

CA - North Brunswick 22. Mar. 77
~~Expert Report~~
Information on the Town Zoning
Ordinance and Town Zone
designations. (+ cover letter

pgs = 22

CA001719E



Township of North Brunswick

NEW JERSEY

711 HERMANN ROAD
POST OFFICE BOX 182
NORTH BRUNSWICK, N. J. 08902
TEL. (201) 247-0922

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Reply to:
103 Bayard Street
New Brunswick, N. J. 08901

MAR 25 1977

March 22, 1977

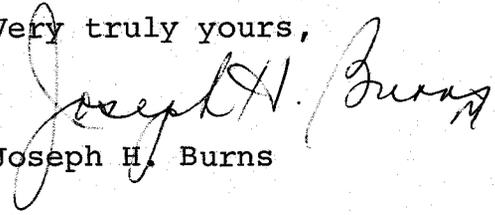
Roger Rosenthal, Esq.
National Committee Against
Discrimination in Housing, Inc.
1425 H Street, N. W.
Washington, D. C. 20005

Re: Urban League of Greater New Brunswick, et al
v. Mayor and Council of the Borough of
Carteret, et al

Dear Mr. Rosenthal:

In accordance with the requests set forth
in your letter of March 8, 1977, I am enclosing here-
with the information.

Very truly yours,


Joseph H. Burns

JHB:MM
Enclosures

1. There is approximately 22.859 acres in the RDT zone.
2. There is approximately 131.67 acres in the RM zone.
3. There is an existing dwelling and other structures on the tract contained in the RDT zone. Obviously, the entire tract could be developed if such structures are removed. If they are retained I estimate that approximately 20 vacant acres are developable.
4. In the RM zone there is a public service right-of-way of approximately 19.53 acres. I believe with the appropriate approvals from P. S. E. & G. parking lots and open space areas can be provided in this r-o-w. However, at the absolute minimum there would be 112.14 developable acres in this zone.
5. Attached is a copy of the adopted amendments with notes in the margin for each section as requested. The Township Committee resolution adopting the ordinance contains the changes that were made to the proposed text and map.

WHEREAS, a public hearing was held on Monday, December 6, 1976 regarding the proposed Zoning Ordinance and map before the Township Committee;

NOW, THEREFORE, BE IT RESOLVED on this 10th day of December, 1976, that the Zoning Ordinance be adopted with the following exceptions or amendments:

1. Delete Sections 4 and 5
2. Delete Section 17 and Section 22 B
3. Section 25 Article XVIII B Section III D shall read as follows: The maximum number of mobile homes permitted per acre shall be eight (8). A minimum of twenty-five percent (25%) of the total number of mobile homes that may be permitted shall be occupied by individuals 55 years of age or over; married couples at least one of whom is 55 years of age or over or other individuals all of whom are 55 years of age or over.
4. Delete Sections 14, 15, 20 and 21
5. Delete the proposed R-D-T zone at the intersection of Route #27 and Cozzens Lane to remain Commercial C-2.
6. Delete the proposed R-D-T zone in the vicinity of Fleetwood Avenue and Livingston Avenue to remain General Office G-20.

| ROLL CALL | | |
|-----------|-----|----|
| | YES | NO |
| FILED | ✓ | |
| 2 | ✓ | |
| absent | | |
| 1 | ✓ | |
| NICOLA | ✓ | |

C. C. to Paul
Gene
Cert 12/14/76
at

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED: "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED ZONES TO REGULATE THEREIN, BUILDING AND STRUCTURE ACCORDING TO THEIR CONSTRUCTION, AND THE NATURE AND EXTENT OF THEIR USE, AND THE NATURE AND EXTENT OF THE USES OF THE LAND, IN THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, INCLUDING THE RIGHT TO REGULATE AND RESTRICT THE HEIGHT, NUMBER OF STORIES, AND SIZES OF BUILDINGS, AND OTHER STRUCTURES, THE PERCENTAGE OF THE LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS, AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, AND THE LOCATION AND USE AND EXTENT OF USE OF BUILDINGS AND STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE, OR OTHER PURPOSES."

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NORTH BRUNSWICK, AS FOLLOWS:

SECTION 1 Article II - Section I

For the purposes of this Ordinance, the Township of North Brunswick is divided into the following zones:

| | |
|-----------|---|
| R-1 | Residential - Single-family |
| R-2 | Residential - Single-family |
| R-3 | Residential - Single-family |
| R-3-A | Residential - Single-family |
| R-4 | Residential - Single- and two-family |
| R-5 | Residential - Garden Apartments |
| R-6 (ERD) | Residential - Single-family and/or Garden Apartments |
| R-7 | Residential - Multistoried Senior Citizen Apartments |
| R-M | Residential - Mobile Homes |
| R-T-D | Residential - Townhouse, Duplex Option |
| C-1 | Commercial - Neighborhood |
| C-2 | Commercial - General |
| I-1 | Industrial - Light |
| I-2 | Industrial - Medium and Heavy |
| G-O | General Office |
| ERR | Education - Recreation - Research |
| SPD | Special Planned District |
| PUD | Planned Unit Development |

SECTION 2 Article III - shall include the following:

Dwelling, Duplex (Semi-Attached)

A semi-attached dwelling on an independent lot that is attached on one side along a common or party wall, which is jointly owned, to a similar dwelling on an adjacent lot designed for occupancy by one family.

SECTION 3 Article IV - Section III A. 3.

"Trailers, mobile homes, trailer courts or trailer coaches" shall be deleted as prohibited uses.

SECTION 4 Article VI - Section I B. 1.

"Private garages, used exclusively for the shelter and storage of motor vehicles" shall be deleted in its entirety.

SECTION 5 Article VI - Section I C. - shall include the following:

Private garages, used exclusively for the shelter and storage of motor vehicles.

SECTION 6 Article VI - Section II A. 9. - shall be amended to read:

Minimum Gross Habitable Floor Area (per unit).....1200 sq. ft.

SECTION 7 Article VII - Section I B. 1.

"Private garages, used exclusively for the shelter and storage of motor vehicles" shall be deleted in its entirety.

SECTION 8 Article VII - Section I. C. - shall include the following:

Private garages, used exclusively for the shelter and storage of motor vehicles.

SECTION 9 Article VII - Section II A. 9. - shall be amended to read:

Minimum Gross Habitable Floor Area (per unit).....1000 sq. ft.

R-2 zone
deleted

R-2 zone
deleted

R-2 zone
adopted

R-3 zone
adopted

R-3 zone
adopted

R-3 zone
adopted

R-4 zone adopted

SECTION 10 Article VIII - Section I. B. 1.

"Private garages, used exclusively for the shelter and storage of motor vehicles" shall be deleted in its entirety.

R-4 zone adopted

SECTION 11 Article VIII - Section I. C. - shall include the following:

Private garages, used exclusively for the shelter and storage of motor vehicles.

R-4 zone adopted

SECTION 12 Article VIII - Section II A. 9. - shall be amended to read:

Minimum Gross Habitable Floor Area for single-family and two-family dwelling units.....900 sq. ft.

R-5 zone adopted

SECTION 13 Article IX - Section II C. 3.

"All dwelling units shall be provided air conditioning capable of maintaining an inside temperature of 72 degrees fahrenheit" shall be deleted in its entirety.

R-5 zone deleted

SECTION 14 Article IX - Section II C. 7.

"The total number of one-bedroom apartments or efficiency units shall not be less than eighty (80) percent of the total units" shall be deleted in its entirety.

R-5 zone deleted

SECTION 15 Article IX - Section II C. 10.

"No unit larger than a two-bedroom unit shall be permitted" shall be deleted in its entirety.

R-5 zone adopted

SECTION 16 Article IX - Section II B. 1.1 - shall be amended to read as follows:

A playground area or areas shall be provided at the rate of at least four hundred and fifty (450) square feet per dwelling unit. Outdoor play equipment shall be installed in each playground, in sufficient amount and variety to service the occupants of the project. A swimming pool area or areas may be installed as approved by the Planning Board and Recreation Committee. All recreational areas shall be fenced with a chain-link fence of at least four (4) feet in height. In an active recreation area or areas, an auxiliary building or buildings providing for lavatories and storage shall also be erected in conjunction with said pool or pools.

R-5 zone
deleted

SECTION 17

Article IX - Section II E. 1. - shall be amended to read as follows:

A minimum of one and one-half (1.5) off-street parking spaces shall be provided for each unit.

R-6
adopted

SECTION 18

Article X - Section I B. 1.

"Private garages used exclusively for the shelter and storage of motor vehicles" shall be deleted in its entirety.

R-6
adopted

SECTION 19

Article X - Section I. C. - shall be amended to include:

Private garages used exclusively for the shelter and storage of motor vehicles.

PUD zone
deleted

SECTION 20

Article XVIII - Section VI B. - shall be amended to read as follows:

Townhouse units in a planned unit development shall not exceed sixty percent (60%) of the total allowable residential units.

PUD zone
deleted

SECTION 21

Article XVIII - Section VI C.

"The total number of one-bedroom garden apartments shall not be less than eighty percent (80%) of the total garden apartment units" shall be deleted in its entirety.

Off-street
Parking & Loading
Regulations
adopted

SECTION 22

Article XX - Section IV - shall be amended as follows:

Required Off-Street Parking Spaces for R-1, R-2, R-3, R-3-A, R-4, R-5, R-6, R-M, R-T-D Zones.

A. One-family, Two-family, duplex, mobile homes, townhouse dwellings: Two (2) off-street parking spaces per dwelling unit. The required parking spaces may be within an enclosed garage.

deleted

B. Garden Apartments: One and one-half (1.5) off-street parking spaces per dwelling unit.

Signs and
Outdoor Advertising
Regulations
adopted

SECTION 23

Article XXI - Section III - shall be amended to read as follows:

Permitted Signs in R-1, R-2, R-3, R-3-A, R-4, R-5, R-6, R-7, R-M, R-T-D Zones.

SECTION 24

Article XVIII A shall be included as follows:

R-T-D Residential - Townhouse - Duplex District

The intent of the R-T-D zone is to establish development standards to permit the construction of semi-attached duplex dwellings or townhouses within this district.

Section I. Permitted Uses

A. Permitted Principal Uses

1. Duplex dwelling units (semi-attached)
2. Townhouses
3. Temporary buildings incidental to construction work provided that such buildings are removed upon completion or abandonment of the construction work.

B. Required Accessory Uses

1. Off-street parking subject to Article XX of this Ordinance.

C. Permitted Accessory Uses

1. Signs in accordance with Article XXI of this Ordinance.
2. Private swimming pool subject to Article XIX Section II of this Ordinance.
3. Fences in accordance with Article XIX, Section I of this Ordinance.
4. Television antenna not exceeding fifteen (15) feet in height from the roof of the main structure and other restrictions as noted in Article IV, Section II of this Ordinance.
5. Detached garages, yard utility buildings or storage buildings permanently installed to a concrete base at least six (6) inches thick or other equal permanent installation as approved by the Building Inspector.
6. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
7. Private garages used exclusively for the shelter and storage of motor vehicles.

D. Uses Requiring a Special Use Permit (subject to Article XXIV of this Ordinance).

1. Private and parochial schools.
2. Churches and places of worship.
3. Public utilities.
4. Philanthropic or eleemosynary uses.

E. Accessory Buildings

1. An accessory building attached to a principal building shall comply in all respects with yard requirements of this Ordinance for the principal building.
2. Detached accessory buildings, yard utility buildings and storage buildings are permitted in the rear yard only.
3. No accessory building shall be closer than five (5) feet to a rear or side property line.
4. On through lots no accessory building erected in the rear yard shall be nearer the street line than the minimum distance specified for a front yard setback on that part of the street which said yard abuts.

Section II Development Standards for Duplex Dwellings

A. Area, Yard and Building Requirements

1. Plot and lot sizes and dimensions may be freely disposed and arranged in conformity to the overall density standards herein and to the conditions of comprehensive plans therefore, the general features and design of which shall be approved by the Planning Board. Minimum lot size and frontage, are not specified herein although the Planning Board may be guided by standards set elsewhere herein for comparable conditions and by common good practice.
2. Maximum Density.....seven (7) units per acre
3. Minimum front yard setback.....30 feet
4. Minimum distance between buildings.....10 feet
5. Minimum rear yard setback.....20 percent of the lot depth
6. Maximum building height (lesser of).....30 feet or 2½ stories
7. Maximum lot coverage.....25 percent
8. Minimum gross habitable floor area per unit.....800 sq. ft.

B. Other Provisions

1. If no buffer exists within a developed non-residential area in accordance with the provisions of this Ordinance, the depth or width of each lot shall be increased by thirty (30) feet along any side or rear lot line that abuts an area zoned for or developed with industrial, commercial, or apartment use. The thirty (30) foot area shall be landscaped as approved by the Planning Board.
2. All properties and uses shall also be subject to the general provisions under Article IV.
3. Prior to issuance of a building permit all uses other than a single- or two family detached structure shall be subject to Site Plan Approval in accordance with Article XXIV.
4. Non-conforming lots existing prior to June 6, 1966, where insufficient land width and/or area is available to meet the requirements and where there are existing homes on either side, the minimum lot width and/or area shall be two-thirds (2/3) of the present zoning requirements provided both municipal water and sanitary sewers are available and are to be used, and further provided that the proposed structure shall meet all other zoning requirements.
5. No truck, tractor, trailer nor licensed commercial vehicle more than three-quarter (3/4) ton manufacturers rated capacity shall be stored, or parked on any lot or portion of a lot situated in this residential zone.
6. No licensed commercial vehicle more than three-quarter (3/4) ton manufacturers rated capacity shall be parked on any street over-night in this residential zone.

7. The developer of a duplex dwelling project shall donate to the Township or other public or quasi-public body or home-owners' association, whichever shall be designated by the Township Committee, an amount of land within the project not less than ten (10) percent of the gross area of the tract.

The Planning Board shall review and recommend to the Township Committee, who, in turn, shall specifically approve the open space land for dedication. The locations and proposed uses of land to be dedicated in accordance with the foregoing and as guided in their decisions by this section and the following:

- a. Lands to be dedicated shall be so located to meet the needs of open spaces, parks playgrounds, rights-of-ways protecting major streams or open drainage ways, or buffer areas as shown on the Master Plan or Official Map of the Township, or to provide additional neighborhood area for recreational purposes. The Planning Board shall make certain that not only Township requirements shall be satisfied, but that dedicated area be so located as to meet any possible potential need of the neighborhood included in a development proposal being considered.
- b. The lands so dedicated shall include, wherever feasible, natural features such as streams, brooks, wooded areas, steep slopes and other natural features of scenic and conservation value. The developer may be required to plant trees or make other similar landscaping improvements in order to qualify open land for acceptance by the Township.

8. Dedicated areas may be deeded to Township ownership and control for its dedicated purposes; or deeded to another public or quasi-public body or organizations approved by the Township Committee; or deeded to property owners or associations within the bounds of the original development, for their use, control and management for a club or recreational use and providing appropriate restrictions to assure the effectuation of the purposes of this Ordinance and to provide for the maintenance and control of the area. Every effort shall be made, if non-Township ownership is approved, to place development and maintenance responsibility upon the property owners within the bounds of the development. Upon failure to maintain an orderly open space the Township may and can perform such maintenance and assess the cost to the responsible property owner or owners.

Section III Development Standards for Townhouse Dwellings

A. Area, Yard and Building Requirements

1. Plot and lot sizes and dimensions may be freely disposed and arranged in conformity to the overall density standards herein and to the conditions of comprehensive plans therefore, the general features and design of which shall be approved by the Planning Board. Minimum lot size and frontage, are not specified herein although the Planning Board may be guided by standards set elsewhere herein for

- comparable conditions and by common good practice.
2. Maximum Density.....seven (7) units per acre
 3. Minimum setback distance.....50 feet
from state and county roads and30 feet
from all other streets.
 4. Maximum lot coverage.....20 percent
 5. Minimum width of any townhouse.....20 feet
 6. Minimum gross habitable floor area.....800 sq. ft.
 7. Maximum building height (lesser of).....30 feet or
2½ stories
 8. Maximum number of units per structure.....8
 9. Minimum distance between buildings.....25 feet
 10. Every dwelling unit shall contain a minimum of two (2)
means of access.
 11. Television antenna equipment shall be built into the
buildings. No individual antenna shall be permitted to be
erected on any roof.
 12. Where townhouse units have frontage on off-street parking
lots and driveways the minimum front yard setback shall be
approved by the Planning Board at the time of site plan
review.

B. Other Provisions

1. A buffer strip thirty (30) feet in width from any side or
rear lot line that abuts an area zoned or developed for
single-family, industrial or commercial use. The buffer
strip shall conform to the standards of Article XXII.
2. All properties and uses shall also be subject to the general
provisions under Article IV.
3. Prior to issuance of a building permit all uses other than
a single or two-family detached structure shall be subject
to Site Plan Approval in accordance with Article XXIV.
4. Non-conforming lots existing prior to June 6, 1966, where
insufficient land width and/or area is available to meet
the requirements and where there are existing homes on
either side, the minimum lot width and/or area shall be
two-thirds (2/3) of the present zoning requirements provided
both municipal water and sanitary sewers are available and
are to be used, and further provided that the proposed
structures shall meet all other zoning requirements.
5. No truck, tractor, trailer nor licensed commercial vehicle
more than three-quarter (3/4) ton manufacturers rated
capacity shall be stored, or parked on any lot or portion
of a lot situated in this residential zone.
6. No licensed commercial vehicle more than three-quarter (3/4)
ton manufacturers rated capacity shall be parked on any
street over-night in this residential zone.
7. The developer of a townhouse dwelling project shall donate
to the Township or other public or quasi-public body or
home-owners' association, whichever shall be designated
by the Township Committee, an amount of land within the
project not less than ten (10) percent of the gross area of
of the tract.

The Planning Board shall review and recommend to the Town-
ship Committee, who, in turn, shall specifically approve
the open space land for dedication. The locations and
proposed uses of land to be dedicated in accordance with the
foregoing and as guided in their decisions by this section,
and the following:

- a. Lands to be dedicated shall be so located to meet the needs of open spaces, parks playgrounds, rights-of-ways protecting major streams or open drainage ways, or buffer areas as shown on the Master Plan or Official Map of the Township, or to provide additional neighborhood area for recreational purposes. The Planning Board shall make certain that not only Township requirements shall be satisfied, but that dedicated area be so located as to meet any possible potential need of the neighborhood included in a development proposal being considered.
 - b. The lands so dedicated shall include, wherever feasible, natural features such as streams, brooks, wooded areas, steep slopes and other natural features of scenic and conservation value. The developer may be required to plant trees or make other similar landscaping improvements in order to qualify open land for acceptance by the Township.
8. Dedicated areas may be deeded to Township ownership and control for its dedicated purposes; or deeded to another public or quasi-public body or organizations approved by the Township Committee; or deeded to property owners or associations within the bounds of the original development, for their use, control and management for a club or recreational use and providing appropriate restrictions to assure the effectuation of the purposes of this Ordinance and to provide for the maintenance and control of the area. Every effort shall be made, if non-Township ownership is approved, to place development and maintenance responsibility upon the property owners within the bounds of the development. Upon failure to maintain an orderly open space, the Township may and can perform such maintenance and assess the cost to the responsible property owner or owners.

SECTION 25

Article XVIII B

R-M Residential District

Section I. Definitions

For the purposes of this Ordinance, the terms listed below shall be defined and interpreted as follows:

BUILDING SEWER - That part of the drainage system of a mobile home lot beginning at the inlet of the sewer riser pipe which receives the discharge from the drain outlet of the mobile home and terminating at the sewer line serving the mobile park.

MOBILE HOME - A manufacturer, transportable year round single family dwelling built on one or more chassis and containing a flush toilet, bath or shower, and kitchen sink; designed to be connected to a piped water supply, sewerage facilities and electrical service.

MOBILE HOME LOT - A parcel of land designed to accommodate a mobile home and includes the mobile home stand and the mobile home yard.

MOBILE HOME PARK - A parcel of land which has been so designated and improved that it contains two or more mobile home lots available to the general public for the placement thereon of mobile homes for occupancy. Said term shall be synonymous with "Trailer Park."

MOBILE HOME SPACE - A plot of ground within a mobile home park improved and authorized pursuant to this Ordinance for the accommodation of one mobile home.

MOBILE 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.

PARK MANAGEMENT - The owner or his designated agents being administrative officers of the mobile home park.

RECREATION BUILDING - A building used by the park residents for recreational purposes or other general purposes common to all residents.

SEWER CONNECTION - The connector consisting of all pipes, joints, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the building sewer.

TENANT - Any person who rents or leases a mobile home lot from the park management.

WATER CONNECTION - The connection consisting of all pipes, fittings and appurtenances from the water riser to the water inlet of the distribution system of the mobile home.

WATER SERVICE PIPE - The pipe conveying water from a water main to the water riser on a mobile home lot or to the water distributing system of a building.

Section II.I. General Requirements

A.A. COMPLIANCE - The provisions of this Ordinance comprise the minimum standards with which all mobile home parks and the park management shall comply, as well as with the rules and regulations and policies or laws administered by the Township of North Brunswick or any agency or subdivision in this State having legal jurisdiction, including Chapter IX of the New Jersey State Sanitary Code relating to mobile home parks.

B. LICENSING - No person, firm, or corporation shall construct or operate and maintain a mobile home park in the Township of North Brunswick unless such person, firm or corporation shall first obtain a license for the construction and maintenance and operation thereof from the Township of North Brunswick and pay the deposit fees as hereinafter provided. No mobile home shall be installed, operated, maintained or occupied within the Township except upon a duly licensed mobile home park. Any approval of plans and applications for license issued hereunder shall be subject to automatic revocation in the event the applicant to whom said approval is granted shall fail to commence construction of the mobile home park for which a license is applied for within one (1) year from the date of the granting of the said approval.

- C. DURATION OF LICENSES-- Licenses or permits to maintain and operate a mobile home park pursuant to this section shall be issued annually and shall expire on July 31 of each year.
- D. APPROVAL OF FACILITIES - No work on the construction or expansion of a mobile home park shall be undertaken unless approval of the facilities as required by this section shall have been granted by the State Department of Health and the Township of North Brunswick.

Section III Design, Standards and Improvements.

- A. ORGANIZATION - The mobile home parks site planning and improvements shall provide facilities appropriate to the needs of the residents for safe, healthful and comfortable living areas. The mobile home parks site including mobile home stands, patios, buildings and all site improvements shall be harmoniously and efficiently organized in relation to topography, the shape of the plot and the position of buildings and common facilities and with full regard to the use and public safety and appearance.
- B. LOCATION - A mobile home park shall only be permitted within the zoning district designated on the Zoning Map of the Township of North Brunswick.
- C. LOT LAYOUT AND OCCUPANCY - Each mobile home lot shall be clearly identified by number. Each mobile home lot shall be adequate to accommodate the mobile home occupying the same. The number of mobile homes permitted in a mobile home park shall not exceed the number of mobile home lots. Nothing contained in these regulations shall be construed as prohibiting the maintenance of a retail mobile home sales agency within a mobile home park or the sale of a mobile home whether occupied or unoccupied which is located on a mobile home lot and connected to pertinent utilities. However, the retail mobile home sales agency and any mobile homes displayed as models or stored for any reason in the park shall be located and designed in accordance with the same standards as other mobile homes occupied by the tenants of the park, provided, first, that there be only one retail mobile home sales agency and a maximum of seven mobile home models displayed or otherwise stored in the park; and second, that the retail mobile home sales agency and mobile home models displayed or otherwise stored in the park be located in a manner that does not create a nuisance to the tenants of the park.
- D. MOBILE HOMES PER ACRE - The maximum number of mobile homes permitted per acre shall be eight (8).
- E. SEPARATION AND SETBACK REQUIREMENTS - Each mobile home shall be located on a mobile home lot so as to comply with the following:
1. Plot and lot sizes and dimensions may be freely disposed and arranged in conformity to the overall density standards herein and to the conditions of comprehensive plans therefore, the general features and design of which shall be approved by the Planning Board. Minimum lot size and frontage, are not specified herein although the Planning Board may be guided by standards set elsewhere herein for comparable conditions and by common good practice.

2. There shall be a minimum of twenty (20) feet end to end and twenty-five (25) feet between each mobile home.
3. No mobile home shall be closer than fifty (50) feet from adjoining property lines. A thirty (30) foot wide landscape buffer shall be provided within the fifty (50) foot setback from adjoining property lines.
4. There shall be a minimum setback of thirty (30) feet from the right-of-way line of any private street and one-hundred (100) feet from the right-of-way line of all existing state, county and public streets. A thirty (30) foot wide landscape buffer shall be provided within one-hundred (100) foot setback from state, county and public streets.
5. No mobile home shall be closer than fifty (50) feet from any structure or building excepting metal or masonry storage sheds.

F. MOBILE HOME STANDS - Each mobile home space shall be provided with a mobile home stand of sufficient size to accommodate the mobile home to be placed thereon. The stand shall be constructed of five (5) inches of 2500 psi portland cement concrete at 28 days. There shall be 6" x 6" 10/10 wire mesh placed 2½ inches from the finished surface of the concrete. Contraction joints shall be placed at maximum intervals of ten (10) feet. The concrete shall be placed upon a minimum of four (4) inches of compacted gravel. Where stands are to be constructed on fill, the fill shall be allowed to settle for one-half (½) year unless provisions are made for proper compaction in a minimum of six (6) inch lifts. The concrete shall be cured with a curing compound which shall be applied as soon as the concrete has been finished and protected from damage for a period of not less than thirty-six (36) hours.

G. PATIOS - Each mobile home space shall be provided with a patio of three-hundred (300) square feet with a width of at least fifteen (15) feet to provide patio outdoor living space. The patio shall be constructed of a minimum of four (4) inch Portland Cement Concrete or other rigid type of impervious pavement.

H. ROAD LAYOUT AND ROAD WIDTH - Streets shall be provided on the site where necessary to furnish principal trafficways for convenient access to the mobile home stands and other important facilities on the streets. The streets shall be retained as private streets on the property. All roads in the mobile home park shall be designed with some gentle curves so as not to be monotonous to drivers and shall be continuous, except that closed ends of dead end streets shall be no more than six-hundred (600) feet in length and be provided with a vehicular turning space of at least fifty (50) feet in radius. All private roadways which lead to a public highway or public street shall be at least thirty-six (36) feet wide from curb to curb. All roads shall be installed to comply with the provisions of the Township land subdivision ordinance and the requirements contained herein.

- I. SIDEWALKS - In locations where common facilities are concentrated, including open space and recreation areas, as well as along both sides of each roadway or street in the mobile home park and all paths leading to the mobile home stands, common, continuous walkways of at least four (4) feet in width and of durable concrete construction shall be provided.
- J. PARKING - There shall be no parking permitted on any of the interior streets of the mobile home park. At least two (2) car parking spaces for each mobile home shall be provided. Parking spaces shall be provided either in convenient bays or other area upon the mobile home space.
- K. STREET LIGHTS - Street lights shall be installed at every intersection and along interior streets as approved by the Planning Board.

The applicant shall have the option under this section of illuminating the mobile home park with gas lamps in a colonial style. If the option is exercised, however, the gas lamps shall be installed at every intersection and at intervals of sixty (60) feet along both sides of all interior streets.

L. ADDITIONS - Additions shall conform to the following:

1. Skirting shall be provided on all mobile homes so that no part of the undercarriage is visible. Porches, awnings, storage sheds, or other additions shall be installed only if permitted by the park management and the Township Zoning Ordinance and Building Code.
2. Storage sheds shall be of metal or masonry construction.
3. Where additions are installed, they shall be of durable materials, shall be in harmony with the surroundings and shall be maintained in good repair. Additions shall be constructed and installed so as to facilitate underneath inspection of the mobile home and in such manner as does not constitute a harborage for rodents.
4. Entrance steps or ramps shall be of a type approved by the park management.
5. No storage shed, porch or other addition, excluding awnings covering porches or patios, shall be built or installed if the area used for such additions added to the area used for the mobile home and patio total more than two-thirds (2/3) of the gross lot area.

M. SUBFLOOR STORAGE - Gasoline and similar flammable liquids shall not be stored underneath a mobile home. Other types of storage underneath a mobile home shall be permitted only if approved by the park management. If approved, the following conditions shall be satisfied:

1. The storage area shall be provided with a base of concrete or other impervious material.
2. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
3. The storage area shall be enclosed by skirting.

- N. RECREATION AREAS - A recreation area shall be provided for each mobile home park of a minimum size of fifteen (15) percent of the total licensed area. No more than thirty (30) percent of the land set aside for recreation shall be permanently covered by streams or other water formations. The recreation area shall be centrally located and conveniently distributed in relation to the mobile home residences. Such space shall be usable for active recreation which may include but not necessarily be limited to climbing, basketball, swimming, tennis, and handball and which shall be free of traffic hazards. There shall be at least one (1) recreation building which may contain a recreation hall, meeting room, laundromat and other related facilities such as restrooms and storage areas. A report on the adequacy of the recreation facilities shall be submitted by the Township Recreation Committee to the Planning Board prior to the approval of a mobile home park site plan.
- O. LANDSCAPING AND NATURAL SITE PROTECTION - Landscaping to be provided in the park shall be shown on the site plan. Wooded areas shall be preserved wherever possible without causing interference with the general plans, specifications and other requirements pertaining to the site. No mobile home or any addition or other structure shall be constructed or installed near streams, lakes, ponds, or other bodies of water as specified in Article IV of this ordinance.

Section IV Water Supply System and Sanitary Sewerage Facilities

The licensee shall be required to provide adequate water supply and sanitary sewerage facilities and all mobile homes shall be connected thereto. Such facilities shall conform to the potable water standards established by the New Jersey State Department of Health and Chapter IX, Mobile Home Parks of the New Jersey State Sanitary Code. The foregoing utilities shall be approved by the State Department of Health and the Department of Environmental Protection in accordance with the applicable statutes. In addition water and sanitary sewerage facilities shall be subject to the approval of the Planning Board as specified in the Land Subdivision Ordinance of the Township of North Brunswick.

Section V Refuse Storage, Collection and Disposal

1. GENERAL - The storage and collection of refuse shall be so managed as to prevent health hazards, rodent harborage, insect breeding, accident hazards, or air pollution.
2. REFUSE CONTAINERS - All refuse shall be stored in durable, flytight, watertight and rodent proof containers.
3. CONTAINER LOCATION - Containers shall be located either at each mobile home lot or at one or more centralized locations within the mobile home park. Such area(s) shall not be located within any parking lot or driveway and shall be accessible for disposal and collection.
4. COLLECTION AND REMOVAL - The collection and removal of garbage and refuse shall be the responsibility of the park management.

Section VI Application Procedure, License Fees and Other Requirement

Licenses for the construction and maintenance and operation of a mobile home park in accordance with the application procedures required by this ordinance shall be issued by the Township Committee of the Township of North Brunswick upon proper application and after the review and approval of a proposed mobile home park by the various Township agencies hereinafter stated.

A. APPLICATION PROCEDURES

1. APPLICATION - Application for a license to construct or operate and maintain a mobile home park shall be made by filing an application in duplicate with the Township Planning Board and twelve (12) copies of a site plan. The application and site plan shall contain information required in Article XXIV of this ordinance. A fee equal to one-hundred dollars (\$100.00) plus five dollars (\$5.00) per unit shall accompany the site plan application for a mobile home park license.
2. REFERRAL - Upon receipt of an application for a mobile home park, the Planning Board shall forward copies of the proposal to the Township Engineer, Board of Health, the Middlesex County Planning Board and the Township Bureau of Fire Prevention for their consideration. The Planning Board shall not act in regard to the application until the receipt of reports from the aforesaid agencies or individuals or unless a thirty (30) day period has elapsed after the forwarding of the applications to the agencies and no report in writing has been received. In the latter event, it shall be deemed that such person or agency has approved the proposal.
3. NOTICE - Upon passage of the thirty (30) day period referred to above, the Planning Board shall establish a date for a public hearing. Once a date for the public hearing has been established, the applicant shall send by certified mail notice of the hearing at least ten (10) days prior to the date thereof to all owners of land within two-hundred (200) feet of the area covered by the site plan including land across a street or streets therefrom as the names of such owners appear on the most recent township tax record. The notice shall specify the time and place of the hearing, give a brief description of the proposed mobile home park and state that a copy of the site plan thereof has been filed with the Planning Board and is available in the office of the Planning Board Secretary for public inspection. The applicant shall also cause notice of the hearing to be published in the official newspaper at least ten (10) days prior to the hearing. The applicant shall submit an affidavit prior to the hearing stating that he has notified all property owners within two-hundred (200) feet including owners of property directly across the street or streets and the property involved.

4. REVIEW BY PLANNING BOARD - The Planning Board shall review the application and the site plan for its adequacy in providing for good site design, particularly such items as ingress and egress, vehicular and pedestrian circulation, location and orientation of buildings, landscaping and buffer planting, parking areas and other planning considerations. The Planning Board shall consider in its review the reports of the other persons and agencies referred to hereinabove and particularly those pertaining to the adequacy of proposed drainage facilities, water supply and sewage facilities, paving requirements and any other engineering requirements.
5. APPROVAL OF PLAN - The Planning Board shall approve or disapprove the proposed site plan and application with respect to adequacy of planning standards for the site. Its approval or reason for disapproval shall be clearly stated in a resolution from the Planning Board. If the application and site plan are approved by the Planning Board, it shall be referred to the Township Committee for issuance of a license, the Township Committee shall offer those parties having an interest in the application to speak at a public hearing called for that purpose. Issuance of the license will be based upon the standards set forth in this section and upon those considerations provided for in this section. Issuance or denial shall be by formal action of the Township Committee at a public meeting after interested parties shall be given an opportunity to be heard.

B. FEES

The license fee to operate a mobile home park in the Township of North Brunswick shall be two-thousand five-hundred dollars (\$2,500.00) per year plus a fee of two and 50/100 dollars (\$2.50) per month for each mobile home registered in the mobile home park during said month. A calendar month is hereby defined as any continuous thirty (30) day period of occupancy. The aforesaid fee shall be paid prior to the issuance of the license.

1. TIME OF PAYMENT - The annual license fee is due on or before August 1 of each year.
2. MONTHLY REPORTS - Every person holding a license for the operation of a mobile home park shall pay the fee provided above monthly on or before the tenth day of the next succeeding month, and if not paid at the end of the tenth day the payment shall become delinquent and shall be subject to a penalty equal to ten percent (10%) of the amount of the delinquent payment. The payment shall be accompanied by a monthly report form signed and sworn by the licensee or by his duly authorized agent. The monthly report shall contain the following information:
 - a. Name and address of licensee and address of mobile home park.
 - b. Month for which the report is made.
 - c. Total number of mobile homes registered at the mobile home park in such month with dates of arrival and departure.
 - d. The number of spaces occupied by the mobile homes.

- e. Such other information as the Township Committee may from time to time require. The monthly report shall be filed with the Township Clerk and the fees accompanying same shall be paid to the general treasury of the Township.

C. OTHER REQUIREMENTS

1. CERTIFICATION - The Zoning Officer of the Township shall from time to time certify in writing to the clerk the number of mobile homes spaces in the mobile home parks located in the Township. Such a certification shall occur at least twice a year and be filed by June 1 and November 1.
2. NO VIOLATIONS - No license shall be issued until the Health Officer and the Zoning Officer shall have certified that they know of no violation of any law, regulation or ordinance applicable to mobile home or mobile home parks.
3. RENEWAL OF LICENSES - Licenses for the renewal of mobile home park licenses previously issued to an applicant shall be issued upon consultation by the Township agencies required in the case of original applications. Such license shall be issued if it shall appear that the mobile home park conforms to this Article in all respects and the design standards herein set forth and upon payment of the required fees. Application for a renewal license shall be made by the filing of four (4) copies of a written application signed by the person seeking a renewal license which shall contain the following information:
 - a. The application shall set forth any change in ownership or interest in the property by the person making the application.
 - b. The application shall set forth any changes in the mobile home park with respect to matters set forth in the prior application and shall contain all data required with respect to an original application concerning any such changes unless such changes have been previously approved.
4. APPROVAL TO OPERATE - Mobile home parks shall not be operated by any person until the Township Committee has given formal approval therefor by issuance of an appropriate license. The license shall be displayed in a conspicuous place on the premises where it can be easily observed. No persons shall operate a mobile home park whose license therefor is suspended.
5. INSPECTION - Mobile home park buildings and premises shall be subject to inspection by any authorized representative of the Township Committee.

6. SUSPENSION OF LICENSE OR PERMIT TO OPERATE - The license or permit of any person to operate a mobile home park may be suspended at any time for good cause by the Township Committee upon three (3) days notice in writing after due hearing. The person whose license or permit has been suspended or his representative in charge of the mobile home park shall, at the time of such license for suspension be informed why the license or permit to operate the mobile home park is suspended, the reason for such action and the remedial action to be taken before the suspension may be lifted. Application for re-instatement of such license may be made any time thereafter and may be granted upon satisfactory proof of remedial action.
7. ALTERATIONS TO MOBILE HOME PARK AND FACILITIES - Applications for approval of plans and specifications for modifications, alteration, extension or expansion of a licensed mobile home park shall be made in conformance with the application requirements of this section. The fee for such application shall be one half the amount of the original filing fee.
8. NOTICES TO MAINTAIN FACILITIES AND ROAD - The holder of the license shall cause all facilities to be maintained in good operating order and shall cause all roads and streets within the mobile home park to be plowed and sanded when conditions so require. Failure to comply with such requirements within 24 hours after notice by the Township to the holders of the license or to the person specified above with respect to any maintenance or repairs within the jurisdiction of such persons shall constitute a violation.
9. ACCESSIBILITY TO MOBILE HOME PARKS - All roads and streets within a mobile home park shall be accessible to all residents of the mobile home park, their guests, invitees and licensees and Township agencies of the Township of North Brunswick.
10. PARK MANAGEMENT
- a. PARK OFFICE - In any mobile home park there shall be an office established which may be located either in a mobile home or in a permanent building and which shall be the office of the person in active charge of the mobile home park. A copy of the park license and a copy of this section shall be conspicuously posted therein and the park register as hereafter referred to in this section shall be at all times kept in that office.
- b. PARK REGISTER - The mobile home park license shall maintain a park register which shall be kept up to date with the following information: the name of each owner of each mobile home or the tenant thereof, the serial number of each mobile home, the body type and license number of each mobile home, the date of arrival of each mobile home and the date of departure of each mobile home. Likewise, a daily and monthly total of the total number of mobile homes spaces occupied shall be placed in the register. A copy of

the register shall be delivered to the Clerk of the Township by the tenth day of the month following the end of the reporting required by this Article.

- c. INSPECTION OF REGISTER - The mobile home park owner shall keep the register available for inspection by township officials at all times. The register shall not be destroyed for a period of three (3) years following the date of registration.

SECTION VII. This ordinance shall become effective upon approval and advertisement in accordance with law

*1st reading
Oct 18, 1976*

*2nd reading
Dec. 6, 1976*

| NAME | NO | ✓ | NO |
|-----------|----|---|----|
| PERNO | 2 | ✓ | |
| TEMPERINI | | ✓ | |
| LEPPEBT | | ✓ | |
| FANCUS | 1 | ✓ | |
| NICOLA | | ✓ | |

| | |
|--|--------|
| | ✓ |
| | ✓ |
| | absent |
| | ✓ |
| | ✓ |

CERTIFIED COPY TO:
DATE: *Copy to Gene for Plash Ad*
10/19/76
TOWNSHIP CLERK *nt*

*Adopted Dec. 10, 1976
Published in Home News
Dec. 23, 1976*