

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 215 ENTITLED LAND USE AND DEVELOPMENT TO CREATE AN OVERLAY ZONING DISTRICT FOR BLOCK 285, LOT 12; BLOCK 278, LOTS 10.01, 17, 17.01 – 17.11; BLOCK 277, LOTS 1.01, 2.01, 3, 4, 5, 6, 11, AND AMENDING THE ZONING MAP

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter 215 Land Use and Development, Article IV, is hereby amended to create a new section § 215-4.24.6, titled “AHR Affordable Housing Redevelopment Overlay Zone” and adopt the following regulations:

§ 215-4.24.6 AHR Affordable Housing Redevelopment Overlay Zone.

- A. Purpose.** The purpose of the AHR Affordable Housing 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 combination of residential dwellings, including, townhouse, and multi-family, and the permitted commercial uses in the GB General Business Zone.
 - (b) 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.
 - (c) All residential development must provide at least 130 square feet of nonresidential construction per residential unit.
 - (d) All residential development, regardless of size, shall provide a 20% affordable housing set-aside.
 - (e) Residential density shall not exceed 9 dwelling units per acre.
- C. Permitted Accessory Uses:**
- (1) Fences and walls, subject to the provisions of this chapter.
 - (2) Off-street loading, subject to the provisions of this chapter.
 - (3) Off-street parking, subject to the provisions of this chapter.
 - (4) Satellite dish antennas, subject to the provisions of this chapter.
 - (5) Signs, subject to the provisions of this chapter.

- (6) Solid waste and recycling enclosures, subject to the provisions of this chapter.
- (7) Sheds (garden, storage, or tool), subject to the provisions of this chapter.
- (8) Patios, terraces, and decks attached to principal structures.
- (9) Home occupations subject to the provisions of this chapter.
- (10) Open space and recreation amenities.
- (11) Essential services.
- (12) 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) Shall be as prescribed in the GB General Business Zone.

E. Site Standards

- (1) The minimum parking requirements shall be consistent with Residential Site Improvement Standards (RSIS) and Section 215-12.16.
- (2) 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 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.
- (3) Existing buildings may be converted, in whole or in part, to mixed-use, notwithstanding existing nonconformities in setbacks or building/lot coverage.
- (4) A ten (10)-foot-wide landscaped buffer shall be provided along all exterior project property lines. Improvements, such as stormwater management facilities, ingress and egress, pedestrian pathways, signage, fencing, and walls may be located within this buffer area.
- (5) Any development shall satisfy all applicable general provisions under Article VII, design guidelines and standards under Article XI, and improvement standards under Article XII of this chapter, unless otherwise set forth in this section.

F. Supplemental requirements

- (1) 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.), P.L.2024, c.2, N.J.A.C.5:93, N.J.A.C.5:99, and local ordinances.
- (2) 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 developers ability to satisfy the affordable housing obligation.

SECTION 2. That Chapter 215 Land Use and Development, Article IV, Zoning Districts, § 215-4.2 of the is hereby amended to delineate the boundaries of AHR Affordable Housing Redevelopment Overlay Zone on the following parcels:

BLOCK 285, LOT 12
BLOCK 278, LOTS 10.01, 17, 17.01 – 17.11
BLOCK 277, LOTS 1.01, 2.01, 3, 4, 5, 6, 11

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. 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

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the 19th day of **February, 2026** and will be considered for second reading and final passage at a regular meeting of the ' Township Committee to be held on the 12th day of **March, 2026**, at 7: 00 p.m., in the Little Egg Harbor Municipal Building located at 665 Radio Road, in Little Egg Harbor Township, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.


KENNETH LANEY, MAYOR


KELLY LETTERA, CMC, RMC
Township Clerk
Township of Little Egg Harbor

**REPORT ON LAND USE CODE AMENDMENT
ORDINANCE NO. 2026-07
AMENDING ARTICLE IV OF THE
LAND USE & DEVELOPMENT CODE
(AHR Affordable Housing Redevelopment
Overlay Zone)**

**RESOLUTION OF APPROVAL 2026-09
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

WHEREAS, the Township of Little Egg Harbor has conducted a comprehensive study of its land use ordinances in connection with the periodic review of its Master Plan; and

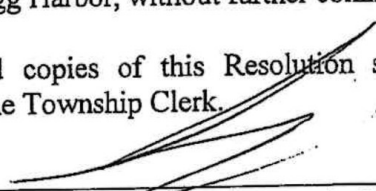
WHEREAS, on February 19, 2026, the Mayor and Township Committee have passed, on first reading, Land Use and Development Ordinance No. 2026-07 (incorporated herein by reference) which amends and supplements Article IV of Chapter 215, specifically §215-4.24.6 to create an AHR Affordable Housing Redevelopment Overlay Zone, and §215-4.2 to amend and supplement the zoning map to include the same at Block 285, Lot 12, Block 278, Lots 10.01, 17 & 17.01-17.11, Block 277, Lots 1.01, 2.01, 3, 4, 5, 6 & 11; and

WHEREAS, Land Use and Development Ordinance No. 2026-07 has been referred to the Planning Board of Little Egg Harbor Township, in accordance with the referral powers provided by *N.J.S.A. 40:55D-26* and 64; and

WHEREAS, the Planning Board has fully examined Township Ordinance No. 2026-07 and recommends it be adopted by the Township of Little Egg Harbor as being consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Little Egg Harbor Township Planning Board that Land Use and Development Ordinance No. 2026-07 be and hereby is recommended for adoption by the governing body of the Township of Little Egg Harbor, without further comment.

BE IT FURTHER RESOLVED, that certified copies of this Resolution shall be forwarded to the Mayor and Township Committee, and to the Township Clerk.


George Garbaravage, Board Chairman

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on March 5, 2026, a quorum being present and voting in the majority.


Robin Schilling, Board Secretary