



Campground Guidance

Protecting Public Health at New Jersey Campgrounds

Division of Epidemiology, Environmental and Occupational Health
Consumer, Environmental and Occupational Health Service
Public Health and Food Protection Program
https://www.nj.gov/health/ceohs/phfpp/sanitation_res/index.shtml#5



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GENERAL PROVISIONS

Purpose and scope

The purpose of this guidance is to provide sanitary standards and occupancy requirements to protect public health at campgrounds. This Campground Guidance was a collaborative project spearheaded to address foreseeable gaps due to the sunset of N.J.A.C. 8:22 Campground regulations. Stakeholders from the New Jersey Department of Health, local health authorities and industry worked tirelessly for the development of this guidance to assist local officials to address concerns associated with operating campgrounds throughout the state.

This guidance provides basic standards by which all public and private campgrounds, and the owners and operators thereof, can utilize or be governed by if a municipality chooses to create an ordinance.

This document does not apply to proprietary campgrounds. Proprietary campgrounds are regulated in Chapter N.J.A.C 5:10A.

Codes and regulations pertaining to campgrounds continue to apply after condominium master deed filed on campground property; municipal subdivision approval not required for conversion as no such approval previously required for campgrounds. *Upper Twp. v. Oak Ridge Corp.*, 188 N.J. Super 367,457 A.2d 844 (Ch.Div.1983). *McDougall v. Vernon Twp.*, 6 N.J. Tax 488 (Tax Ct.1984).



Definitions

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

“Camper” means any person who occupies a campsite and participates in camping or RVing.

“Camping cabin” means a hard-sided shelter camping unit less than 400 square feet in area and meets the requirements of the New Jersey State Uniform Construction Code, N.J.A.C. 5:23-4A, Industrialized/ Modular Buildings and Building Components.

“Camping trailer” means a recreational vehicle that is mounted on wheels and constructed with collapsible partial side walls that fold for towing and unfold for use.

“Camping unit” means but is not limited to any tent or recreational vehicle, which is capable of being temporarily located on a campsite; or a cabin, lean-to, park model trailer or similar structure established or maintained and operated in a public or private campground. The term “camping unit” does not include

a unit kept on land occupied by the owner or any camping unit which is unoccupied and which is kept at a public or private campground for storage purposes only.

“Campsite” means any plot of ground within a public or private campground which is intended for the exclusive occupation by a camping unit or units.

“Construction official” means a person who is appointed by the municipal appointing authority or the Commissioner of the New Jersey Department of Community Affairs pursuant to the New Jersey Uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., and rules promulgated under that authority.

“Fifth wheel trailer” means a recreational vehicle designed to be towed by a motorized vehicle containing a towing mechanism mounted above or forward of the tow vehicle’s rear axle (See American National Standard Institute’s Recreational Vehicle Industry Association, 1896 Preston White Drive, Reston, VA 22090.)

“Local health authority” means the local board of health of any municipality or the boards, body, or officers in such municipality lawfully exercising any of the powers of a local board of health under the laws governing such municipality.

“Motor home” means a recreational vehicle built on or permanently attached to a self-propelled motor vehicle chassis, chassis cab or van that is an integral part of the completed vehicle.

“Owner” means the person or persons having legal authority to permit the occupancy of a public or private campground by campers.

“Park Model Trailer” also known as a “recreational park trailer” means a recreational vehicle that is built on a single chassis mounted on wheels and certified by the manufacturer as complying with New Jersey Administrative Code 5.23-4D.2.

“Proprietary campground” means any real property designed and used for the purpose of camping and associated recreational uses under a condominium or cooperative form of ownership. Campers own the campsite land in a proprietary campground. Proprietary campgrounds are also known as “Condo Campgrounds”.

“Public Campground” means a plot of ground upon which two or more campsites are located, established, or maintained by a municipality, county, state, or federal agency for occupancy by camping units of the general public as temporary living quarters, for children or adults, of both, for a total of 15 days or more in any calendar year, for recreation, education or vacation purposes.

“Private Campground” means a plot of ground upon which 2 or more campsites are located, established, or maintained by a private individual, LLC or corporation for occupancy by camping units of the general public as temporary living quarters, but not domicile or primary residence, for a total of 15 days or more in any calendar year for recreation, education or vacation purposes. Private campgrounds can also be known as RV Parks, RV Resorts, and Camping Resorts.



“Recreational vehicle” means a vehicular-type unit primarily designed as temporary living quarters for recreational camping or travel use. The vehicle shall have either its own motive power or be mounted on or towed by another vehicle. Recreational vehicles include, but are not limited to, camping trailers, fifth wheel trailers, motor homes, park model trailers, travel trailers, and truck campers.

“Responsible party” means a person who is 18 years of age or older, who shall be accountable to the public or private campground owner for the actions of all campers in his or her party.

“RVer” means a camper who uses a recreational vehicle.

“RVIA” means the Recreational Vehicle Industry Association, <https://www.rvia.org/standards-regulations>

“Seasonal Campsite” is a campsite that is intended to be occupied for over 120 days of a camping season by the same individual, group or household. These sites are to be used as temporary living quarters, but not domicile or primary residence.

“Self-Contained Recreational Vehicle” is a recreational vehicle equipped with at a minimum a toilet, a holding tank for sewage, a holding tank for drinking water and/or a connection through which the vehicle can be connected to the campground's water supply. These vehicles may also have electrical connections, showers, or other appliances.

“Tipi” means a conical shaped tent.

“Transient Guest” Occupants of a camping unit site who cannot use the site as a permanent residence or domicile irrespective of the length of stay. A transient guest relationship is established because it is not long lasting, enduring or permanent because it is not a landlord tenant relationship.

“Travel trailer” means a recreational vehicle designed to be towed by a motorized vehicle containing a towing mechanism which is mounted behind the tow vehicle's bumper.

“Truck camper” means a recreational vehicle consisting of a roof, floor, and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.

“Yurt” means a light rounded tent with covering stretched over a lattice framework.

COMPOSITION OF THE PUBLIC AND PRIVATE CAMPGROUND

Access

Each public or private campground shall have convenient access for the entry and exit of traffic from the public road.

Public and private campgrounds are not required to provide camper access to the campground outside of their operating season. If the campground is closed, the campground may be completely inaccessible by guests.

Service roads and parking areas

Service roads within a public or private campground shall permit convenient and safe movement of traffic. Service roads, constructed after July 15, 1996, 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.



Service roads and parking areas shall be maintained free of potholes and safety hazards.

Campsite location

Campsite shall be located at least 50 feet from any public highway right-of-way.

Campsites shall be located at least 10 feet from any property line.

Campsite layout

Each campsite shall be well-drained, with no pooling of water, and shall provide sufficient open and graded space for the accommodation of camping units.

Each campsite shall provide parking space for an automobile which space shall not interfere with the convenient and safe movement of traffic.

Unless necessary to meet the requirements of this chapter, trees, underbrush, large rocks and vegetative cover shall be left intact, in order to ensure privacy, facilitate drainage, prevent erosion and preserve the scenery.

Campsite density and area

Density shall not exceed 200 persons and 20 campsites per acre, inclusive of service roads, toilet buildings, and all other buildings.

Each campsite shall consist of a minimum of 900 square feet, including the parking space.



Campsite occupancy

Public and private campground campsites are temporary living quarters and may not be a primary residence or domicile for a camper. As a vacation property, guests of campgrounds for extended periods may not use the campground address as their own primary residence or domicile. Vehicle and voter registration must be from their permanent home address. Children may not attend in-person school from a public or private campground. The public and private campground owners shall take such measures as are necessary to prevent the use of any camping unit within a campground for primary residence or domicile.

Exceptions for use of a campsite as a primary residence are listed below:

- 1) A public and private campground may permit a caretaker campsite

All occupants of a campground are Transient Guests. A landlord tenant relationship is not established for transient guests.

Campsites may not be occupied by the same individual, group or household for more than 214 consecutive days per year. A transient guest relationship is established because it is not lasting, enduring, or permanent. Public or private campgrounds may be open year-round. Public and private campgrounds may limit their operating season and close for a portion of the year. At the time of closure, all guests are required to exit the campground, and campsite utilities may be disconnected.

Camping units may remain on a campsite year-round with occupancy by guests as noted above.

On-site storage of camping units on campsites is permitted.

RVIA approved Park Model Trailers and other camping units are permitted on public and private campground campsites.

The public or private campground owner shall require the responsible party to register prior to occupancy and to provide the following information:

1. The name of the responsible party;
2. The permanent address of the responsible party;
3. The make and model of vehicle, state of vehicle registration, and vehicle license tag number;
4. The number of persons in the party;
5. The length of stay;
6. The signature of the responsible party; and
7. Contact telephone number

Policies and procedures shall be established by the public or private campground owner to effectively implement the provisions of this chapter. Such policies and procedures shall be reflected in all campsite occupancy agreements.

RESTROOMS AND SHOWERS

Restroom and Shower Requirements

Restrooms, including showers, are required for campgrounds who wish to host campers that do not have Self Contained Recreational Vehicles. A sufficient number of restrooms and showers must be available for use by guests of the campground. Restroom facilities are to be owned and/or operated by the campground.

Camping units that are not Self-Contained Recreational Vehicles must be placed within 400 yards of restroom facilities or a camper in their party that has a Self-Contained Recreational Vehicle.



Campgrounds must comply with all local, state, and federal code requirements related to restrooms.

MANAGEMENT

Duties and responsibilities of the owner

The owner shall not cause or permit any services, facilities, equipment, or utilities required under the provisions of this chapter to be removed, shut off, or discontinued in any occupied public or private campground. Temporary interruptions as may be necessary while actual repairs are in process, or during temporary emergencies when discontinuance of service is authorized by the Department of Environmental Protection, or local health authority, shall be permitted. The campground is not required to provide services or utilities during periods when the campground is closed or to campers who are violating their camping agreement.

The owner shall maintain in good repair all roads, water supply systems, potable or drinking water facilities, sanitary conveniences, sewers, storm drains, recreational vehicle holding tank emptying stations, sanitary sewage disposal facilities, electrical equipment, auxiliary, building, and other services, facilities, equipment, and utilities installed in any occupied public campground or private.

The owner shall ensure that the public and private campground is well-maintained, and that all sanitary conveniences, auxiliary buildings, and other services, facilities, equipment, and utilities are kept in a clean and sanitary condition.

The owner shall ensure that the public and private campground is kept clear of any broken glass, bottles, cans, solid waste, and other litter to prevent and eliminate potential safety hazards. The owner shall ensure that said solid waste and recyclables are collected and disposed of with a frequency, and in a manner consistent with, requirements of local and county solid waste plans, and any applicable laws, rules, and ordinances.

The owner shall ensure that order is maintained within the public or private campground. The owner may terminate the occupancy of any camper who violates any provision of the NJ Campground Facilities Act N.J.S.A. 5:16-1.

The owner shall carry out measures to prevent and control infestations of rodents, insects, or other vermin.

Caretaker

Every public or private campground shall be under the supervision of a caretaker who, if not an on-site at the public or private campground, shall visit the public or private campground each day the public or private campground is occupied. The owner may serve as the caretaker.

If the caretaker is not on-site at the public or private campground, information shall be posted as to where they may be contacted. One caretaker and their family are permitted to live on a campsite year-round. Additional caretakers may be added through approval by the local government entity.

A caretaker(s) and their family may reside in a campsite year-round and be treated as a resident of the municipality, providing the activity is in compliance with local zoning ordinances.

Responsibilities of campers

The campsite occupied by a camper and his or her party shall be maintained in a clean and safe condition.

No live wooded vegetation or other live plants shall be cut, disturbed or removed from the area.

Campers shall not feed wildlife.

Parents or guardians shall always maintain supervision of children in their custody.

Undue noise shall not be permitted during hours of 11 P.M. to 8 A.M., or must be in compliance with local zoning and/or noise ordinances.

Vandalism or other unseemly or rowdy behavior shall not be permitted.

Operator enforcement

The Campground Facilities Act N.J.S.A. 5:16-1 is an act concerning the rights and obligations of campground facility owners and occupants.

The owner or operator of a campground has a lien on all personal property pursuant to the Campground Facilities Act, N.J.S.A. 5:16-1.

Health Tip: Prevent Heat-related Illness (HRI)

HRI can affect everyone, especially vulnerable populations. Heat exhaustion and heat stroke are dangerous and can be life threatening. More information and data on heat-related illness can be found at NJDOH's Environmental Public Health Tracking pages:

- ✓ www-doh.state.nj.us/doh-shad/indicator/view/HeatEDVisRate.html
- ✓ nj.gov/health/ceohs/public-health-tracking/climate-change/



A campground facility owner or operator may remove or cause to be removed from such campground facility any person residing in the campground facility or portion thereof in violation of the terms of the campsite agreement by notifying such a person that the campground facility is terminating the relationship and requesting that they immediately leave.

A campground owner or operator may lawfully refuse to entertain objectionable characters calculated to injure their business or guests in a hazardous, uncomfortable, or dangerous situation. The campground need not accept anyone as a guest who is suspected of being under the influence of drugs or alcohol, exhibiting abusive behaviors, or violating campground policies and procedures.

MISCELLANEOUS

Insect, rodent, and weed control

Mosquito breeding shall be controlled by keeping the public and private campground free of cans, jars, buckets, old tires, and other articles which may hold water and provide temporary breeding places for mosquitoes. When mosquito control measures and supplemental larvicidal measures are necessary to control mosquito populations, such measures shall be undertaken pursuant to the requirements of the New Jersey Pesticide Control rules, [N.J.A.C. 7:30](#).

Fly breeding shall be controlled by eliminating the unsanitary practices which provide breeding places. Leaking solid waste and recycling containers shall be repaired or replaced. The area surrounding the containers shall not be littered with food wastes or other solid wastes.

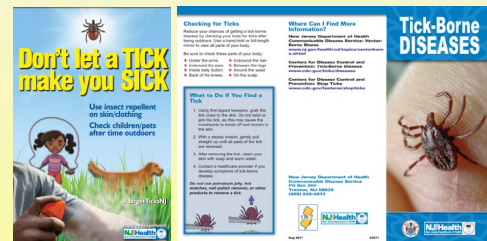
All enclosed buildings shall be maintained so as to eliminate rodent harborage. Special emphasis shall be placed on buildings where food is stored or served.

Weed growth shall be controlled along pathways and within each campsite so as to reduce to the greatest extent possible ticks and chiggers. Poison ivy, poison oak, and poison sumac shall be controlled within each campsite. The application of pesticide shall conform to the requirements of the New Jersey Pesticide Control rules, N.J.A.C. 7:30.

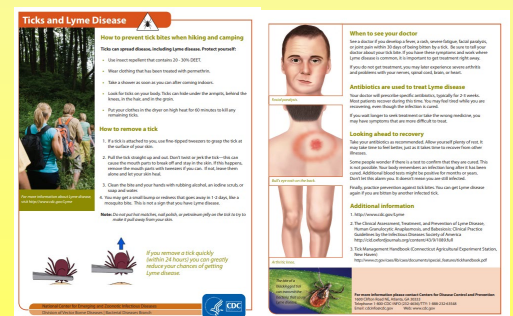
Tips for Managing Tickborne Disease Exposure:

Consider Posting the following educational materials:

✓ [NJDOH](#).



✓ [CDC](#):



Fireplaces and fire rings

Fireplaces shall be located, and shall be used, in such a manner so as not to constitute a fire hazard.

Campfires shall be built and maintained only in fire rings and/or fireplaces provided at the public or private campground. Fires shall not be left unattended, and shall be completely extinguished before the campers retire for the night and before the campsite is vacated.



Pets

Pets shall be controlled at all times and shall not be allowed to create a public health or noise nuisance. Pets shall not be left unattended. Feces shall be immediately disposed of in a manner acceptable to the caretaker.

Swimming pools, hot tubs and bathing beaches

Swimming pools, hot tubs, and bathing beaches shall conform to the requirements of [N.J.A.C. 8:26](#), and all other applicable laws, rules, and ordinances.



Harmful Algal Blooms (HABS):

Consider posting the following information about HABS to protect campers and pets:

- ✓ Information on HABS from [NJDEP](#)
- ✓ CDC's fact sheet [Protecting your pets](#) from HABS



Appendix

Review and approval by the Department of Environmental Protection (NJDEP), New Jersey Department of Community Affairs (NJCA) and/or the local health authority and municipality

Following review and approval of the water supply and sewage disposal facilities by the local health authority, any person desiring to construct, expand, or operate a public campground shall forward copies of the applicable plans and specifications for approval to NJDEP and NJCA having jurisdiction, including, but not limited to:

DCA

- N.J.A.C. 5:23 New Jersey Uniform Construction Code: Construction requirements (building, electrical, plumbing, sewer connections, etc.) <https://www.nj.gov/dca/divisions/codes/>

NJDEP

- N.J.S.A. 58:12A-1 New Jersey Safe Drinking Water Act Potable water supply, operation, quality
 - https://www.state.nj.us/dep/exams/docs/statut_58.12A-1_SDWA.pdf
 - https://www.nj.gov/dep/rules/rules/njac7_10.pdf
 - <https://www.nj.gov/dep/watersupply/>
- N.J.A.C. 7:9A-1 Standards for Individual Subsurface Sewage Disposal Systems
 - https://www.nj.gov/dep/dwq/owm_regulate.htm
 - <https://www.state.nj.us/dep/dwq/pdf/njac79a.pdf>
- NJPDES Program
 - N.J.A.C. 7:14 New Jersey Water Pollution Control Act
 - <https://www.state.nj.us/dep/dwq/714a.htm>
 - https://www.nj.gov/dep/rules/rules/njac7_14.pdf
- Construction of wastewater treatment plant
 - <https://www.nj.gov/dep/dwq/twa.htm>
- N.J.A.C. 7:26 Rules of Bureau of Solid Waste Management, Disposal of solid waste
 - <https://www.state.nj.us/dep/dshw/resource/rules.htm>
- N.J.A.C. 7:30 New Jersey Pesticide Control Rules, Insect, rodent and weed control
 - https://www.nj.gov/dep/rules/rules/njac7_30.pdf
 - <https://www.nj.gov/dep/enforcement/pcp/pcp-regs.htm>
- Coastal critical areas (CAFRA) and wetlands - Land Use Regulation,
 - https://www.nj.gov/dep/landuse/coastal/cp_main.html

NJDOH

- N.J.A.C. 8:26 New Jersey Public Recreational Bathing Code, Swimming pools, hot tubs, beaches
 - <https://www.nj.gov/health/ceohs/phfpp/prb/index.shtml>
- N.J.A.C. 8:24 New Jersey Chapter, 24 Sanitation in Retail Food Establishments, Food and Beverage Vending Machines and Cottage Food Operations
 - <https://www.nj.gov/health/ceohs/phfpp/retailfood/>
 - <https://www.nj.gov/health/ceohs/documents/phfpp/Chapter%2024%20w%20Cottage%20Food%20Rules%201-18-22.pdf>
- Chapter NJAC 5:10A for proprietary campgrounds
 - https://www.nj.gov/dca/divisions/codes/codreg/pdf_regs/njac_5_10A.pdf

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