

**BOROUGH OF MANASQUAN
ORDINANCE NO. 2599-26**

**AN ORDINANCE AMENDING CHAPTER 35 (ZONING), SECTION 35-5.25
(AR-3 AFFORDABLE HOUSING ZONE) OF THE CODE OF THE BOROUGH
OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

WHEREAS, the Borough of Manasquan seeks to amend its affordable housing requirements in the Affordable Housing AR-3 Zone.

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1: Section 35-5.25, “Affordable Housing AR-3 Zone (AR-3 Zone)” of the Code of the Borough of Manasquan is hereby amended as follows:

The purpose of the Affordable Housing AR-3 Zone (“AR-3 Zone”) is to provide for the development of a multi-family inclusionary development designed to assist the Borough in satisfying its combined Round 4 (2025-2035) Realistic Development Potential (“RDP”) affordable housing obligation through construction of affordable units set aside for low and moderate income households. The AR-3 Zone shall comprise the following tax lot: Lot 57.01, Block 81.

- a. Permitted principal uses. Multi-Family Residential within a mixed-use building. A maximum of thirty (30) units are permitted, six (6) of the units shall be low- and moderate-income.
- b. Permitted accessory uses.
 - 1. Off-street parking facilities.
 - 2. Other uses that are customarily incidental to a permitted principal use. No sheds are permitted on the property.
 - 3. Common facilities and amenities serving the residents of the multi-family developments including swimming pools and other on-site recreational areas and facilities, common walkways, sitting areas and gardens, and other similar uses.
 - 4. Fences and walls erected, maintained or planted no greater than six (6) feet above ground level within a side or rear yard, and no greater than four (4) feet within a front yard, and otherwise in accordance with the standards of Section 35-7.5.
 - 5. Bike racks.
 - 6. Solid waste and recycling area, setback at least five (5) feet from any rear yard or side yard. No setback from the parking area is required. The area shall be screened from view from a public right-of-way by a combination of block and chain link fence and shall have gated access.
 - 7. Site lighting. The arrangement of exterior lighting shall adequately illuminate parking areas and prevent glare to adjoining residential areas.
- c. Prohibited uses.
 - 1. Parking or storage of boats, boat trailers, motor homes, taxi cabs, limousines, construction equipment, commercial vehicles and recreational vehicles.
- d. Bulk, area and building requirements.

1. Minimum lot size	20,000 square feet
2. Minimum lot frontage	100 feet
3. Minimum lot depth	75 feet
4. Minimum front yard setback	10 feet
5. Minimum one side yard setback	5 feet
6. Minimum rear yard setback	5 feet
7. Maximum building height	40 feet / 3.5 stories ¹
8. Maximum building coverage	65%

¹ Chimneys and cupolas are not counted towards building height.

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| 9. Maximum lot coverage | 85% |
| 10. Minimum parking setback from side lot line | 5 feet |
| 11. Minimum parking setback rear from lot line | 5 feet |

e. Site access, off-street parking, and loading requirements.

1. One site access driveway shall be provided with a minimum width of 22 ft.
2. Number of spaces shall be 1.7 parking spaces per unit.
3. Parking shall be in the rear yard, and may also be provided beneath the principal building, without setback from a principal or accessory building.
4. No Loading space is required.

f. Landscape Buffer. Adjacent to a residential zone a ten (10) foot buffer, a 5-foot portion of which must be planted, landscaped and provides irrigation. Landscaping along the public right-of-way is not required.

g. Identification Sign. One (1) wall mounted, non-illuminated address sign is permitted with a maximum sign area of five (5) square feet

h. Design Standards. A multi-family building should have a unified theme, displayed through the application of common building materials.

i. Miscellaneous. The standards of Section 35-7.9 b and e shall not apply.

Section 2: Construction and effective date

(a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provisions of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.

(b) Any and all Ordinances or parts of Ordinances of the Borough of Manasquan Code inconsistent with this Ordinance herewith are hereby repealed.

(c) This ordinance shall become effective following its final passage and publication according to the law.

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 2607-26 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 31st day of August 2026 and was then read for the first time. The said Ordinance will be further considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 7:00 p.m. on the 21st day of September 2026. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

Nancy Acciavatti, RMC
Municipal Clerk

Mark G. Kitrick, Esquire
Municipal Attorney
2329 Route 34 South
Suite 104
Manasquan, NJ 08736

Passed on First Reading and Introduction: August 31, 2026
Approved on Second Reading and Final Hearing: September 21, 2026

Michael W. Mangan
Mayor