



**ORDINANCE - 2026-2**

**City of Asbury Park  
County of Monmouth  
State of New Jersey**

**ORDINANCE AMENDING THE MAIN STREET REDEVELOPMENT PLAN**

WHEREAS, on November 12, 2008 the Mayor and City Council adopted Ordinance No. 2886 entitled "ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ASBURY PARK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING THE MAIN STREET REDEVELOPMENT PLAN RELATING TO THE MAIN STREET REDEVELOPMENT AREA" (the "Ordinance"); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq., the " Act") the Ordinance adopted a plan (the "Main Street Redevelopment Plan" or the "Plan") for the redevelopment of an area (the "Main Street Redevelopment Area" or the "Area"); and

WHEREAS, on November 12, 2014, the Mayor and City Council amended the Main Street Redevelopment Plan to permit microbreweries on Block 2702, Lot 7 in the Community Shopping Zone; and

WHEREAS, on February 28, 2018, the Mayor and City Council further amended the Main Street Redevelopment Plan to permit recording studios in the Community Shopping Zone permit valet parking in the Civic/South Gateway; and

WHEREAS, on August 22, 2018, the Mayor and City Council still further amended the Main Street Redevelopment Plan to permit banks and accessory ATM machines in the Sunset Park Zone; and

WHEREAS, on July 14, 2021, the Mayor and City Council further amended the Main Street Redevelopment Plan in order to add Block 2503, Lots 2-5 under the City-wide Area in Need of Rehabilitation designation, and to permit Block 2503, Lots 1-5 to have a maximum height of five stories (60 feet) with an additional penthouse of 12 feet in height, and to require large expanses of blank walls to have murals as approved by the municipal public art commission; and WHEREAS, the Main Street Redevelopment Plan has led to an increase in public and private investment within the Area since its adoption, however, the Plan may benefit from

amendments to remove barriers to further improvement and community benefit; and

WHEREAS, the Act sets forth the process by which amendments to any redevelopment plan shall be considered and, if appropriate, adopted; and

WHEREAS, the Mercy Center, an existing food pantry and community service organization, requested the City consider an amendment to the Main Street Redevelopment Plan to permit replacement of the existing facility at the corner of Main Street and Third Avenue (Block 2805, Lot 17); and

WHEREAS, the food pantry is not a permitted use in the Main Street Redevelopment Plan, Community Shopping Zone, and the Mercy Center first received a use variance to permit the use at its existing location in 1999. As such any expansion or replacement of the existing facility is prohibited; and

WHEREAS, on July 17, 2024, the Mayor and City Council further amended the Main Street Redevelopment Plan to permit food pantries as a permitted use and additional related design requirements for Block 2805, Lot 17; and

WHEREAS, subsequent to adoption of the aforementioned Amendment to the Redevelopment Plan, the Mercy Center acquired Block 2707, Lot 1, located at the corner of Main Street and Second Avenue, for the purpose of relocating the services provided on Block 2805, Lot 17 in order to provide additional area for services and additional parking; and

WHEREAS, in evaluating this request, the Mayor and Council considered the permitted uses in the existing Plan and the effect, if any, this amendment would have on the surrounding area as well as the community need for the food pantry and services offered by the Mercy Center; and

WHEREAS, the City Council referred the Redevelopment Plan to the Planning Board by Resolution 2025-210 on April 24, 2025; and

WHEREAS, the Planning Board reviewed the Amendment on November 17, 2025 and found that it was consistent with the Master Plan and referred it for adoption by the Municipal Council; and

WHEREAS, the Council finds that amendment to the Main Street Redevelopment Plan, Community Shopping Zone, is appropriate in order to permit relocation of the Mercy Center facility and that the result will be an enhancement of the appearance and function of the site as well as an expansion of community services;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Asbury Park as follows:

**Section 1.** (additions are shown as ***thus***; deletions are shown as ***thus***)

Page 39 of the Main Street Redevelopment Plan, the *Proposed Land Uses & Building Requirements By Character District* table, within the row setting forth the *Principal Uses* in the *Community Shopping Zone*, the following language shall be added:

;soup kitchens and food pantries are permitted on ~~**Block 2805, Lot 17**~~ **Block 2707, Lot 1.**

Page 39 of the Main Street Redevelopment Plan, within the row setting forth the *Prohibited Uses*, the following language shall be amended:

Nursing homes, licensed health care facilities, soup kitchens and food pantries (excluding ~~**Block 2805, Lot 17**~~ **Block 2707, Lot 1**), houses of worship and places of assembly, social clubs, retail sales and service establishments providing goods and repair services for vehicles, used car sales, motor vehicle repair garages, motor vehicle body repair garages, gas stations, check cashing services, automobile rental, appliance rental, adult entertainment including adult arcades, adult bookstores, adult cabarets, adult motion picture theaters, and adult theaters. Drive-thru facilities are prohibited, except in the North Gateway and for banks in Sunset Park.

Page 39 of the Main Street Redevelopment Plan, the *Proposed Land Uses & Building Requirements By Character District* table, within the row setting forth the *Accessory Uses* in the *Community Shopping Zone*, the following language shall be added:

**; first or second story rooftop garden and/or seating area on Block 2707, Lot 1, subject to screening as required by the Planning Board.**

**Section 2.** (additions are shown as **thus**; deletions are shown as ~~**thus**)~~

Page 40 of the Main Street Redevelopment Plan, the *Proposed Land Uses & Building Requirements By Character District* table, the following language shall be added below the table:

\* SPECIFIC ZONING AND DESIGN REGULATIONS FOR ~~**Block 2805, Lot 17**~~ **Block 2707, Lot 1**)

- ~~**Vehicle access using Third Avenue is prohibited.**~~
- **All required parking shall be provided on-site and shall be accessible to visitors to the site, including but not limited to employees and patrons.**
- **A retail and/or restaurant use shall be located on the first floor facing Main Street. The minimum depth of the retail and/or restaurant use, as measured from Main Street, shall be not less than 30 feet, as measured from Main Street.**
- **Parking shall not be located between a principal building and Main Street or Second Avenue.**
- **Drive-through uses and structures are prohibited.**

- **A public plaza and/or outdoor seating for on-site uses shall be provided at the corner of Main Street and Second Avenue.**
- Large Expanses of blank walls shall feature murals to be approved by the Municipal Public Art Commission.
- Building entrances facing Main Street shall be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments. Service doors shall be integrated with the building design and need not be articulated.
- Upper floor windows shall be divided into individual units, rather than a continuous “ribbon.”
- Windows shall be recessed, or project as bays from the main wall, so as to create texture and shadows on the façade for visual interest.
- Building materials and architectural details on all sides of each building need not be identical, but shall be unified in overall appearance through finish, materials, details, and architectural design.
- Rooftop equipment such as mechanical units, vents, and flues shall be located centrally on the building roof, to the extent practicable. Any equipment visible from a public right-of-way, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitches roof forms, or penthouses. **Screening shall be constructed of the same or complementary material as the building.**
- Excluding pitched roofs, a sustainable roof top shall be provided **on all new building roof areas**; the roof area shall consist of a cool white roof, green roof, and/or solar panels. Any proposed rooftop garden or seating area shall be excluded from this requirement.

**Section 3.** (additions are shown as **thus**; deletions are shown as **thus**)

Page 43 of the Main Street Redevelopment Plan, within the *Parking Standards* table, within the *Commercial Uses* row, the following shall be added:

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Land Use	Unit	Min. No Spaces/Unit	Max. No. Spaces/Unit
<b><u>Block 2805, Lot 17</u></b>	<b><u>Per 1,400 sf</u></b>	1	1.5
<b><u>Block 2707, Lot 1</u></b>	<b><u>Per 1,000 sf</u></b>		

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**Section 4.** (additions are shown as **thus**; deletions are shown as **thus**)

Page 64 of the Main Street Redevelopment Plan, within Review of *Proposed Development and Redevelopment Activity*, the following language shall be amended:

Prior to the issuance of a building or zoning permit, site plan review and approval shall be required for all new construction, development, redevelopment, or expansion of the following uses:

- ~~All non-residential uses, except when the non-residential use is proposed in an existing non-residential space or when the establishment of the non-residential use does not alter any site conditions. All non-residential uses, except when the non-residential use is proposed in an existing non-residential space and/or when the establishment of the non-residential use does not alter any site conditions, and the floor area of the use does not require more parking than the existing use as calculated by the “Min. No. Spaces / Unit” column in the Parking Standards Table in the Parking Requirements section of this Redevelopment Plan.~~
- All residential uses, except when the residential use proposed is in an existing residential space approved by the Planning Board or Board of Adjustment and the size of dwelling units or number of dwelling units is not changed.
- The construction or alteration of parking areas and driveways.

**Section 5.** That the applicable provisions contained within the attached Redevelopment Plan shall supersede the existing Land Use Development Regulations governing the Property, and the Official Zoning Map of the City is hereby amended accordingly.

**Section 6.** That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

**Section 7.** That the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

**Section 8.** This ordinance shall take effect upon final passage, publication, and filing with the Office of the Clerk of Monmouth County, all as required by law.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of ORDINANCE NO. 2026-2 which was finally adopted by the City Council at a meeting held on the February day of 11, 2026

CERTIFIED BY ME THIS 12<sup>th</sup> DAY OF February, 2026.

**RESULT:** Passed  
**MOVER:** Council member Angela Ahbez-Anderson  
**SECONDE R:** Council member Eileen Chapman  
**AYES:** Mayor John Moor, Deputy



Mayor Amy Quinn,  
Council member Angela Anthony Cucci, City Clerk  
Ahbez-Anderson, Council  
member Eileen Chapman ANTHONY CUCCI  
None CITY CLERK

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**NAYS:**