

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY**

**ORDINANCE 2018-26**

**AN ORDINANCE TO AMEND CHAPTER 450-30 OF THE  
REVISED GENERAL ORDINANCES OF THE BOROUGH OF  
BRADLEY BEACH, COUNTY OF MONMOUTH, STATE OF NEW  
JERSEY TO PERMIT PERSONAL SERVICE ESTABLISHMENTS IN  
THE O-P OFFICE PROFESSIONAL ZONE**

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**WHEREAS**, currently the O-P Office Professional Zone permits a variety of principal uses, including professional and business offices, apartments on upper floors and child-care centers; and

**WHEREAS**, the adjacent G-B General Business Zone permits as principal uses personal service establishments, defined as including, but not limited to, barber- and beauty shops, shoe repair shops, and tailor shops, dry-cleaning shops and self-service laundries; and

**WHEREAS**, the business community has expressed interest in locating personal service establishments in the O-P Office Professional Zone, particularly in the Main Street corridor; and

**WHEREAS**, personal service establishments would be consistent with the façade of the Main Street corridor; and will bring people and jobs to the Borough; and

**WHEREAS**, the need for personal service operators to seek a use variance to locate within the O-P Professional Office Zone has been a major deterrent to their locating such businesses in the Borough; and

**WHEREAS**, the Borough's Zoning Officer has recommended that personal service establishments be permitted in the O-P Office Professional Zone; and

**WHEREAS**, the proposed Zoning Ordinance amendment will be referred to the Planning Board for recommendations prior to final passage; and

**WHEREAS**, the Mayor and Council believe that amending the Zoning Ordinance of the Borough of Bradley Beach to permit personal service establishments as principal uses in the O-P Office Professional Zone would be in the public interest;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Bradley Beach, Monmouth County, State of New Jersey, that Chapter 450-30 of the Code of the Borough of Bradley Beach be amended as follows:

**Section 1.** Chapter 450-30 of the Code is amended to read as follows:

Chapter 450-30 O-P Office Professional Zone.

A. Permitted principal uses.

(1) Professional and business offices, including offices for doctors, dentists, lawyers, architects, engineers, accountants, real estate and similar businesses or office activities employing a predominantly white-collar clerical staff, not engaged in retail or wholesale sales on the premises of any articles or products of a tangible nature and where no heavy or noisy machinery, equipment or instruments are utilized in the operation of the business.

(2) Apartments on the second and third floors in combination with permitted professional or business offices on the first floor.

(3) Public parks and playgrounds.

(4) Municipal buildings and other public facilities providing services essential to the operation of the Borough, subject to the general review and recommendation of the Planning Board.

(5) Child-care centers.

**(6) Personal service establishments, which shall include, but are not limited to, the following:**

**(a) Barber- and beauty shops.**

**(b) Shoe repair shops.**

**(c) Tailor shops, dry-cleaning shops and self-service laundries.**

B. Permitted accessory uses.

(1) Storage buildings and garages subject to the requirements in the Schedule of Height, Area and Yard Requirements.[1]

[1] Editor's Note: The Schedule of Height, Area and Yard Requirements is included as an attachment to this chapter.

(2) Signs and awnings, subject to the requirements and limitations of Article X, Signs and Awnings.

(3) Parking lots and parking garages.

(4) Trash storage and recycling enclosures.

C. Conditional uses.

(1) None.

D. Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements of this chapter:[2]

(1) Minimum lot area: 5,000 square feet.

(2) Minimum lot width: 50 feet.

(3) Minimum lot depth: 100 feet.

(4) Minimum front yard: none.

(5) Minimum side yards: none.

(6) Minimum rear yard: 10 feet.

(7) Maximum building height: three stories, 36 feet.

(8) Maximum building coverage: 90%.

(9) Maximum impervious coverage: 100%.

- (10) Minimum off-street parking: per § 450-39.
- (11) Minimum side yard (accessory structure): five feet.
- (12) Minimum rear yard (accessory structure): five feet.
- (13) Maximum building area (accessory structure): 20 square feet.
- (14) Maximum building height (accessory structure): 12 feet (one story).

[2] Editor's Note: The Schedule of Height, Area and Yard Requirements is included as an attachment to this chapter.

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

**BE IT FURTHER ORDAINED**, This ordinance shall take effect twenty (20) days after passage by the Mayor and Council and publication according to law.

**SO ORDAINED** as aforesaid.

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KELLY BARRETT  
Municipal Clerk

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GARY ENGELSTAD  
Mayor

Introduced:

Date of Hearing and Adoption: