

Asbury Park Press, Neptune

Publication Name:

Asbury Park Press, Neptune

Publication URL:

Publication City and State:

Neptune , NJ

Publication County:

Monmouth

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

202104130959294085873**789944946**

Notice URL:

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Notice Publish Date:

Thursday, March 04, 2021

Notice Content

Borough of Union Beach Legal Notice The following Ordinances 2021-296 and 2021-297 were passed and approved upon their second and final reading and upon public hearing by the Municipal Council of the Borough of Union Beach, New Jersey on February 25, 2021 and were ordered adopted and approved after publication as required by law: ORDINANCE NO. 2021-296: AN ORDINANCE AMENDING CHAPTER XIX (ENVIRONMENTAL PROTECTION) OF THE GENERAL ORDINANCES OF THE BOROUGH OF UNION BEACH TO AMEND CERTAIN PROVISIONS REGARDING STORMWATER MANAGEMENT AND CONTROL. BE IT ORDAINED by the Borough Council of the Borough of Union Beach, County of Monmouth, and State of New Jersey that Chapter XIX (Environmental Protection) of the General Ordinances of the Borough of Union Beach is hereby amended or supplemented as follows: PURPOSE The purpose of this ordinance is to amend or add certain definitions, general provisions, design standards and general zoning provisions to incorporate changes to clarify the requirement for Stormwater Management and Control as recommended by the New Jersey State Environmental Protection Agency. Chapter XIX (Environmental Protection) of the General Ordinances of the Borough of Union Beach is hereby amended or supplemented in its entirety as follows: ORDINANCE NO. 2021-297: AN ORDINANCE AMENDING CHAPTER XIII (LAND USE AND DEVELOPMENT REGULATIONS) OF THE GENERAL ORDINANCES OF THE BOROUGH OF UNION BEACH TO AMEND CERTAIN PROVISIONS REGARDING ACCESSORY BUILDINGS AND STRUCTURES. BE IT ORDAINED by the Borough Council of the Borough of Union Beach, County of Monmouth, and State of New Jersey that Chapter XIII (Land Use and Development Regulations) of the General Ordinances of the Borough of Union Beach is hereby amended or supplemented as follows: PURPOSE The purpose of this ordinance is to amend or add certain definitions, general provisions, design standards and general zoning provisions to incorporate changes to clarify the requirement regarding decks, driveways and curb cuts as recommended by the Zoning Official. Chapter XIII (Land Use and Development Regulations) of the General Ordinances of the Borough of Union Beach is hereby amended or supplemented as follows (new text is double underlined, text to be deleted is struck through and notations to the reader and changes in subparagraph designations either with or without changes to content are italicized): SECTION 1 Chapter XIII (Land Use and Development Regulations), Section 13-5 (General Provisions), Subsection 13-5.8 (Accessory Buildings) shall be amended as follows: 13-5.8 Accessory Building and Structures. Unless otherwise specified in this chapter, accessory buildings and Structures shall conform to the following regulations. a. An accessory building attached to a principal building shall comply in all respects with the yard requirements of this chapter for the principal building. Detached accessory buildings shall be located in other than the front yard, and if located in a side or rear yard area, shall be set back as indicated in Section 13-10, Zoning District Regulations, for the specified distance, except that in the R-8 Residential Zone, storage sheds containing less than 100 square feet of floor area may be located not less than three feet from any side or rear lot line. Any storage shed having a floor area of 100 square feet or more shall be not less than five feet from any side or rear lot line. b. through g

(No Change) h. Any lot shall not contain more than one two accessory storage shed structures, in addition to a detached garage. The combined floor area of any two storage shed accessory structures shall be no more than 180 square feet. i. through j (No Change) SECTION 2 If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency. SECTION 3 The Municipal Clerk is hereby directed, upon adoption of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1. SECTION 4 This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board. The following Ordinances 2021-296 and 2021-297 were passed and approved upon their second and final reading and upon public hearing by the Municipal Council of the Borough of Union Beach, New Jersey on February 25, 2021 and were ordered adopted and approved after publication as required by law: (\$108.00)

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