

ORDINANCE NO. 25-03
INTRODUCTION DATE: 04-02-2025
ADOPTION DATE: 04-16-2025

AN ORDINANCE AMENDING CHAPTER 5 (FEES), SECTION 5-16 (FEES FOR TRAILERS AND MOBILE HOMES), SECTION 5-16.1 (PERMITTED USES), CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), SECTION 35-7 (OFF STREET PARKING AND LOADING REGULATIONS), SECTION 35-7-3.7 (MOBILE HOMES), AND SECTION 35-7-3.8 (PARKING AND STORAGE OF COMMERCIAL VEHICLES IN ALL ZONING DISTRICTS) OF THE REVISED ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey, as follows (additions are **bold underlined**, deletions are **~~bold strikeouts~~**):

I

CHAPTER 5 (FEES) is hereby amended as follows:

SECTION 5-16 (FEES FOR TRAILERS AND MOBILE HOMES)

SECTION 5-16.1 (Permitted Uses)

a.	Residential Use; Senior Citizens Only. (Expires December 31 annually.)		
	1.	Annual license fee - <u>Renewals only. (Expires December 31, annually.)</u>	\$200
	2.	<u>After July 1 Renewals filed March 1 or after. (Expires December 31, annually.)</u>	<u>\$150</u> \$250
b.	Housing for Transient or Migratory Workers. <u>All Farm Labor Housing applications (initial and renewal) must include the annual State Certification. (Expires December 31, annually.)</u>		
	1.	Annual license fee <u>(Expires December 31, annually.)</u>	\$100
	<u>2.</u>	<u>Renewals filed March 1 or after. (Expires December 31, annually.)</u>	<u>\$150</u>
c.	<u>Construction of Permanent Residence. The license fee shall be \$250 for the first year and \$300 for the second year. The fee shall be \$400 for each successive year thereafter.</u>		
<u>d.e.</u>	Commercial Construction Projects. <u>Use of mobile home or trailer; residency prohibited. The license fee shall be \$250 for the first year and \$300 for the second year. The fee shall be \$400 for each successive year thereafter.</u>		
	<u>1.</u>	<u>Use of mobile home or trailer; residency prohibited six-month license</u>	<u>\$100</u>
<u>e.d.</u>	Storage or Repair; Residency Prohibited.		
	1.	Application and permit required	No fee

<u>f.e.</u>	Real Estate Sales Office; Temporary Use.	
	1. Six-month license	\$600

II

CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS)

SECTION 35-7 (OFF STREET PARKING AND LOADING REGULATIONS)

SECTION 35-7-3.7 (Mobile Homes)

a. Temporary Use.

1. No Change.

2. Licenses may be granted for periods up to ~~six-months~~ **one-year** to persons on application to the Township Committee, to allow mobile homes to be used on the property of the applicant while the owner's residence is being actively constructed/reconstructed/alterd on the same property. Renewals may be granted at the discretion of the Township Committee. Applications for renewal of licenses must be made at least 30 days before any license expires. All temporary mobile homes shall be removed before a Certificate of Occupancy is granted for the house being constructed. Subsequent applications may be granted based upon the Township Committee's evaluation of the progress made as shown in the progress report submitted by the applicant.

3. Application for licenses and extensions shall be accompanied by the fee stated in Section 5-16 of Chapter 5. **The fee shall not be pro-rated for shorter periods of time.**

4. No Change.

b.-g. No Change.

SECTION 35-7-3.8 (Parking and Storage of Commercial Vehicles in all Zoning Districts).

a. No Change.

b. No Change.

1. - 2. No Change.

3. An office trailer license shall be issued for a ~~six-month~~ **one-year** period and may be renewed for as many times as is necessary to complete the construction project.

The license fee for each ~~six-month~~ one-year period shall be as stated in Section 5-16 of Chapter 5. The fee shall not be prorated for shorter periods of time.

III

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

IV

If any section, subparagraph, sentence, clause or phrase of this Ordinance shall be held to be invalid, such decision shall not invalidate the remaining portion of this Ordinance.

V

This Ordinance shall take effect upon adoption and publication according to law.

EXPLANATORY STATEMENT: This Ordinance amends Chapter 5 (Fees), Section 5-16 (Fees for Trailers and Mobile Homes), Section 5-16.1 (Permitted uses) insofar as fees are concerned, and amends Chapter 35 (Land Use and Development Regulations), Section 35-7 (Off Street Parking and Loading Regulations), Section 35-7-3.7 (Mobile Homes) as well as Section 35-7-3.8 (Parking and Storage of Commercial Vehicles in all Zoning Districts) insofar as the length of time a license may be granted for.