

TOWNSHIP OF HARDYSTON

ORDINANCE 2025-06

ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING ARTICLE III, SUPPLEMENTARY ZONE DISTRICT REGULATIONS, OF CHAPTER 185, ZONING, OF THE MUNICIPAL CODE OF THE TOWNSHIP OF HARDYSTON TO SUPPLEMENT REGULATIONS GOVERNING THE PARKING OF RECREATIONAL VEHICLES AT SINGLE-FAMILY RESIDENCES

WHEREAS, it has come to the attention of the Township Council that the Township Municipal Code lacks certain critical restrictions on the use for habitation of recreational vehicles and trailers at single-family residences; and

WHEREAS, it has come to the attention of the Township Council also that revisions are necessary for certain provisions of the Township Municipal Code concerning the parking of recreational vehicles and trailers at single-family residences; and

WHEREAS, the Township Council wishes to address these concerns, modifying the Township Municipal Code accordingly.

NOW, THEREFORE BE IT ORDAINED by the Township Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

SECTION 1. Article III of Chapter 185, "Zoning," is amended as follows:

§185-17 Parking and storage of recreational vehicles as an accessory use to single-family residence.

Recreational vehicles, including boats, boat trailers, snowmobiles and snowmobile trailers, as well as campers, tent campers, motor homes, trailers, and travel trailers, may be parked in any zone, subject, however, to the following restrictions and regulations:

- A. All recreational vehicles shall be parked or stored in the side or rear yard areas only, unless parked in an approved parking area in accordance with the requirements of Article XX, §185-80.
- B. Off-street parking provided for and utilized by recreational vehicles shall be in addition to any other parking provisions required by this section.
- C. Recreational vehicles parked or stored pursuant to this section must be owned by the resident of the single-family dwelling.
- D. Habitation of or sleeping in any recreational vehicle parked or stored pursuant to this section is prohibited.
- E. Recreational vehicles parked or stored pursuant to this section shall not be connected with any electric, water, gas or sanitary sewer facilities.

- F. No recreational vehicles shall be parked or stored at a single-family residence during such time as the residence is not being occupied, except for vacation absences.
- G. Recreational vehicles shall be maintained in a condition that allows them to be readily moved (for example, with inflated wheels and not "on blocks").
- H. No recreational vehicle exceeding 40 feet in length is permitted to be parked or stored on a residential lot.
- I. Recreational vehicles shall not be stored, parked, or maintained so as to create a dangerous or unsafe condition that presents an unreasonable obstacle to access to the property or structures thereon by emergency personnel or prevent the safe travel of vehicular traffic on adjacent roadways.
- J. No parked or stored recreational vehicle shall eliminate any off-street parking area required at the property by local or state regulations or zoning approvals.

SECTION 2. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This Ordinance may be renumbered for purposes of codification.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

NOTICE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of Hardyston, County of Sussex, New Jersey, held on May 28, 2025. It will be further considered for final passage after public hearing thereon, at a meeting of said governing body to be held in the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey on June 25, 2025 at 7:00 p.m., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk