

ORDINANCE 2024-15

AN ORDINANCE OF COLTS NECK TOWNSHIP IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 102 OF THE CODE OF COLTS NECK TOWNSHIP ENTITLED "DEVELOPMENT REGULATIONS"

WHEREAS, on April 23, 1997 the Colts Neck Township Committee amended in its entirety Chapter 102, Development Regulations of the Code of Colts Neck Township; and

WHEREAS, Colts Neck Township is continuously and closely involved in the planning and development process in the Township; and

WHEREAS, one of the purposes of planning is to review the Township's policies and Development Regulations based on best available information and past experiences and to adopt regulations to guide the use of lands in a manner that promotes the public good and general public welfare; and

WHEREAS, a need exists to regulate the storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones to maintain the aesthesis, safety and overall well-being the Township; and

WHEREAS, uncontrolled storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones may lead to visual blight, obstruction to emergency services and a potential safety hazard; and

WHEREAS, the Colts Neck Township Committee finds that it is in the public interest to establish guidelines regulating the storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers in residential zones to strike a balance between the rights of property owners to use and enjoy their properties while respecting the rights of the general public.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of Colts Neck Township, County of Monmouth, State of New Jersey as follows: (additions to text indicated by underline; deletions to text indicated by ~~strikeout~~).

SECTION I: That Section 102-84, "A-1 and A-2 Agricultural Residential Districts; A-3 Village Residential District" is hereby amended and supplemented in the following parts only.

§102-84C. Accessory uses.

- (4) ~~Travel trailers, campers trailers, boats and boat trailers and~~ Solar energy panels mounted at ground level, to be located ~~or parked~~ in rear and side yards only and which shall be screened from view from public streets and ~~neighboring properties~~ by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.

(20) Storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailers.

- (a) No more than a total of two travel trailer, camper trailer, recreational vehicle, boat, boat trailer, boat on trailer, watercraft, watercraft(s) on trailer, utility trailer and/or other trailer may be parked or stored on any property.

- (b) All travel trailer, camper trailer, watercraft, boat, boat trailer, recreational vehicle, utility trailer and/or other trailer parked or stored must have a valid registration.
- (c) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (d) Travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be screened from adjoining side or rear (not front) property lines for the length or width of the trailer by a contiguous six foot solid fence or landscaping capable of creating a 6 foot all season screen within three years of planting a minimum 25 feet from said trailer, watercraft and/or vehicle if adjoining a residential property.
- (e) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be parked or stored in a minimum side or rear yard setback.
- (f) No travel trailer, camper trailer, recreational vehicle, watercraft, boat trailer, utility trailer and/or other trailer with more than 2 rear axles (duel axles) shall be parked or stored on any property.
- (g) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer shall be used for permanent or temporary occupancy. (See §102-80 Trailers)
- (h) All travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer or other trailer parked or stored must be the property of the property owner or resident tenant.
- (i) No travel trailer, camper trailer, recreational vehicle, watercraft, boat, boat trailer, utility trailer and/or other trailer which is in a state of substantial disrepair or derelict may be parked or stored.
- (k) The provisions of this section shall not apply to commercial farms.

SECTION II: That Section 102-85.3, "A-7 Residential District" is hereby amended and supplemented in the following parts only.

§102-85.3C. Accessory uses.

- (4) ~~Travel trailers, campers trailers, boats and boat trailers and~~ Solar energy panels mounted at ground level, to be located ~~or parked~~ in rear and side yards only and which shall be screened from view from public streets and ~~neighboring properties~~ by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.
- (13) Storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailer.
 - (a) No more than a total of two travel trailer, camper trailer, recreational vehicle, boat, boat trailer, boat on trailer, watercraft, watercraft(s) on trailer, utility trailer and/or other trailer may be parked or stored on any property.

- (b) All travel trailer, camper trailer, boat, boat trailer, recreational vehicle, watercraft, utility trailer and/or other trailer parked or stored must have a valid registration.
- (c) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (d) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in a minimum side or rear yard setback.
- (e) No travel trailer, camper trailer, recreational vehicle, boat trailer, watercraft, utility trailer and/or other trailer with more than 2 rear axles (duel axles) shall be parked or stored on any property.
- (f) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, utility trailer and/or other trailer shall be used for permanent or temporary occupancy. (See §102-80 Trailers)
- (g) All travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer or other trailer parked or stored must be the property of the property owner or resident tenant.
- (h) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer which is in a state of substantial disrepair or derelict may be parked or stored.
- (i) The provisions of this section shall not apply to commercial farms.

SECTION III: That Section 102-86 "AG Agricultural District" is hereby amended and supplemented in the following parts only.

§102-86D. Accessory uses.

- (9) ~~Travel trailers, campers trailers, boats and boat trailers and s~~Solar energy panels mounted at ground level, to be located ~~or parked~~ in rear and sides yards only and which shall be screened from view from public streets ~~and neighboring properties~~ by screening planting, fencing or a combination thereof such as to provide the proper shielding after two growing seasons. Location and screening requirements do not apply to solar energy panels mounted flush or nearly flush with building sides or roofs.
- (19) Storage of travel trailers, camper trailers, recreational vehicles, watercraft, boats, boat trailers, utility trailers and/or other trailer.
 - (a) No more than a total of two travel trailer, camper trailer, recreational vehicle, boat, boat trailer, boat on trailer, watercraft, watercraft(s) on trailer, utility trailer and/or other trailer may be parked or stored on any property.
 - (b) All travel trailer, camper trailer, boat, boat trailer, recreational vehicle, watercraft, utility trailer and/or other trailer parked or stored must have a valid registration.

- (c) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in the front yard as defined in Section 102-4: "Yard, Front".
- (d) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be parked or stored in a minimum side or rear yard setback.
- (e) No travel trailer, camper trailer, recreational vehicle, boat trailer, watercraft, utility trailer and/or other trailer with more than 2 rear axles (duel axles) shall be parked or stored on any property.
- (f) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer shall be used for permanent or temporary occupancy. (See §102-80 Trailers)
- (g) All travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer or other trailer parked or stored must be the property of the property owner or resident tenant.
- (h) No travel trailer, camper trailer, recreational vehicle, boat, boat trailer, watercraft, utility trailer and/or other trailer which is in a state of substantial disrepair or derelict may be parked or stored.
- (i) The provisions of this section shall not apply to commercial farms.

SECTION IV Severability.

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

SECTION V Repealer.

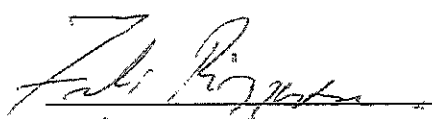
The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this ordinance shall remain in full force and effect.

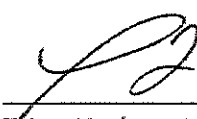
SECTION VI Inconsistent ordinance.

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION VII This ordinance shall take effect immediately upon passage, publication and filing according to law.

I hereby certify the Ordinance foregoing to be a true copy of an Ordinance introduced by the Township Committee of Colts Neck Township on the 8th day of May 2024. A public hearing will be held on June 12, 2024, 7:00 p.m. Town Hall, 1 Veterans Way.


Frank Rizzuto, Mayor


Trina Lindsey, Municipal Clerk

RECORD OF VOTE										
	First Reading					Second Reading				
	May 8, 2024					June 12, 2024				
	M S	Yes	No	NV	Ab	M S	Yes	No	NV	Ab
Mayor Rizzuto		X					X			
Deputy Mayor Buss		X					X			
Viola	M	X					X			
Bartolomeo		X				M	X			
Fitzpatrick	S	X				S	X			
M - Moved S - Seconded X - Indicates vote NV - Not Voting Ab - Absent										