

LAW OFFICES  
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RICHARD P. TONETTA

January 19, 2012

Carolyn Resorts, Inc.  
33 Fremont Avenue  
Woodbine, NJ 08270

Anthony & Carol Lynn Saduk  
33 Fremont Avenue  
Woodbine, NJ 08270

Ocean World Campers Resort  
Condominium Association  
1324 Freidriechstadt Ave.  
Woodbine, NJ 08270

Re: Change in Municipal Ordinance

Dear Campground Administrator:

Please take note that this office represents the Borough of Woodbine. Recently, there was a change in the Municipal Ordinance regarding the period within which a camper must vacate a particular campsite.

Prior to the enactment of the new Ordinance, the campground code, Section 13-3.7 requires that occupancy of any one campsite would be restricted to a period not to exceed 21 days during any 30 day period between November 1<sup>st</sup> to April 1<sup>st</sup>. This has now been changed in that a camper may only remain in a campsite as follows:

“From November 1<sup>st</sup> to April 1<sup>st</sup> the use of any one campsite by a Responsible Party as defined in N.J.A.C. A:22-1.2 shall be permitted with the exception of 14 consecutive or non-consecutive days during said period and any further restrictions on the facility as provide by Federal, State or Local Law.”

Further, the Ordinance makes it clear that no one utilizing any campground shall be considered a resident thereof.

Page Two  
1/19/12

I am enclosing herewith a copy of the Ordinance as amended for your review. Should you have any questions, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Tonetta", written in a cursive style.

**RICHARD P. TONETTA, ESQ.**  
**Solicitor, Borough of Woodbine**

cc: Lisa Garrison, Clerk

**ORDINANCE NO. 2011-\_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE 244, CODE OF THE  
BOROUGH OF WOODBINE, CHAPTER 13, SECTION 13-3 (f)  
ENTITLED "PRIVATE CAMPGROUND CODE."**

**WHEREAS**, the Borough Council of the Borough of Woodbine adopted Ordinance 244 governing the operation of private campgrounds and their associated facilities; and

**WHEREAS**, Section 3.7 (f) of Chapter 13 of the Borough of Woodbine Code provided for mandatory restrictions for occupancy of any one campsite between November 1<sup>st</sup> and the following April 1<sup>st</sup> to a period not to exceed twenty-one (21) days during any thirty (30) day period; and

**WHEREAS**, the Council of the Borough of Woodbine finds it in the best interest of the Borough to reduce the number of mandatory restrictions for occupancy of any one campsite to fourteen (14) days during the same period of time.

**NOW, THEREFORE**, Be It Ordained by the Council of the Borough of Woodbine that Chapter 13, Section 13-3 (f) be and is hereby amended as follows:

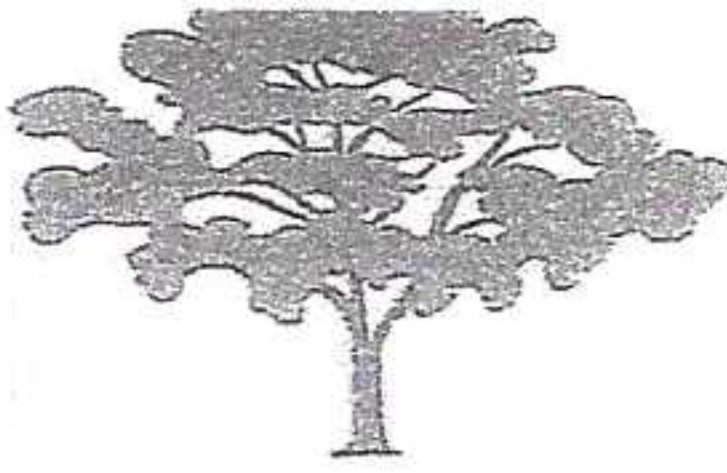
"From November 1<sup>st</sup> to April 1<sup>st</sup>, the occupancy of any one (1) campsite by a Responsible Party as defined in N.J.A.C. 8:22-1.2 shall be permitted with the exception of fourteen (14) consecutive or non-consecutive days during said period and any further restrictions on the facility provided by Federal, State or Local Law."

Any portion of Chapter 13 of the Code of the Borough of Woodbine, Ordinance 244 or any amendments thereto not specifically amended in accordance with this Ordinance shall remain in full force and effect.

Passed First Reading

Passed Final Reading

Approved by the Mayor



## Carol Lynn Resorts Inc

33 Fremont Avenue, Woodbine, New Jersey 08270  
Phone 609-861-5200 Fax 609-427-6248

To whom it may concern:

Carol Lynn Resorts Inc. is a private campground, governed by New Jersey Campground Code and all applicable Federal State and Local laws, regulations and ordinances. Carol Lynn Resorts Inc. is open year round for camping purposes only. Carol Lynn Resorts is licensed only as a campground; it is not Mobile Home Park.

N. J. campground code does not allow a campsite to be used as a residence or domicile. Woodbine ordinance regulating campground makes it clear that campers are not to be considered residents of the Borough.

Carol Lynn Resorts rules and regulations strictly forbids, any school age children from camping during the school year, with the exception of weekends.

Sincerely,

Carol L. Saduk, VP