

CITY OF LONG BRANCH
COUNTY OF MONMOUTH

ORDINANCE NO. O-19-25

AN ORDINANCE OF THE CITY OF LONG BRANCH AMENDING CHAPTER 345,
“ZONING,” SECTION §345-3, “DEFINITIONS.”

WHEREAS, the City of Long Branch (the “City”) is desirous of amending Chapter 345, “Zoning,” Section §345-3, “Definitions,” to amend the definition for “convenience store” and include a definition for gasoline station and convenience center.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Long Branch that amending Chapter 345, “Zoning,” Section §345-3, “Definitions,” of the City Code is hereby amended to read as follows:

Deletions are noted by ~~strikethroughs~~

Additions are indicated in **bold underline**

Language that remains unchanged is not highlighted in any way

SECTION I

§345-3 Definitions

CONVENIENCE STORE

Typically a store dedicated to the selling of foodstuffs and/or general merchandise which is specifically designed to provide a limited stock-in-trade and which caters to quick in-and-out shopping. A convenience store may contain a delicatessen or prepared food section. A convenience store may contain not more than two coin-operated amusement machines. The maximum floor area allowed for a convenience store is 3,000 square feet. **This definition of Convenience Store shall be separate and apart from Gasoline Station and Convenience Center.**

SECTION II

§345-3 Definitions

[the following definition shall be inserted after the “Garden Apartment”]

GASOLINE STATION AND CONVENIENCE CENTER

A gasoline station and convenience center located on the same lot and planned and operated and maintained as an integrated operation. Typically, a retail store designed to and stocked to sell primarily food, beverages and other household supplies to the public in addition to the retail sale of gasoline products, but where no automotive repair is undertaken. The term may include accessory on premises consumption of food and beverages sold on site.

- A. The location of any gasoline station and convenience center shall be limited to the corner lots fronting on a state highway with direct vehicular access from both the highway and the intersecting street or any other improved street with frontage along property so long as no less than two means of ingress/egress are provided.**
- B. Any gasoline station and convenience center which includes accessory on-premises food consumption shall limit the floor area devoted to such activities to 20% of the gross floor area of the principal building.**
- C. There shall be no drive-through facilities associated with the gasoline station and convenience center.**

SECTION III

If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid in effect.

SECTION IV

Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION V

This Ordinance shall take effect upon passage and publication in accordance with the applicable law.

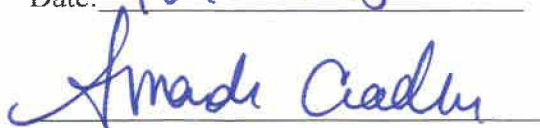
Introduced: November 25, 2025

Adopted: December 10, 2025

MOVED: Vieira
SECONDED: Dangler

AYES: 5
NAYS: 0
ABSENT: 0
ABSTAIN: 0

Date: 12/12/2025



Amanda Caldwell
 Acting City Clerk

Date: 12/12/2025



John Pallone
 Mayor