

**This Agenda is Tentative and Subject to Change**

**REGULAR SESSION BOARD OF COMMISSIONERS DATE OCTOBER 6, 2025**

**Flag Salute**

**Call Meeting to Order**

**Statement of Notice**

**Roll Call**

**Approval of Minutes**

**Proclamation**

National Friends of Library Week-10/19-10/25/25

**Second Reading Ordinances**

1. 25-14C: An Ordinance Of The Township Of Long Beach, County Of Ocean, State Of New Jersey, Adopting Chapter 181, Which Pertain To Tree Removal And Replacement
2. 25-15C: 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 A New Chapter 179, Which Pertains To Stormwater Quality
3. 25-16C: An Ordinance Amending Chapter 205 Of The Township Of Long Beach Code, Which Pertains To Zoning
4. 25-17C: An Ordinance Amending Chapter 180 Of The Township Of Long Beach Code, Which Pertains To Swimming Pools And Hot Tubs, Chapter 205, Which Pertains To Zoning, And Chapter 127, Which Pertains To Real Property Nuisances

**First Reading Ordinances**

5. 25-18C: An Ordinance Amending Chapter 164 Of The Township Of Long Beach Code, Which Pertains To Site Plan Review
6. 25-19:An Ordinance Authorizing The Purchase Of Block 1.85, Lot 4, In The Township Of Long Beach For A Public Purpose
7. 25-20C: An Ordinance Amending 59 Of The Township Of Long Beach Code, Which Pertains To The Voluntary Surveillance Registry And Surveillance Camera Regulations

**Consent Agenda**

**ADOPTIONS & APPROVALS:**

8. Resolution 25-1006.01: Approve Various Personnel Matters

**LICENSES/PERMITS:**

9. Resolution 25-1006.02: Approve Social Event Permit for a Block Party; Close East 34<sup>th</sup> St. Between Long Beach Blvd. and Ocean Blvd from 10:00am to 7:00p.m. on October 11

**PURCHASES, CONTRACTS & AWARDS:**

10. Resolution 25-1006.03: Sale of 2 Electric Bikes and 7 Bicycles No Longer Needed for Public Use to Beach Haven Borough for \$1
11. Resolution 25-1006.04: Award Contract for the Purchase of a 2014 Egg Open Hopper Barge to Ocean County for \$1
12. Resolution 25-1006.05: Award Contract for SFY 2024 Road Reconstruction/Improvement Project- Panorama Dr, Per Public Bid to Earle Asphalt in the Amount of \$506,413.13
13. Resolution 25-1006.06: Authorize Reverse Change Order# 1-Final for the 2022 Beach Haven Terrace Pickleball Courts and Paving to Shore Top Construction

**FINANCIAL APPROVALS:**

14. Resolution 25-1006.07: Authorize Sale of up to \$8,743,000 of General Obligation Bonds, Series 2025
15. Resolution 25-1006.08: Approve the Cancellation of a Tax Levy and Water/Sewer Levy
16. Resolution 25-1006.09: Approve Changes to Utility Account
17. Resolution 25-1006.10: Approve Changes to Tax Account
18. Resolution 25-1006.11: Authorize Refund of Duplicate Permit Application Fees from the Water/Sewer Department
19. Resolution 25-1006.12(a-c): Accept Various Performance Bonds:
  - a. PSM Real Estate, LLC
  - b. 4707 Properties, LLC
  - c. Churchview Properties, LLC
20. Resolution 25-1006.13: Approve Bills and Payroll:

Bills in the amount of:	\$ 20,545,610.41
Payroll in the amount of:	\$ 1,292,566.19

**COMMISSIONERS' REPORTS**

**PUBLIC ANNOUNCEMENTS**

**PUBLIC SESSION**

**MEETING ADJOURNED**

**AN ORDINANCE OF THE TOWNSHIP OF LONG BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING CHAPTER 181, WHICH PERTAIN TO TREE REMOVAL AND REPLACEMENT**

**STATEMENT OF PURPOSE**

The purpose of this ordinance is to adopt Chapter 181 to adopt the required State regulations relating to tree removal and replacement.

**SECTION I**

Chapter 181 is adopted as follows.

**Chapter 181 Tree Removal and Replacement**

**§181-1 Purpose.**

This Chapter establishes the requirements for tree removal and replacement to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

**§181-2 Definitions.**

For the purpose of this Chapter, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The use of the word "shall" means the requirement is always mandatory and not merely directory.

**APPLICANT**

Any person, as defined below, who applies for approval to remove trees regulated under this ordinance.

**CRITICAL ROOT RADIUS (CRR)**

The zone around the base of a tree where the majority of the root system is found. This zone is calculated by multiplying the diameter at breast height (DBH) of the tree by 1.5 feet. For example: a tree with a 6" DBH would have a CRR = 6"x1.5' = 9'.

**DIAMETER AT BREAST HEIGHT (DBH)**

The diameter of the trunk of a mature tree generally measured at a point 4 ½ feet above ground level from the uphill side of the tree. For species of trees where the main trunk divides below the 4 ½ foot height, the DBH shall be measured at the highest point before any division.

**HAZARD TREE**

A tree or limbs thereof that meet 1 or more of the criteria below. Trees that do not meet any of the criteria below and are proposed to be removed solely for development purposes are not hazard trees.

- (1) Has an infectious disease or insect infestation;
- (2) Is dead or dying;
- (3) Obstructs the view of traffic signs or the free passage of pedestrians or vehicles, where pruning attempts have not been effective;
- (4) Is causing obvious damage to structures (such as building foundations, sidewalks, etc.); or
- (5) Is determined to be a threat to public health, safety, and/or welfare by a certified arborist or Licensed Tree Expert (LTE).

## PERSON

Any individual, resident, corporation, utility, company, partnership, firm, or association.

## PLANTING STRIP

The part of a street right-of-way between the public right-of-way and the portion of the street reserved for vehicular traffic or between the abutting property line and the curb or traveled portion of the street, exclusive of any sidewalk.

## RESIDENT

An individual who resides on the residential property or contractor hired by the individual who resides on the residential property where a tree(s) regulated by this ordinance is removed or proposed to be removed.

## STREET TREE

A tree planted in the sidewalk, planting strip, and/or in the public right-of-way adjacent to (or specified distance from) the portion of the street reserved for vehicular traffic. This also includes trees planted in planting strips within the roadway right-of-way, i.e., islands, medians, pedestrian refuges.

## TREE

A woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

## TREE CALIPER

The diameter of the trunk of a young tree measured 6 inches from the soil line. For young trees whose caliper exceeds 4 inches, the measurement is taken 12 inches above the soil line.

## TREE REMOVAL

To kill or to cause irreparable damage that leads to the decline and/or death of a tree. This includes, but is not limited to, excessive pruning, application of substances that are toxic to the tree, over-mulching or improper mulching, and improper grading and/or soil compaction within the critical root radius around the base of the tree that leads to the decline and/or death of a tree. Removal does not include responsible pruning and maintenance of a tree, or the application of treatments intended to manage invasive species.

### §181-3 Regulations.

#### A. Application Process.

- (1) Any person planning to remove a street tree, as defined as Tree removal, with DBH of 2.5" or more or any non-street tree with DBH of 6" or more on their property shall submit a Tree Removal Application to the Zoning Officer. No tree shall be removed until municipal officials have reviewed and approved the removal.
- (2) Applicants will be subject to an application fee as per the Table below.

#### B. Tree Replacement Requirements.

- (1) Any person who removes one or more street tree(s) with a DBH of 2.5" or more, unless exempt under Section IV, shall be subject to the requirements of the Tree Replacement Requirements Table below.
- (2) Any person who removes one or more tree(s), as defined as Tree removal, with a DBH of 6" or more per acre, unless otherwise detailed under §178-4, shall be subject to the requirements of the Tree Replacement Requirements Table.
- (3) The species type and diversity of replacement trees shall be in accordance with Appendix A.

- (4) Replacement tree(s) shall:
- (a) Be replaced in kind with a tree that has an equal or greater DBH than tree removed or meet the Tree Replacement Criteria in the table below;
  - (b) Be planted within 12 months of the date of removal of the original tree(s) or at an alternative date specified;
  - (c) Be monitored by the applicant for a period of 2 years to ensure their survival and shall be replaced as needed within 12 months; and
  - (d) Shall not be planted in temporary containers or pots, as these do not count towards tree replacement requirements.

**Tree Replacement Requirements Table:**

Category	Tree Removed (DBH)	Tree Replacement Criteria (See Appendix A)	Application Fee
1	DBH of 2.5" (for street trees) or 6" (for non-street trees) to 12.99"	Replant 1 tree with a minimum tree caliper of 1.5" for each tree removed	\$40
2	DBH of 13" to 22.99"	Replant 2 trees with minimum tree calipers of 1.5" for each tree removed	\$40
3	DBH of 23" to 32.99"	Replant 3 trees with minimum tree calipers of 1.5" for each tree removed	\$40
4	DBH of 33" or greater	Replant 4 trees with minimum tree calipers of 1.5" for each tree removed	\$40

C. Replacement Alternatives.

- (1) If the Township determines that some or all required replacement trees cannot be planted on the property where the tree removal activity occurred, then the applicant shall do one of the following:
- (a) Plant replacement trees in a separate area(s) approved by the Township; and
  - (b) Pay a fee of \$500 per tree removed. This fee shall be placed into a fund dedicated to tree planting and continued maintenance of the trees.

§178-4 Exemptions.

All persons shall comply with the tree replacement standard outlined in this Chapter, except in the cases detailed below. Proper justification shall be provided, in writing, to the Township by all persons claiming an exemption. Proper justification shall include statements from a New Jersey licensed tree expert pursuant to N.J.S.A. 45:15C-11.

- A. Residents who remove less than 4 trees per acre that fall into category 1, 2, or 3 of the Tree Replacement Requirements Table within a 5-year period. The number of trees removed is a rolling count across a 5-year period. For example, if 3 trees from category 1 are removed in July 2023, the 'count' resets to zero in July 2028. However, if 1 tree from category 1 is removed in July 2023 and another in July of 2025 the first tree will come off the count in July 2028 and the second in July 2030.
- B. Tree farms in active operation, nurseries, fruit orchards, and garden centers.
- C. Properties used for the practice of silviculture under an approved forest stewardship or woodland management plan that is active and on file with the Township.
- D. Any trees removed as part of a municipal or state decommissioning plan. This exemption only includes trees planted as part of the construction and predetermined

to be removed in the decommissioning plan.

- E. Any trees removed pursuant to a New Jersey Department of Environmental Protection (NJDEP) or U.S. Environmental Protection Agency (EPA) approved environmental clean-up, or NJDEP approved habitat enhancement plan.
- F. Approved game management practices, as recommended by the State of New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife.
- G. Hazard trees may be removed with no fee or replacement requirement.

§178-5 Enforcement.

This Chapter shall be enforced by the Police Department, Zoning Officer, and/or the Code Enforcement Officer during the course of ordinary enforcement duties.

§178-6 Violations and Penalties:

Any person(s) who is found to be in violation of the provisions of this Chapter shall be subject to the general penalty provisions of Chapter 1, Art. III, plus the payment of \$500 per tree into the fund dedicated to tree planting and continued maintenance of the trees. Each tree shall constitute a separate violation.

**SECTION II**

All Ordinances or parts of Ordinance inconsistent herewith are repealed to the extent of such inconsistency.

**SECTION III**

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.

**SECTION IV**

This Ordinance shall take effect upon publication thereof after final passage according to law.

**Effective date.**

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

***FIRST READING***

**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, September 8, 2025, 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, October 6, 2025, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

***FIRST READING***

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

**CERTIFICATION**

I, **DANIELLE LAVALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-14C was duly adopted by the Board of Commissioners at a regular meeting held on Monday, October 6, 2025, at 4:00 p.m.

***FIRST READING***

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

**ORDINANCE 25-15C**

**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 A NEW CHAPTER 179, WHICH PERTAINS TO STORMWATER QUALITY**

**STATEMENT OF PURPOSE**

This Ordinance adopts Chapter 179 to add stormwater quality regulations.

**SECTION I**

Chapter 179 is added as follows.

**CHAPTER 179 Stormwater Quality****§179-1 Improper Disposal of Waste.**

- A. No person shall discharge or cause to be discharged through an illicit connection to the municipal separate storm system any domestic sewage, noncontact cooling water, process wastewater, or other industrial waste. Only stormwater shall be permitted to be discharged through the municipal separate storm system.
- B. The spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system is prohibited. The spilling, dumping, or disposal of materials other than stormwater in such a manner as to cause the discharge of pollutants to the municipal separate storm system is also prohibited.
- C. The following shall be considered exceptions to the regulations set forth herein.
  - (1) Waterline flushing and discharges from potable water sources.
  - (2) Uncontaminated groundwater (e.g., infiltration, crawl space or basement sump pumps, foundation or footing drains, rising groundwaters).
  - (3) Air-conditioning condensate (excluding contact and noncontact cooling water).
  - (4) Irrigation water (including landscape and lawn watering runoff).
  - (5) Flows from springs, riparian habitats and wetlands, water reservoir discharges, and diverted stream flows.
  - (6) Residential car washing water and residential swimming pool discharges.
  - (7) Sidewalk, driveway, and street wash water.
  - (8) Flows from firefighting activities.
  - (9) Flows from rinsing of the following equipment with clean water as follows.
    - (a) Beach maintenance equipment immediately following its use for the intended purposes.
    - (b) Equipment used in the application of salt and deicing materials immediately following salt and deicing material applications. Prior to rinsing with clean water, all residual salt and deicing materials must be removed from equipment and vehicles to the maximum extent practicable using dry cleaning methods (e.g., shoveling and sweeping). Recovered materials are to be returned to storage for reuse or properly discarded.

**§179-2 Refuse Containers and Dumpsters.**

- A. Covering of containers and dumpsters; prevention of leaks and discharges.
  - (1) Any person who controls, whether owned, leased, or operated, a refuse container or dumpster must ensure that such container or dumpsters covered at all times and shall prevent refuse from spilling out or overflowing.

- (2) Any person who owns, leases, or otherwise uses a refuse container or dumpster must ensure that such container or dumpster does not leak or otherwise discharge fluids, semi-fluids, or solids to the municipal separate sewer system.

B. Exempt containers. The following refuse containers are exempt from the requirements set forth above in Subsection A.

- (1) Permitted temporary demolition containers.
- (2) Litter receptacles other than dumpsters or other bulk containers.
- (3) Individual Homeowner trash and recycling containers.
- (4) Refuse containers at facilities authorized to discharge stormwater under a valid NJDEP permit.

C. Large bulky items such as furniture, bound carpet and padding, white goods, and the like placed curbside for authorized bulk pickup are exempt from the requirements of this Subsection A.

### §179-3 Private Storm Drain Inlet Retrofitting.

A. No person in control of private property, with the exception of a residential lot containing 1 single-family residence, shall authorize the repaving, repairing, resurfacing, reconstructing, or altering any surface that is in direct contact with an existing storm drain inlet on that property unless the storm drain inlet:

- (1) Already meets the design standard set forth below in Subsection B to control passage of solid and floatable materials; or
- (2) Is retrofitted or replaced to meet the standard set forth below in Subsection B prior to the completion of the project.

The prohibited content set forth herein shall not apply to the repair of individual potholes. The term resurfacing shall include, inter alia, the top coating or chip resealing with asphalt emulsion or a thin base of hot bitumen.

B. Design standards. Storm drain inlets as identified in Subsection A above shall comply with the following standards to control passage of solid and floatable materials through storm drain inlets.

- (1) Design engineers shall use either of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface and direct it into a storm drain or surface water body under the grate:
  - (a) The New Jersey Department of Transportation ("NJDOT") bicycle-safe grate which is described in the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
  - (b) A different grate if each individual clear space in that grate has an area of no more than 7 square inches or is no greater than 0.5 inches across the smallest dimension. By way of illustration, grates subject to this standard include grates in grate inlets, grates subject (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains.
- (2) Whenever design engineers use a curb-opening inlet, all the clear spaces in that curb opening, whether there be 1 or more clear spaces, shall have an area of no more than 7 square inches or be no greater than 2 inches across the smallest dimension.
- (3) The design standards hereinabove set forth in paragraphs (1) and (2) shall not apply to the following.
  - (a) Where the Municipal Engineer agrees that this standard would cause inadequate hydrologic performance that could not practicably be

overcome by using additional or larger storm drain inlets that meet these standards.

- (b) Where flows are conveyed through any device such as the end of a pipe netting facility, manufactured treatment device, or catch basin hood that is designed at a minimum to prevent delivery of all solid and floatable materials that could not pass through 1 of the following.
  - (1) A rectangular space 4 5/8 inches long and 1 1/2 inches wide. This option shall not apply for out fall netting facilities.
  - (2) A bar screen having a bar spacing of 0.5 inches.
- (c) Where flows are conveyed through a trash rack that has parallel bars with 1-inch spacing between the bars.
- (d) Where the New Jersey Department of Environmental Protection determines pursuant to the New Jersey Register of Historic Places Rules that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register-listed historic property.

#### **§179-4 Enforcement.**

This Chapter shall be enforced by the Code Enforcement Officer and the Police Department.

#### **§179-1 Violation and Penalties.**

Any person who erects, constructs, alters, repairs, converts, maintains, or uses any building structure, or land in violation of this Chapter or otherwise commits a violation of this Chapter shall be subject to the general penalty provisions of Chapter 1, Art. III.

#### **SECTION II**

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

#### **SECTION III**

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.

***FIRST READING***

**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, September 8, 2025, 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, October 6, 2025, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

***FIRST READING***

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

**CERTIFICATION**

I, **DANIELLE LA VALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-15C was duly adopted by the Board of Commissioners at their meeting held on Monday, October 6, 2025, at 4:00 p.m.

***FIRST READING***

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

**ORDINANCE 25-17C**

**AN ORDINANCE AMENDING CHAPTER 180 OF THE TOWNSHIP OF LONG BEACH CODE, WHICH PERTAINS TO SWIMMING POOLS AND HOT TUBS, CHAPTER 205, WHICH PERTAINS TO ZONING, AND CHAPTER 127, WHICH PERTAINS TO REAL PROPERTY NUISANCES**

**STATEMENT OF PURPOSE**

This Ordinance amends Chapter 180 to revise the regulations relating to swimming pools, amends Chapter 205 to revise the regulations relating to roofs and roof deck structures, and amends Chapter 127 to revise the regulations relating to property nuisances on roofs and roof deck structures.

**SECTION I**

§180-3B(5) is repealed and replaced with the following.

- (5) No swimming pool, lap pool, or any other type of pool shall be installed or permitted on a roof or roof deck structure of any single-family and two-family dwellings or as otherwise permitted by Chapter 205.

**SECTION II**

§205-22 is repealed and replaced as follows.

§205-22 Roofs and roof deck structures.

- A. Swimming pools, lap pools, any other type of pool, and/or hot tubs shall not be permitted on any roof or roof deck structures except as expressly provided herein.
- B. Pursuant to Chapter 180, only 1 hot tub is permitted on a roof deck structure, provided it does not exceed 64 square feet in area and does not exceed the maximum building height of the applicable zone.
- C. 1 swimming pool or 1 lap pool and 1 hot tub may be permitted on any roof or roof deck structure on multi-family dwellings and hotels that include 10 or more units of dwelling space.
- D. Permit applications for any pools and hot tubs set forth in this Section shall be accompanied by structural construction drawings certified by a New Jersey licensed engineer.
- E. No structures, including, but not limited to, any awnings, gazebos, covering, swimming pools, hot tubs, outdoor kitchens, flags, decorations, landscaping, real or fake plants, or similar property accessories and fixtures shall be permitted on a roof and roof deck structures if any portion of the foregoing exceeds the maximum permitted building height of the applicable zone.

**SECTION III**

§127-4L is added as follows.

- L. Moveable and unfixed accessories, fixtures, structures, flags, decorations, landscaping, real or fake plants, or similar property located on roofs and roof deck structures in a manner as to endanger or to be likely to endanger persons, property, and the public health, welfare, and safety.

**SECTION IV**

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

**SECTION V**

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.

***FIRST READING***

**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, September 8, 2025, 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, October 6, 2025, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

**FIRST READING**

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

**CERTIFICATION**

I, **DANIELLE LA VALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-17C was duly adopted by the Board of Commissioners at their meeting held on Monday, ~~October 6, 2025~~, at 4:00 p.m.

**FIRST READING**

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

ORDINANCE 25-16C

**AN ORDINANCE AMENDING CHAPTER 205 OF THE TOWNSHIP OF LONG BEACH CODE, WHICH PERTAINS TO ZONING**

STATEMENT OF PURPOSE

This Ordinance amends Chapter 205 to revise and add zoning regulations relating to definitions, hotels and motels, impervious coverage, and setbacks.

SECTION I

§205-2 is revised to add definitions for COMMERCIAL BUILDING and KITCHEN (KITCHENETTE) and repeal and replace the definition of HOTEL (MOTEL) as follows in alphabetical order.

**COMMERCIAL BUILDING**

Any building or structure used or intended to be used for commercial, business, retail, wholesale, office, service, or any other nonresidential purposes.

**HOTEL (MOTEL)**

A building containing rooms with or without a kitchen or kitchenette for rent or hire and occupied for sleeping purposes by registered guests.

**KITCHEN (KITCHENETTE)**

A room or space for the preparation and cooking of food.

SECTION II

§205-59A(17)(a) and (a)[1], [2], and [3] are repealed and replaced with the following.

- (a) Area and yard requirements shall comply with §205-59C.

SECTION III

§205-61A(2)(b) and (b)[1], [2], and [3] are repealed and replaced with the following.

- (b) Area and yard requirements shall comply with §205-61A(4).

SECTION IV

§205-59G is added as follows.

- G. Maximum impervious coverage shall be 75%. Any percentage that exceeds 75% shall require an application and plan prepared by a licensed engineer of the State of New Jersey demonstrating a positive onsite recharge system with specifications submitted to an approved by the Township Engineer.

SECTION V

§205-61M is added as follows.

- M. Maximum impervious coverage shall be 75%. Any percentage that exceeds 75% shall require an application and plan prepared by a licensed engineer of the State of New Jersey demonstrating a positive onsite recharge system with specifications submitted to an approved by the Township Engineer.

SECTION VI

§205-12 is retitled "Minimum side and rear yard requirements".

SECTION VII

§205-12B is repealed and replaced with the following and the existing (B)(1) shall remain.

- B. In all residential zones, every principal building or structure shall have side yards totaling 30% of the lot frontage but in no event less than a total of 15 feet with a minimum of 4 feet on one side. Where the Township Code requires wider side yards, such side yards shall be provided to conform with such requirements, and the requirements herein set forth are minimum requirements only.

#### **SECTION VIII**

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

#### **SECTION IX**

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.

***FIRST READING***

**NOTICE**

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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, October 6, 2025, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

***FIRST READING***

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025

**CERTIFICATION**

I, **DANIELLE LA VALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-16C was duly adopted by the Board of Commissioners at their meeting held on Monday, October 6, 2025, at 4:00 p.m.

***FIRST READING***

Danielle La Valle, RMC  
Municipal Clerk

First Reading: September 8, 2025  
Publication: September 15, 2025  
Second Reading: October 6, 2025  
Final Publication: October 10, 2025  
Effective: October 10, 2025