

ORDINANCE NO. 2026-17

**ORDINANCE OF THE BOROUGH OF SEASIDE PARK,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING CHAPTER 200, ARTICLE VII “ZONING
PROVISIONS” TO INCLUDE “RESIDENTIAL
TOWNHOUSE ZONE.”**

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Seaside Park, County of Ocean, State of New Jersey as follows:

SECTION 1. The Governing Body hereby amends Article VII, Section 200 “Zoning Provisions” of the Borough Code as follows¹:

§200-XX – Residential Townhouse Zone.

a. Areas. The Residential Townhouse Zone (“R-TH”) shall include the following areas:

- 1. E. Central Avenue from Miller’s Lane to 15th Avenue; west to Barnegat Bay.*
- 2. The southern side of 24th Avenue to the east of E. Central Avenue to the Atlantic Ocean.*

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[ORDINANCE CONTINUES ON NEXT PAGE DUE TO CHART]

¹ Additions shall be in *italics*; deletions shall be in ~~striketrough~~.

b. *Permitted Uses.*

1. *Detached single-family dwellings for residential purposes, together with their accessory structures.*
2. *One-, two-, three- and four-family dwellings for residential purposes, together with their accessory structures. Connection to a central sewerage system in a manner acceptable to the Berkeley Township Sewerage Authority is required. The minimum and maximum restrictions are provided in the chart below:*

	One-family	Two-family	Three-family	Four-family
Residences				
Minimum lot area (square feet)	3,150	5,000	6,300	10,000
Minimum lot frontage (feet)	45	50	90	70
Minimum front setback (feet)	20	20	20	20
Minimum rear setback (feet)	10	20	20	20
Minimum side setback (feet)	5	7	10	15
Minimum both sides (feet)	15	18	30	30
Maximum lot coverage (%)	35	35	35	35
Maximum building height (feet)	35	35	35	35
Accessory Buildings				
Minimum rear setback (feet)	5	5	5	5
Minimum side setback (feet)	5	5	5	5

3. *Public buildings of a governmental nature, schools, public parks and playgrounds.*
4. *Essential services.*
5. *Attached single-family dwellings (townhouses) on a minimum tract of three acres with a maximum density of 10 dwelling units per acre of land area with the following criteria:*
 - a) *A minimum distance of 40 feet shall be maintained between principal structures. A minimum distance of 30 feet shall be maintained between any principal structure and any public street line or curblin of a private street, other than the westerly street line of Ocean Avenue.*
 - b) *A minimum distance of at least 100 feet shall be maintained between the westerly street line of Ocean Avenue and any principal structure.*



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- c) *No freestanding accessory structures shall be permitted, other than those associated with community and/or recreational facilities or those associated with maintenance of the development. Any freestanding accessory structures shall be erected only in accordance with the approved site plan for the development.*
- d) *Each townhouse dwelling unit shall have a minimum width of 20 feet. No townhouse dwelling unit shall have less than one bedroom.*
- e) *A one bedroom townhouse unit shall have a minimum gross floor area of 750 square feet; 1,000 square feet for a two bedroom townhouse unit; and 1,150 square feet for a three bedroom townhouse unit.*
- f) *Each townhouse unit shall have a private balcony or yard area, or a combination of the two, of not less than 400 square feet in area.*
- g) *Each townhouse unit shall be provided with two off-street parking spaces. Either of two methods must be used: one space within an integral garage with another space on a driveway leading to that garage, or both spaces within a collective parking lot, provided that the two parking spaces are within 150 feet of the unit they serve.*
- h) *Collective parking lots shall be separated from each other, public or private roads or driveways and structures by a landscaped area of not less than 10 feet in width, which may include a walkway. One collective parking lots shall contain a maximum of 40 spaces.*
- i) *Guest parking shall be provided, in addition to the requirement for each dwelling unit, at the rate of one off-street parking space for each five dwelling units.*
- j) *The maximum structure height shall be 35 feet.*
- k) *The maximum building coverage of the lot shall be 35%.*
- l) *Internal roads may be private and treated as common open space for purposes of ownership and maintenance*

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only, in which event the width of such roads may be reduced to not less than 28 feet. Private roads shall be constructed in accordance with the Township standards.

m) Each development shall provide improved recreation area at a standard of 1,000 square feet for each 10 dwelling units, including the installation of equipment and facilities appropriate to the marketing program for the units.

n) Connection to a central sewerage system in a manner acceptable to the Berkeley Township Sewerage Authority is required.

SECTION 2. 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.

SECTION 3. This ordinance shall take effect after second reading and publication as required by law.



Approved this 30th day of March, 2026:
Borough of Seaside Park
Honorable John A. Peterson Jr., Mayor

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of Seaside Park, in the County of Ocean, State of New Jersey, held on **February 19, 2026**, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the **30th day of March, 2026**, or as soon thereafter as this matter can be reached, at the meeting room of the Municipal Building located at Sixth & Central Avenues, Seaside Park, New Jersey at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.


Jenna Jankowski, RMC, CMR

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