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INTRO: 8/26/2013
ADOPT: 9/23/2013

TOWNSHIP OF FAIRFIELD
ORDINANCE #2013-21

AN ORDINANCE AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF FAIRFIELD SO AS TO AMEND CHAPTER 45, ARTICLE IV, SECTION 12.16, FORMERLY ENTITLED "MOBILE HOMES AND TRAVEL TRAILERS"

NOW, THEREFORE BE IT ORDAINED by the Mayor and Township Council of the Township of Fairfield, County of Essex, State of New Jersey, as follows:

SECTION 1. Chapter 45, Article IV, Section 12.16 of the Township Code of the Township of Fairfield is hereby amended to read in its entirety as follows:

§ 45-12.16. ~~Mobile Homes and Travel Trailers~~ **Mobile Dwelling, Travel Trailers and Recreational Equipment.**

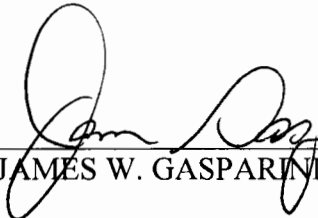
- (A) Parking. Notwithstanding any other provisions of this chapter to the contrary, with the exception of subsection (B) bellow, mobile dwellings, travel trailers and recreational vehicles (excepting conventional passenger automobiles) whether self-propelled, towed, truck mounted or licensed as a passenger vehicle, which include but are not limited to all sizes and descriptions of mobile homes, travel trailers, campers, and buses, shall not be parked outdoors in any zone except that a resident may park one (1) such vehicle on said resident's driveway for a period not to exceed seventy-two (72) hours for the purpose of loading or unloading such vehicle. Upon registration with the Police Department, permission for temporary parking of the above vehicles may be granted for a period not to exceed two (2) weeks to non-Fairfield residents, provided such vehicles are not occupied and used for living purposes while parked on the subject premises.
- (B) Storage. Notwithstanding any other provisions of this chapter to the contrary, the storage of mobile dwellings, travel trailers and recreational vehicles are permitted on residential lots, provided that:
- (i) Such storage is limited to the side yard area - storage in the front and rear yard area is strictly prohibited;
 - (ii) The mobile dwelling, travel trailer or recreational vehicle shall be properly screened by, including but not limited to, evergreen shrubbery or fencing;
 - (iii) No more than one (1) mobile dwelling, travel trailer or recreational vehicle owned by the site occupant may be stored on the property;
 - (iv) Such storage is strictly prohibited if the owner of the residential lot is already storing a boat on the lot in accordance with § 45-12.17;
 - (v) The mobile dwelling, travel trailer or recreational vehicle may not exceed twenty-six (26') feet in length;
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- (vi) The mobile dwelling, travel trailer or recreational vehicle trailer must be registered; and
- (vii) No such vehicle may be used for living purposes while being so stored or parked.

SECTION 2. This ordinance shall take effect after second reading and publication as required by law and the filing of the adopted ordinance with the Essex County Planning Board.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.



JAMES W. GASPARINI, MAYOR

ATTEST:


DENISE D. CAFONE, MUNICIPAL CLERK

NOTICE

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Fairfield, County of Essex, State of New Jersey, held on August 26, 2013, introduced and read by title and passed first reading, and that said Governing Body will further consider the same for second reading and final passage thereof at a meeting to be held on September 23, 2013 at 7:30 p.m. at the Municipal Building, 230 Fairfield Road, Fairfield, New Jersey, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens of interest shall have an opportunity to be heard concerning same.

Denise D. Cafone
Municipal Clerk

INTRODUCTION OF ORDINANCE August 26, 2013:

ORDINANCE #2013-21 AN ORDINANCE AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF FAIRFIELD SO AS TO AMEND CHAPTER 45, ARTICLE IV, SECTION 12.16, FORMERLY ENTITLED "MOBILE HOMES AND TRAVEL TRAILERS"

**INTRODUCED BY: COUNCIL PRESIDENT MCGLYNN
SECONDED BY: COUNCILMAN CIFELLI
PUBLISHED September 2, 2013**

ROLL CALL VOTE

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT MICHAEL B. MCGLYNN	x				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN THOMAS J. MORGAN	X				
COUNCILMAN JOSEPH CIFELLI	X				
MAYOR JAMES GASPARINI	x				

2ND READING AND PUBLIC HEARING September 23, 2013 :

**INTRODUCED BY: COUNCILMAN CIFELLI
SECONDED BY: COUNCILMAN MORGAN
PUBLISHED: SEPTEMBER 26, 2013**

ROLL CALL VOTE

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT MICHAEL B. MCGYLNN	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN THOMAS J. MORGAN	X				
COUNCILMAN JOSEPH CIFELLI	X				
MAYOR JAMES GASPARINI	X				