

**PLEASE TAKE NOTICE** the following ordinance was introduced and passed on first reading at the April 15, 2024 meeting of the Mayor and Borough Council and will be considered for second reading and final passage during the meeting scheduled to begin at 7:00 p.m. on May 6, 2024 in the Municipal Building, located at 555 Brighton Avenue, Spring Lake Heights, at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard. A copy of the ordinance is available in the clerk's office.

Janine Gillis, Borough Clerk

**ORDINANCE 2024-04**

**BOROUGH OF SPRING LAKE HEIGHTS  
COUNTY OF MONMOUTH**

**AN ORDINANCE OF THE BOROUGH OF SPRING LAKE HEIGHTS AMENDING CHAPTER 22, ARTICLE III SECTION 302 (DEFINITIONS), OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE HEIGHTS.**

**BE IT HEREBY ORDAINED** by the Mayor and Council of the Borough of Spring Lake Heights, in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 22, Article III Definitions, Section 302 (Definitions) is hereby amended as follows:

**NOTE:** Sections of Chapter 22, Article III Definitions that are to be amended are set forth below. All additions are shown in ***bold with italics with underlines***. All deletions are shown in ***bold italics with strikeouts***. All sections that are unchanged remain in regular typeface.

CHAPTER 22, Article III Definitions, Section 302 entitled "Definitions" shall be amended to include the following definitions in proper alphabetical order:

**BEDROOM – Shall mean a room in a house that can function as a room for sleeping and be at least seventy (70) square feet with one dimension of at least seven (7) feet and a ceiling height of at least seven (7) feet. The room must provide two means of egress; generally, a door that can be shut and a window that can open; and a closet.**

**HALF-STORY –** Shall mean a space under a sloping roof that has the line of intersection of the roof and wall face not more than 18 inches above the floor level and in which space the possible floor area with head room of five (5) feet or less occupies at least 40% **fifty percent (50%)** of the possible area of the story directly beneath: **thereby allowing maximum usable space of fifty percent (50%) or less of the floor area directly beneath.** See figure below.

**LOT COVERAGE –** The area of a lot coverage by buildings and structures and expressed as a percentage of the total lot area. The total lot coverage shall be inclusive of all pervious and impervious structures but shall be exclusive of: a) **fifty (50%) of** the water surface of the pool; b) pervious decks over pervious surfaces; and c) elevated AC condensers and other mechanical equipment that are: 1) mounted on the building, 2) do not project more than four feet from the building, and 3) have grass or other vegetative cover under the units or platforms.

**LOT, THROUGH – Shall mean a lot, other than a corner lot, that has frontage on two streets. Each through lot shall have one front, one rear and two side yards. The front yard shall be the designated yard that the frontage of the majority of the principal buildings on the block or on a block of new construction, the street designated as frontage for the block. The rear yard shall be the yard opposite the designated front yard.**

## **SECTION 2**

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

## **SECTION 3**

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

## **SECTION 4**

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 5**

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