

ORDINANCE NO. 2026-7

ORDINANCE OF THE BOROUGH OF BEACHWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 17, DEVELOPMENT REGULATIONS, TO CREATE A NEW OVERLAY ZONING DISTRICT

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Beachwood, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter 17 Development Regulations, Article IV Zoning, is hereby amended to create a new section § 17-23.12, titled "MUR Mixed-Use Redevelopment Overlay Zone" and adopt the following regulations:

§ 17-23.12 MUR Mixed-Use Redevelopment Overlay Zone.

- A. Purpose.** The purpose of the Mixed-Use Redevelopment (MUR) Redevelopment Overlay Zone is to create an opportunity for the sustainable development of compatible mix of residential and commercial uses while advancing the Township's Fourth Round Housing Element and Fair Share Plan by providing a realistic development opportunity of affordable housing.
- B. Permitted principal uses of buildings and structures are as follows:**
- (1) Mixed-use development, in accordance with the following:
 - (a) Limited to the properties with frontage along Atlantic City Boulevard (State Route 166)
 - (b) Limited to the combination of multi-family dwellings (apartments) and nonresidential uses permitted in the B-1 General Business Zone.
 - (c) At least 20% of the gross floor area shall be a nonresidential use permitted in the B-1 General Business Zone.
 - (d) The residential component can be either contained within the same building or standalone.
 - (e) Residential units may be part of a vertical (residential above non-residential) or horizontal (residential adjacent to non-residential on the same site) mixed use development.
 - (2) Residential development alone (apartments and townhouses), in accordance with the following:
 - (a) Limited to properties with local roadway frontage only and a minimum project area of ½ acre.
- C. Permitted Accessory Uses:**
- (1) Fences and walls, subject to the provisions of this chapter.
 - (2) Off-street loading and parking, subject to the provisions of this chapter.
 - (3) Signs, subject to the provisions of this chapter.
 - (4) Solid waste and recycling enclosures, subject to the provisions of this chapter.
 - (5) Patios, terraces, and decks attached to principal structures.
 - (6) Home occupations, subject to the provisions of this chapter.
 - (7) Other customary accessory uses, buildings and structures, which are clearly incidental to the principal or accessory use and building
- D. Area and Bulk Requirements**
- (1) Mixed-use development
 - (a) Bulk regulations shall comply with the bulk schedule for the B-1 included as an attachment to this chapter (Chapter 17, Attachment 1), except as follows:
 - (b) Maximum percent lot coverage: 75 percent
 - (c) Maximum residential density: 9 dwelling units per acre.
 - (b) Residential development
 - (a) Bulk regulations shall comply with the bulk schedule for the B-1 included as an attachment to this chapter (Chapter 17, Attachment 1), except as follows:
 - (b) Maximum percent lot coverage: 75 percent
 - (c) Maximum residential density: 6 dwelling units per acre.
- E. Site Standards**

- (a) The minimum parking and loading requirements shall be consistent with Residential Site Improvement Standards (RSIS) and Section 17-23.6.
- (b) In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately except where a shared parking approach is permitted. An applicant re-requesting approval of a shared parking approach shall prepare and submit a shared parking analysis report to the Board and its professionals for review. In preparing the analysis, the applicant shall follow the procedures for shared parking specified in the current edition of the Institute of Transportation Engineers (ITE) Parking Generation. The report shall evaluate and illustrate the distribution of the parking demand for all of the uses proposed and confirm that the peak parking demand can be met fully on site.
- (c) Shared driveways and internal circulation links between adjoining lots are encouraged to reduce curb cuts along the corridor.
- (d) Existing buildings may be converted, in whole or in part, to mixed-use, notwithstanding existing nonconformities in setbacks or building/lot coverage.
- (e) Building facades shall incorporate architectural articulations (e.g., varied materials, fenestration, cornices, etc.) to maintain visual interest and compatibility with existing character.
- (f) The minimum parking requirements shall be consistent with Residential Site Improvement Standards (RSIS) and Section 215-12.16.
- (g) In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately except where a shared parking approach is permitted. An applicant re-requesting approval of a shared parking approach shall prepare and submit a shared parking analysis report to the Board and its professionals for review. In preparing the analysis, the applicant shall follow the procedures for shared parking specified in the current edition of the Institute of Transportation Engineers (ITE) Parking Generation. The report shall evaluate and illustrate the distribution of the parking demand for all of the uses proposed and confirm that the peak parking demand can be met fully on site.
- (h) Existing buildings may be converted, in whole or in part, notwithstanding existing nonconformities in setbacks or building/lot coverage.
- (i) While a ten (10) foot landscaped buffer shall be provided along all exterior project property lines, landscape buffers shall not be required between uses located on the same lot or within the same project.
- (j) Bicycle parking shall be provided for any residential development at the amount deemed appropriate by the Approving Authority.
- (k) Any development shall be subject to all applicable design and performance standards outlined in this chapter unless otherwise stated herein.

F. Supplemental requirements

- (1) All residential and mixed-use development, shall provide at least a 20% affordable housing set-aside.
- (2) The affordable units shall be constructed and/or occupied in accordance with the phasing requirements and bedroom mix requirements and all other applicable requirements of the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and local ordinances.
- (3) Any approval of a mixed-use development shall be subject to a developer's agreement between the developer and the Township. Such developer's agreement shall include a project-specific affordable housing plan demonstrating the ability to satisfy the affordable housing obligation of the developer, as set forth in this section.

SECTION 2. That Chapter 17 Development Regulations, Article IV Zoning, § 17-22.1 Schedule of Zones is hereby amended to add the new overlay zone as follows:

Zone	Description
MUR	Mixed-Use Redevelopment Overlay Zone

SECTION 3. That Chapter 17 Development Regulations, Article IV Zoning, § 17-22.2 Establishment of Zones and Official Zoning Map is hereby amended to delineate the new overlay zone boundary, titled Mixed-Use Redevelopment Overlay Zone, on the following parcels:

BLOCK 2.13, LOT 1

BLOCK 2.14, LOTS 1-3
 BLOCK 2.15, LOTS 1-6
 BLOCK 2.16, LOTS 1, 2, 3.01, 6-8
 BLOCK 2.17, LOTS 1-3, 5-10
 BLOCK 2.28, LOTS 1-13
 BLOCK 2.29, LOTS 1-5,6.01, 11-13
 BLOCK 2.30, LOTS 1-12
 BLOCK 2.31, LOTS 1-7
 BLOCK 2.32, LOT 1
 BLOCK 4.23, LOTS 1, 2, 3.01, 4-6, 10, 10.01
 BLOCK 4.26, LOTS 1-6
 BLOCK 4.38, LOTS 2-5, 7
 BLOCK 4.43, LOTS 1-7
 BLOCK 4.49, LOT 1

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

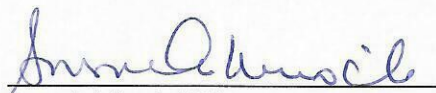
SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof

ROLL CALL INTRODUCING ORD 2026-07 February 18, 2026


COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Council President Prince</i>		X	X			
<i>Councilman Farro</i>	X		X			
<i>Councilman Komsa</i>			X			
<i>Councilman LaCrosse</i>			X			
<i>Councilman Santos</i>						X
<i>Councilman Zakar</i>			X			

ROLL CALL ADOPTING ORD 2026-07 March 4, 2026

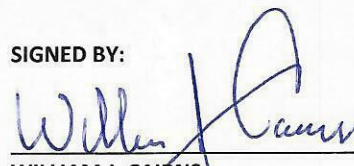
COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Council President Prince</i>			✓			
<i>Councilman Farro</i>	✓		✓			
<i>Councilman Komsa</i>			✓			
<i>Councilman LaCrosse</i>			✓			
<i>Councilman Santos</i>		✓	✓			
<i>Councilman Zakar</i>			✓			


 Susan A. Minock, RMC
 Municipal Clerk

ATTESTED BY:


 SUSAN A. MINOCK, RMC
 MUNICIPAL CLERK

SIGNED BY:


 WILLIAM J. CAIRNS
 MAYOR

NOTICE

BOROUGH OF BEACHWOOD NOTICE OF ADOPTION OF ORDINANCE 2026-07

AN ORDINANCE OF THE BOROUGH OF BEACHWOOD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 17, DEVELOPMENT REGULATIONS, TO CREATE A NEW OVERLAY ZONING DISTRICT was introduced and passed on first reading at the regular meeting of the Borough Council of the Borough of Beachwood held on the 18th day of February, 2026 and was considered for second reading and final passage at a regular meeting of said governing body held on the 4th day of March, 2026 at 6:00 p.m. at the Beachwood Municipal Complex, 1600 Pinewald Road, Beachwood, NJ. For copies of said Ordinance, contact the office of the Municipal Clerk at 732-286-6000 or sminock@beachwoodusa.com. Submitted by, Susan A. Minock, RMC, Municipal Clerk Borough of Beachwood

ITEM	DATE	BY	DATE	BY	DATE	DATE

ITEM	DATE	BY	DATE	BY	DATE	DATE

[Faint signatures and stamps are visible at the bottom of the page, including a circular seal of the Borough of Beachwood.]