

BOROUGH OF MANASQUAN  
ORDINANCE NO. 1977-06

AN ORDINANCE TO AMEND AND SUPPLEMENT SECTION 35-14.2 (SENIOR CITIZEN HOUSING) OF CHAPTER 35 (ZONING) TO ESTABLISH REGULATIONS FOR PLANNED MULTI-FAMILY HOUSING FOR SENIOR CITIZENS IN THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

BE IT ORDAINED, by the Borough Council of the Borough of Manasquan, in the County of Monmouth and State of New Jersey, as follows:

Section 1. Section 35-14.2 (Senior Citizen Housing) of Chapter 35 (Zoning) of the Code of the Borough of Manasquan is amended and supplemented as follows:

- a. *Permitted Uses:* planned multifamily housing for senior citizens.
- b. *Minimum Lot Area:* twenty-two thousand (22,000) square feet.
- c. *Minimum Frontage:* one hundred (100) feet.
- d. *Front Yard Setback:* thirty (30) feet.
- e. *Rear Yard Setback:* thirty-five (35) feet.
- f. *Side Yard Setback:* five (5) feet.
- g. *Perimeter Landscape Setback:* fifteen (15) feet landscaped with a variety of plantings to create a year-round buffer.
- h. *Maximum Building Coverage Area:* thirty (30%) percent.
- i. *Maximum Lot Coverage Area:* forty-five (45%) percent.
- j. *Building Height:* two (2) stories not to exceed twenty-eight (28) feet.
- k. *Maximum Density:* one (1) unit per four thousand (4,000) square feet.
- l. *Off-Street Parking:* to be in accordance with site improvement standards promulgated by the State of New Jersey.
- m. *Senior Citizen* means a person fifty-five (55) years of older. A person under the age of fifty-five (55) may reside in a

Senior Citizen Housing Complex provided that his or her spouse is fifty-five (55) years of age or older.

Section 2. If any part or parts of this ordinance are for any reason held to be invalid, such adjudication shall not affect the validity of the remaining portions of this ordinance.

Section 3. All ordinances or parts of ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency. All other parts of Chapter 35 of the Code of the Borough of Manasquan not inconsistent herewith are ratified and confirmed.

Section 4. This ordinance shall become effective following its final passage and publication as required by law.

#### NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 1977-06 was introduced at a meeting of the Mayor and Council of the Borough of Manasquan, in the County of Monmouth and State of New Jersey, on the 3<sup>rd</sup> day of April, 2006, and was then read for the first time. The said ordinance will be further considered for final passage by the Mayor and Council at Borough Hall at 8:00 p.m. on the 1<sup>st</sup> day of May, 2006. At such time and place, or at any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.



COLLEEN SCIMECA, RMC, CMC  
Municipal Clerk

KENNETH B. FITZSIMMONS  
Municipal Attorney  
501 Trenton Avenue  
Point Pleasant Beach, NJ 08742

APPROVED: May 1, 2006



RICHARD DUNNE  
Mayor

First Reading and Introduction: April 3, 2006  
Passed on First Reading: April 3, 2006  
Second Reading and Final Hearing: May 1, 2006  
Approved: May 1, 2006