

The Ordinances published herewith was introduced and passed upon first reading at a meeting of the Mayor and Council of the Borough of Belmar in the County of Monmouth, New Jersey held on February 27, 2026 at 3:00 PM. It will be further considered for public hearing at a meeting of said Council to be held in the Council Chambers on March 10, 2026 at 6:30 PM and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office, 601 Main St., Belmar, N.J. between the hours of 9AM to 4:30 PM to the members of the general public who shall request the same.

ORDINANCE 2026-03

BOROUGH OF BELMAR - COUNTY OF MONMOUTH

ORDINANCE AMENDING CHAPTER 40, ARTICLE V ZONING DISTRICTS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Belmar in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 40, Article V Zoning Districts, Sections 5.2 is hereby amended and Section 5.9 is hereby created by a new overlay zoning district along Route 35 within the Borough entitled "State Route 35 Affordable Housing Overlay Zone (SR35-AH). The purpose of the SR35-AH Zone would be to allow for the creation of a multi-family housing building with a 20% set-aside for affordable housing on Block 117, Lots 6, 7, 8, and 9.

Mixed Use Overlay (MU-O)

A. Purpose. The purpose of the SR35-AH Zone is to allow for the creation of a multi-family housing building with a 20% set-aside for affordable housing on Block 117, Lots 6, 7,8, and 9.

B. Permitted Principal Uses (Land and Building)

1. Multi-family residential building with a mandatory 20% set aside for affordable housing. All affordable housing units shall be provided in compliance with UHAC requirements.

C. Permitted Accessory Uses

- 1. Off-street parking and loading facilities**
- 2. Signs, conforming to the provisions of the development regulations**
- 3. Fences and walls**

D. Area and bulk requirements

Minimum Lot Area:	0.86 acres
Minimum Front Yard:	10 feet
Minimum Side Yard:	15 feet
Minimum Rear Yard:	15 feet
Maximum Building Height:	4 stories (48 feet)
Maximum Lot Coverage:	80%
Buffer to existing Residential Use or Zone:	10 ft.
Maximum Density:	60 units/ acre

E. Off -street parking and Loading requirements

1. All residential development shall comply with the Residential Site Improvement Standards for all residential development.

F. Design Criteria: In accordance with the Design Guidelines set forth within the Seaport Redevelopment Plan

SECTION 2

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

SECTION 3

If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

SECTION 4

This ordinance shall take effect upon its passage and publication and review according to law.

