

ORDINANCE NO. O-25-15

**AN ORDINANCE SUPPLEMENTING
ORDINANCE O-25-3 WHICH AMENDED
CHAPTER 18-ZONING IN THE
BOROUGH OF WEST LONG BRANCH**

WHEREAS, the Borough Council adopted Ordinance O-25-3 in January 2025, which ordinance referred to certain attachments (i.e., a checklist, zoning map and zoning schedule); and

WHEREAS, it appears that the three attachments were not part of the approved ordinance when it was adopted in January; and

WHEREAS, the attachments need to be approved and adopted by the governing body, all of which relate to Ordinance O-25-3;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of West Long Branch as follow:

Section 1.

Attached hereto is Exhibit A to the ordinance, which includes the checklist, an owner's consent form and other documents which are required to be used by applicants before the borough's Land Use Boards.

Section 2.

Attached hereto as Exhibit B is the zoning map re-adopted by Ordinance O-25-3 on January 15, 2025, and which adoption is ratified here.

Section 3.

Attached hereto as Exhibit C is the schedule of area, yard, building (bulk) and unit requirements, which are part of Borough Ordinance 18-5.1.

Section 4.

All three Exhibits are hereby adopted and made part of Borough Ordinance O-25-3.

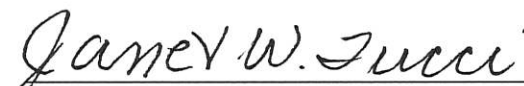
Section 5. Repealer

This ordinance repeals any prior ordinances of the borough, to the extent of any inconsistency.

Section 6. Effective Date

This ordinance shall take effect immediately upon passage and publication according to law.

Introduced: August 6, 2025
Passed: September 3, 2025
Adopted: September 3, 2025


MAYOR


BOROUGH CLERK

**BOROUGH OF WEST LONG BRANCH
DEVELOPMENT REGULATIONS
DOCUMENTS REQUIRED TO BE SUBMITTED**

Project Name: _____	Date: _____
Owner: _____	Phone Number: _____
Applicant: _____	Phone Number: _____
Engineer: _____	Phone Number: _____
Attorney: _____	Phone Number: _____

THIS FORM MUST BE COMPLETED AND RETURNED TO THE BOARD AS PART OF ANY APPLICATION. ALL OF THE FOLLOWING ITEMS MUST BE SHOWN ON THE SUBMITTED PLANS OR ATTACHED THERETO OR FILED FOR THE APPLICATION TO BE CONSIDERED FOR COMPLETENESS REVIEW.

Waivers may be requested from some of the following items. The items should be checked where provided and an explanation of the reasons for the waiver or non-applicable items explained in a *separate letter* to be attached to this checklist.

Twenty (20) copies of all reports and filing data are to be submitted, unless otherwise specified.

NOTE: Plans consisting of up to thirty (30) sheets must be folded. Plans of over thirty (30) sheets must be rolled in separate sets. Plans that are not submitted in this manner are unacceptable for processing.

KEY: X= Required P = Provided W=Waiver Requested N/R =Not Required or Applicable

Item No.	Description	"C" type Variance	"D" type Variance	Concept Plan	Minor Application		Major Subdivision		Major Site Plan		(Circle One) To be Completed by Applicant
					Sub- division	Site Plan	Preliminary	Final	Preliminary	Final	
A.	Application Form	X	X		X	X	X	X	X	X	(P) (W) (N/R)
B.	Project Plat Information										
1.	Name and address of owner and applicant	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
2.	Notarized signature (final plat prior to filing)				X			X			(P) (W) (N/R)
3.	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat (any plans drawn by the applicant must include a notarized statement that the applicant prepared the plan)	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
4.	Title block denoting type of application, tax map sheet, county, name of municipality, block and lot, and street location	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
5.	Key map at specified scale showing: location to surrounding properties, streets, municipal boundaries, zone districts, etc., within 500 feet of property; block and lot designations within 200' radius	X	X		X	X	X	X	X	X	(P) (W) (N/R)

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					Sub-division	Site Plan	Preliminary	Final	Preliminary	Final	To be Completed by Applicant
6.	North arrow and scale	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
7.	Schedule of required zone district requirements, including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
8.	Signature blocks for chairman, secretary, and municipal engineer				X	X	X	X	X	X	(P) (W) (N/R)
9.	Proof that taxes are current	X	X		X	X	X	X	X	X	(P) (W) (N/R)
10.	Certification blocks required by Map Filing Law				X			X			(P) (W) (N/R)
11.	Monumentation as specified by Map Filing Law				X			X			(P) (W) (N/R)
12.	Current survey of property prepared by licensed surveyor showing date of survey not less than 5 years old.	X	X		X	X	X	X	X	X	(P) (W) (N/R)
13.	Plans to a scale of not less than 1"=100' on one of four of the following standard sheet sizes: 8½" x 13" 15" x 21" 24" x 36" 30" x 42"				X	X	X	X	X	X	(P) (W) (N/R)
14.	Metes and bounds description showing dimension, bearings of original and proposed lots				X			X			(P) (W) (N/R)
15.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on street				X		X	X		X	(P) (W) (N/R)
16.	Acreage of tract to the nearest tenth of an acre				X	X	X	X	X	X	(P) (W) (N/R)
17.	Date of original preparation and of each subsequent revision, including a brief narrative of each revision	X	X		X	X	X	X	X	X	(P) (W) (N/R)
18.	Size and location of any existing and proposed structures with all setbacks dimensioned	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
19.	Size and location of all existing structure within 200 feet of the site boundaries				X	X	X	X	X	X	(P) (W) (N/R)
20.	Tax lot and block numbers of existing and proposed lots	X	X		X		X	X			(P) (W) (N/R)

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					Sub-division	Site Plan	Preliminary	Final	Preliminary	Final	To be Completed by Applicant
21.	Area of proposed lots in square feet			X	X		X	X			(P) (W) (N/R)
22.	Any existing or proposed easement or land reserved for or dedicated to public use	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
23.	Name and address and lot and block numbers of property owners within 200 feet of subject property	X	X		X	X	X	X	X	X	(P) (W) (N/R)
24.	Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site (Note: variance applications need only show these features on-site)	X	X		X	X	X	X	X	X	(P) (W) (N/R)
25.	List of variances required or requested	X	X		X	X	X	X	X	X	(P) (W) (N/R)
26.	List of requested design waivers or exceptions	X	X		X	X	X	X	X	X	(P) (W) (N/R)
27.	Phasing plan as applicable to include: i.) Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site. ii.) Timetable and phasing sequence						X	X	X	X	(P) (W) (N/R)
28.	Preliminary architectural plans and elevations	X	X	X		X			X	X	(P) (W) (N/R)
29.	Site identification signs, traffic control signs, and identification signs					X	X	X	X	X	(P) (W) (N/R)
30.	Sight triangles				X	X		X	X	X	(P) (W) (N/R)
31.	Proposed street names when new road is proposed						X	X	X	X	(P) (W) (N/R)
32.	Parking plan showing spaces, sizes, and types, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided					X			X	X	(P) (W) (N/R)
33.	Soil Waste Management and Recycling Plan showing holding location and provisions for waste and recyclables					X	X	X	X	X	(P) (W) (N/R)
34.	Traffic Study						X		X		(P) (W) (N/R)

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					Sub-division	Site Plan	Preliminary	Final	Preliminary	Final	To be Completed by Applicant
C.	Construction Plans										
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalk, buffers, structures, open space, recreation, etc., as applicable					X	X	X	X	X	(P) (W) (N/R)
2.	Grading and Utility Plan to include as applicable: i.) Existing and proposed contours at 1 foot intervals for grades 3% or less and at 2 foot intervals for grades more than 3 inches ii.) Elevations of existing and proposed structures iii.) Location and invert elevation of existing and proposed drainage structures iv.) Locations of all streams, ponds, lakes, wetlands areas v.) Locations of existing and proposed and existing utilities including depth of structures, locations of manholes, valves, services, etc.					X	X	X	X	X	(P) (W) (N/R)
3.	Profiles of existing and proposed roadways, including all utilities and stormwater facilities. Roadway cross-sections at 50 foot intervals. Horizontal and vertical scales to be the same.						X	X	X	X	(P) (W) (N/R)
4.	Landscaping Plan to include: i.) Locations of existing vegetation and clearing limits. ii.) Tree Save and Removal Plan consistent with Chapter 23- Tree Preservation Code. iii.) Tree Save Plan for major applications must show the locations, sizes and species of all existing trees 4 inches in caliper or greater. iv.) Proposed buffer areas and method of protection during construction v.) Proposed landscaped areas vi.) Number, types & locations of proposed plantings including street trees					X	X	X	X	X	(P) (W) (N/R)

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					Sub-division	Site Plan	Preliminary	Final	Preliminary	Final	To be Completed by Applicant
	vii.) Details for method of planting, including optimum planting season										
5.	Soil Erosion and Sediment Control Plan prepared in accordance with the standards for soil erosion and sediment control standards in New Jersey					X	X	X	X	X	(P) (W) (N/R)
6.	Lighting Plan to include: i.) Locations and height of proposed fixtures ii.) Proposed lighting levels iii.) Detail for construction of fixture					X	X	X	X	X	(P) (W) (N/R)
7.	Construction details for all improvements: i.) Roadways ii.) Curb iii.) Sidewalk iv.) Driveway Aprons v.) Drainage Inlets vi.) Pipe Bedding vii.) Outfalls viii.) Manholes ix.) Gutters x.) Plantings xi.) Parking Lots xii.) Soil Erosion and Sediment Control Structures					X	X	X	X	X	(P) (W) (N/R)
D.	Supplementary Documents										
1.	List of all federal, state, regional and/or municipal approvals or permits required				X	X	X	X	X	X	(P) (W) (N/R)
2.	Copies of any existing or proposed deed restrictions or covenants	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
3.	Freshwater wetlands Letter of Interpretation for the project area				X	X	X	X	X	X	(P) (W) (N/R)
4.	Performance guarantees				X	X		X		X	(P) (W) (N/R)
5.	Executed developer's agreement							X		X	(P) (W) (N/R)
6.	Signed Affidavit of owners consent	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
7.	Disclosure statement (see NJSA 40:55D-48. let seq.)				X	X	X	X	X	X	(P) (W) (N/R)
8.	Statement from utility companies as to serviceability of site				X	X	X	X	X	X	(P) (W) (N/R)
9.	Stormwater management calculations						X	X	X	X	(P) (W) (N/R)
10.	Payment of all applicable fees			X	X	X	X	X	X	X	(P) (W) (N/R)

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					Sub-division	Site Plan	Preliminary	Final	Preliminary	Final	To be Completed by Applicant
11.	Environmental Impact Report						X		X		(P) (W) (N/R)
12.	Application for Environmental Commission Site Plan Review	X	X	X	X	X	X	X	X	X	(P) (W) (N/R)
13.	Building Elevation and floor plans of any proposed structure(s)	X	X			X			X		(P) (W) (N/R)



Borough of
West Long Branch
New Jersey

Owners Consent to Application

I/We, _____, [print names], being all the Owners of the property known and designated as _____ (Block(s) _____, Lot(s) _____), Borough of West Long Branch, New Jersey (the "Subject Property"), do hereby Consent to the application filed by Applicant _____, with the Planning Board or Zoning Board, as the case may be, of the Borough of West Long Branch, regarding the Subject Property. I/We confirm that the undersigned have full and complete authority to Consent to the referenced application as sole Owner(s) of the Subject Property; no other persons or entities have any ownership interest in or to the Subject Property.

The undersigned further confirm that I/We are aware and acknowledge that the Borough Ordinances provide that if the Applicant's escrow account for this application becomes deficient and/or escrow sums for the application are not timely paid in full, the Borough of West Long Branch may impose a lien upon, and add the unpaid escrow sum to the real estate taxes of, the Subject Property.

OWNERS [all owners sign below; add lines if needed]:

Name: _____ Dated: _____

Name: _____ Dated: _____

Name: _____ Dated: _____

Name: _____ Dated: _____



Borough of
West Long Branch
New Jersey

Consent to Extension of Time Application

Date: _____

Application Name: _____

Application #: _____

The undersigned, having filed an application for Development with respect to Block (s) _____, Lot(s) _____ does hereby waive the provisions of the Municipal Land Use Law and the Revised General Ordinances of the Borough of West Long Branch with respect to the time within action must be made upon the above-named application for development and doesn hereby consent to an extension of such time until (month) _____ day _____, year _____

Name of Applicant (print)

Signature of Person Signing on Behalf of Applicant

Print Name of Person whose Signature Appears Above



Borough of
West Long Branch
New Jersey

**CERTIFICATE OF NONCONFORMITY APPLICATION
TO THE ZONING OFFICER**

The following provides a description of the instructions for making an application for a certificate of nonconformity. When a municipality adopts a zoning ordinance or when an existing ordinance is changed there are some uses that are not listed as permitted uses and/or structures that do not conform to the new zoning regulations. These are known as pre-existing nonconforming uses and/or structures. In recognition of this nonconformity the New Jersey Municipal Land Use Law (MLUL) contains provisions designed to protect property owners from losing their property rights that would pre-date the zoning regulations. The Zoning Officer is authorized to consider whether a particular use or structure qualifies for protection to what is known as pre-existing non-conforming uses or structures. A property owner is required to apply for this protection within one (1) year from adoption of the ordinance making it non-conforming. However, an application beyond the one-year time limit must be made to the Zoning Board of Adjustment pursuant to NJSA 40:55D-68 of the MLUL.

1. Mandatory Submission Items & Application Checklist

Certificate of Nonconformity Being Sought for Nonconforming: (please check all that apply)

Use
Structure

Existing Use of Property: _____

Year Structure Built or Use
Commenced: _____

Date of Ordinance Which
Changed the Zone, if Applicable: _____

Ordinance Number: _____

Describe the Non-Conformity:

2. Supporting Claim of Nonconformity

The burden of proof of the nonconformity lies with the applicant. You must submit sufficient evidence to support your application in order to be issued such Certificate.

Possible examples of accepted evidence or documentation of proof supporting a claim of Nonconformity include, but are not limited to:

- Property Record Card
- Certificate of Occupancy
- Building Permits
- Zoning Permits
- Board Resolution / Site Plan Approval
- Township Minutes
- Rental Property Registration
- Fire Safety Inspection Reports
- Previously Recorded Deeds
- Advertisements or Telephone Directory
- Other Township, County or State Documents

Applicants are not precluded from submitting personal documents which may support the claim of Nonconformity. Applicants are cautioned, however, that this category of documents may or may not be accepted by the Zoning Officer. Examples include, but are not limited to:

- Property Surveys
- Utility Bills
- Lease Agreements and/or Rent Receipts
- Fire and/or Flood Insurance Policies
- Private Inspection Reports
- Third Party Affidavits

Applicant may want to consider professional assistance due to the complexity of the request.



Borough of
West Long Branch
New Jersey

Interpretation / Appeal Application

1 APPLICANT INFORMATION:

Name: _____
Address: _____
Phone #: _____
E-mail: _____

2 ATTORNEY INFORMATION:

Name: _____
Address: _____
Phone #: _____
E-mail: _____

3 ARCHITECT INFORMATION:

Name: _____
Address: _____
Phone #: _____
E-mail: _____

4 ENGINEER INFORMATION:

Name: _____
Address: _____
Phone #: _____
E-mail: _____

5 PRESENT OWNER (If not applicant):

Name: _____
Address: _____
Phone #: _____
E-mail: _____

6 Interest of applicant, if other than owner:

7 Property located in Zone: _____
(as per West Long Branch Zoning Ordinance)

8 Existing Use: _____

9 Variance is requested from the following Zoning Ordinance:

Article: _____
Section: _____

10 Description of Variance, Interpretation or Appeal Requested:

11 Detailed Project Information:

Lot Size: _____
Total size of building
(square feet): _____
Height of Building: _____
Stories: _____

Set-backs from property line:

Front: _____
Rear: _____
Left Side: _____
Right Side: _____

12 Has there been any previous appeal involving these premises?

Yes _____

No _____

If Yes, please attach a copy of the decision/resolution. State character of appeal & date of description:

Affidavit of Application

State of New Jersey }
County of Monmouth) SS:

_____ of full age, being duly sworn according to law,
on oath depose any say that all the above statement are true.

Signature of Applicant

Sworn to and subscribed before me, This _____ day of _____ 20____.

Notary Public - State of New Jersey

Authorization

(If anyone other than the owner is making application, the following authorization must be executed).

_____ is hereby authorized to make the within application.

Date: _____

Signature of owner: _____

Statement from a Tax Collector

Block: _____

Lot: _____

Also known as: _____

Status of Municipal Taxes: _____

Status of Assessments for
local improvements: _____

Date: _____

Signed by: _____

ZONING MAP

BOROUGH OF WEST LONG BRANCH

Monmouth County, New Jersey



Zoning Districts

- R-22 Low Density Residential
- R-15 Moderate Density Residential
- R-10 Medium-High Density Residential
- SH Senior Housing Overlay Residential
- SH-1 Senior Housing-1 Residential Overlay
- MF Multi-Family Residential
- MF-1 Multi-Family-1 Residential
- MF-2 Multi-Family-2 Residential Overlay
- MF-3 Multi-Family-3 Residential Overlay
- MF-4 Multi-Family-4 Residential Overlay

- RP Residential/Professional
- HC Highway Commercial
- NC Neighborhood Commercial
- OP Office Professional
- I Institutional

Overlay Districts

- #### Facilities
- West Long Branch Facility
 - Park
 - School
 - Cemetery
 - Fire / EMS

Zoning Map dated February 2, 2024 was re-adopted by Ordinance No O-25-3 on January 15, 2025 to include all amendments through O-2015-3 including updated base map information and facilities as needed and drafting errors. No zoning district amendments or changes were adopted under these revisions.

Revisions

Date	Ordinance Number
2/4/15	O-2015-3
12/5/12	O-12-20
3/16/11	O-11-3
Adopted Ordinance: O-09-10 10/7/09	

Sources: New Jersey Department of Environmental Protection GIS data (parcels; hydrography); West Long Branch tax assessment data



THOMAS PLANNING ASSOCIATES, LLC
Professional Planning and GIS Consultants
P.O. Box 363
Baffle, NJ 08734-0363
T. Andrew Thomas, P.E.
Tel: (732) 546-6711
tdt@thomasp.com

ZONING
18 Attachment 2

**BOROUGH OF WEST LONG BRANCH
SCHEDULE OF AREA, YARD, BUILDING (BULK) AND UNIT REQUIREMENTS
(Section 18-5.1)**

[Amended 12-1-2021 by Ord. No. O-21-17; 9-20-2023 by Ord. No. O-23-13; 9-20-23 by Ord. No. O-23-14; 1/15/25 by Ord. No. O-25-3]

ZONE CATEGORY	PERMITTED USES	MAXIMUM DENSITY DU per ACRE (1)	MINIMUM LOT SIZE		MINIMUM YARD SETBACK REQUIREMENTS PRINCIPAL BUILDING				PERCENT OF MAXIMUM BUILDING COVERAGE (2)	PERCENT OF MAXIMUM LOT COVERAGE (7)	MAXIMUM FLOOR AREA RATIO (13)	MAXIMUM FLOOR AREA (square feet) (14) (15)	MAXIMUM HEIGHT		
			AREA (square feet)	WIDTH AT BUILDING LINE (feet)	FRONT	REAR	ONE SIDE	BOTH SIDES					PRINCIPAL BUILDING		ACCESSORY BUILDING
					(feet)	(feet)	(feet)	(feet)					Stories	(feet)	(feet) (16)
RESIDENTIAL R-22	One-Family Dwellings		22,500	150	35	35	20	50	23%	30%	0.18	4,658	2 1/2	35	15
RESIDENTIAL R-15	One-Family Dwellings		15,000	100	35	25	10	30	25%	38%	0.20	3,450	2 1/2	30	15
RESIDENTIAL R-10	One-Family Dwellings	8	10,000	100	35	25	10	30	30%	40%	0.28	3,220	2 1/2	30	15
SENIOR HOUSING SH	Age Restricted Dwellings (3)	8	5 acres	300	75	100	50	100	25%	50%	N/A	N/A	3	35	15
MULTI-FAMILY MF	Multi-Family Dwellings	8	2 acres	250	75	75	75	150	25%	50%	N/A	N/A	2 1/2	35	15
MULTI-FAMILY MF-1	Multi-Family Dwellings	(4)	10 acres	500	50	(5)	(5)	(5)	30%	50%	N/A	N/A	3	2 stories - 37 (6) 3 stories - 48 (6)	30
RESIDENTIAL / PROFESSIONAL RP	Uses as set forth in Section 18-4.2.		22,500	150	35	35	20	50	30%	50%	N/A	N/A	2	30	15
<i>Standards Apply to Professional Uses Only Appearing Immediately Above this Statement For Residential Uses, see Subsection 18-4.2a2.</i>															
INSTITUTIONAL I	Uses as set forth in Section 18-4.3		5 acres	300	70	70	40	100	30%	50%	N/A	N/A	2	35	15
NEIGHBORHOOD / COMMERCIAL N / C	Uses as set forth in Section 18-4.4		22,500	150	35	20	10	25	30%	65%	N/A	N/A	2	30	15
HIGHWAY / COMMERCIAL HC	Uses as set forth in Section 18-4.5		5 acres	300	150	70	25	50	30%	65%	N/A	N/A	2	30	15
OFFICE / PROFESSIONAL OP	Uses as set forth in Section 18-4.10		10 acres	500	100	70	75	150	30%	65%	N/A	N/A	3	40	15
SENIOR HOUSING OVERLAY SH - 1 (10)	Age Restricted Dwellings (3)	10	5 acres	300	75	100	50	100	25%	50%	N/A	N/A	3	35	15
MULTI-FAMILY-2 OVERLAY HC / MF-2 (10)	Highway Commercial / Multi-Family Dwellings	10	18 acres	500	100	50	50	100	30%	50%	N/A	N/A	2	35(12)	25
MULTI-FAMILY-3 OVERLAY HC / MF-3 (8) (10)	Highway Commercial / Multi-Family Dwellings	10	10 acres	300	100	50	50	100	30%	50%	N/A	N/A	2	30	25
MULTI-FAMILY-4 OVERLAY RP / MF-4 (9) (10)	Residential Professional / Multi-Family Dwellings	8	3.5 acres	300	100	50	50 (11)	100 (11)	30%	50%	N/A	N/A	2	30	15

WEST LONG BRANCH CODE

NOTES:

- (1) D.U. = Dwelling Units. Density is Dwelling Units per gross acre for the development tract.
- (2) "Building coverage" as defined in section 18-3 – Definitions.
- (3) All residential development shall be age restricted. Multi-family dwellings shall have a maximum density of ten (10) dwelling unit per gross acre. One family dwellings shall comply with the R-15 Zoning District regulations.
- (4) The number of dwelling units shall not exceed 180 of which 15 percent shall be low and moderate income housing units per Settlement Agreement in the matter of WLBVP v. West Long Branch.
- (5) Yard Setbacks for the Court Approved Inclusionary Multi-Family Housing site on Lot 28 in Block 70 on Monmouth Road: Building setbacks shall be 50 feet adjacent to residential development on Parker Road (Block 70 Lots 28-30); 50 feet adjacent to Shore Regional High School (Block 70 Lot 27); and 25 feet adjacent to Glenwood Cemetery (Block 70 Lot 16).
- (6) Lofts shall be permitted per WLBVP vs. West Long Branch Settlement Agreement and shall not be deemed to be a "story" provided that maximum permitted building heights are not exceeded.
- (7) "Lot coverage" as defined in section 18-3 – Definitions.
- (8) In the Highway Commercial / Multi-Family-3 Overlay Zone (HC/MF-3) highway commercial uses shall utilize the minimum lot size, minimum yard requirements, percent of maximum lot coverage, percent of maximum impervious surface coverage and maximum height as indicated in the Highway Commercial (HC) Zone.
- (9) In the Residential / Professional / Multi-Family-4 Overlay Zone (RP / MF-4) highway commercial uses shall utilize the minimum lot size, minimum yard requirements, percent of maximum lot coverage, percent of maximum impervious surface coverage and maximum height as indicated in the Residential / Professional (RP) Zone.
- (10) Approved September 25, 2012 by Superior Court, Law Division, Monmouth County; WLBVP, LLC vs Borough of West Long Branch and Planning Board of West Long Branch.
- (11) The side yard for buildings shall be developed in accordance with the RP / MF-4 Multi-Family Overlay Zone regulations above adjacent to residential zones, provided, however, that the side yard may be reduced to a distance not be less than the setback of the structure existing as of November 1, 2012.
- (12) Within side yard setbacks the following are permitted: roof overhangs (up to one foot); privacy fences (pursuant to fence regulations Subsection 18-7.2 of this chapter); and steps to grade and patios at grade up to 13 feet. The required twenty-five-foot planted buffer shall not include any structures.
- (13) See definition of "floor area ratio"
- (14) See definition of "floor area"
- (15) Both the Maximum Floor Area Ratio limitation and the Maximum Floor Area limitation shall apply to single-family dwellings in the subject zones, but the lesser floor area derived from application of the two limitations shall control.
- (16) An accessory building shall have a 3-foot reduction to the maximum building height on accessory buildings and pool cabanas for flat roofs. As an example, if the accessory building maximum height measures 15 feet, a flat roof shall have a maximum height of 12 feet.