# AFFIDAVIT OF PUBLICATION

STATE OF NEW JERSEY
Monmouth County

I, Alexandra Sweeney, being duly sworn, depose and say:

1. I am the duly appointed Municipal Clerk of the Brough of Union Beach, County of Monmouth, State of New Jersey, and as such I am familiar with the publication requirements for municipal notices.

2. On behalf of the Borough of Union Beach, notice entitled Introduction of Ordinance, concerning Public Hearing of Ordinance No. 2026-383 was published as required by law.

3. Said notice was published on https://www.unionbeachnj.gov/ubnj/Required%20Legal%20Notices/2026%20Legal%20Notices/ on July 16, 2026 in accordance with the applicable statutory requirements.

4. A copy of the notice as published is attached hereto and made a part of this affidavit.

5. I certify that the foregoing statements are true and correct to the best of my knowledge, information, and belief.

Alexandra Sweeney

Alexandra Sweeney, RMC
Municipal Clerk
Borough of Union Beach

Sworn and subscribed before me

This 17 day of July, 2026

Dawn M. Gambacorto

Notary Public State of New Jersey
County of Monmouth

DAWN M. GAMBACORTO
Notary Public, State of New Jersey
Comm. # 50194889
My Commission Expires 5/12/2027

**BOROUGH OF UNION BEACH**
**MONMOUTH COUNTY, NEW JERSEY**
**PUBLIC NOTICE**

The Following was introduced and passed upon first reading at a meeting of the governing body of the Borough of Union Beach, in the County of Monmouth, State of New Jersey, on July 16, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Municipal Building, 650 Poole Avenue, Union Beach on August 20, 2026 at 7:00 p.m.

**ORDINANCE 2026-383:**
***AN ORDINANCE AMENDING CHAPTER 13, LAND USE AND DEVELOPMENT REGULATIONS, SECTION 10 ZONING DISTRICT REGULATIONS - GENERAL BUSINESS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF UNION BEACH***

**BE IT HEREBY ORDAINED** by the Mayor and Council of the Borough of Union Beach in the County of Monmouth, State of New Jersey, that the Borough's Development Regulations Ordinance at Chapter 13 is hereby amended as follows:

**NOTE:** Sections of Chapter 13, Land Use and Development Regulations, Section 13.10 Zoning District Regulations, that are to be amended are set forth below. All additions are shown in ***bold italics with underlines.*** All deletions are shown in ~~***bold italics with strikeouts.***~~ All sections that are unchanged remain in regular typeface.

Chapter 13-10 Zoning District Regulations shall be amended as follows:

**Chapter 13 Land Use and Development Regulations**

**§13-10 ZONING DISTRICT REGULATIONS**

§ 13-10.5. B-1 Neighborhood Commercial Zone. [Ord. No. 324, § 10.5; Ord. No. 2005-55; Ord. No. 2006-81; Ord. No. 2009-150, § 3; Ord. No. 2016-244 § 8]

a. Permitted Uses.

1. The retail business establishments which are clearly of a neighborhood service character, such as, but not limited to, the following:

(a) Stores selling groceries, meats, baked goods, and other such items.

(b) Drug and pharmaceutical stores.

(c) Dry goods stores.

(d) Meat and poultry stores.

(e) Baked goods stores.

(f) Package liquor stores.

(g) Flower shops.

(h) Confectionery stores.

(i) Hardware and household supply stores.

(j) Stationery supplies, tobacco and periodical stores.

(k) Haberdashery, dress goods and notions.

(l) Hardware, plumbing supplies and electrical supplies.

(m) Shops of artisans and craftsmen.

(n) Gift shops.

(o) Shoes and clothing shops.

2. Personal service establishments which may include the following:

(a) Barber shops and beauty shops.

(b) Tailoring and dressmaking shops.

(c) Dry cleaning and laundry collection shops, including self-service laundries.

(d) Shoe repair shops.

(e) (Reserved)

(f) (Reserved)

(g) Photographic studios.

3. Business, professional, medical, governmental and educational offices and services.

4. Banks and financial institutions with a minimum lot area of 25,000 square feet. Drive- through facilities are not permitted.

5. Restaurants, bars and other eating and drinking establishments, but not including drive- in restaurants with a minimum lot area of 25,000 square feet. Drive-through food establishments are not permitted. Outdoor seating is permitted.

6. Federal, state, county and municipal buildings and grounds, parks and playgrounds.

7. Essential services.

8. Single-family dwellings on lots currently used for single-family residential dwellings, subject to the same regulations established for the R-8 Residential Zone. These lots may be enlarged to the extent necessary to bring them into greater conformity with the requirements of the R-8 Residential District, but no new single-family dwelling lots may be created in this district.

9. Single-Family Dwellings. Townhouses and multi-family dwellings for the habitation of people at age 52 years or older (children under 19 years may not be in permanent residence, defined as seven consecutive days or 30 days in a year), as well as residential communities which maintain a private age restriction mechanism, subject to the same standards as apply to single-family dwellings in the R-AC Adult Community Zone, and townhouses and multi-family dwellings in the TH-2 Townhouse Zone.

10. Child care centers pursuant to N.J.S.A. 40:55D-66.6 and N.J.S.A. 40:55D-66.7 of the Municipal Land Use Law which are required to be licensed by the Department of Human Services pursuant to N.J.S.A. 30:5B-1, et seq.

11. Educational facilities such as music schools, tutoring or special training but not including private elementary schools.

12. Apartments over ground level retail sales and services uses, subject to the following standards:

(a) Density: One dwelling unit per ~~***8,000***~~ ***4,000*** square feet of lot area.

(b) Each second story dwelling shall contain a minimum of 860 square feet of gross floor area.

(c) Site plan approval shall be required prior to the issuance of any building permit to construct a second story dwelling.

(d) Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~***two***~~ ***three*** bedrooms.

(e) Parking for Mixed-Use Buildings.

(1) A minimum of 3.5 parking spaces for every 1,000 square feet of gross commercial floor area shall be provided.

(2) Parking for residential uses shall comply with Residential Site Improvement Standards.

(3) Shared Parking on Adjacent Parcels. When land uses on adjacent parcels create shared parking areas with pedestrian and/or vehicular circulation paths and access points that are under common ownership or controlled by a reciprocal easement agreement, the collective parking requirements for development on those properties may comply with the standards set forth in paragraphs (1) and (2) above.

(f) Shared Parking on Noncontiguous Parcels. Required parking for mixed-used buildings may be supplied at a noncontiguous parcel, provided:

(1) Parking is available within 1,000 feet of the mixed-use development:

(2) Both the mixed-use development and the parking facility comply with parking lot design standards;

(3) Off-site parking spaces may not already be designated as required parking for some other use.

(4) Documentation conforming the ownership and/or management arrangement for any shared parking arrangement shall be submitted prior to approval by the Planning Board. Properties with extra parking retain expansion rights equivalent to that number of extra spaces.

(5) Provided a mixed-use building(s) complies with off-street parking lot design standards, legal on-street parking along the tract's street frontage may be counted toward the development's minimum parking requirements.

(6) The minimum required number of parking spaces may be reduced by 25% provided a mixed-use building is within 2,500 feet of a designated transit stop.

(g) ***Affordable Housing Compliance***

(1) ***All proposed residential dwellings are required to have a mandatory 20% set-aside for affordable housing, with a minimum of one (1) affordable unit generated.***

(2) ***All affordable housing units generated shall be incompliance with UHAC requirements, including, but not limited to, size and bedroom distribution.***

b. Conditional Uses: Subject to the provisions of Section 13-9 of this chapter.

1. Churches (subsection 13-9.2).

2. Home professional offices (subsection 13-9.4).

Ordinance 2026-383 was introduced on First Reading by Councilman Andreuzzi seconded by Councilman Riccardi and approved by the following Roll Call Vote

| | Moved | Seconded | Ayes | Nays | Absent | Abstain |
|---|---|---|---|---|---|---|
| Mr. Wicki | | | X | | | |
| Mr. Riccardi | | X | X | | | |
| Mrs. Roche | | | X | | | |
| Mrs. Woodruff | | | X | | | |
| Mr. Andreuzzi | X | | X | | | |
| Mr. Lewandowski | | | X | | | |