

ORDINANCE 25-17C

AN ORDINANCE AMENDING CHAPTER 180 OF THE TOWNSHIP OF LONG BEACH CODE, WHICH PERTAINS TO SWIMMING POOLS AND HOT TUBS, CHAPTER 205, WHICH PERTAINS TO ZONING, AND CHAPTER 127, WHICH PERTAINS TO REAL PROPERTY NUISANCES

STATEMENT OF PURPOSE

This Ordinance amends Chapter 180 to revise the regulations relating to swimming pools, amends Chapter 205 to revise the regulations relating to roofs and roof deck structures, and amends Chapter 127 to revise the regulations relating to property nuisances on roofs and roof deck structures.

SECTION I

§180-3B(5) is repealed and replaced with the following.

- (5) No swimming pool, lap pool, or any other type of pool shall be installed or permitted on a roof or roof deck structure of any single-family and two-family dwellings or as otherwise permitted by Chapter 205.

SECTION II

§205-22 is repealed and replaced as follows.

§205-22 Roofs and roof deck structures.

- A. Swimming pools, lap pools, any other type of pool, and/or hot tubs shall not be permitted on any roof or roof deck structures except as expressly provided herein.
- B. Pursuant to Chapter 180, only 1 hot tub is permitted on a roof deck structure, provided it does not exceed 64 square feet in area and does not exceed the maximum building height of the applicable zone.
- C. 1 swimming pool or 1 lap pool and 1 hot tub may be permitted on any roof or roof deck structure on multi-family dwellings and hotels that include 10 or more units of dwelling space.
- D. Permit applications for any pools and hot tubs set forth in this Section shall be accompanied by structural construction drawings certified by a New Jersey licensed engineer.
- E. No structures, including, but not limited to, any awnings, gazebos, covering, swimming pools, hot tubs, outdoor kitchens, flags, decorations, landscaping, real or fake plants, or similar property accessories and fixtures shall be permitted on a roof and roof deck structures if any portion of the foregoing exceeds the maximum permitted building height of the applicable zone.

SECTION III

§127-4L is added as follows.

- L. Moveable and unfixed accessories, fixtures, structures, flags, decorations, landscaping, real or fake plants, or similar property located on roofs and roof deck structures in a manner as to endanger or to be likely to endanger persons, property, and the public health, welfare, and safety.

SECTION IV

All ordinances, or parts of ordinances, inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION V

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 25-17C 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

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