

ORDINANCE NO. 20-16

AN ORDINANCE TO AMEND THE LAND DEVELOPMENT ORDINANCE  
OF THE TOWNSHIP OF NEPTUNE BY AMENDING SECTION 415.11,  
ENTITLED "MOBILE HOME PARKS"

WHEREAS, Neptune Township's Land Development Ordinance has recognized the existing mobile home parks in the L-1 Zone District and has considered such parks as a Conditional Use with regulations in Section 415.11 of the Neptune Township Land Use Ordinance; and

WHEREAS, recent State Regulatory Amendments to the Uniform Construction Code (UCC) have discontinued its status as a State Administrative Agency for manufactured homes under the jurisdiction of Housing and Urban Development (HUD), requiring amendments to the local Ordinances concerning regulation of manufactured homes under the jurisdiction of HUD.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Neptune in the County of Monmouth in the State of New Jersey that the Land Development Ordinance, Volume II Article IV, Section 415.11, entitled, "Mobile Home Parks" is hereby amended as follows:

§415.11 – Mobile Home Parks:

- G. In accordance with N.J.A.C. 5:23-2.2, manufactured homes constructed and installed under 24 CFR Parts 3280 and 3285, respectively, are not under the jurisdiction of the Uniform Construction Code (UCC) but under the jurisdiction of HUD and therefore, Neptune Township shall not require a valid Certificate of Occupancy prior to installation of manufactured homes/mobile homes in Neptune, and the Federal Government shall retain jurisdiction and responsibility for the oversight of the installation of mobile homes as well as gas and electrical connections to said homes and inspections therein, and it will not be involved in the issuance of permits for any utility connections of newly installed mobile homes, and Neptune Township's local enforcing agency under the UCC shall continue to retain jurisdiction over the relocation or rehabilitation of existing manufactured/mobile homes. Moreover, the local enforcing agency shall continue to be responsible for the requirements of structural, fire and sanitary safety, zoning and other municipal codes, as long as such regulations are not in conflict with Federal jurisdiction.

All Ordinances or parts of Ordinances that are inconsistent herewith are repealed, but only to the extent of such inconsistency.

The amended Ordinance shall become effective immediately upon its passage and the publication as required by law.

APPROVED ON FIRST READING:

June 15, 2020

APPROVED, PASSED AND ADOPTED:

July 13, 2020

ATTEST:



Richard J. Cuttrell  
Municipal Clerk



Robert Lane, Jr.  
Mayor