

**TOWNSHIP OF DOWNE  
CUMBERLAND COUNTY, NEW JERSEY**

**ORDINANCE NO. 2022-06**

**AN ORDINANCE REGULATING TRAVEL TRAILERS AND OR RECREATIONAL  
VEHICLES LOCATED WITHIN THE TOWNSHIP OF DOWNE, COUNTY OF  
CUMBERLAND AND STATE OF NEW JERSEY**

**WHEREAS**, the Township Committee of the Township of Downe believes that an Ordinance concerning the use of travel trailers and/or recreational vehicles in the Township is in the best interest of the Township; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Downe that the Code of the Township of Downe be and is hereby amended as follows:

**CHAPTER ONE  
TRAVEL TRAILERS AND/OR RECREATIONAL VEHICLES**

**ARTICLE I.** Definition - A travel trailer means a vehicle with or without power which is used, manufactured or constructed to permit its use as a conveyance upon the public streets and highways and designed to permit its use as a place of human habitation by one or more persons for camping or lodging.

**ARTICLE II.** No property owner will allow a travel trailer or recreational vehicle to become occupied by either the owner or others, on property owned by the travel trailer or recreational vehicle owner or others or property owned by the township, without a special use permit issued prior thereto by the township zoning officer.

**ARTICLE III.** A. The zoning officer may issue a "special use permit" to a property owner to allow a travel trailer or recreational vehicle to become occupied for a period of time as listed on the permit for "special needs" which may be considered as the following:

- i. Township events or sporting events held within the jurisdiction of Downe Township,
- ii. When a house is under active construction or renovation of an existing home that is uninhabitable, and the owner wants to maintain a constant occupation of the property for the purpose of protecting equipment and/or personal property
- iii. Such other special conditions deemed acceptable by the Zoning Officer

- B. No permit shall be issued unless the trailer has met all requirements of the zoning officer and must conform to any and all safety regulations, as a home would under normal livable conditions, (i.e. no extension wires from other homes or existing sources of electric), however portable generators would be permitted as sources of power, but must be kept in a manner not to become a nuisance to neighbors or others. All subject to New Jersey State DCA Codes and Standards.
  
- C. A travel trailer or recreational vehicle septic system will have to be maintained by a licensed waste removal service, if a long-term permit is issued for a long term stay such as home rebuild or construction. The property owner will be required to provide the Zoning Officer with a signed contract/agreement with ta licensed waste removal company and provide the Zoning Officer with "pump service receipts" for each pumping event or a permit from the Cumberland County Health Department to temporarily discharge the sewer water into the existing septic tank, subject to normal Cumberland County Health Department tank pumping procedures.

**CHAPTER TWO  
VIOLATIONS AND PENALTIES; ENFORCEMENT**

- A. Use of a travel trailer and/or recreational vehicle within the Township without issuance of a special permit shall be considered a violation of this Ordinance and a violation shall be issued by the Township Zoning Official or another such Township Officer as designated by the Zoning office or any law enforcement officer.
  
- B. Upon conviction, each offense shall have the following penalties applied:
  - (1) Each person shall be subject to a fine of \$500 for the first offense; \$1,000 for the second offense; and \$1,500 for each subsequent offense.

**BE IT FURTHER ORDAINED** by Township Committee of the Township of Downe that this Ordinance shall become effective pursuant to law.

**SECTION ONE. Repealer.** All former Ordinances of the Township of Downe which are in conflict with the provisions contained in this Ordinance are hereby repealed upon the adoption of this Ordinance.

**SECTION TWO. Severability.** If any part or parts of this Ordinance are held to be invalid for any reason such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION THREE.** This Ordinance shall take effect after final approval and publication as required by law.

DATE: OCTOBER 10, 2022

TOWNSHIP OF DOWNE

BY: Michael L. Rothman, Mayor

  
Nadine E. Lockley, Municipal Clerk

**ADOPTED** at a regular meeting of the Township Committee of the Township of Downe held on the 10<sup>th</sup> day of October, 2022, at 7:00 P.M.

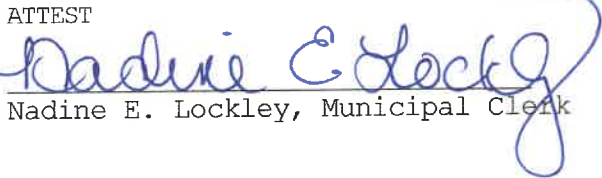
ATTEST:

  
Nadine E. Lockley, Municipal Clerk

  
Michael L. Rothman, Mayor

STATE OF NEW JERSEY :  
: ss  
COUNTY OF CUMBERLAND :

Please take notice that the above Ordinance was adopted after a Public Hearing at a meeting of the Downe Township Committee on the 14th day of November, 2022 at the Downe Township Municipal Building in Newport, New Jersey.

ATTEST  
  
Nadine E. Lockley, Municipal Clerk