

**CITY OF LONG BRANCH
COUNTY OF MONMOUTH**

ORDINANCE NO. O-04-26

**AN ORDINANCE AMENDING CHAPTER 300-24, "STORMWATER", OF THE CODE
OF THE CITY OF LONG BRANCH (DEFINITION OF "MAJOR DEVELOPMENT")**

SUMMARY

This ordinance amends the definition of "Major Development" to conform with the provisions of the State Stormwater Regulations by defining a "Major Development" as one that creates a disturbance of 1 acre or more

BE IT ORDAINED by the City Council of the City of Long Branch that Section 300-24 of the Code of the City of Long Branch, specifically the definition of "Major Development", is hereby amended as follows:

MAJOR DEVELOPMENT

A. An individual development, as well as multiple developments that individually or collectively result in:

- (1) The disturbance of one (1) 1/2-acre or more of land since February 2, 2004;
 - (2) The creation of 1/4 acre or more of regulated impervious surface since February 2, 2004;
 - (3) The creation of 1/4 acre or more of regulated motor vehicle surface since March 2, 2021;
- or
- (4) A combination of Subsection A(2) and (3) above that totals an area of 1/4 acre or more.

The same surface shall not be counted twice when determining if the combination area equals 1/4 acre or more.

B. Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of Subsection A(1), (2), (3) or (4) above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered major development.

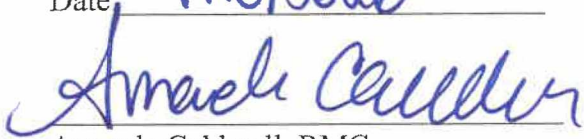
BE IT FURTHER ORDAINED, that this ordinance shall take effect following adoption and approval in a time and manner prescribed by law

Introduced: March 25, 2026
Adopted: April 8, 2026

MOVED: Dangler
SECONDED: Rassas

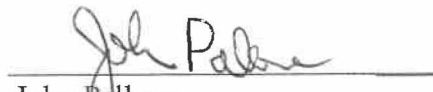
AYES: 4
NAYS: 0
ABSENT: 1 (Vieira)
ABSTAIN: 0

Date: 4/10/2026



Amanda Caldwell, RMC
City Clerk

Date: 4/10/2026



John Pallone
Mayor