

**BOROUGH OF BRADLEY BEACH  
COUNTY OF MONMOUTH**

**ORDINANCE 2025-20**

**AN ORDINANCE AMENDING ARTICLE VIII: "OFF-STREET PARKING,  
DRIVEWAY AND LOADING REQUIREMENTS" OF CHAPTER 450:  
"ZONING" OF THE BOROUGH'S REVISED GENERAL ORDINANCES  
TO ALLOW RESIDENTIAL RIBBON DRIVEWAYS.**

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

**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. Section 450-41: "Residential Parking Driveway Requirements" of Article VIII: "Off-Street Parking, Driveway and Loading Requirements" of Chapter 450 entitled "Zoning" 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 450**  
**ZONING**

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**ARTICLE VIII**  
**OFF-STREET PARKING, DRIVEWAY AND LOADING REQUIREMENTS**

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**§ 450-41 Residential Parking and Driveway Requirements.**

A. One- and two-family uses.

- (1) Driveways and parking areas installed for one- and two-family dwellings shall be a minimum of eight feet in width inside the property lines and shall be located a minimum of one foot from a side lot line. Center ribbon access driveways are permitted to a maximum of 3 feet wide and 50 feet long, to a maximum of 150 Square Feet, and comprised of irrigated natural grass only.
- (2) Curb cuts shall be a maximum of 12 feet in width. Driveway aprons shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curbline. The portion of a sidewalk forming part of a driveway and the driveway apron shall be constructed of concrete, six inches thick, reinforced with six by six 10/10 WWM. Each lot shall have no more than one driveway and curb cut.

- (3) Driveways and parking areas located in the front yard shall not exceed a width of 12 feet. Maximum driveway width of 24 feet is permitted in rear yard, only in front of a two-car garage. Driveway coverage area shall consist of impervious pavement to be used for off-street parking while still complying with the maximum impervious surface requirement.
- (4) No driveway less than 20 feet in length shall be considered an off-street parking space as measured from the property line to the end of the driveway.
- (5) Driveways on corner lots shall be installed on the side of the lot farthest from the intersection. On corner lots less than 50 feet in width, the driveway shall be installed on the side of the lot with the longest street frontage.
- (6) Driveways and parking areas shall be improved with a dust-free durable, all-weather material, said material is deemed to include concrete, asphalt, brick or concrete pavers but shall exclude gravel, stone or other similar material. The area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced with welded wire mesh, designed and constructed in accordance with details and specifications provided by the Borough Engineer. The surface of the apron shall be at the same elevation as the sidewalk sections, which are joined to each side so that the sidewalk continues uninterrupted where it crosses the driveway.
- (7) Driveways and parking areas shall be graded and installed to effect positive drainage to the gutter and/or away from the nearest property line and into the lawn area of the front, rear or side yards. No driveway or apron shall obstruct the flow of stormwater in the gutter or otherwise cause water to collect or pond.

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.

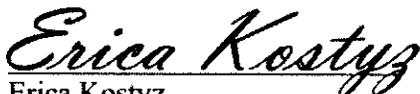
SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Bradley Beach, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough of Bradley Beach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

SECTION 4. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Bradley Beach for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to

make and transmit to the Borough's Mayor & Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 5. This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16.

**SO ORDAINED** as aforesaid.

  
Erica Kostyz  
Municipal Clerk

  
Alan Gubitosi  
Mayor

Introduced: July 1, 2025

Date of Hearing and Adoption: August 5, 2025