

**TOWNSHIP OF WALL
ORDINANCE NO. 27-2011**

**ORDINANCE AMENDING CHAPTER 153 OF THE CODE OF THE TOWNSHIP OF
WALL ENTITLED MOBILE HOMES AND MOBILE HOME PARKS**

WHEREAS, the Township of Wall regulates the Mobile Homes and Mobile Home Parks within the Township of Wall, by and through Chapter 153 of the code of the Township of Wall; and

WHEREAS, the Mobile Home Rent Stabilization and Control Board recommended an amendment to Chapter 153 in the interest of public safety and general welfare; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall as follows:

SECTION ONE

The Title to Chapter 153-26 of the Code of the Township of Wall. “Water Supply; Water Mains,” is hereby amended to: “Water, Electrical and Sanitary Sewer Service”. Additionally, the existing Chapter shall be amended to address concerns with Electrical Service.

SECTION TWO

Accordingly, Chapter 153-126B of the Code of the Township of Wall shall read as follows:

§153-26 Water, Electrical and Sanitary Sewer Service

§153-26

- A. The mobile home park owner shall be responsible for the installation and maintenance of water mains up to the individual water meter servicing each

individual mobile home. The mobile home owner shall be responsible for maintenance of the water main from the water meter to the mobile home.

B. The mobile home park owner shall be responsible for the installation and maintenance of electric service up to the point where the electrical service enters the individual mobile home. The mobile home owner shall be responsible for the maintenance, repair and replacement of the mobile home's electrical service from the service point of entry into the mobile home. The mobile home park owner shall be responsible for the maintenance, repair or replacement of the underground conduit and wiring servicing the mobile home park. This shall include the stabilization, backfilling and resurfacing of areas disturbed by said service repairs.

C. The mobile home park owner shall be responsible for the installation and maintenance of sanitary sewer service up to 6 inches above finished grade servicing each individual mobile home. The mobile home owner shall be responsible for maintenance of the sanitary sewer service from that point to the mobile home connection.

SECTION THREE

If any part of this Ordinance shall be deemed invalid by an administrative agency or court of competent jurisdiction, such decision shall not affect the legality and enforceability of any other provision hereof.

SECTION FOUR

All ordinances, policies and or procedures or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency.

SECTION FIVE

This Ordinance shall take effect upon final passage and publication as provided by law.

Motion made by Committee person _____, seconded by Committee person _____ and adopted on roll call by the following vote:

MEMBER	YES	NO	ABSTAIN	ABSENT
Mayor Ann Marie Conte				
Deputy Mayor Jeffrey W. Foster				
Committeeman Clinton C. Hoffman				
Committeeman Todd W. Luttman				
Committeeman George K. Newberry				

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ORDINANCE AMENDING CHAPTER 153 OF THE CODE OF THE TOWNSHIP OF WALL ENTITLED MOBILE HOMES AND MOBILE HOME PARKS

This Ordinance amends Chapter 153 Water, Electrical and Sanitary Sewer Service to designate responsibility for installation and maintenance of water, electric and sanitary sewer service.

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on October 12, 2011, and will further be considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on November 22, 2011, at 7:30 p.m., or as soon thereafter as the matter can be reached on the agenda, at

which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in the Township of Wall, Town Hall, to the members of the general public who shall request the same or may be viewed on our website at www.wallnj.com.

LORRAINE KUBACZ, R.M.C.
Township Clerk