

ORDINANCE 20-17C

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED, "CODE OF THE TOWNSHIP OF LONG BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY, (1997)" AS THE SAME IN CHAPTER 176 WHICH PERTAINS TO SUBDIVISIONS

STATEMENT OF PURPOSE

This Ordinance amends Chapter 176 to revise the lot size requirements for and regulations relating to minor subdivisions.

SECTION I

§ 176-27A and A(1) are hereby repealed and replaced with the following.

§ 176-27 Lots.

- A. Lot dimensions and area for all new subdivisions shall not be less than the requirements of Chapter 205. Deviation from this provision shall require a variance application with the notice to property owners within 200 feet of the subject subdivision before any such subdivision may be approved except as hereinbelow provided in Subsection A(1).

A minor subdivision located entirely within a single residential zone may be approved without a variance where the lots created conform in lot frontage, depth, and square footage to the majority of the lots located on both sides of the street on which the new lots front located within 200 feet of the exterior boundary line of the land to be subdivided. That is to say, a minor subdivision may be created having lot dimensions and lot size conforming to the size and frontage of more than 50% of the lots located on both sides of said street on which the subdivision fronts within 200 feet of the exterior boundary line of the land being subdivided.

SECTION II

§ 176-27B is hereby repealed and replaced with the following.

- B. All lots which are traversed by the oceanfront building line as heretofore established by the Board of Commissioners of the Township of Long Beach shall have a minimum of 5,000 square feet of land located generally westwardly of the said oceanfront building line, regardless of the number of square feet in any such lot located between such oceanfront building line and the mean high-water line of the Atlantic Ocean. The five-thousand-square-foot requirement imposed hereby shall apply regardless of the minimum lot size in any zone and shall not reduce the required minimum lot size but shall be imposed as an additional condition precedent to the approval of any subdivision. Deviation from this provision shall also require a variance application with notice to property owners within 200 feet of the subject subdivision before any such subdivision may be approved by the Township of Long Beach Planning Board.

SECTION III

All ordinances, or parts of ordinances, inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION IV

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

Effective date.

This ordinance shall take effect after final adoption and publication as required by law.

NOTICE

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a regular meeting of the Board of Commissioners of the Township of Long Beach, County of Ocean, State of New Jersey, held on Monday, June 1, 2020, at 4:00 p.m.

Further public notice is hereby given that said ordinance shall be considered for final passage and adoption at a regular meeting of the Board of Commissioners to be held on Monday, June 29, 2020, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

Lynda J. Wells, RMC
Municipal Clerk

First Reading: June 1, 2020
Publication: June 4, 2020
Second Reading: June 29, 2020
Final Publication: July 2, 2020
Effective: July 2, 2020

CERTIFICATION

I, **Danielle La Valle, RMC**, Deputy Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 20-17C was duly adopted by the Board of Commissioners at their meeting held on Monday, June 29, 2020, at 4:00 p.m.

Danielle La Valle, RMC
Deputy Municipal Clerk

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