

BOROUGH OF POINT PLEASANT BEACH

OCEAN COUNTY, NEW JERSEY

Ordinance 2025-25

**ORDINANCE AMENDING SECTION 19-7.1 TITLED “DEFINITIONS” AND
ESTABLISHING SECTION 19-12.4 TITLED “COVERAGE”**

WHEREAS, the Borough of Point Pleasant Beach (the “Borough”) wishes to update its ordinances with respect to impervious coverage to establish clarity and ensure the exclusion of certain undevelopable property from developability calculations.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Point Pleasant Beach in the County of Ocean, State of New Jersey, as follows:

SECTION I. Chapter 19, Section 7, Subsection 1 titled “Definitions” of the Point Pleasant Beach Municipal Code is hereby amended and supplemented as follows (underlined text added; ~~stricken~~ text removed):

§ 19-7.1. Definitions.

“BUILDABLE AREA” - ~~The total area of a lot remaining after the minimum applicable yard requirements have been complied with.~~ See “BUILDING ENVELOPE”.

“BUILDING COVERAGE” – ~~See Building Area and Floor Area.~~ The portion of a lot covered by buildings (see BUILDING AREA) expressed as a percentage of the DEVELOPABLE LAND.

“BUILDING ENVELOPE” – The portion of developable land upon which a structure is permitted to be built on a lot defined by its minimum applicable yard requirements.

“DEVELOPABLE LAND” – The total area of a lot, excluding any areas located east of Ocean Avenue that are below the mean high water line and/or are encumbered by a storm damage reduction easement.

“IMPERVIOUS COVERAGE” – ~~The sum of building coverage~~ BUILDING COVERAGE and all impervious surfaces on a lot or lots, defined consistent with Section 19-12.4 a.-c., expressed as a percentage of the DEVELOPABLE LAND. ~~Artificial turf shall be calculated as 100% impervious. In the case of permeable pavers, installed with layers of stone or aggregate underneath to allow stormwater to percolate through, and/or swimming pools, 50 % of the area of such permeable pavers and/or the swimming pool shall be calculated toward the total impervious coverage of the lot. Sand, soil and/or clean open stone that has not been compacted in such a way that may resist water infiltration or installed over an inhibiting liner, shall not count toward the total impervious coverage of the lot. Additionally, with regard to any proposed improvement, the applicant must submit for approval a drainage plan and all documentation deemed necessary to be approved by~~

~~the Borough Engineer, based upon specific site conditions, as provided for in § 12-3 of the Ordinances of the Borough of Point Pleasant Beach.~~

SECTION 2. Chapter 19, Section 12, Subsection 4 of the Point Pleasant Beach Municipal Code is hereby established as follows:

§ 19-12.4. Impervious Coverage

- a. Artificial turf shall be calculated as 100% impervious.
- b. In the case of permeable pavers installed with layers of stone or aggregate underneath to allow stormwater to percolate through, and/or swimming pools, 50% of the area of such permeable pavers and/or the swimming pool shall be calculated toward the total impervious coverage of the lot.
- c. Sand, soil and/or clean open stone that has not been compacted in such a way that may resist water infiltration or installed over an inhibiting liner, shall not count toward the total impervious coverage of the lot.
- d. With regard to any proposed improvement, the applicant must submit for approval a drainage plan and all documentation deemed necessary to be approved by the Borough Engineer, based upon specific site conditions, as provided for in § 12-3 of the Ordinances of the Borough of Point Pleasant Beach.

SECTION 3. Severability.

The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

SECTION 4. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION 5. Effective Date.

This ordinance shall take effect upon final adoption and publication in accordance with law.

Approved this 7th day of October 2025:

Borough of Point Pleasant Beach
Douglas R. Vitale, Mayor

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed upon first reading at a regular meeting of the Governing Body of the Borough of Point Pleasant Beach, in the County of Ocean, State of New Jersey, on September 2, 2025. It was further considered for final passage after second reading and public hearing thereon at a regular meeting of the Governing Body to be held in the Council Chambers at Borough Hall, 416 New Jersey Avenue, Point Pleasant Beach, NJ, on October 7, 2025, which began at 7:30 p.m., at which time and place any person desiring to be heard was given an opportunity to be so heard. During the week prior to and up to and including the date of such meeting, copies of the full ordinance was available at no cost for the members of the general public in the Municipal Building, 416 New Jersey Avenue, Point Pleasant Beach, NJ 08742 and on the Borough's website: (<https://www.pointpleasantbeach.org/223/New-Ordinances>) or could be obtained by calling the Municipal Clerk (732-892-1118, extension 210) during the hours of 9AM to 4PM.

EILEEN A. FARRELL, RMC
Municipal Clerk

LEGAL NOTICE

Publication by Summary Pursuant to N.J.S.A. 40:49-2

This Ordinance amends and clarifies the Borough's ordinances regarding impervious coverage.