

**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 June 19, 2025. 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 July 17, 2025 at 7:00 p.m.

ORDINANCE 2025-363:
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 SECTION 13-5.33 PARKING, GARAGES, AND DRIVEWAYS; SECTION 13-8.16 LOTS; SECTION 13-9.15 SEMI-DIVIDED DWELLINGS; SECTION 13-10.5 B-1 NEIGHBORHOOD COMMERCIAL ZONE; SECTION 13-10.6 B-2 HIGHWAY BUSINESS ZONE; SECTION 13-10.10 B-3 DOWNTOWN GATEWAY ZONE; SECTION 13-10.20 B-1A NEIGHBORHOOD COMMERCIAL-TRANSITION ZONE; AND SCHEDULE A, SCHEDULE OF AREA, YARD, SETBACK AND HEIGHT REQUIREMENTS.

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 certain sections of Chapter XIII of the General Ordinances of the Borough of Union Beach listed above 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 13-5.33 (Parking, Garages, and Driveways); Subsection 13-8.16 (Lots); Subsection 13-9.15 (Semi-Divided Dwellings); Subsection 13-10.5 (B1 Neighborhood Commercial Zone); Subsection 13-10.6 (B-2 Highway Business Zone); Subsection 13-10.10 (B-3 Downtown Gateway Zone); Subsection 13-10.20 (B-1A Neighborhood Commercial Zone); and Schedule A, Schedule of Area, Yard, setback, and Height Requirements) shall be amended as follows:

13-5.33 Parking, Garages, and Driveways.
a. through b. (No change)
c. One driveway and one curb cut shall be permitted for lots with less than 100 feet of frontage in the R8 Residential Zone district. Lots 100 feet or with greater ~~than 100~~ feet of frontage shall have no more than two single driveway curb cuts having a maximum twelve-foot width in the R8 zone district.
d. through h. (No Change)

13-8.16 Lots.
a. through g. (No change)
h. Driveways. All structures must be accessible by means of a paved driveway. The paved driveway must be not less than 10 feet wide and must have a centerline grade of not less than 0.5% and not greater than 10%. For all non-single family uses, driveways must provide turnarounds to eliminate the necessity of any vehicle backing onto any street. No private driveway in any zone shall be located nearer to any side or rear lot line than two feet five feet.

13-9.15 Semi-Divided Dwellings
a. through c. (No Change)
d. The accessory or secondary living quarters shall not include more than four rooms consisting of one bedroom, one bathroom bedroom, one general purpose room (designated as living, family, sitting or similar use room) and a small, combined kitchen and dining area.
e. through g. (No Change)

13-10.5 B-1 Neighborhood Commercial Zone
a. (1) through a. (12) (c). (No Change)
a. (12)(d). Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~two~~ three bedrooms.
a. (12) (e) through a. (12) (f). (No Change)
a. (12) (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 in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.
b. (No Change)
c. Permitted Accessory Uses

1. Fences subject to the provisions of subsection 13-8.13.
2. Signs subject to the provisions of subsection 13-8.26.
3. Bulk storage subject to the provisions of subsection 13-8.6.
4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
d. Yard and Building Requirements

1. Minimum lot area: 15,000 square feet
2. Minimum lot width: 100 feet
3. Minimum lot frontage: 100 feet
4. Minimum lot depth: 150 feet
5. Minimum front yard setback: no min., 6 feet from curb line which ever is greater, max. 15 feet from curb line.
6. Rear yard setback:
a. Principle Building 20 feet
b. Accessory building 20 feet
7. Side yard setback:
a. Principle building 5 feet
b. Accessory building 5 feet
8. Maximum building height: 35 feet subject to the provisions of subsection 13-5.12 provided that the building shall contain no more than three usable floor levels counted vertically at any point in the building above the grade as determined by average grade elevations on the corners of the building. Building height for all structures located in the area of Special Flood Hazard as set forth on the National Flood Insurance Rate Maps (FIRM) and/or the Preliminary Flood Insurance Rate Map (PFIRM) shall be measured from the Base Flood Elevation (BFE).
9. Maximum lot coverage: 65%
10. Floor area ratio (FAR) of any commercial building shall not exceed 2.0.

13-10.6 B-2 Highway Business Zone
a. (1) through a. (17) (c). (No Change)
a. (17) (d). Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~two~~ three bedrooms.
a. (17) (e) through a. (17) (f). (No Change)
a. (17) (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 in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.
b. through e. (No Change)

13-10.10 B-3 Downtown Gateway Zone
a. (1) through a. (12) (c). (No Change)
a. (12) (d). Second story dwellings shall be limited to a maximum of ~~two~~ three bedrooms.
a. (12) (e) through a. (12) (f). (No Change)
a. (12) (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 in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.
a. (13) (No Change)
b. through e. (No Change)

13-10.20 B-1A Neighborhood Commercial- Transition Zone
a. (1) through a. (10) (c). (No Change)
a. (10) (d). Second story dwellings shall contain at least one bedroom as a separate room and be limited to a maximum of ~~two~~ three bedrooms.
a. (10) (e) through a. (10) (f). (No Change)
a. (10) (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 in compliance with UHAC requirements, including, but not limited to, size and bedroom distribution.
b. through h. (No Change)

Attachments
1. Schedule of Area, Yard, Setback and Height Requirements (Schedule A)

SECTION 2

If any portion, subsection, clause, or phrase of this ordinance is found 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.

District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage	Minimum Lot Depth	Minimum Front Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Building Height	Maximum Permitted Density	Coverage	Floor Area Ratio	Permitted Use
R-8	interior lot: 7,500 square feet; corner lot: 10,000 square feet	interior: 75; corner 100 feet	interior lot 75 feet corner lot 100 feet both streets	100 feet	20 feet	(a) prin. bldg. 30 feet (b)access. bldg. 5 feet (c)priv. pool 6 feet	(a) prin. bldg. 30 feet (b)access. bldg. 5 feet (c)priv. pool 6 feet	30 feet to collar tie (or the underside of the rafters of a flat roof), see sec. 13-10.10e	Subsection 13-10.4a	25% Structures 50% Impervious total lot area	Not Applicable	Subsection 13-10.4a
B-1	15,000 square feet	100 feet	100 feet	150 feet	No min., 6 feet from curb line bldg. which ever is greater, max. 15 feet from curb line	(a) prin. bldg. 20 feet (b)access. bldg. 20 feet	(a) prin. bldg. 5 feet (b)access. bldg. 5 feet	35 feet see Sec.13-10.5d (8)	Subsection 13-10.5a	65%	2.0	Subsection 13-10.5a
B-2	25,000 square feet	300 feet	300 feet	150 feet	35 feet	(a) prin. bldg. 20 feet (b)access. bldg. 15 feet	(a) prin. bldg. 10 feet (b)access. bldg. 10 feet	35 feet see sect. 13-10.6e (8)	Subsection 13-10.6a	50%	1.5 Subsect 13-10.6e (12)	Subsection 13-10.6a
M-1	1 acre	150 feet	150 feet	200 feet	50 feet	(a) prin. bldg. 50 feet (b)access. bldg. 50 feet	(a) prin. bldg. 20 feet (b)access. bldg. 20 feet	55 feet see sect. 13-10.8e	—	30%	Not Applicable	Subsection 13-10.8a
M-2	5 acres	300 feet	300 feet	400 feet	100 feet	(a) prin. bldg. 100 feet (b)access. bldg. 50 feet	(a) prin. bldg. 50 feet (b)access. bldg. 35 feet	55 feet see sect. 13-10.9e	—	35%	Not Applicable	Subsection 13-10.9a
B-3	5,000 square feet	50 feet	interior lot 50 feet corner lot 75 feet both streets	100 feet	10 feet	(a) prin. bldg. 30 feet (b)access. bldg. 15 feet	(a) prin. bldg. 8 feet (b)access. bldg. 10 feet	35 feet see sect. 13-10.10e (2)	Subsection 13-10.10a	50%	1.5	Subsection 13-10.10a
B-1A	7,500 square feet	75 feet	interior lot 75 feet corner lot 100 feet both streets	100 feet	20 feet	(a) prin. bldg. 30 feet (b)access. bldg. 15 feet	(a) prin. bldg. 8 feet (b)access. bldg. 10 feet	30 feet above the BFE, see sect. 13-10.20e	Subsection 13-10.20a	50%	1.5	Subsection 13-10.20a
R-AC	4,000 square feet	50 feet	inner lot 40 feet corner lot 80 feet both streets	80 feet	20 feet	(a) prin. bldg. 25 feet (b)access. bldg. not permitted	(a) prin. bldg. 5 feet (b)access. bldg. not permitted	25 feet see sect. 13-10.11e	Subsection 13-10.11a	See Subsection 13-10.11f	Subsection 13-10.11e	Subsection 13-10.11a
TH-2	one (1) acre	150 feet	150 feet	100 feet	35 feet	20 feet	20 feet	2.5 stories above garage/35 feet above BFE	10 townhouses/acre, 5 dwelling units per structure Not Applicable	30% Structures 60% Impervious total lot area See Subsection 13-10.13	Not Applicable	Subsection 13-10.7a
CC	50 acres	—	1,500 feet	1,000 feet	100 feet	150 feet	50 feet(one) 100 feet (both)	4 stories/45 feet, see subsection 13-10.13f	See subsection 13-10.16e	See Subsection 13-10.13	Not Applicable	Subsection 13-10.13a
WC Waterfront	5,000 square feet	50 feet	50 feet	100 feet	5 feet	(a) prin. bldg. 20 feet (b)access. bldg. 20 feet	(a) prin. bldg. 5 feet (b)access. bldg. 5 feet	35 feet above BFE	See subsection 13-10.16e	50%	0.8	Subsection 13-10.16a
DPW	5.28 acres	—	692 feet	—	50 feet	50 feet	20 feet	4 stories (3 stories/35 feet above BFE	15 DU/acre	See Subsection 13-10.17c	See Subsection 13-10.17a	Subsection 13-10.17a
3AR Brook Avenue	section 13-10.11	—	—	—	20 feet	30 feet	10 feet	3 stories/35 feet above BFE	15 DU/acre	See Subsection 13-10.18c	See Subsection 13-10.18a	Subsection 13-10.18a
Conservation	5 acres	200 feet	200 feet	200 feet	100 feet	50 feet	50 feet	35 feet	—	10%	Not Applicable	Subsection 13-10.19

(1) Two combined side yards not less than twenty (20) feet
(2) Two combined side yards not less than twenty five (25) percent of lot width, except that the combined side yards need not exceed 40 feet
(3) Two combined side yards not less than ten (10) feet

5/14/2025