

ORDINANCE NO. 2026-24

**ORDINANCE OF THE BOROUGH OF SEASIDE PARK,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING CHAPTER 200, ARTICLE VII "ZONING
PROVISIONS" TO INCLUDE "RESIDENTIAL-SO AND
RESIDENTIAL-31.S ZONES."**

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, so as to amend Borough Ordinance 2026-13 in its entirety as follows:

§200-67.1 Residential-SO (R-S0) and Residential-31.S (R-31.S) Zone.

- a. Areas.
 - 1. The Residential-SO Zone ("R-50") shall include the following area: west of E. Central Avenue to South Bayview Avenue, from the south side of 20th Avenue to the south side of 24th Avenue.
 - 2. The Residential-31.5 Zone ("R-31.5") shall include the following area: west of E. Central Avenue to Gerrard Avenue, from the south side 14th Avenue/Shore Villa Road to the north side of 20th Avenue.
- 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.
- c. All provisions of §200-67, Residential Zone, are hereby incorporated and applicable to the areas noted in Subsection (a) above in the R-50 and R-31.5 zones.

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. After introduction of this ordinance, the Borough Clerk shall send a copy of this ordinance to the Borough Planning Board for its review and comment. The Borough shall send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law and filing of the adopted ordinance with the Ocean County Planning Board.

SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

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 May 7, **2026**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on **May 21, 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.

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i:lothste1n. Mandell, Strohm,
Halm & C1prian1. P.A.

98 East Water Street
Toms River, NJ 08753

o:732.363.0777
f: 732.905.6555


JEN JANKOWSKI,RMC,CMR


Approved this ☐ day of 4. 2026
Borough of Seaside Park
Honorable John A. Peterson, Jr.. Mayor