and limited to three inclusive of all those licenses heretofore issued by the Township and presently in operation restricting the age to 52 year of age or older.¹
- C. In the event that a mobile home park license is abandoned, expires by reason of failure to pay the required annual license fee or failure to reapply for the same, or is declared void or terminated by the Township for failure to comply with this chapter, then in such event the license shall become available for reissue by the Township Council on proper application in accordance with the terms of this chapter.

number of lots occupied during the quarter. However, in the event a lot is occupied after the 15th of the month, the fee for that month shall be \$3. Failure to submit and deliver the designated fee and report shall be a violation of this chapter.²

- C. Validation or abandonment. If the application and/or license has not been validated by the Township Council by reason of the failure to receive the municipal approvals set forth in the prerequisite to validations of application within one year of the date of the filing of the application with the Clerk, then the license will be deemed abandoned under no further force and effect; however, if the applicant or licensee has obtained the necessary municipal approvals, the Township Council may extend the time limit for one additional year to obtain necessary state approvals and final validation as provided for hereinafter.

§ 267-5. Prerequisite to consideration and/or validation of application and license.

- A. An application for a license may be approved and a license authorized by the Township Council subject to validation of the license after the applicant has received the following approvals and permits and has complied with § 267-20.
- (1) Applicant has been issued a special use permit pursuant to Chapter 245, Land Use and Development, or a variance if required.
 - (2) Applicant has secured approvals of the Township, if necessary, for the proposed provision of water supply system and facilities and sanitary sewerage systems, and complied with any applicable rules and regulations of State Board of Health and the New Jersey Administrative Code Title 8, Chapter 22, Subchapter 2 (N.J.A.C. 8:22-2.1 et seq., Mobile Home Parks

a list of all principals together with their addresses for the preceding five years.

§ 267-6. Hearing; approval.

When all of the requirements under § 267-5A, prerequisite to validation of application, have been complied with, the applicant shall so notify the Township Council in writing and shall be granted a hearing by the Township Council within 30 days of such notification, which hearing may be limited to a consideration of all supporting documents. The Township Council shall base its decision on the application on whether or not the applicant has complied with the applicable provisions of this chapter and shall not validate any application until the documents submitted in support thereof have been reviewed and recommendation for approval or rejection by the Township Engineer and Township Attorney. Approval by the Township Council shall validate the license and entitle the applicant to a permit. The permit shall be issued by the Township Clerk.

§ 267-7. Location, size and restrictions.

No permit or license for a mobile home park shall be issued or granted unless the proposed mobile home park shall contain not less than an area of 50 acres under single ownership, whether corporate or individual or partnership.

§ 267-8. Construction; time limit.

- A. A permit issued pursuant to this chapter shall provide that the applicant must complete construction

§ 267-9. Building permit for construction.

Upon receipt of a permit from the Township Clerk, the applicant shall present the permit to the Construction Official of the Township of Manchester and pay such fees as may be due the Township for a building permit for the construction of any and all permanent structures, buildings, and appurtenances according to the Standard Construction Code of the State of New Jersey and the Township of Manchester. No construction shall commence until the Construction Official shall issue the permit for the mobile home park or any approved section thereof.

§ 267-10. Expiration date of license.

All licenses for mobile home parks shall expire on the 31st day of December next following the date of issuance and shall be valid for a period of one year from January 1 to December 31. No park shall be operated in any manner whatsoever unless in possession of a valid license.

§ 267-11. License renewal.

- A. A renewal of a mobile park license shall be and may be obtained from the Township Clerk for each succeeding year in which the operations of the existing park is sought to be continued, upon the payment to the Clerk of the operating license fees as provided hereinafter; provided, however, that no such renewal shall be issued, if with respect to the park:
- (1) There is any notice of an alleged violation issued pursuant to this chapter outstanding and unresolved.
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chapter as though fully set forth at length, which ordinance is on file with the Clerk of the Township.

