

**BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH**

**ORDINANCE 2026-26**

**ORDINANCE AMENDING CHAPTER 451: “FAIR SHARE HOUSING – AFFORDABLE HOUSING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE THE CHAPTER’S NAME AND TO PROPERLY REFERENCE THE BOROUGH’S AFFORDABLE HOUSING OVERLAY ZONES.**

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**Mayor Gubitosi** offered the following Ordinance and moved its introduction:

**WHEREAS**, the Borough of Bradley Beach (the “Borough”) recently adopted an Ordinance implementing affordable housing overlay zones as part of its compliance with the Fair Share Housing Act and under its constitutional obligation to provide a realistic opportunity for the construction of its fair share of low- and moderate -income housing; and

**WHEREAS**, the Borough finds it necessary to amend its affordable housing regulations to properly reference the Borough’s most recently adopted affordable housing overlay zones;

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

SECTION 1. Chapter 451: “Fair Shair Housing – Affordable Housing” of the Revised General Ordinances of the Borough of Bradley Beach is hereby amended as follows (~~stricken text~~ indicates deletions, underlined text indicates additions):

**CHAPTER 451**

**~~FAIR SHARE HOUSING~~ – AFFORDABLE HOUSING REGULATIONS**

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**ARTICLE XI: OVERLAY ZONES**

**§ 451-16 Purpose Affordable Housing Overlay Zones.**

~~This affordable housing overlay zones article is hereby enacted for the purpose of creating additional realistic opportunities for the construction of low- and moderate income housing in the Borough of Bradley Beach.~~

For applicable regulations pertaining to affordable housing overlay zones within the Borough of Bradley Beach, see Chapter 450: “Zoning” at Article V: “Zone Regulations”.

**§ 451-17 [Previously Repealed by Ordinance No. 2026-9]**

**§ 451-18 [Previously Repealed by Ordinance No. 2026-9]**

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: April 21, 2026

Date of Hearing and Adoption: