

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY**

**ORDINANCE 2026-2**

**ORDINANCE AMENDING CHAPTER 60: “LAND USE PROCEDURES” OF THE  
BOROUGH’S REVISED GENERAL ORDINANCES TO ACKNOWLEDGE  
THE CLASS 1 DESIGNEE ON THE BOROUGH’S LAND USE BOARD,  
PURSUANT TO THE NEW JERSEY MUNICIPAL LAND USE LAW.**

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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. Section 60-1: “Established; members” of Article I: “Planning Board” of Chapter 60: “Land Use Procedures” of the Revised General Ordinances of the Borough of Bradley Beach is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

**CHAPTER 60: LAND USE PROCEDURES**

**§60-1 Established; members.**

There shall be a Planning Board comprised of nine (9) members and four (4) alternates, appointed in accordance with the provisions of N.J.S.A. 40:55D-23, consisting of the following classes:

- A. Class I. The Mayor and/or in the absence of the Mayor, his or her appointed designee.
- B. Class II. One of the officials of the municipality other than a member of the governing body to be appointed by the Mayor; provided that the member of the Environmental Commission who is also a member of the Planning Board as required by N.J.S.A. 40:56A-1 shall be deemed to be the Class II Planning Board member if there is both a member of the Zoning Board of Adjustment and a member of the Board of Education among the Class IV members.
- C. Class III. A member of the governing body to be appointed by it.
- D. Class IV. Other citizens of the municipality to be appointed by the Mayor. The members of Class IV shall hold no other municipal office, except that one member maybe a member of the Zoning Board of Adjustment and one may be a member of the Board of Education. A member of the Environmental Commission who is also a member of the Planning Board as required by N.J.S.A. 40:56A-1 shall be a Class IV Planning Board member unless there be among the Class IV members of the Planning Board both a member of the Zoning Board of Adjustment and a member of the Board of Education, in which case the member of the Environmental Commission shall be deemed to be the Class II member of the Planning Board.

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, RMC, CMR  
Municipal Clerk

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Alan Gubitosi  
Mayor

Introduced: January 20, 2026

Date of Hearing and Adoption: February 3, 2026