

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY**

**ORDINANCE NO. 2025-24**

**ORDINANCE AMENDING CHAPTER 330: “PARKING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT THE PARKING OF CERTAIN LARGE VEHICLES, TRAILERS, BOATS, AND RECREATIONAL VEHICLES WITHIN THE FRONT YARD AREAS OF RESIDENTIAL PROPERTIES.**

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**BE IT ORDAINED** by the Mayor and Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, as follows:

SECTION 1. Chapter 330: “Parking” of the Revised General Ordinances of the Borough of Bradley Beach is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

**CHAPTER 330: “PARKING”**

**ARTICLE I: “RECREATIONAL VEHICLES, MOBILE HOMES, TRAILERS AND CAMP CARS”**

**§ 330-1 Definitions.**

As used in this article, the following terms shall have the meanings indicated:

**RECREATIONAL VEHICLE, MOBILE HOME, TRAILER or CAMP CAR**

A vehicle, whether self-propelled or otherwise, used or intended for use as a conveyance upon the public streets or highways, so designed, constructed or reconstructed or added to or altered by means of accessories as to permit occupancy as a dwelling or sleeping place for one or more persons, and having no foundation other than wheels, jacks, skirting or other material arranged to be integral with or portable by the trailer or camp car.

**§ 330-2 Parking restrictions; dwelling purposes.**

No person shall park a recreational vehicle, mobile home, trailer or camp car on any street, road or highway in the Borough for any period longer than two hours or live in or use for dwelling purposes any recreational vehicle, mobile home, trailer or camp car on any private property, thoroughfare, street, road, highway or public place within the limits of the Borough.

**ARTICLE II: “PARKING ON BOARDWALK”**

**§ 330-3 Parking on boardwalk and its approaches prohibited.**

No person shall park a vehicle at any time upon the boardwalk for its entire length, or upon any of its approaches.

**ARTICLE III: “PARKING OF CERTAIN VEHICLES IN RESIDENTIAL FRONT  
YARDS PROHIBITED”**

**§ 330-4          Parking of Certain Vehicles in Residential Front Yards Prohibited.**

- a. Definition. As used in this subsection:

**FRONT YARD**

Shall mean an open unoccupied space, extending the full width of the lot and situated between the front property line and the front building line of the principal structure. The depth of the front yard shall be measured at right angles to the front property line of the lot. In the case of a corner lot, there shall be a front yard along all street frontages. For purposes of this Section, a “Front Yard” includes all such areas, including all portions of driveways and parking areas, whether paved or unpaved, that are within the front yard area described herein.

- b. Trucks/Trailers. No truck or trailer exceeding 23 feet in length may be parked or stored within the front yard of any residential lot in residential zones within the Borough.
- c. Boats/Trailers. No boat or boat trailer exceeding 23 feet in length may be parked or stored on any residential lot in residential zones within the Borough. Boats and boat trailers less than 23 feet in length may be parked or stored outside of the front yard on a residential lot in accordance with the following provisions:
1. All boats or trailers shall be stored in side or rear yards only.
  2. Only one boat and one boat trailer may be stored on a residential lot.
  3. To obscure any boat or boat trailer from view to the maximum extent possible, any boat, or boat trailer stored in a rear yard and not in an enclosed structure shall be screened by plantings a minimum of six feet high.
  4. Personal watercraft, commonly referred to as jet skis, jet boats or jet scooters, must likewise comply with the provisions of this Section.
- d. Snowmobiles. No snowmobiles, skimobiles, and snowcats, or accompanying trailer(s) shall be parked or stored within the front yard of any residential lot in residential zones within the Borough with the provisions of this Section.
- e. Campers/Mobile Homes. No recreational vehicles, mobile homes, trailers or camp cars shall be parked or stored within the front yard of any residential lot in residential zones within the Borough with the provisions of this Section.

**§ 330-5          Violation and Penalty.**

Any person violating this Chapter shall be liable for the penalties set forth in Article II, Chapter 1.

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough of Bradley Beach are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. This Ordinance shall take effect upon adoption and publication in accordance with the laws of the State of New Jersey.

**SO ORDAINED** as aforesaid.

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Erica Kostyz  
Municipal Clerk

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Alan Gubitosi  
Mayor

Introduced: July 15, 2025

Date of Hearing and Adoption: