

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF SOUTH HARRISON AMENDING CHAPTER 132 OF THE SOUTH HARRISON TOWNSHIP CODE ENTITLED “TRAILERS AND MOBILE HOMES”**

**WHEREAS**, the Township of South Harrison strives to adopt and implement both general and Land Use Regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

**WHEREAS**, the Mayor and Township Committee of the Township of South Harrison have determined that certain amendments to Chapter 132 entitled “Trailers and Mobile Homes” are necessary; and

**WHEREAS**, the Mayor and Township Committee further desire to enact policies that will permit the opportunity to update existing Mobile Homes and Trailers that are pre-existing within the Township; and

**WHEREAS**, the Planning Board has reviewed and recommended the Ordinance changes consistent with sound planning and implementation of the goals and objectives of the Township Master Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of South Harrison, in the County of Gloucester and State of New Jersey, as follows:

**SECTION I: Purpose.** The purpose of this Ordinance is to amend the following Section within Chapter 132 of the South Harrison Township Code, entitled “Trailers and Mobile Homes”: §132-1.

**SECTION II: Adoption.**

Section §132-1, entitled “Definitions”, is hereby amended, in its entirety, to read as follows:

**CHASSIS** - The structural system beneath a manufactured home that is integral for the manufactured home’s wheeled transportation.

**MANUFACTURED HOME** – Means a unit of housing which:

- (1) Consists of one or more transportable sections which are substantially constructed off site and, if more than one section, are joined together on site; and
- (2) Is built on a permanent chassis; and
- (3) Is designed to be used, when connected to utilities, as a

dwelling on a permanent or non-permanent foundation; and

(4) Is manufactured in accordance with the standards promulgated for a manufactured home by the Secretary pursuant to the “National Manufactured Housing Construction and Safety Standards Act of 1974”, PUB.L.93-383(42 U.S.C. Section 5401, et seq.), and the standards promulgated for a manufactured or mobile home by the Commissioner pursuant to the “State Uniform Construction Code Act”, P.L. 1975, c. 217(c.52:27D-119, et seq.); and

(5) Is no greater than twenty-six (26) feet in width.

**MOBILE HOME PARK** – A parcel of land, or two or more parcels of land, containing no fewer than ten (10) sites equipped for the installation of manufactured homes under common ownership and control for the purposes of leasing each site to the owner of a manufactured home for the installation thereof, and where the owner or owners provide services, which are provided by the municipality in which the mobile home park is located for property owners outside the park, which services may include, but shall not be limited to, the following:

- (1) The construction and maintenance of streets;
- (2) Lighting of streets and other common areas;
- (3) Garbage removal;
- (4) Snow removal; and
- (5) Provisions of the drainage of surface water from home sites and common areas.

**TRAILER** – A recreational vehicle, travel trailer, camper or other transportable temporary dwelling unit, with or without its own motor power, designed and constructed for travel and recreational purposes to be installed on a non-permanent foundation if installation is required.

### **SECTION III. EFFECTIVE DATE.**

This Ordinance shall take effect upon final adoption, publication, and as otherwise provided by law.

### **SECTION IV. REPEALER.**

All Ordinances or parts of Ordinances inconsistent with the terms of this Ordinance be and are hereby repealed to the extent of such inconsistency.

**SECTION V. SAVED FROM REPEAL.**

All Ordinances or parts of Ordinances not inconsistent with the terms and provisions of this Ordinance are hereby saved from repeal.

**TOWNSHIP OF SOUTH HARRISON**

**BY: \_\_\_\_\_  
JAMES MCCALL, MAYOR**

Dated: May 14, 2014

**ATTEST:**

\_\_\_\_\_  
**NANCY E. KEARNS, RMC, TOWNSHIP CLERK**

**NOTICE**

The foregoing Ordinance was introduced at a regular meeting of the Mayor and Township Committee of the Township of South Harrison conducted on the 14<sup>th</sup> day of May, 2014, and will be considered for final hearing and adoption at a meeting to be held on the 11<sup>th</sup> day of June, 2014, at 7:30 p.m., at which time any objections hereto may be heard in the Municipal Building of South Harrison Township, 664 Harrisonville Road, Harrisonville, New Jersey.

\_\_\_\_\_  
**NANCY E. KEARNS, RMC, TOWNSHIP CLERK**

**NOTICE**

Notice is hereby given that the foregoing Ordinance 0-14-10 was finally adopted at the meeting of the Township Committee of the Township of South Harrison held on the 11<sup>th</sup> day of June 2014, at 7:30 p.m., in the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ.

\_\_\_\_\_  
**NANCY E. KEARNS, RMC  
TOWNSHIP CLERK**