

**ORDINANCE NO. 2026-16**

**ORDINANCE OF THE BOROUGH OF SEASIDE PARK,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
AMENDING CHAPTER 200, ARTICLE VII “ZONING  
PROVISIONS” TO INCLUDE “NEIGHBORHOOD  
BUSINESS 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 follows<sup>1</sup>:

*§200-XX – Neighborhood Business Zone.*

- a. *Area. The Neighborhood Business Zone (“NB”) shall include the following area: 20<sup>th</sup> Avenue to 21<sup>st</sup> Avenue, between Barnegat Avenue and Central Avenue.*
- b. *Permitted Uses.*
  1. *Retail sales, businesses and personal service establishments, which are clearly of a neighborhood size, scope and nature, similar but not limited to the following:*
    - a) *Convenience stores and retail establishments selling groceries, meats, produce, baked goods and such other food items.*
    - b) *Stationary, tobacco and newspaper stores.*
    - c) *Luncheonettes, coffee shops, restaurants, deli, cafe and confectionery stores.*
    - d) *Package liquor stores;*
    - e) *Barber shops, hair, nail, tanning and beauty salons.*
    - f) *Shoe repair, tailor and jewelry stores, dry cleaning, laundromats, florists, novelty, notions and boutique stores, video and card shops.*
    - g) *Appliance, hardware, paint, plumbing and electrical stores.*

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<sup>1</sup> Additions shall be in italics; deletions shall be in ~~strikethrough~~.

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- h) Studios for dance, music, art, photography and the like.
- i) Banks and financial institutions, excluding check cashing businesses and pawn shops.
- j) Fishing, boating and marine supply stores.
- k) Business, professional, educational and governmental offices.
- l) Essential services.
- m) Child care centers.

c. Permitted Accessory Uses. Off-street parking for the use of employees and patrons.

**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 30<sup>th</sup> 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 30<sup>th</sup> 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, CMB

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