

ORDINANCE 26-10C

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED, "CODE OF THE TOWNSHIP OF LONG BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY, (1997)" IN CHAPTER 205, WHICH PERTAINS TO ZONING, AND IN CHAPTER 164 WHICH PERTAINS TO SITE PLAN REVIEWS

STATEMENT OF PURPOSE

The purpose of the Ordinance is to amend Chapter 205 revising the regulations for undersized, nonconforming lots and to amend Chapter 164 revising site plan requirements.

SECTION I

§205-17J is added as follows.

- J. All undersized, nonconforming lots with an existing, primary residential structure located thereon may elect to demolish the existing, primary residential structure and build a new, primary residential structure on the property in accordance with the applicable zoning regulations without a variance. This exception shall not apply to additions or renovations to the existing, primary residential structure.

SECTION II

§164-3A and B are repealed and replaced with the following.

- A. Site plan approval for properties and uses with valid prior site plan approval shall not be required if zoning and building permits are requested for minor alterations and construction that conform with the requirements of the Code and existing use(s) at the property, except zoning and building permits shall be required for all additional requirements under the Code that arise as a result of any requested alterations and construction.
- B. The change of use requiring site plan submission and approval is any change or addition of any use to a building or property that is an intensification from the prior, existing use at the property which would require changes to conditions at the property pursuant to the Code, including, but not limited to, drainage, parking, utilities, and lighting. In the event the change in use or addition of a use is not an intensification and does not require changes at the property to comply with the Code, no site plan approval shall be required. Only a zoning permit shall be required.

SECTION III

All Ordinances or parts of Ordinance inconsistent herewith are repealed to the extent of such inconsistency.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

SECTION V

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.

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, May 4, 2026, 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 1, 2026, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

Danielle La Valle, RMC
Municipal Clerk

First Reading: May 4, 2026
Publication: May 5, 2026
Second Reading: June 1, 2026
Final Publication: June 2, 2026
Effective: June 2, 2026

CERTIFICATION

I, **Danielle La Valle, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 26-10C was duly adopted by the Board of Commissioners at their meeting held on Monday, June 1, 2026, at 4:00 p.m.

Danielle Lavallo, RMC
Municipal Clerk

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