

PLEASE TAKE NOTICE the following ordinance was introduced and passed on first reading at the November 18, 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 December 16, 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 -22

### BOROUGH OF SPRING LAKE HEIGHTS COUNTY OF MONMOUTH

#### AN ORDINANCE AMENDING CHAPTER 22, ARTICLE VI ZONING REGULATIONS, SECTION 601 (ZONE MAP) 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 VI Zoning Regulations, Section 601 (Zone Map) is hereby amended as follows:

**NOTE:** Sections of Chapter 22, Article VI Zoning Regulations that are to be added 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 VI Zoning Regulations, 22-601 (Zone Map) shall be amended as follows:

#### CHAPTER 22 MUNICIPAL ALND USE REGULATIONS

#### ARTICLE VI ZONING REGULATIONS

#### 22-601 ZONE MAP

- a. Adoption of Map. The boundaries of all zone districts are established on the map entitled "Zoning Map of the Borough of Spring Lake Heights", ~~dated July, 2013~~ dated October 7, 2024, entitled "2024 Zoning Map Borough of Spring Lake Heights Monmouth County, New Jersey" and prepared by Leon S. Avakian, Inc., which accompanies and is made part of this chapter.

**b. All Zoning Amendments adopted by the Borough of Spring Heights, as of December 16, 2024 are incorporated in the newly adopted Zoning Map.**

**c. Zoning Map Amendments.**

**1. Ord. No. 2013-06: That the following properties are hereby re-zoned and re-classified as part of the B-3 Commercial Zone:**

**Block 46.01, Lot 1**

**Block 46.01, Lot 2**

**Block 46.01, Lot 3**

**Block 46.01, Lot 4**

**Block 46.01, Lot 5**

**Block 46.01, Lot 7**

**Block 46.01, Lot 8.01**

**Block 46.01, Lot 65**

**Block 46.01, Lot 66**

**Block 46.01, Lot 67**

**2. Rezone parcels from the B-2 Commercial Zone to the Residential 1 (R-1) Zone.**

**Block 42, Lot 2, Block 42.05, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 6.1, 7.1, 8.1, 9.1, 30.1, 31.1, 32.1, 33.1, 34.1, 35.1, 36.1, 37.1, 38.1, 39.1, 40.1, 41.1, 42.1, 43.1, 44.1, and 45.1, Block 42.06, Lots 2. 1, 3.1, 4.1, and 5.1, Block 42.07, Lots 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 16, 17, and 22.**

**[Added 3-23-2023 by Ord. No. 2023-04]**

**3.**

**Rezone parcels from the B-2 Commercial Zone to the Residential R-5 Zone.**

**Block 18, Lot 112, Block 19, Lot 65, Block 20, Lots 11 and 18, Block 35, Lots 2 and 49, Block 36, Lots 56 and 85, Block 37 Lot 92.**

**[Added 3-23-2023 by Ord. No. 2023-05]**

**4.**

**The AH-2 Zone shall comprise the following tax lots: Lots 5 and 7, Block 46.01 and the zoning map shall be amended accordingly.**

**[Added 11-20-2023 by Ord. No. 2023-08]**

**5.**

**Rezone a certain parcel in the B-2 Zone to the R-5 Zone.**

**The following parcel shall be rezoned from B-2 Commercial to R-5 Residential: Block 68 Lot 15.**

**[Added 12-18-2023 by Ord. No. 2023-09]**

## **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.

INTRODUCED:

ADOPTED

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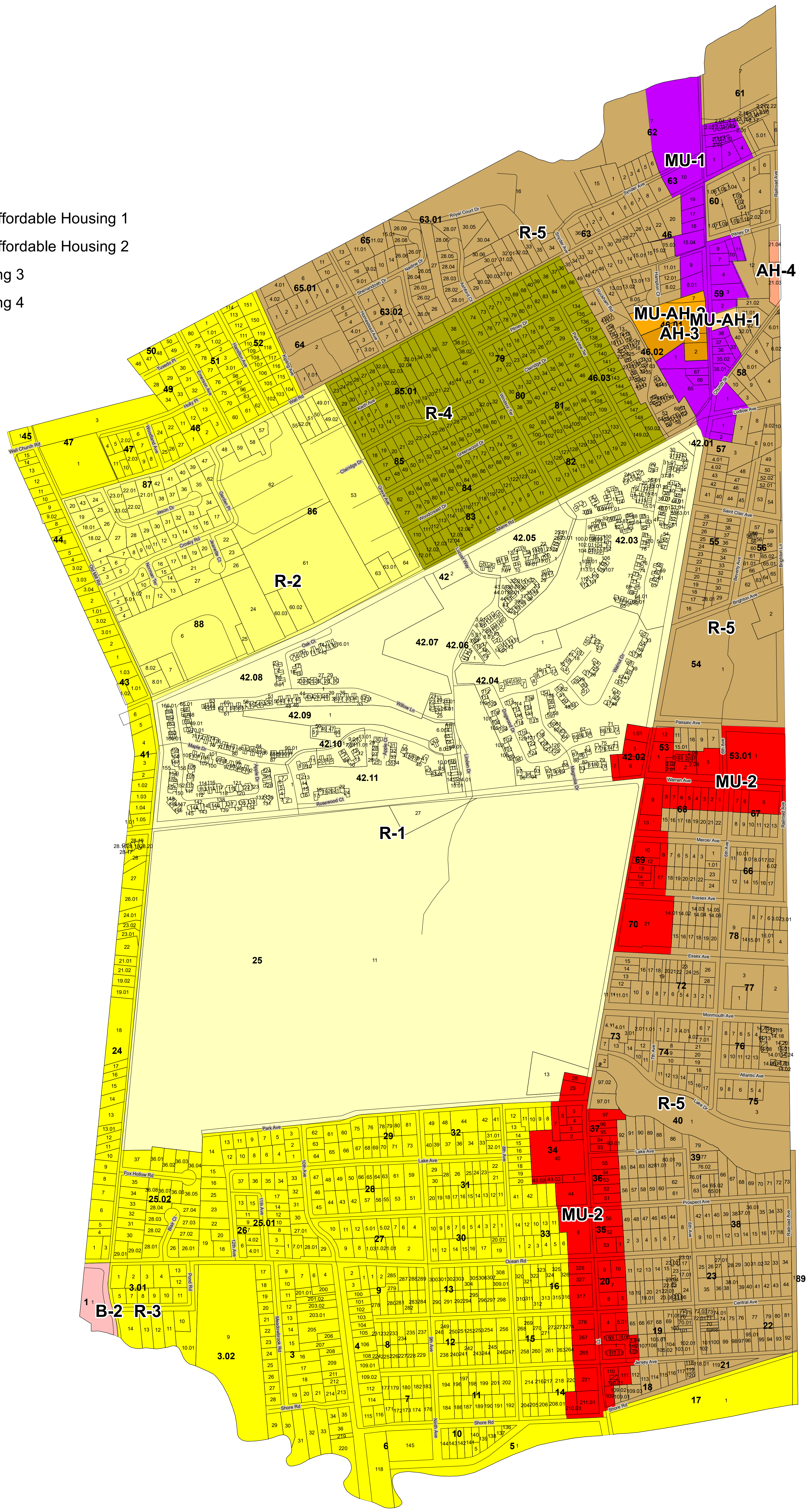
Janine Gillis, Borough Clerk



# Zone District

## Blocks

- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential
- R-5 Residential
- MU-AH-1 Mixed Use Affordable Housing 1
- MU-AH-2 Mixed Use Affordable Housing 2
- AH-3 Affordable Housing 3
- AH-4 Affordable Housing 4
- MU-1 Mixed Use 1
- MU-2 Mixed Use 2
- B-2 Commercial



LEON S. AVAKIAN, Inc.  
 Consulting Engineers

# 2024 Zoning Map

## Borough of Spring Lake Heights

### Monmouth County, New Jersey

Source: LSA, NJGIN, and Monmouth County GIS.  
 Revised: October 7, 2024

