

ORDINANCE NO. 2025-8

**AN ORDINANCE OF THE BOROUGH OF MANTOLOKING,
COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND
SUPPLEMENTING THE BOROUGH CODE OF THE BOROUGH OF
MANTOLOKING, SO AS TO AMEND CHAPTER 30 ENTITLED
“LAND USE REGULATIONS”**

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

SECTION 1. The Borough Code of the Borough of Mantoloking is hereby
amended and supplemented so as to amend Chapter 30, entitled “Land Use Regulations” so as
to amend § 30-2 entitled “Definitions” so as to amend subsection C. so as to amend the
definition for “Lot Coverage” so as to amend Subsection B. so that it shall read as follows:

B. Lot coverage does not include: Decks which are less than eight (8)
inches above existing grade; Swimming pools; Areas covered with
gravel, crushed stone, lawns or other vegetation;- Steps and stair
platforms attached to principal structures over a permeable area up to two
hundred (200) square feet in area in both front and rear yards and seventy-
five (75) square feet in only one (1) side yard area;- Bulkhead access
stairs/ramps over a permeable area up to 25 square feet in area.

SECTION 2. The Borough Code of the Borough of Mantoloking is hereby
amended and supplemented so as to amend Chapter 30, entitled “Land Use Regulations” so as
to amend § 30-3 entitled “General provisions” so as to amend subsection M. entitled
“Setbacks” so as to add a subsection (2) which shall read as follows:

(2) Steps or ramps to access residential docks and/or piers across or over
bulkheads may be located within the required front yard setback abutting a bay
or lagoon and the minimum 10 foot accessory structure side yard setback. Steps
shall be a minimum of four feet in width. Ramps shall be constructed in
accordance with UCC requirements.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are
hereby repealed.

SECTION 4. 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.

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

Introduced: August 19, 2025

Adopted: September 16, 2025

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