

**CITY OF LONG BRANCH  
COUNTY OF MONMOUTH**

**ORDINANCE NO. O-01-24**

**AN ORDINANCE OF THE CITY OF LONG BRANCH, COUNTY OF MONMOUTH  
AND STATE OF NEW JERSEY ADOPTING CERTAIN AMENDMENTS TO THE  
BROADWAY GATEWAY REDEVELOPMENT PLAN AS ADOPTED BY SECTION  
345-101 OF THE CODE OF THE CITY OF LONG BRANCH AND ANY SUBSEQUENT  
ORDINANCES THERETO**

**SUMMARY**

**An ordinance to amend the Broadway Gateway Redevelopment Plan design standards to permit single family homes as a permitted use**

**WHEREAS**, the Mayor and City Council of the City of Long Branch considered, and did approve, a Redevelopment Plan for the Broadway Gateway Area; and

**WHEREAS**, said Redevelopment Plan complied with the requirements of all applicable State and Federal statutes and regulations promulgated thereunder; and

**WHEREAS**, it has become necessary to amend the Redevelopment Plan to accommodate specific redevelopment requirement within the various districts and areas defined therein; and

**WHEREAS**, upon passage of this Ordinance Amending the Redevelopment Plan for the Planned and Infill Residential Sector of the Broadway Gateway Redevelopment Area the provisions hereof shall amend the Redevelopment Plan; and

**WHEREAS**, the Planning Board of the City of Long Branch has submitted to the Mayor and City Council its recommendations respecting the amendments to the Redevelopment Plan for the Area and the Mayor and City Council has duly considered the Planning Board's recommendations concerning same; and

**WHEREAS**, the Mayor and City Council of the City of Long Branch, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed and considered the recommended amendments to the Redevelopment Plan from the Planning Board; and

**WHEREAS**, the Mayor and City Council of the City of Long Branch, as the Redevelopment Entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., has reviewed the certain proposed amendments to the Redevelopment Plan, approved by the City of Long Branch Planning Board, and wish to adopt these amendments as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance; and

**WHEREAS**, the Mayor and City Council of the City of Long Branch has determined that approving the proposed amendments to the Redevelopment Plan will be in the best interest of the residents of the City of Long Branch.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Long Branch, County of Monmouth and State of New Jersey that Section 345-101B of the Code of the City of Long Branch is hereby amended as follow:

- Section 1. That the proposed amendments to the General Design Guidelines to the Broadway Gateway Redevelopment Plan, (Revision dated August 17, 2023) as referenced in Exhibit "A" to this Ordinance, attached hereto and made a part hereof this Ordinance, be and hereby are adopted as amendments to the General Design Guidelines to the Broadway Gateway Redevelopment Plan and any and all subsequent revisions to this Ordinance;
- Section 2. It is hereby found and determined that the Amended Redevelopment Plan conforms to the Master Plan of the City of Long Branch;
- Section 3. It is hereby found and determined that the Amended Redevelopment Plan gives due consideration to the provision of appropriate allowable uses of the areas as is desirable for single family residential use with special consideration for the health, safety and welfare of the residents of the areas and the City of Long Branch;
- Section 4. It is hereby found and determined that the amendments to the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area and are necessary in order to redevelop around Broadway Gateway Section of the Oceanfront Redevelopment Zone in the City of Long Branch;
- Section 5. In order to facilitate the implementation of the Redevelopment Plan and the amendments thereto, it is hereby found and determined that this action must be taken by this City Council to amend sections of the Redevelopment Plan in order to facilitate the redevelopment of the Redevelopment Area;
- Section 6. Development activity pursuant to the Redevelopment Plan and its amendments shall only be related to the area and any analysis of surrounding area contained in the Redevelopment Plan and its amendments shall not be construed to mean that the City of Long Branch intends to develop such surrounding areas;
- Section 7. The Redevelopment Plan for the area and its amendments, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file a copy of the Redevelopment Plan with the minutes of this meeting;
- Section 8. Upon adoption, a copy of this Ordinance shall be filed with The Tidelands Resource Council for review and certification pursuant to the Tidelands Comprehensive Management Plan's rules and regulations. Notwithstanding anything herein to the contrary, this Ordinance shall not take effect until certified by The Tidelands Resource Council as required by law;
- Section 9. Upon adoption of this Ordinance after public hearing thereon, the City Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance with the County Planning Board and other agencies as required by law;

Section 10. All Ordinances contrary to the provisions of this section of the Ordinance are hereby repealed to the extent that they are inconsistent herewith; and

Section 11. This Ordinance shall take effect upon final passage and publication in accordance with law, and approval from the New Jersey Tidelands Resource Council.

**Introduced:** January 10, 2024

**Adopted:** February 14, 2024

**MOVED:** Vieira  
**SECONDED:** Widdis

**AYES:** 4  
**NAYS:** 0  
**ABSENT:** 1 (Celli)  
**ABSTAIN:** 0

Date: 2/26/2024



Heather Capone, RMC  
City Clerk

Date: 2/26/2024



John Pallone  
Mayor

**“EXHIBIT A”**

**AMENDMENT TO REDEVELOPMENT PLAN**

**Cover Page:**

Design Guidelines Handbook 3  
Broadway Gateway

City of Long Branch, Monmouth County, New Jersey  
Revised August 17, 2023

**Acknowledgements:**

City Council

John Pallone, Mayor

Rose Widdis

Dr Mary Jane Celli

Bill Dangler

Mario Vieira

Dr Anita Voogt

**Page 3 Planned and Infill residential**

**Permitted Use: Permitted and Accessory Uses**

Amend the section as follows:

1. Permitted Uses:

A. Minimum permitted Gross Covered Area of a dwelling unit is 800sf.

v. Single family residential

**Page 7 Building Envelope: Under Residential Streets**

Amend the section as follows: Area, Yard, and Bulk Requirements as follows:

**Broadway Gateway: Residential**

Area, Yard and Bulk requirements for the Single-family residential uses permitted in the Broadway Gateway Planned and Infill Residential area shall comply with area, yard and bulk requirements for (R-4) One-Family Residential Zone District in the City of Long Branch.