

ORDINANCE NO. 2026-12

**ORDINANCE OF THE BOROUGH OF SEASIDE PARK,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING CHAPTER 200, ARTICLE VII “ZONING
PROVISIONS” TO INCLUDE ZONE “RESORT
COMMERCIAL ZONE.”**

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Seaside Park, County of Ocean, State of New Jersey as follows:

SECTION 1. The Governing Body hereby amends Article VII, Section 200 “Zoning Provisions” of the Borough Code as follows¹:

§200-XX – Resort Commercial Zone.

- a. Area. The Resort Commercial Zone (“RC”) shall include the following area: Central Avenue from 20th Avenue to 24th Avenue, north to south, but excludes the Townhouses on the south side of 24th Avenue; stretching east to the Atlantic Ocean.*
- b. Permitted Uses.*
 - 1. Detached single-family dwellings for residential purposes, together with their accessory structures.*
 - 2. Public buildings of a governmental nature, public parks and playgrounds.*
 - 3. Essential services.*
 - 4. Hotels, motels, restaurants, theaters and eating and drinking places with the following standards:*
 - a) Minimum lot area: 60,000 square feet.*
 - b) Minimum frontage: 200 feet.*
 - c) Minimum width: 200 feet.*
 - d) Minimum depth: 200 feet.*
 - e) Minimum front yard: 15 feet.*
 - f) Minimum rear yard: 15 feet.*
 - g) Minimum one side: 20 feet.*
 - h) Minimum both sides: 40 feet.*
 - i) Minimum floor area: 5,000 square feet.*
 - j) Maximum lot coverage: 35%.*

¹ Additions shall be in italics; deletions shall be in ~~striketrough~~.

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- k) *Maximum height: 40 feet.*
- l) *Accessory buildings, minimum side yard and minimum rear yard: 15 feet.*

5. *Commercial parking lots with the following standards:*

- a) *Minimum lot area: 40,000 square feet.*
 - b) *Maximum lot area: 60,000 square feet.*
 - c) *Minimum frontage: 200 feet.*
 - d) *Minimum lot width: 200 feet.*
 - e) *Minimum lot depth: 200 feet.*
 - f) *A strip of land 10 feet in width shall be planted around the entire periphery of the parking lot, except at points of access to adjacent strips. Plantings shall consist of staggered evergreen materials, two rows planted in six feet on centers. Plant materials shall have a minimum height at planting of four feet. Species should be chosen which are expected to reach a height of not more than 20 feet at maturity.*
6. *Remote parking lots. Remote parking lots may be approved by the Planning Board to meet the parking requirements, provided that:*
- a) *The land on which the remote parking lot is to be established is owned by the person or entity applying for review of the principal use of the structure to which the parking lot is to be accessory. Remote parking lots shall be shown as a part of the site plan for the principal uses which they will serve. A notation shall be made on the site plan that the land area of the remote parking lot has been committed for that use for the life of the principal building to which it is an accessory, and the Board shall require restrictive covenants to be placed on the property to ensure compliance with the foregoing.*
 - b) *The building coverage does not exceed the percent of coverage permitted in this zone when computing building coverage using the total land area of the lot(s) on which the principal buildings is constructed and the lots which are committed to remote parking.*
 - c) *The building coverage does not exceed 125% of building coverage permitted in this zone when computing building coverage of the lot(s) on which the principal building is constructed.*
 - d) *The nature and operating characteristics of the use are appropriate to remote parking and it is anticipated that such parking will adequately serve the use in a convenient and functional manner.*

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- e) *The location and specific design of the remote parking lot will not create new or aggravate existing problems of traffic flow or traffic safety.*
- f) *A strip of land 10 feet in width shall be planted around the entire periphery of the remote parking lot, except at points of access to adjacent streets. Plantings shall consist of staggered evergreen materials, two rows planted six feet on centers. Plant materials shall have a minimum height at planting of four feet. Species should be chosen which are expected to reach a height of not more than 20 feet at maturity.*

c. *Conditional Uses.*

- 1. *Restricted Brewery in accordance with Ordinance/Chapter "Breweries."*

d. *Exclusions. Planned Unit Residential Developments ("PRD") are explicitly prohibited in this zone.*

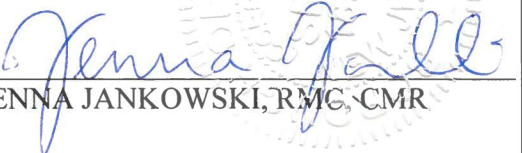
SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 3. This ordinance shall take effect after second reading and publication as required by law.


Approved this 30th day of March, 2026:
Borough of Seaside Park
Honorable John A. Peterson, Jr., Mayor

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of Seaside Park, in the County of Ocean, State of New Jersey, held on **February 19, 2026**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 30th day of **March, 2026**, or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at Sixth & Central Avenues, Seaside Park, New Jersey at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.


JENNA JANKOWSKI, RMC, CMR

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