

ORDINANCE (INSERT ORDINANCE NUMBER)

AN ORDINANCE OF THE BOROUGH OF BRADLEY BEACH,  
MONMOUTH COUNTY, NEW JERSEY  
AMDENDING AND SUPPLEMENTING CHAPTER 450 ENTITLED "ZONING" OF THE  
REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH

BE IT ORDAINED by the Mayor and Council of the Borough of Bradley Beach, County of Monmouth and State of New Jersey, that Chapter 450 of the General Ordinances of the Borough of Bradley Beach shall be revised to include the revisions to Article V. Zone Regulations to remove Section 450-27 R-T Residential Transition Zone

**§ 450-27 R-T Residential Transition Zone.**

A. ~~Permitted principal uses:~~

~~(1) All uses permitted in the R-1 Residential Single-Family Zone, subject to the requirements and limitations of that zone.~~

~~(2) Townhouses.~~

B. ~~Permitted accessory uses:~~

~~(1) For single-family dwellings:~~

~~(a) Same as those permitted in the R-1 Residential Single-Family Zone, subject to the requirements and limitations of that zone.~~

~~(2) For townhouses:~~

~~(a) Parking lots and parking garages.~~

~~(b) A semiprivate swimming pool, subject to the requirements and limitations of Chapter 406, Swimming Pools.~~

~~(c) Fences, subject to the requirements and limitations of Chapter 201, Fences and Hedges, and Article IX, Fence, Landscaping and Buffer Regulations, of this chapter.~~

~~(d) Recreation areas.~~

~~(e) Trash storage and recycling enclosures.~~

~~(f) Maintenance buildings.~~

C. ~~Conditional uses:~~

~~(1) Same as § 450-26C(2).~~

~~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.~~

~~(1) For single-family dwellings:~~

~~(a) Area, yard and building limitations: same as § 450-26D and as further set forth in the Schedule of Height, Area and Yard Requirements of this chapter.~~

~~(2) For townhouses:~~

~~(a) Area, yard and building limitations:~~

~~[1] Minimum lot area: 30,000 square feet.~~

~~[2] Minimum lot width: 200 feet.~~

~~[3] Minimum lot depth: 100 feet.~~

~~[4] Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is the greater.~~

~~[5] Minimum side yards: five feet and 10 feet.~~

~~[6] Minimum rear yard: 25 feet.~~

~~[7] Maximum building height: 35 feet (2 1/2 stories).~~

~~[8] Maximum building coverage: 25%.~~

~~[9] Maximum impervious coverage: 60%.~~

~~[10] Minimum off-street parking: 2.3 spaces per unit.~~

~~(b) Minimum gross floor area per unit: 800 square feet.~~

~~(c) Maximum gross floor area per unit: 1,500 square feet.~~

~~(d) Maximum average gross floor area per unit: 1,200 square feet.~~

~~(e) Minimum width of any townhouse: 20 feet.~~

~~(f) Maximum number of units per structure: eight.~~

~~(g) Minimum total number of units: 12.~~

~~(h) Minimum distance between structures: 20 feet.~~

~~(i) Living space shall be limited to two stories, with no portion of any living space below grade.~~

~~E. Supplementary regulations:~~

~~(1) For single-family dwellings: same as § 450-26E. [Amended 12-29-2006 by Ord. No. 2006-22]~~

~~(2) For townhouses:~~

~~(a) All townhouse applications are subject to site plan review and approval as specified in Chapter 270, Land Development, except as may be provided under the Municipal Land Use Law. Specific attention during site plan review will be directed towards the location and layout of all structures, driveways, aisles, off-street parking, circulation, landscaping, aesthetic consideration and overall good planning design.~~

~~(b) Each townhouse development shall have a compatible architectural theme throughout and shall specify how landscaping techniques and building orientation to the site and other structures have been incorporated into the layout.~~

~~(c) Common tracts or facilities for the benefit of townhouse unit owners, which common tracts or facilities shall be owned and maintained by the developer, or an association comprised of the owners of the townhouse dwelling units, and that the same shall be subject to liens of the municipality chargeable to the townhouse dwelling unit owners~~

**SECTION 1. REPEALER**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

**SECTION 2. INCONSISTENT ORDINANCES**

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

**SECTION 3. SEVERABILITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall take effect upon its passage and publication according to law.

**NOTICE**

The Ordinance published herewith was introduced and passed on first reading by the Borough Council of the Borough of Bradley Beach on and will be further considered for final passage and adoption at Borough Hall on Main Street, Bradley Beach, New Jersey on at 7:30 p.m. or as soon thereafter as the matter can be reached on the Agenda, at which time and place all persons interested therein shall be given an opportunity to be heard and during the week prior thereto, and up to, and including, the date of such meeting, copies of said Ordinance will be available at the Clerk's Office in the Borough of Bradley Beach Municipal Building to the members of the general public who shall request same.

\_\_\_\_\_  
Municipal Clerk

This is to certify that the foregoing Ordinance was adopted by the Borough Council at a regular meeting of the Borough of Bradley Beach held on \_\_\_\_\_, 2017.

\_\_\_\_\_  
Municipal Clerk

**ORDINANCE (INSERT ORDINANCE NUMBER)**

**AN ORDINANCE OF THE BOROUGH OF BRADLEY BEACH,  
MONMOUTH COUNTY, NEW JERSEY  
AMDENDING AND SUPPLEMENTING CHAPTER 450 ENTITLED "ZONING" OF THE  
REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH**

BE IT ORDAINED by the Mayor and Council of the Borough of Bradley Beach, County of Monmouth and State of New Jersey, rezone the following lot and blocks from R-T Residential Transition to R-1

The following Block and Lots shall be rezoned from R-T to R-1:

Block 10 - Lots 1-24, 25.01, 25.02, 27-31;  
Block 15 – Lots 1, 3-5, 6.01, 6.02, 7, 8, 9.01, 9.02, 10-17  
Block 24 – Lots 1-8, 9.01, 11, 12, 23  
Block 27 – Lots 1, 2, 6, 7, 8, 9, 10, 15-25  
Block 37 – Lots 1-8, 37-46  
Block 40 – Lots 1, 3-11, 18-29

**SECTION 1. REPEALER**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

**SECTION 2. INCONSISTENT ORDINANCES**

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

**SECTION 3. SEVERABILITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

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of Bradley Beach Municipal Building to the members of the general public who shall request same.

\_\_\_\_\_  
Municipal Clerk

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\_\_\_\_\_  
Municipal Clerk

Recommendations for Master Plan:

1. Any single family lot within the Borough of Bradley Beach shall have a maximum of one (1) curb cut per lot.
2. The maximum width of a driveway in any single family residential lot shall be a maximum of 12 feet in width.
3. The minimum lot area for lots within the R-1 and R-B zoning districts shall be increased from 5,000 sf to 7,500 sf. (legally existing non-conforming lots could be grandfathered)
4. Garage apartments are not permitted on lots smaller than 7,500
5. Any development within the GB; GBW; O-P and B-O-R is required to submit a pedestrian safety plan for circulation prior to being issued a building permit. Any detour plans and sidewalk closure plans shall be included within the pedestrian safety plan. It is recommended that a time period be set for sidewalk closure.
6. Any damage to the sidewalks, ramps, signage etc. shall be repaired with temporary material within 48 hours or subject to fine by the Borough. At the conclusion of construction the repair would need to be made to the satisfaction of the Borough Engineer.
7. The Schedule of Height, Area and Yard Requirements shall be amended to include Floor Area Ratio requirements of 0.5 for all commercial zones.

ORDINANCE (INSERT ORDINANCE NUMBER)

AN ORDINANCE OF THE BOROUGH OF BRADLEY BEACH,  
MONMOUTH COUNTY, NEW JERSEY  
AMDENDING AND SUPPLEMENTING CHAPTER 450 ENTITLED "ZONING" OF THE  
REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH

BE IT ORDAINED by the Mayor and Council of the Borough of Bradley Beach, County of Monmouth and State of New Jersey, that Chapter 450 of the General Ordinances of the Borough of Bradley Beach shall be revised to include the revisions to Article V. Zone Regulations to amend Section 450-28 R-B Residential Beachfront Zone

**§ 450-28 R-B Residential Beachfront Zone.**

The intent of this zone is to utilize in the best manner the land adjacent to Bradley Beach's most unique and valuable natural resource - the beach and ocean.

A. Permitted principal uses.

(1) All uses permitted in the R-1 Residential Single-Family Zone, subject to the requirements and limitations of that zone.

(2) Two-family dwellings, subject to the same requirements and limitations as single-family dwellings.

~~(3) Garden apartments.~~

~~(4) Townhouses.~~

B. Permitted accessory uses.

(1) For single-family dwellings:

(a) Same as those permitted in the R-1 Residential Single-Family Zone, subject to the requirements and limitations of that zone.

(2) For two-family dwellings:

(a) Same as those permitted in the R-1 Residential Single-Family Zone, subject to the requirements and limitations of that zone, except that garage apartments shall not be permitted on lots containing a two-family dwelling.

(3) For garden apartments:

- (a) Parking lots and parking garages.
- (b) A semiprivate swimming pool, subject to the requirements and limitations of Chapter 406, Swimming Pools.
- (c) Fences, subject to the requirements and limitations of Chapter 201, Fences and Hedges, and Article IX, Fence, Landscaping and Buffer Regulations, of this chapter.
- (d) Recreation areas.
- (e) Trash storage and recycling enclosures.
- (f) Maintenance buildings.

(4) For townhouses:

- (a) Same as those permitted for garden apartments.

C. Conditional uses.

(1) Same as § 450-26C(1) and (2).

(2) Bed-and-breakfasts subject to the requirements of § 450-36.

**(3) Townhouses pursuant to § 450-37.1.**

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:

(1) For single-family and two-family dwellings:

- (a) Area, yard and building limitations: same as § 450-26D and as further set forth in the Schedule of Height, Area and Yard Requirements.

~~(2) For garden apartments:~~

- ~~(a) Area, yard and building limitations:~~

~~[1] Minimum lot area: 30,000 square feet.~~

~~[2] Minimum lot width: 200 feet.~~

~~[3] Minimum lot depth: 100 feet.~~

~~[4] Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a~~

minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is the greater.

[5] ~~Minimum side yards: five feet and 10 feet.~~

[6] ~~Minimum rear yard: 25 feet.~~

[7] ~~Maximum building height: 35 feet (2 1/2 stories).~~

[8] ~~Maximum building coverage: 20%.~~

[9] ~~Maximum impervious coverage: 60%.~~

[10] ~~Minimum off-street parking: two spaces per unit.~~

(b) ~~Minimum gross floor area per unit: 800 square feet.~~

(c) ~~Maximum gross floor area per unit: 1,200 square feet.~~

(d) ~~Maximum average gross floor area per unit: 1,000 square feet.~~

(e) ~~Maximum percentage of units with more than one bedroom: 20%.~~

(f) ~~Maximum number of units per structure: 12.~~

(g) ~~Minimum total number of units: 12.~~

(h) ~~Minimum distance between structures: 20 feet.~~

(i) ~~Living space shall be limited to two stories, with no portion of any living space below grade.~~

(3) ~~For townhouses:~~

(a) ~~Area, yard and building limitations: same as those in § 450-27D(2).~~

E. ~~Supplementary regulations:~~

(1) ~~For single-family dwellings: same as § 450-26E. [Amended 12-29-2006 by Ord. No. 2006-22]~~

(2) ~~For garden apartments:~~

(a) ~~All garden apartment applications are subject to site plan review and approval as specified in Chapter 270, Land Development, of this Code except as may be~~

~~provided under the Municipal Land Use Law. Specific attention during site plan review will be directed towards the location and layout of all structures, driveways, aisles, off-street parking, circulation, landscaping, aesthetic consideration and overall good planning design.~~

~~(b) Each garden apartment development shall have a compatible architectural theme throughout and shall specify how landscaping techniques and building orientation to the site and other structures have been incorporated into the layout.~~

~~(c) Each garden apartment unit shall have two exterior exposures, each of which shall have window openings so as to provide through ventilation or cross ventilation for each unit.~~

~~(d) Outside television or satellite dish antennas shall not be permitted except for a single common antenna wired for the use of all units in a building.~~

~~(e) No air conditioning unit shall project more than six inches from the face of the wall of the building in which it is installed.~~

~~(f) A storage area of not less than 700 cubic feet for each garden apartment unit shall be provided in the basement of each building.~~

~~(g) Outside clotheslines or hanging facilities or devices are not permitted. Laundry facilities for the exclusive use of the occupants of the building shall be provided in the basement of each building.~~

~~(3) For townhouses: same as those in § 450-27F(2).~~

## **SECTION 1. REPEALER**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

## **SECTION 2. INCONSISTENT ORDINANCES**

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

## **SECTION 3. SEVERABILITY**

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Municipal Clerk

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AMDENDING AND SUPPLEMENTING CHAPTER 450 ENTITLED "ZONING" OF THE  
REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH

BE IT ORDAINED by the Mayor and Council of the Borough of Bradley Beach, County of Monmouth and State of New Jersey, that Chapter 450 of the General Ordinances of the Borough of Bradley Beach shall be revised to include the revisions to Article V. Zone Regulations to add Section 450-37.1 Town Houses

**§ 450-37.1 Townhouses**

(a) Area, yard and building limitations:

[1] Minimum lot area: 30,000 square feet.

[2] Minimum lot width: 200 feet.

[3] Minimum lot depth: 100 feet.

[4] Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is the greater.

[5] Minimum side yards: five feet and 10 feet.

[6] Minimum rear yard: 25 feet.

[7] Maximum building height: 35 feet (2 1/2 stories).

[8] Maximum building coverage: 20%.

[9] Maximum impervious coverage: 60%.

[10] Minimum off-street parking: two spaces per unit.

(b) Minimum gross floor area per unit: 800 square feet.

- (c) Maximum gross floor area per unit: 1,200 square feet.
- (d) Maximum average gross floor area per unit: 1,000 square feet.
- (e) Maximum percentage of units with more than one bedroom: 20%.
- (f) Maximum number of units per structure: 12.
- (g) Minimum total number of units: 12.
- (h) Minimum distance between structures: 20 feet.
- (i) Living space shall be limited to two stories, with no portion of any living space below grade.

Use	Zone	Lot Delineations			Minimum Yard Standards					Maximum Coverage and Height				
		Area	Minimum Requirements		Principal structure			Accessory Structure	Building	Impervious (%)	Stories (ft)	Height (ft)	½ sty area (%)	
			Width	Depth	Front	Rear	Side							
1 Family	R-1; RB	< 2,000	25	50	15	5	4/4	NP	NP	40	60	1.5	24'	70
	R-1; RB	2-4,999	30	50	15	20	5/1	5	5	36	60	2	30'	60
	R-1; RB	5-7,499	50	100	15/2	25	5/1	5	5	35	60	2.5**	35'	60
	R-1; RB	>7,500	50	100	15/2	25	5/1	5	5	35	60	2.5	35'	60

\*\* 2.5 story home can be built on a 5-7,499 square foot lot if no other variances are required; otherwise a 2 story house is permitted