

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 2024-03

BOROUGH OF SPRING LAKE HEIGHTS COUNTY OF MONMOUTH

AN ORDINANCE OF THE BOROUGH OF SPRING LAKE HEIGHTS AMENDING CHAPTER 22, ARTICLE V REQUIRED IMPROVEMENTS, STANDARDS AND SPECIFICATIONS, OF THE 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 V Required Improvements, Standards and Specifications is hereby amended as follows:

NOTE: Sections of Chapter 22, Article V REQUIRED IMPROVEMENTS, STANDARDS AND SPECIFICATIONS 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 MUNICIPAL LAND USE REGULATIONS

ARTICLE V REQUIRED IMPROVEMENTS, STANDARDS AND SPECIFICATIONS

22-506 CORNER LOTS.

Any principal or accessory building located on a corner lot shall have a minimum setback from both street lines equal to the required front yard. A corner lot shall have a primary front yard, a secondary front yard, a **rear yard** opposite the primary front yard and a side yard opposite the secondary front yard.

22-512.5 HEIGHT

a. Fences may be erected, altered or reconstructed in a residential zone to a height not to exceed three **(3)** feet above ground level when located within **twenty- five (25)** feet of:

(1) the street line ~~toward which~~ ~~that~~ the front **yard** entrance of the **principal** dwelling faces: **on non-corner lots.**

(2) the street line of both the primary and secondary front yards on corner lots.

22-517.3. THROUGH LOTS.

Through lots with **having** frontage on two streets, **and are not a corner lot,** are permitted, ~~provided;~~
subject to the following conditions:

~~a. — the length of the lot between both streets is such that future division of the lot into two lots is improbable.~~

~~b. — Access shall be to the street with the lower traffic function, with the portion abutting the other street clearly labeled on the plat, and in any deed, that vehicular access to the street is prohibited.~~

a. On through lots the street designated as the frontage, the front lot line, the front yard, and the curb cut and vehicular access street must be clearly labeled on the plat and in the deed.

b. The street designated as frontage with the front lot line and yard shall be determined by the frontage of the majority of the principal buildings on the block.

c. The rear yard on a through street is the lot line and yard opposite the designated front lot line and yard.

d. Through lots shall have one (1) curb cut and are allowed one (1) vehicular access to the street.

e. Blocks of all new construction of through lots shall designate one street as the frontage street and each lot shall have the front lot line and yard clearly labeled on the plat and deed. The street with the lower traffic function shall have the vehicular access point and the curb cut.

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.