

CHAPTER 10A
PROPRIETARY CAMPGROUND FACILITY
HEALTH AND SAFETY STANDARDS

Authority
 N.J.S.A. 45:22A-52.

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 R.2000 d.310, effective July 5, 2000.
 See: 31 N.J.R. 3002(a), 32 N.J.R. 2863(b).

Chapter Expiration Date
 In accordance with N.J.S.A. 52:14B-5.1c, Chapter 10A, Proprietary Campground Facility Health and Safety Standards, expires on January 1, 2006. See: 37 N.J.R. 562(a).

Chapter Historical Note
 Chapter 10A, Proprietary Campground Facility Health and Safety Standards, was adopted as R.1995 d.378, effective July 17, 1995. See: 27 N.J.R. 1840(a), 27 N.J.R. 2710(a).

Pursuant to Executive Order No. 66(1978), Chapter 10A, Proprietary Campground Facility Health and Safety Standards, was readopted as R.2000 d.310, effective July 5, 2000. See: Source and Effective Date. See, also, section annotations

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SUBCHAPTER 1. ADMINISTRATIVE PROVISIONS

5:10A-1.1 Administration and enforcement

(a) This chapter shall be administered and enforced by the Bureau of Housing Inspection.

(b) The Bureau may authorize any municipality or county, through its appropriate housing or health agencies, to perform maintenance inspections of proprietary campground facilities for the Bureau. Any authorization to perform inspections given to any municipality or county shall incorporate the provisions of N.J.A.C. 5:10-1.3(b)1, 2, 3, 4 (with respect only to transfer of ownership), 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17i-iii and vi, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28; provided, however, that all references in incorporated provisions of N.J.A.C. 5:10-1.3(b) to "buildings" shall be deemed to refer to "proprietary campground facilities."

(c) In order to effectively discharge its responsibility to enforce the health and safety standards set forth in this chapter, the Bureau, in accordance with N.J.S.A. 45:22A-54, shall have authority to issue cease and desist orders pursuant to N.J.S.A. 45:22A-33, to seek injunctive relief and/or appointment of a receiver pursuant to N.J.S.A. 45:22A-35, and to issue civil penalties pursuant to N.J.S.A. 45:22A-38.

(d) All proprietary campgrounds and all owners of units within proprietary campgrounds shall comply with this chapter and with all other applicable laws, rules and ordinances of any agency or political subdivision having jurisdiction.

5:10A-1.2 Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

"Association" means a condominium association or cooperative corporation or association that exercises control over a proprietary campground facility.

"Authorized local agency" means a county or municipal housing or health agency authorized to perform inspections for the Bureau pursuant to N.J.A.C. 5:10A-1.1(b).

"Bureau" means the Bureau of Housing Inspection in the Division of Codes and Standards in the Department of Community Affairs.

"Proprietary campground facility" means any real property designed and used for the purpose of camping and associated recreational uses under a condominium or cooperative form of ownership.

"Units" means a campsite in a proprietary campground facility that a person or group of persons has the right to use by virtue of ownership of either a share in the association or of rights in real property subject to the control of the association.

"Wilderness campground" means a portion of a proprietary campground facility that is intended only for occasional

SUBCHAPTER 2. MAINTENANCE STANDARDS

5:10A-2.1 Duties of association

(a) It shall be the responsibility of the association to comply with all requirements set forth in this chapter.

(b) The association shall exercise its power under N.J.S.A. 45:22A-51 to require unit owners to comply with the requirements of this chapter by, if necessary, issuing notices to cease and desist from violations and instituting proceedings for eviction and termination of contractual rights.

(c) During any period in which the proprietary campground facility, or any portion thereof, is occupied, the association shall not shut down or discontinue any service, facility, equipment or utility necessary for the continued habitability of the proprietary campground facility without the consent of the Bureau or the authorized local agency.

(d) The association shall appoint a manager who shall be responsible for the maintenance of the proprietary campground facility and who shall be at the facility at least once daily during all periods in which it is occupied. The manager shall maintain the facility in accordance with this chapter and shall be responsible for the maintenance of peace and good order within the facility. The name of the manager and the location and/or telephone number at which he or she may be contacted at any time shall be posted in a prominent location at the facility, together with the locations and telephone numbers of the nearest hospital and of the emergency medical services and police and fire departments serving the facility.

(e) The association shall take such legal measures as are available to it to prevent the use of any unit within a proprietary campground facility for purposes of domicile or permanent residency, unless such use is permitted by municipal ordinance.

5:10A-2.2 Access; roads and parking areas; location

(a) Each proprietary campground facility shall be provided with convenient access for the ingress and egress of traffic from a public road.

(b) Service roads within the proprietary campground facility shall be so located and constructed as to permit convenient and safe movement of traffic. Service roads intended to accommodate all recreational vehicles shall have a width of at least 10 feet per traffic lane and eight feet per parallel parking lane. Curves on such service roads shall have a minimum internal radius of 25 feet. Turnabouts shall be provided for all dead-end driveways over 100 feet in length; turnabouts designed for recreational vehicles shall have a minimum internal radius of 25 feet.

(c) Service roads and parking areas shall be maintained free of potholes, dust nuisance and safety hazards.

(d) No unit shall be less than 50 feet from a public road right-of-way, nor less than 10 feet from a property line between the proprietary campground facility and other property.

5:10A-2.3 Unit density, area and layout

(a) The density of units in a proprietary campground facility shall not exceed an average of 25 units per acre.

(b) Each unit may accommodate one or more structures or vehicles occupied by persons within the same party, but in no case shall the total number of overnight occupants exceed a density of 200 persons per acre.

(c) Each unit shall include a minimum of 900 square feet of space, including a parking area.

(d) Each unit shall be well-drained and laid out in such a manner as to provide sufficient open and graded space for the accommodation of a structure or vehicle used for camping purposes and shall provide parking space for an automobile that will not interfere with the convenient and safe movement of traffic.

(e) Each unit shall be marked for identification. Such markers shall be easily readable from the driveways.

(f) Natural vegetative cover and other natural features shall be retained, protected and maintained so as to facilitate drainage, prevent erosion or gulying and preserve the scenic attributes of the area.

5:10A-2.4 Fireplaces

(a) All fireplaces shall be located in safe and convenient locations where they will not constitute fire hazards to vegetation, undergrowth, trees, structures or vehicles.

(b) The Bureau or the authorized local agency may require the association to obtain documentation from the local fire official indicating compliance with (a) above.

5:10A-2.5 Water supply

(a) The water supply within the proprietary campground facility shall be adequate as to quantity and of a safe and sanitary quality and shall be from a public or private water supply system that is constructed, protected, operated and maintained in accordance with the New Jersey Safe Drinking Water Act (N.J.S.A. 58:12A-1 et seq.), the rules adopted pursuant thereto by the Department of Environmental Protection (N.J.A.C. 7:10), and all other applicable laws, ordinances and regulations.

1. Records of compliance shall be available upon request to the Bureau or to a local agency enforcing this chapter.

(b) Where hand-pumps are provided, they shall be installed so that no unprotected opening connecting with the

interior of the pump exists. The pump spout shall be of the closed downward-directed type. The hand-pump shall be bolted to a mounting flange securely fastened to the well casing. The top of the casing shall extend at least one inch above the face of the flange.

(c) A well equipped with a hand-pump shall be protected by a concrete apron, measuring at least four feet by four feet, surrounding the pump suction pipe to discharge wastewater away from the well.

(d) The connections for potable water piped to individual units shall be so installed that they will not be damaged by the parking of vehicles.

(e) No facility for filling potable water tanks shall be located less than 50 feet from a communal waste disposal location.

(f) Each communal potable water outlet shall be identified with a sign of durable material, not less than two feet by two feet, inscribed in clearly legible letters: "POTABLE WATER-NOT TO BE USED FOR FLUSHING WASTE TANKS" or words to similar effect.

(g) The potable water system shall be protected from backflow by means of a listed vacuum breaker located downstream from the last shutoff valve.

(h) The water supply system shall provide a minimum of 25 gallons per day per unit for units without individual water connections and a minimum of 50 gallons per day per unit for units with individual water connections or if water flush closets are provided in rest rooms. Where water is distributed under pressure, the water supply system shall provide a flow pressure of not less than 20, nor more than 80, pounds per square inch and a minimum flow of two gallons per minute at any outlet.

(i) There shall be no accumulations of water or muddy conditions at any water outlet.

(j) Water storage tanks shall be constructed of impervious materials, protected against contamination, and provided with locked, watertight covers. Any overflow or ventilation openings shall be downfacing and provided with corrosion resistant screening of not less than No. 24 mesh to prevent the entrance of insects and vermin. Water storage tanks shall not have direct connections to sewers.

5:10A-2.6 Sanitary facilities

(a) Toilets shall be provided at one or more locations in every campground. They shall be convenient of access and shall not be located farther than 600 feet from any unit. A minimum of one toilet shall be provided for each sex up to the first 25 dependent units. For each additional 25 or fewer units thereafter, an additional toilet for each sex shall be provided. Public toilets shall not be required if all units are required to be used only by recreational vehicles with self-contained sanitary facilities.

(b) Privies and pit-toilets shall not be permitted except for wilderness campgrounds or widely dispersed units where it would be impracticable to provide water closets.

(c) Separate toilet facilities shall be provided for males and females and shall be clearly marked.

(d) Each toilet shall be in a separate compartment and shall be provided with a door with a latch to ensure privacy. Dividing walls or partitions shall be at least five feet high and shall not be separated from the floor by a space greater than 12 inches.

(e) An adequate supply of toilet paper shall be provided in each toilet at all times.

(f) Toilets and urinals shall be maintained in a clean condition. Toilet seats shall be washed at least once daily with a disinfectant solution during the period in which the proprietary campground facility is occupied. Unless provided with an effective flushing device, urinals shall be washed daily with a disinfectant solution.

(g) Where water closets are provided, the female toilet room shall be provided with a container for the reception of sanitary napkins. The container shall be of durable, non-pervious and readily cleanable material and shall be provided with a lid.

(h) Privies and pit toilets, where allowed, shall conform to the following requirements:

1. They shall be constructed of material permitting satisfactory cleaning and shall be provided with adequate natural lighting and ventilation;
2. Doors shall be self-closing;
3. Windows, doors and vents to the outside shall be provided with fly-proof screens;
4. Each shall be provided with a watertight vault, so constructed so that flies cannot gain access to the contents thereof. The matter contained in the vault shall at all times be prevented from falling on, or spilling over upon, the surface of the ground. The vault shall not extend below the water table;
5. Each shall be provided with a seat and lid, both of which can be raised and are of smooth, durable, nonpervious material;
6. The location shall not be less than 150 feet from any well or point well, stream or lake and not less than 50 feet from any unit;
7. Lime or other deodorant substance shall be sprinkled at least once daily upon the contents of the vault;