

ORDINANCE 25-16C

AN ORDINANCE AMENDING CHAPTER 205 OF THE TOWNSHIP OF LONG BEACH CODE, WHICH PERTAINS TO ZONING

STATEMENT OF PURPOSE

This Ordinance amends Chapter 205 to revise and add zoning regulations relating to definitions, hotels and motels, impervious coverage, and setbacks.

SECTION I

§205-2 is revised to add definitions for COMMERCIAL BUILDING and KITCHEN (KITCHENETTE) and repeal and replace the definition of HOTEL (MOTEL) as follows in alphabetical order.

COMMERCIAL BUILDING

Any building or structure used or intended to be used for commercial, business, retail, wholesale, office, service, or any other nonresidential purposes.

HOTEL (MOTEL)

A building containing rooms with or without a kitchen or kitchenette for rent or hire and occupied for sleeping purposes by registered guests.

KITCHEN (KITCHENETTE)

A room or space for the preparation and cooking of food.

SECTION II

§205-59A(17)(a) and (a)[1], [2], and [3] are repealed and replaced with the following.

- (a) Area and yard requirements shall comply with §205-59C.

SECTION III

§205-61A(2)(b) and (b)[1], [2], and [3] are repealed and replaced with the following.

- (b) Area and yard requirements shall comply with §205-61A(4).

SECTION IV

§205-59G is added as follows.

- G. Maximum impervious coverage shall be 75%. Any percentage that exceeds 75% shall require an application and plan prepared by a licensed engineer of the State of New Jersey demonstrating a positive onsite recharge system with specifications submitted to an approved by the Township Engineer.

SECTION V

§205-61M is added as follows.

- M. Maximum impervious coverage shall be 75%. Any percentage that exceeds 75% shall require an application and plan prepared by a licensed engineer of the State of New Jersey demonstrating a positive onsite recharge system with specifications submitted to an approved by the Township Engineer.

SECTION VI

§205-12 is retitled "Minimum side and rear yard requirements".

SECTION VII

§205-12B is repealed and replaced with the following and the existing (B)(1) shall remain.

- B. In all residential zones, every principal building or structure shall have side yards totaling 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of 4 feet on one side. Where the Township Code requires wider side yards, such side yards shall be provided to conform with such requirements, and the requirements herein set forth are minimum requirements only.

SECTION VIII

All ordinances, or parts of ordinances, inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION IX

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

Effective date.

This ordinance shall take effect after final adoption and publication as required by law.

NOTICE

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a regular meeting of the Board of Commissioners of the Township of Long Beach, County of Ocean, State of New Jersey, held on Monday, September 8, 2025, at 4:00 p.m.

Further public notice is hereby given that said ordinance shall be considered for final passage and adoption at a regular meeting of the Board of Commissioners to be held on Monday, October 6, 2025, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

Danielle La Valle, RMC
Municipal Clerk

First Reading: September 8, 2025
Publication: September 15, 2025
Second Reading: October 6, 2025
Final Publication: October 10, 2025
Effective: October 10, 2025

CERTIFICATION

I, **DANIELLE LA VALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-16C was duly adopted by the Board of Commissioners at their meeting held on Monday, October 6, 2025, at 4:00 p.m.

Danielle La Valle, RMC
Municipal Clerk

First Reading: September 8, 2025
Publication: September 15, 2025
Second Reading: October 6, 2025
Final Publication: October 10, 2025
Effective: October 10, 2025