

SHAMONG TOWNSHIP

ORDINANCE 2016-4

**AMENDING TOWNSHIP CODE
TO CREATE CHAPTER 120
GOVERNING “MOBILE HOME PARKS”**

WHEREAS, the Shamong Township Code currently provides that licenses issued to mobile home parks are for three-year periods; and

WHEREAS, the Township Committee has recently dealt with significant issues involving the park license renewal process and desires to issue licenses for one-year periods going forward to ensure that the review of the parks and their compliance with Township requirements is more regularly coming before the governing body and the public; and

WHEREAS, the Township Committee desires to amend the Code to effectuate this change in the licensing period in the best interests of the health, safety and welfare of the Township, its residents and the public at large.

NOW, THEREFORE, BE IT HEREBY ORDAINED that Chapter 120 entitled “Mobile Home Parks” is hereby amended as follows:

Section One.

§ 120. Mobile Home Parks.

§ 120-26. Communities to be Licensed.

A. Within the boundaries of the Township, no person shall construct, alter, maintain or operate a manufactured housing community, nor shall any person expand an existing manufactured housing community, nor shall any person or persons work in, occupy or directly or indirectly in any manner whatsoever utilize any place or premises constructed, maintained or operated as a manufactured housing community until and unless there is a valid and current license or renewal of license therefore duly issued by the Township Committee in accordance with provisions of this article.

B. Initial or renewal licenses under this article for the operation of a manufactured housing community shall be issued for a period of ~~three~~ one years or, where appropriate, a part of ~~three~~ one years and shall expire on the first day of February of the calendar year in which it expires unless otherwise set forth in the approval. The number of licenses or permits to be issued in the Township to maintain and operate a manufactured housing community shall not exceed two. Licenses to alter an existing manufactured housing community shall be issued for the balance of the term of the current license for said community.

C. If at any time during a ~~three~~one-year renewal period or any period thereof, the licensee violates any provision set forth in this article, the Township reserves the right upon 10 days' notice to the licensee of the Township's intent to take action on the license and after a hearing thereon to revoke or suspend any license. This right shall be in addition to the right to issue violations under Chapter 120 under the penalty provisions of the Code.

Section Two: All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

Section Three: If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

Section Four: This ordinance shall take effect immediately upon final passage and publication according to law.

I, Susan D. Onorato, Township Clerk of the Township of Shamong, County of Burlington, State of New Jersey, do hereby certify that this ordinance was passed on first reading at a meeting of the Township Committee held on March 8, 2016, and will be further considered for adoption following a public hearing to be held on April 5, 2016, at 7:30 p.m. at the Shamong Municipal Building.

Susan D. Onorato, RMC