

TOWNSHIP OF BASS RIVER
Ordinance 2013-02

AN ORDINANCE OF THE TOWNSHIP OF BASS RIVER AMENDING CHAPTER 8.04 OF THE REVISED ORDINANCES OF BASS RIVER TOWNSHIP

WHEREAS, the Bass River Township Board of Commissioners finds that there is a need to modify the Bass River Township Code provisions as they currently exist under Chapter 8.04 of the revised Township Ordinances which are applicable to Campgrounds; and

WHEREAS, the Bass River Township Board of Commissioners finds that the annual campground licensing application deadline of January 1st requires campground owners and operators to submit the necessary annual operating fee during months that the campsites are not in operation and not generating income for the campground owners; and

WHEREAS, the Board of Commissioners finds and determines that this amendment will lessen the financial burden on the campground owners during the months when they are not in operation; and

WHEREAS, the Board of Commissioners further finds and determines that the current Bass River Township Campground Code as it currently exists is not in accordance with the New Jersey State Sanitary Code Chapter XI governing Campgrounds and amends same as follows.

NOW, THEREFORE, BE IT ORDAINED by the Bass River Township Board of Commissioners that Bass River Township Code Section 8.04.040 "Campground Code" be and is hereby amended as follows:

8.04.040 Campground code.

A. No person shall occupy as owner, or occupant, or shall rent or make available to another for occupancy, any camp unit, or supporting facilities, for the purpose of living thereon, which does not conform to the provisions of this Campground Code.

B. Registration Of campers. The owner or designated manager of every campground shall maintain a log of every camper who uses campground facilities. The log shall contain:

- a. the camper's name and place of residence.
- b. the number of people in the camper's party.

- c. the license number and type of camping vehicle or unit and the make, model, year of manufacture and license number of any motor vehicle.
- d. time and date of arrival and departure.

C. No campsite shall be less than one hundred feet (100') from a public highway right-of-way. No campsite shall be less than one hundred feet (100') from a property line.

D. Fireplaces. Camping and/or cooking fires shall be confined entirely to fireplaces which shall be located in a safe, convenient location, meeting the approval of the State Fire Warden having jurisdiction over the area involved. Said fireplaces shall be located where they will not constitute a fire hazard to vegetation, undergrowth, trees or camping units.

E. Individual point or driven wells, dry wells, springs, and other sources of supply may be used only for wilderness camps where all campsites are separated by more than one hundred fifty (150) feet and only if approved by the State Department of Health or the local Board of Health. Such sources of supply shall be properly located, constructed and maintained to avoid contamination of the water therefrom.

F. Privies, and pit toilets shall be permitted only in wilderness camps where all campsites are separated by more than one hundred fifty (150) feet; shall be constructed of material permitting satisfactory cleaning; and shall be provided with adequate natural lighting and ventilation.

G. Where sewage is to be effected by subsurface means, no more than twenty (20) campsites shall be connected to one disposal unit and the facilities shall be designated and constructed in accordance with the requirements of Standards for the Construction of Individual Subsurface Sewage Disposal Systems (N.J.A.C. 7:9-2) and the New Jersey Water Pollution Control Act Regulations (N.J.A.C. 7:14) promulgated by the Department of Environmental Protection and shall be approved by the local health authority and the Department of Environmental Protection.

H. (1) Every application for a permit to construct or expand a campground shall be accompanied by payment to the Building inspector of an application fee of \$720.00 to cover the cost of professional review of site plans in accordance with these and other Township standards and regulations, site inspections and other expenses. In the event the professional and other services required exceed the amount of the fee, the applicant will be billed for such excess costs prior to final approval. In the event said professional and other services cost less than the amount of the required application fee, any portion of the fee remaining upon

final approval or disapproval shall be returned to the applicant. The fee requirements of this paragraph shall not apply to any proposed modification or alteration to an existing building which is situated in an existing approved campground which modification or alteration:

- (a) will not change the use of the building;
- (b) will not add a new story to the building;
- (c) will not exceed one thousand (1,000) square feet which includes but is not necessarily limited to porches and other such uncovered appurtenances;
- (d) will not substantially alter or affect the existing environment.

(2) Upon certification to the Township Board of Commissioners by the Building Inspector that the construction or expansion of a campground has been completed in accordance with all applicable requirements, and upon a payment to the Township Clerk of the annual operating permit fee hereinafter provided, the Township Board of Commissioners shall issue a license permitting the operation of said new or expanded campgrounds.

(3) It shall be unlawful for any person or corporation to maintain or operate a campground within the limits of Bass River Township without first obtaining a campground operating permit from the Board of Commissioners of Bass River Township.

(4) Each campground operating permit shall expire on June 30th. A new operating permit shall and may be obtained from the Township Clerk, upon approval of the Board of Commissioners for each new operating season in which operation of the then existing campground is sought to be continued provided, however, that no such permit shall be issued if there is outstanding and unresolved any notice of an alleged violation issued pursuant to this or other applicable Township ordinances. Any person, or entity who shall own, operate or maintain any campground within the Township of Bass River shall apply for a license from the governing body of the Township on or before July 1st of each year, commencing with July 1, 2013.

(5) The annual operating permit fee for every campground in Bass River Township is hereby fixed at \$200.00 for campgrounds including up to fifty (50) campsites plus \$4.00 for each campsite in excess of fifty (50).

(6) In addition to the fees listed in subsection (5) above, a fee of six dollars (\$6.00) per stored camping unit shall be due and payable as of July 1st of each year.

I. Any mobile home, as defined in the Zoning Ordinance of the Township of Bass River and amendments and supplements thereto, which has

heretofore been located in a licensed trailer park pursuant to the terms of an ordinance entitled "An Ordinance for the Regulation and Licensing of Trailers and Trailer Camps within the Township of Bass River, County of Burlington and State of New Jersey" and amendments and supplements thereto and any mobile home park as defined in the Zoning Ordinance of the Township of Bass River and amendments and supplements thereto which may previously have been licensed under either or both of the above-mentioned ordinances, be and are hereby declared to be nonconforming uses by virtue of the Zoning Ordinance of the Township of Bass River and amendments and supplements thereto. Any such nonconforming mobile home park which may exist in the Township of Bass River is expressly subject to the provisions of this ordinance where applicable including the fee requirements in Section XI hereinabove set forth. Only one annual operating permit fee per year shall be required under the terms of this ordinance for any one campground or nonconforming mobile home park if one may exist or any combination thereof. However, in the event that a nonconforming mobile home occupies a site in any campground, nonconforming mobile home park, or combination thereof, all of which are regulated by the terms of the within ordinance, the operator of such campground, nonconforming mobile home park, or combination thereof shall pay to the Township a monthly fee in the amount of \$18.00 for each such nonconforming mobile home occupying a site in such campground, nonconforming mobile home Park, or combination thereof for each month or part thereof as said space is occupied. In addition, the operator shall file a statement under oath of the first of each month with the Township Clerk stating the number of sites occupied during the previous month.

J. Any person, firm or corporation who shall violate the provisions of this ordinance shall, upon conviction, be punished by a fine not exceeding \$500.00 or be imprisoned in the Burlington County jail for a period not to exceed ninety (90) days or shall suffer both such fine and such imprisonment, and each illegally occupied campsite shall be deemed to constitute a separate and distinct offense for each day during any part of which such violation is permitted to exist.

K. In any case where there are conflicts between the standards contained in this ordinance or the campground code adopted hereby, and any other Bass River Township ordinance or regulation, as they may apply to new or expanded campground applications, the more stringent standard or requirement shall be deemed to apply.

L. The storage of mobile homes is prohibited in all campgrounds.

8.04.050 Amended. Is deleted in its entirety.

BE IT FURTHER ORDAINED that all other provisions of the Township Code currently in effect, are hereby saved from repeal, and shall remain in full force and effect;

BE IT FURTHER ORDAINED that if any provision of any section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall take effect upon proper passage and in accordance with the law.

ALL OF WHICH IS ADOPTED this 4th day of March, 2013, by the Bass River Township Board of Commissioners.

Amanda Somes, RMC/CMR

Deborah Buzby-Cope, Mayor

PUBLIC NOTICE

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the Regular Meeting by the Commissioners of the Township of Bass River held on February 4, 2013.