

Beachfront South Development Possibilities and Scenarios



City of Long Branch, NJ

**Stakeholder Workshop
August 19, 2009**

Revised per input from
Stakeholder Workshop

September 04, 2009

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Draft for Discussion

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Overview

The City of Long Branch is committed to coordinating public and private efforts to organize and build cohesive neighborhoods in the context of the revitalization of its historic public oceanfront. Since September 2008, the City charged the planning team to review this sector of the redevelopment plan, with the intention to accomplish the City's redevelopment goals without the use of the tool of eminent domain in the Beachfront South sector. The City also tasked the planning team to develop a consensus amongst the stakeholders in the Beachfront South sector to accomplish these goals.

Over approximately the past 12 months, several community meetings and focus group sessions have been held with the stakeholders of the Beachfront South Sector of Long Branch's Oceanfront. (The Beachfront South Sector is bounded by Morris Avenue, Ocean Boulevard, North Bath Avenue and Ocean Avenue.)

The process has involved: i. An assessment of stakeholder goals, preferences, and concerns; ii. Review and clarification of existing and previous zoning and development standards; iii. Relating city-wide goals to neighborhood goals; and iv. Illustration of (hypothetical) development options for stakeholders in the district.

This draft document, presented at a Stakeholders Planning Workshop on August 19, 2009, is a distillation and "report back" to the community of what was learnt from these year long interactions. It is not a plan or legal document, but rather a collection of draft illustrations and data to support a process of ongoing stakeholder discussions regarding the improvement and stewardship of the area.

Summary of Findings

The Beachfront South Sector has unique physical characteristics and constraints. Unusual configurations-- long and narrow subdivided parcels with difficult access and adjacency-- have constrained the improvement of the area for over half a century. In fact, most new constructions in the sector since the 1970's have required variances which have caused restrictive impacts on the potential use and value of neighboring lots.

One outcome of the stakeholder discussions has been the appreciation of how interconnected the parcels are to each other physically and in ensuring a quality of life for each other. Another outcome has been to provide a forum for neighboring property owners to explore cooperation in the improvement, development and stewardship of the sector.

Four major themes have emerged from discussions as "**stakeholder goals and potential action**":

1. Redevelopment and Maximization of Property Values

-All stakeholders are interested in the improvement and enhancement of the property values in the Beachfront south sector.

-As of mid 2009, a large majority of stakeholders (25 of 31) are interested in selling, redeveloping, or partnering with others to redevelop their properties. Also, 2 property owners are "Undecided".

-The August 19th workshop discussed the tradeoffs and potentials of development of each parcel separately, or as a combination of parcels together.

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2. Freedom of Implementation

- All property owners wish to have the City eliminate the tool of "eminent domain" from the sector, to give each stakeholder the freedom to explore redevelopment options on their own.
- Most stakeholders would like to preserve the higher development potential permitted by the redevelopment design guidelines.
- Some stakeholders are interested in preserving the higher standards (context-sensitive and variance-proof), that are required of new developments by the redevelopment design guidelines.
- Based upon Stakeholder requests, the City has created a list of property owners who wish to be contacted by their neighbors and other interested developers.
- A period of two months (August 19, 2009-October 20, 2009) has been agreed upon to give property owners the opportunity to explore partnerships. They are requested to report back their interest at the next Stakeholder Workshop scheduled for October 21, 2009.

3. Good Neighborliness

- Some property owners (7 of 31) want no change to their properties. Of these, one property has recently been redeveloped. Also, of these, 2 properties (existing Senior Housing) plan to remain as is, but contemplate improvements to landscape, parking, and amenities. (Two other parcels have provided no information as to their preference. Note that in those multi-owner properties where stakeholders preferences vary, all preferences have been recorded.)
- Some stakeholders who want to remain in existing buildings or rebuild or renovate existing structures, asked for clarifications for grandfathered structures and uses. The City has provided such clarifications based upon existing city norms.
- Enhancing environmental quality, landscape, access, service areas, and public space are the concern of most stakeholders. The City has encouraged stakeholders, including those not interested in redeveloping their properties, to engage their neighbors to explore possible shared improvements.

4. Incentives for New Investment

- Many stakeholders are interested in the City providing tax and other incentives to help finance new developments in keeping with the redevelopment design guidelines. The City has historically reviewed such requests in a case-by-case manner, based upon the merits of each redevelopment proposal.

The next Stakeholder Planning Workshop for the Beachfront South Sector, is scheduled for October 21, 2009, at 6:30pm, at City Hall. All are encouraged to attend.

Thank you for your interest and involvement in making Long Branch a better place for all.

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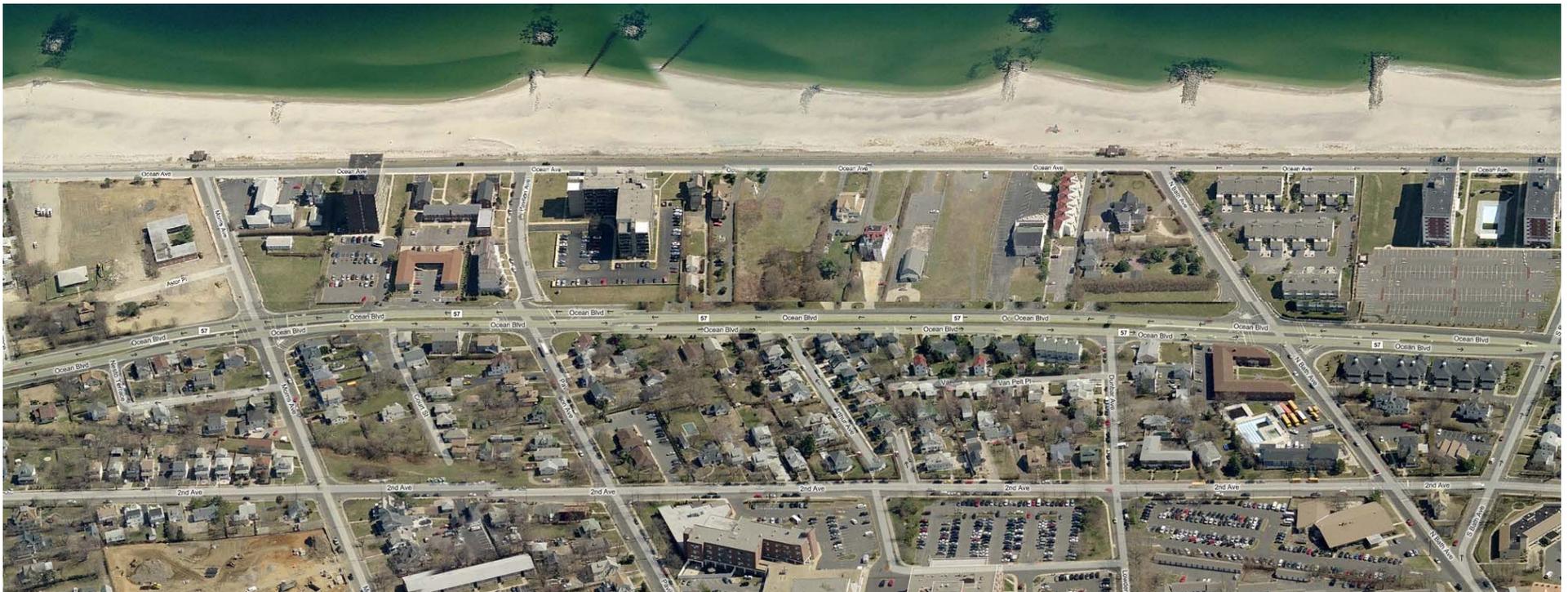
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Chapter 1

Public Waterfront



Existing Condition



Beachfront South Development Possibilities and Scenarios

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1900's



1930's



1950's



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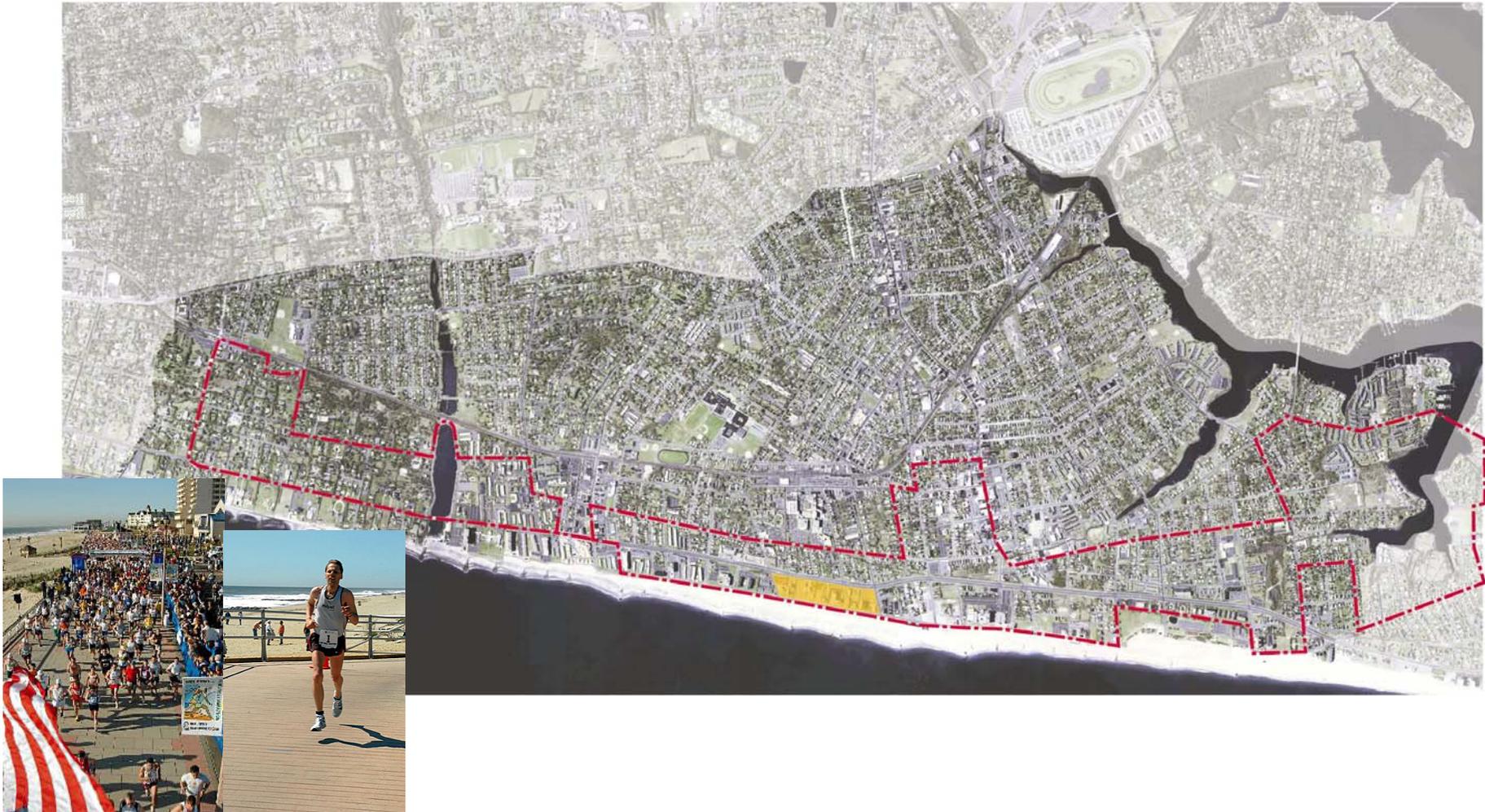
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Current Open Space: Connections and Uses

Marathon Route



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Public Open Space Plan

Potential Bike Paths



South Loop - Ocean Ave – Atlantic – Branchport – Pearl – Bath – S. Bath

North Loop - Laird – Garfield – 3rd – Westwood – Cedar – Van Court – Park – Elberon – S. Lake – N. Lake – Greens – Cedar – 2nd – West End – Ocean – Brighton – Ocean Ave

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Public Open Space Plan

Neighborhood Connections to Water



North / South Lake – West End Ave – Matilda – Bath (North & South) Pavilion – Morris – Laird – Cooper – Sea View – Avenel – Atlantic

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Preliminary Studies for Boardwalk Improvements



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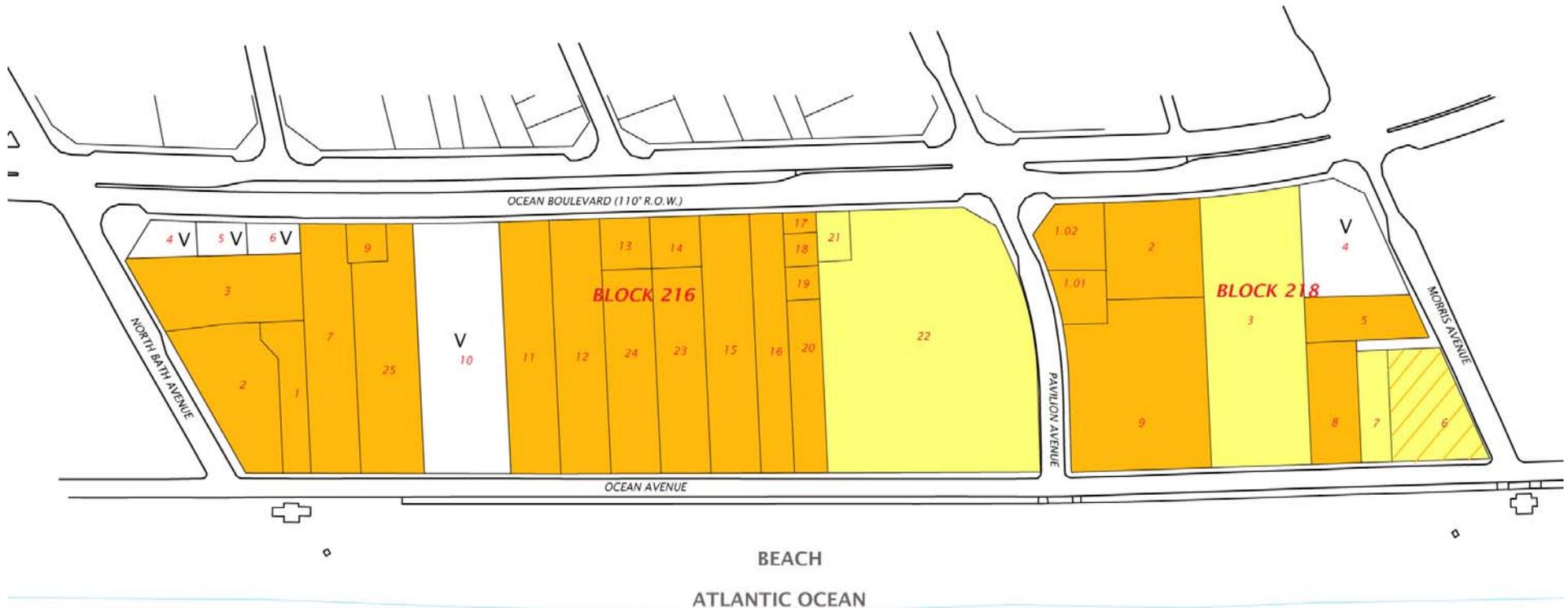
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Chapter 2

Zoning Precedence



1977-85 Zoning Compliance Status



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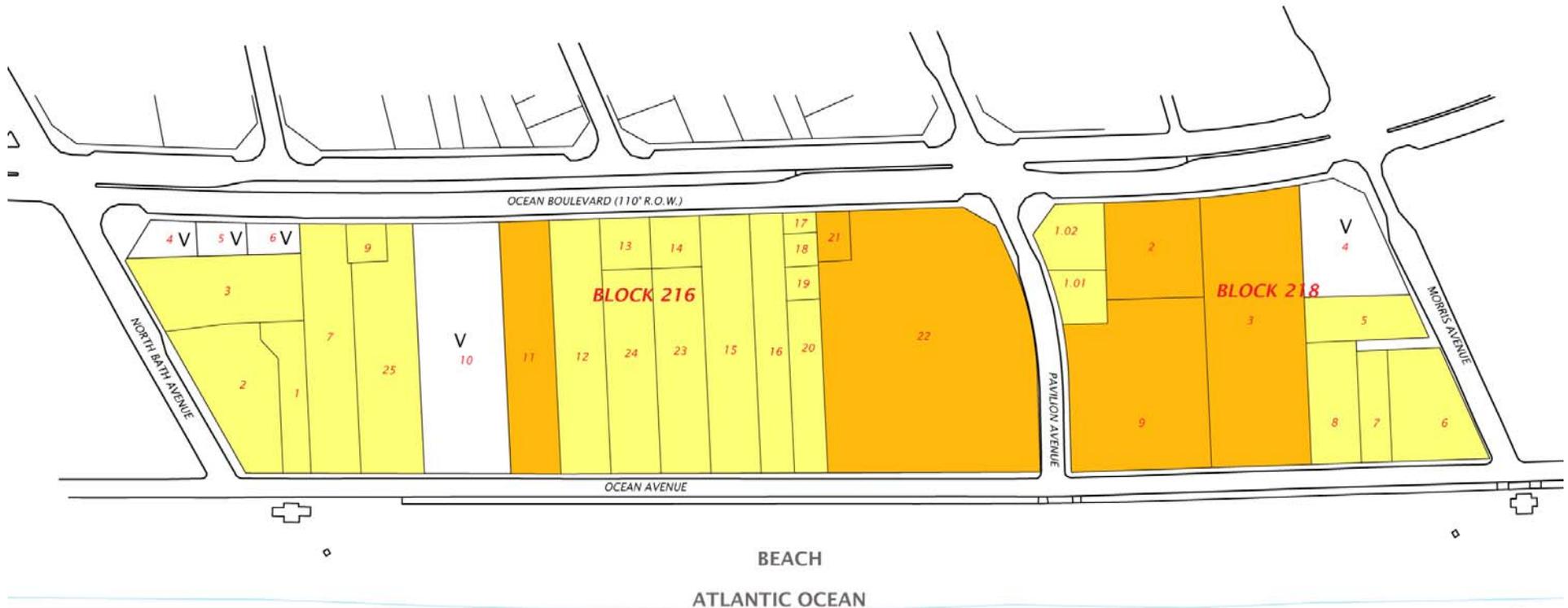
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1990 Zoning Compliance Status

Permitted
 Not Permitted
 V Vacant Land



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1990-95 Zoning Compliance Status

Non-Complaint
 Frontage
 Depth
A Area



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Comparison of Regulations (1977,81,90,95 & Redev. Guidelines)

Requirements	C4 (1977)	C4 (1981)	C4 (1990)	C4 (1995)	Beach Front South (Redevelopment Zone)
Classification	Commercial Resort	Commercial Resort	Commercial Resort	Commercial Resort	High Density Residential
Use					
Permitted Uses:	motels, tower apt., beach clubs	motels, tower apt., beach clubs	one family residential, townhouses, motel	one family residential, townhouses, motel	I) Oceanview Residential: Apartments and Condominiums II) Parking Structures (serving permitted uses)
Conditional Uses	Uses requiring a Special Use Permit: Subject to Section 20-9				Uses accommodated in same development tract and developed in conjunction with primary use
	public utilities, motor vehicle service stations, senior citizen high rise	public utilities, motor vehicle service stations, senior citizen high rise	beach club, community residence, church	beach club, community residence, church	Swimming Pool, Event rooms, Spa/Fitness Centers, Grocery Store, Deli, Beauty Parlor
Density and Ground Coverage					
Density					Minimum 15 du/ac Maximum 30 du/ac
Maximum Lot Coverage of All Buildings	35%	35%	35%	35%	35%
Minimum Pervious Coverage	-	-	-	-	15%
Parking					
	-	-	-	-	2-3 Spaces/ du for Residential Development 4 Off-Street spaces for every 1,000 sf. of Accessory Uses
Building Envelope					
Minimum Lot Area	motel: 1200 sf/ unit	motel: 1200 sf/ unit	residential: 10,000 sf others: 2 acres	residential: 10,000 sf others: 2 acres	-
Minimum Lot Frontage	motel: 100 ft.	motel: 100 ft.	residential: 100 ft. others: 200 ft.	residential: 100 ft. others: 200 ft.	-
Minimum Lot Depth	motel: 150 ft.	motel: 150 ft.	residential: 100 ft. others: 200 ft.	residential: 100 ft. others: 200 ft.	-

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Comparison of Regulations (1977,81,90,95 & Redev. Guidelines)

Requirements	C4 (1977)	C4 (1981)	C4 (1990)	C4 (1995)	Beach Front South (Redevelopment Zone)
Front Yard Setback	30 ft.	30 ft.	30 ft.	30 ft.	Ocean Avenue: 40 ft. or half the height of the building, whichever is greater Morris, Pavilion and N.Bath Avenues: 20 ft. from ROW line
Side Yard Setback	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.
Rear Yard Setback	10 ft.	10 ft.	30 ft.	30 ft.	-
Building Lines	-	-	-	-	I) Distance between adjoining buildings must be 40 ft. or equal to the height of the tallest structure, whichever is greater II) In Buildings with Stepped Profile, setback between each stepped portion of adjacent buildings from each other must be equal or greater than their height
Bulk	-	-	-	-	I) No more than 20% bulk within 150 ft. of Ocean Blvd. ROW II) No more than 50% bulk within 60 ft. of an Access Street III) 80% of bulk within 300 ft. of Ocean Avenue ROW
Maximum Bldg. Height	2 1/2 stories	2 1/2 stories	residential: 30 ft. others: 35 ft.	residential: 30 ft. others: 35 ft.	I) No more than 80 feet II) Proposed building height should not cast shadow on the beach up to 16:00 hrs from June 1 to September 20
Other Requirements					
Minimum Gross Habitable floor	Motels: 250 sf/ unit	Motels: 300 sf/ unit Hotels: 300 sf/ unit	one family 1 story: 1,600 sf 1 1/2 story: 2,200 sf 2 story: 2,800 sf motels: 3,000 sf/ unit	one family 1 story: 1,600 sf 1 1/2 story: 2,200 sf 2 story: 2,800 sf motels: 3,000 sf/ unit	Minimum Size of Dwelling - 800 sf.
Other Requirements	-	if a side yard is adjacent to a public street then front yard setback requirements are applied for that side	if a side yard is adjacent to a public street then front yard setback requirements are applied for that side	if a side yard is adjacent to a public street then front yard setback requirements are applied for that side	-

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Chapter 3

Stakeholder Preferences



Existing Conditions

Sector Objectives

New residential development in this sector is to continue and reinforce the existing mid-rise residential pattern of 4-8 story structures that maximize views of the Atlantic Ocean. The neighborhood is to achieve a pedestrian-friendly environment unified by landscaping, neighborhood amenities, buffered parking, coordinated vehicular and pedestrian access for each block, and landscaped pedestrian easements to the boardwalk and beaches.



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Stakeholder Concerns

1. **Eminent Domain**
2. **Use**
3. **Open Space**
 - Landscape – Hedges and Buffers
 - Ocean Views
4. **Buffers**
 - Setbacks between Commercial and Residential Use
 - Setbacks between Buildings of different heights
5. **Tax Incentives**
6. **Other**
 - Green Technologies
 - Grand fathering of existing buildings



City of Long Branch, NJ

Stakeholder Goals/Preferences

STAKEHOLDER PREFERENCES

- No Change
- Redevelop
- Willing to sell
- Undecided
- Improve existing property
- City Owned

Note:

- Block 216, Lot 7: 3 of 6 condos prefer to sell, remaining 3 wish to stay
- Block 216, Lot 22: Would like to expand parking capacity



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Multiple Parcel Ownership

 Multiple Parcel Ownership Areas



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Chapter 4

Review of Guidelines

Constraints

Physical Criteria Determining Build out

Land Area

Use

Setbacks (Shadows and Views)

Environmental Quality

Pervious Coverage

Landscape and Buffers

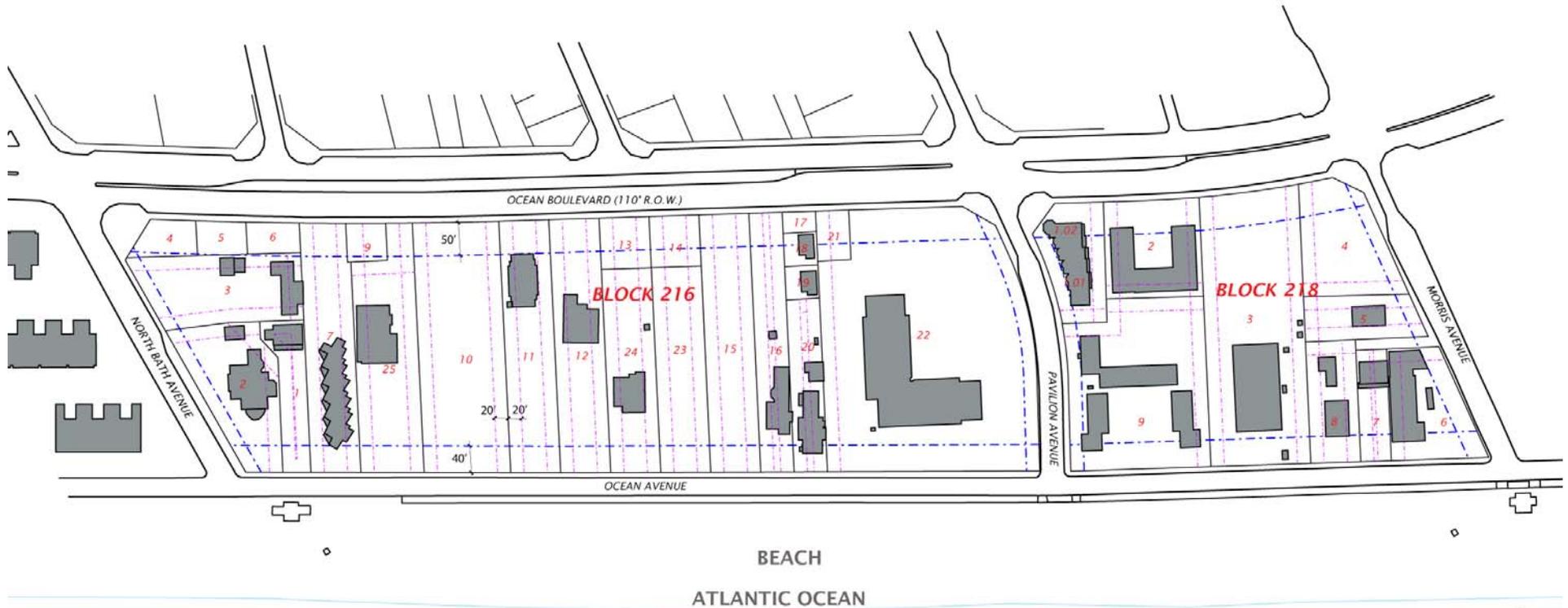
Access and Parking



Existing Parcel Setbacks

MINIMUM SETBACKS PER GUIDELINES

- Side Setbacks
- Road Setbacks





Factors Affecting Building Envelope: a) Lot Setbacks

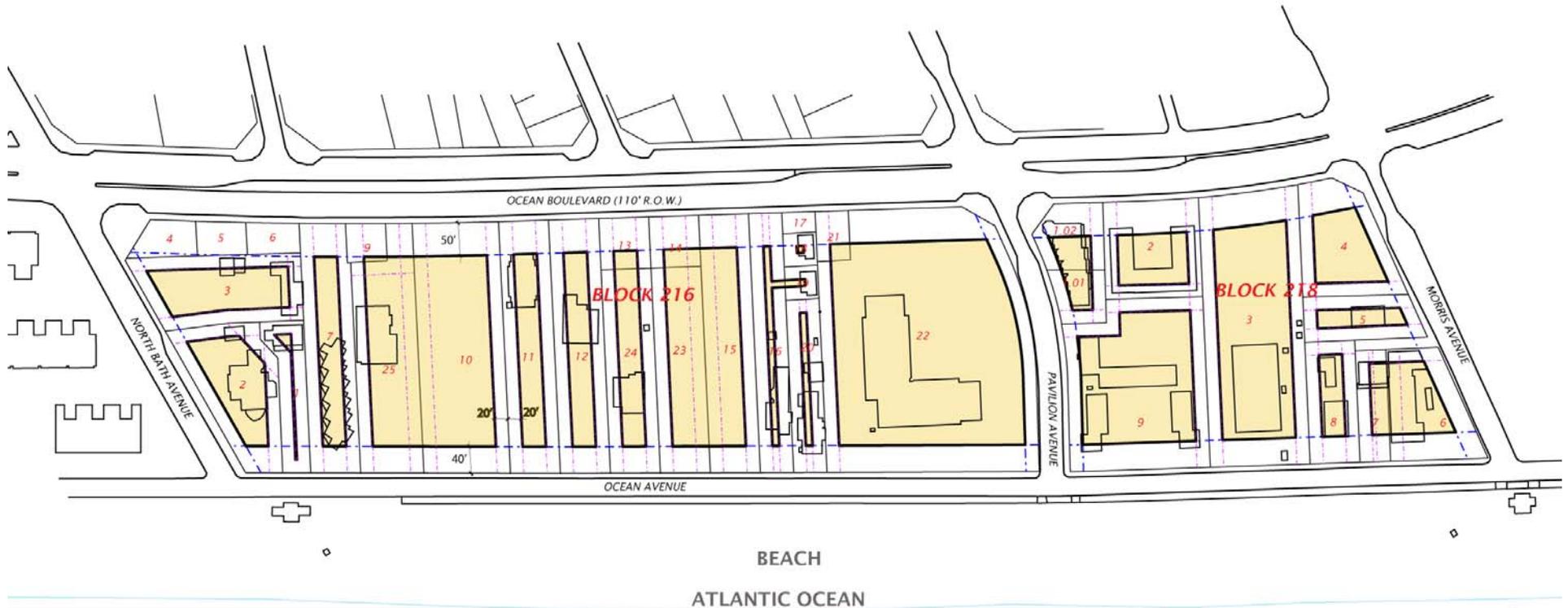


Buildable Portion of Existing Lot
(If all buildings were 40 feet high)

MINIMUM SETBACKS YIELD MAXIMUM BUILDING ENVELOPE

Side Setbacks

Road Setbacks



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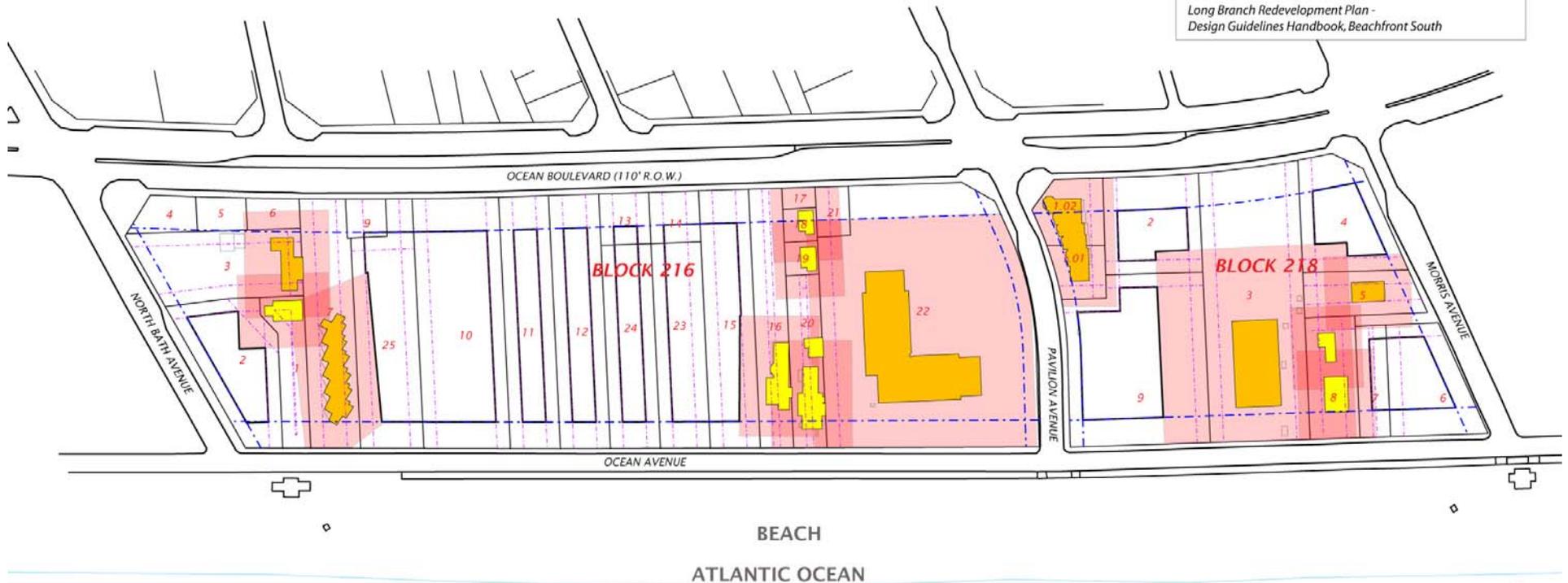


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Factors Affecting Building Envelope:

b) Height of Existing Neighboring Building

- Existing Building to Remain (Buildable Area Too Small)
- Existing Building to Remain (Owner Preference)
- Required Setback from Adjacent Building
- Existing Buildable Lot Zone
- Side Setbacks
- Road Setbacks



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Factors Affecting Building Envelope: c) View Corridor, Shadows, Bulk

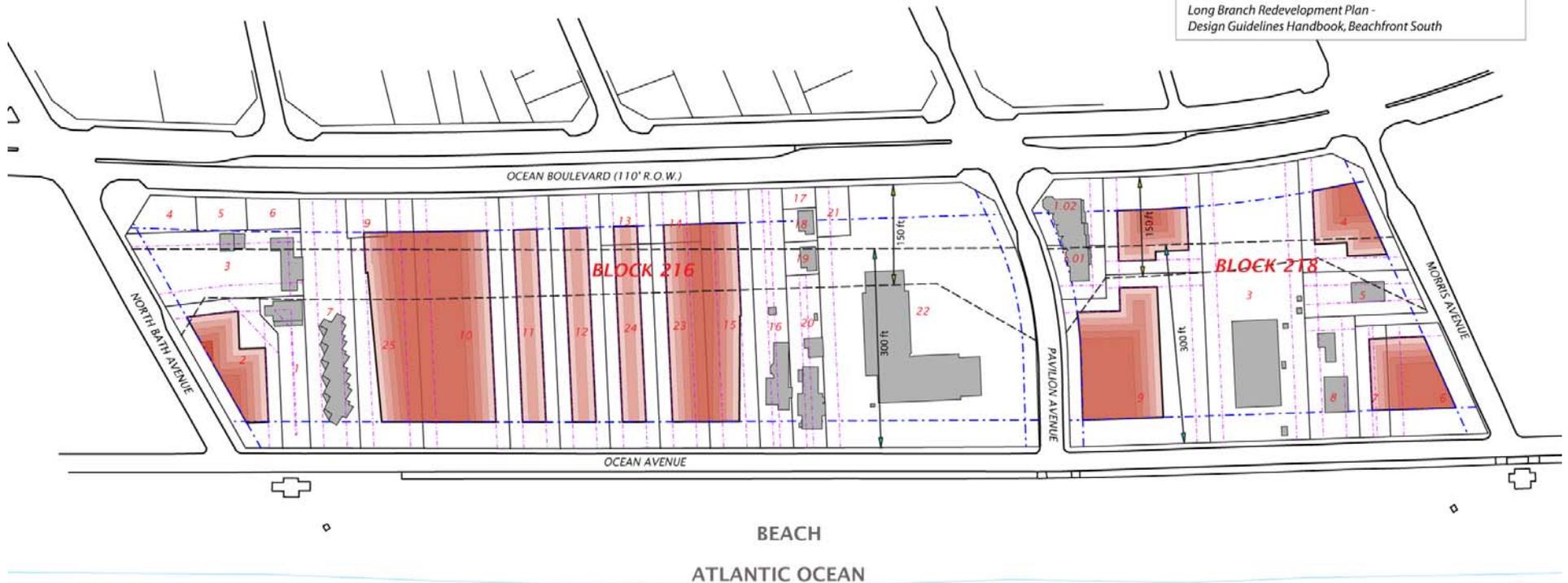
Stepped Setback from Adjacent Buildings:
10 ft for each 10 ft in height (ie. each story)

Buildable Lot Zone

Side Setbacks

Road Setbacks

Bulk Setback Line



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(“What Can I do on my Land?”)



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Chapter 5

Hypothetical Development Scenarios

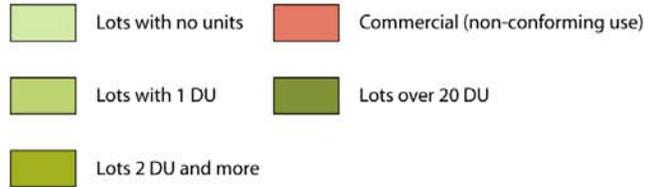
Hypothetical Scenario 1: Existing Lots Developed Independently



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Existing Density Per Lot (DU per Acre)

EXISTING RESIDENTIAL UNITS



Total Existing DU: 324



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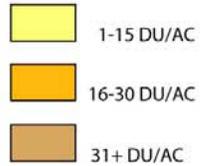
Hypothetical Scenario 1: Existing Lots Developed Independently



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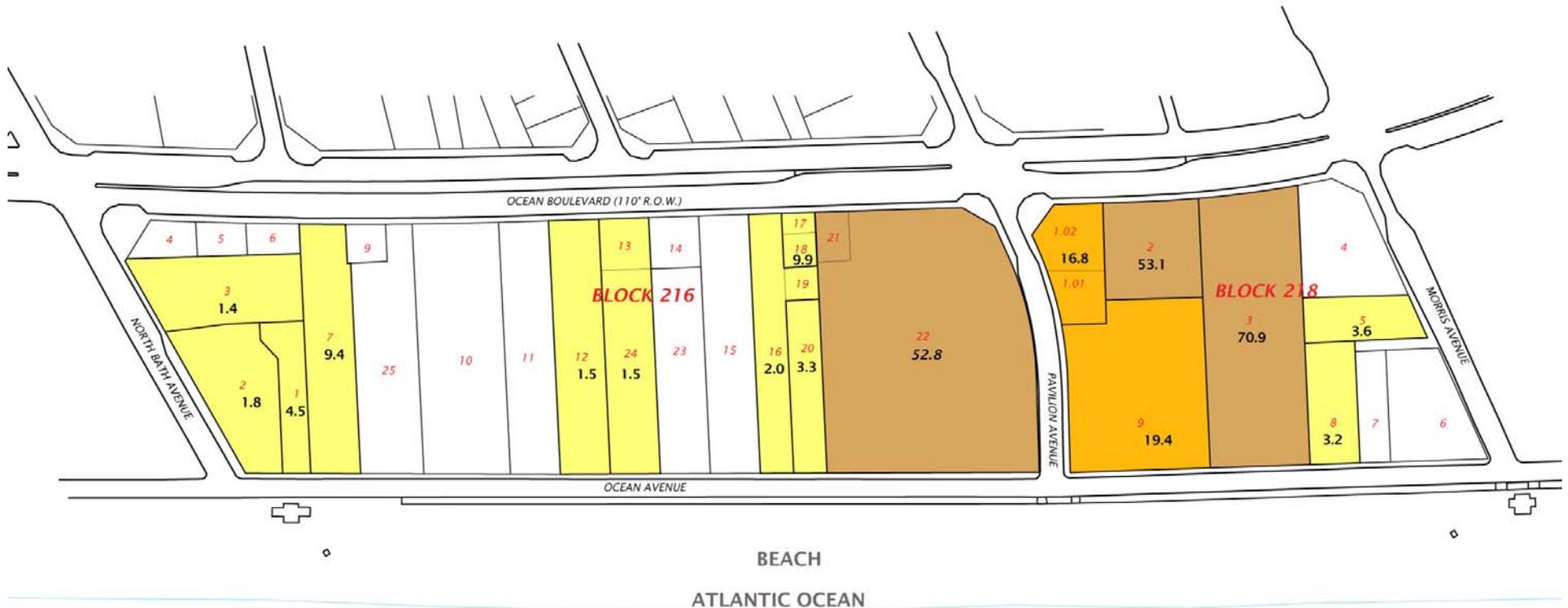
Existing DU/AC

EXISTING DU/AC



Methodology:

Density of a lot in Beachfront South Redevelopment Zone with residential use, is expressed in DU/AC (Dwelling Unit per Acre), which is arrived at by calculating ratio between existing number of units to lot area (in acres)



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Hypothetical Scenario 1: Existing Lots Developed Independently



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Maximum Possible Units Per Lot (Based upon Site Area)

Multiple Parcel Ownership

LOT	15 DU/AC	30 DU/AC	15 DU Parking (2 cars/DU)	30 DU Parking (2 cars/DU)
BK 216				
1	3.3	6.6	6	12
2*	8.4	16.7	16	32
3	10.7	21.5	20	42
4,5,6				
7*	9.6	19.1	18	38
9,10,25	29.1	58.3	58.0	114.0
11	9.8	19.6	18	38
12*	9.9	19.8	18	38
13, 24	10.0	20.0	20	40
14,15,23	19.5	39.0	38	76
16,19	7.6	15.2	14	30
17,18	1.5	3.0	2	6
20	4.6	9.1	8	18
21,22	42.9	85.8	84	170

LOT	15 DU/AC	30 DU/AC	15 DU Parking (2 cars/DU)	30 DU Parking (2 cars/DU)
BK 218				
1	5.4	10.7	10	20
2	7.4	14.7	14	28
3	21.2	42.3	42	84
4	7.1	14.1	14	28
5	4.1	8.3	8	16
6,7	12.0	24.1	24	48
8	4.7	9.4	8	18
9	18.5	37.0	36	74

TOTAL:				
BLOCK 216 & 218	247.1	494.3	474.0	968.0

* Area estimated from ACad file.
Multiple Lot Ownership

Note: Density is also limited by setbacks and height, which are not included in this table.



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Hypothetical Scenario 1: Existing Lots Developed Independently



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Existing Parcels: Pervious Area

- Setback Meets or Exceeds Pervious Requirement (Minimum 15% of Lot Area)
- City-owned
- Existing Build-out to Remain
- Line of Setbacks



Beachfront South Development Possibilities and Scenarios
 Draft for Discussion

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Hypothetical Scenario 2: Combined Parcel Development



City of Long Branch, NJ

Combined Parcels

MAXIMUM DEVELOPMENT (Number of Units)

- Under 10 DU
- Above 10 DU
- Existing Density to remain



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Hypothetical Scenario 2: Combined Parcel Development



City of Long Branch, NJ

Possible Building Envelope (Setback Requirements with Increased Height)

- Stepped Setback from Adjacent Buildings:
10 ft for each 10 ft in height (ie. each story)
- Lot Setbacks
- Buildable Lot Area
- Road Setbacks
- Bulk Setback Line



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Hypothetical Scenario 2: Combined Parcel Development



City of Long Branch, NJ

Pervious Area

- Setback Meets or Exceeds Pervious Requirement
- City-owned Buffer Area
- Existing Build-out to Remain
- Line of Setbacks



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Hypothetical Scenario 3: Combined Parcel Development

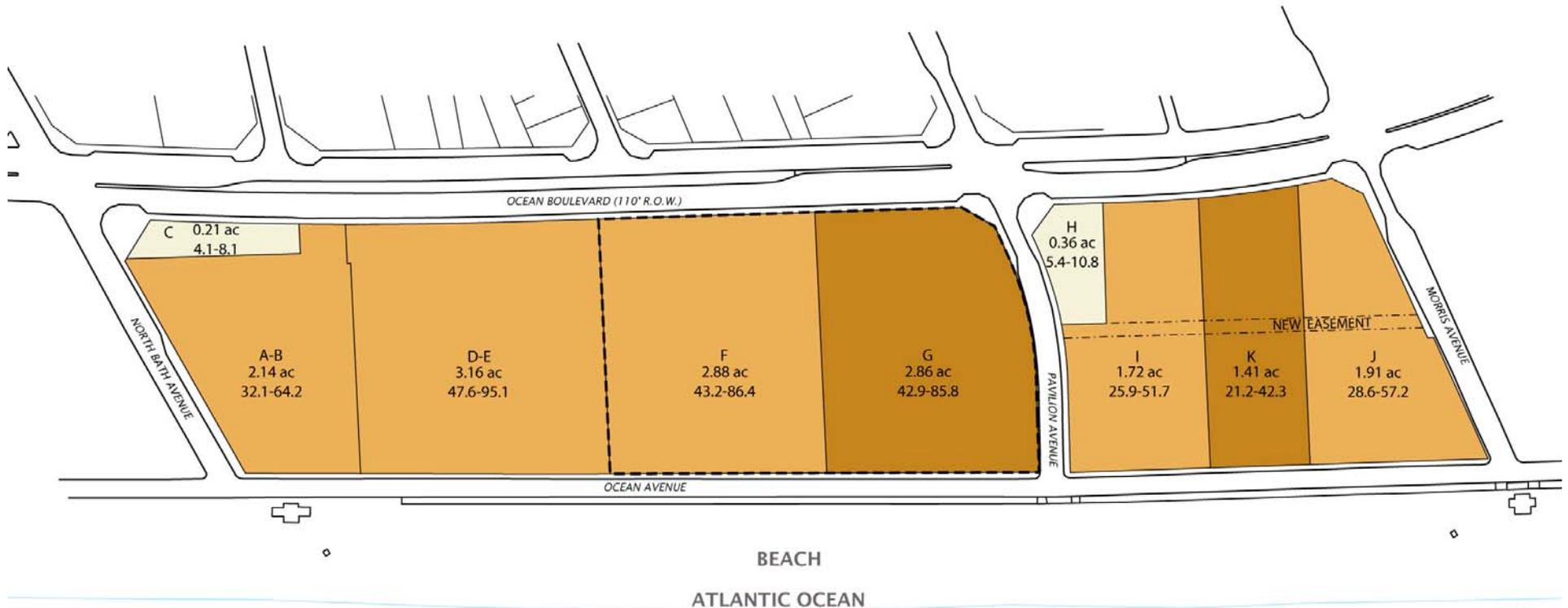


City of Long Branch, NJ

Combined Parcels

MAXIMUM DEVELOPMENT (Number of Units)

- Under 10 DU
- Above 10 DU
- Existing Density to remain



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Hypothetical Scenario 3: Combined Parcel Development



City of Long Branch, NJ

Possible Building Envelope (Setback Requirements with Increased Height)

- Stepped Setback from Adjacent Buildings:
10 ft for each 10 ft in height (ie. each story)
- Side Setbacks
- Buildable Lot Area
- Road Setbacks
- Bulk Setback Line



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Hypothetical Scenario 3: Combined Parcel Development



City of Long Branch, NJ

Pervious Area

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- City-owned Buffer Area
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City of Long Branch, NJ

Comparing Hypothetical Development Scenarios



Block 216	
New Units	120 units
Existing Units	158 units
Block 218	
New Units	68 units
Existing Units	109 units
Total Units	455 units
Addn Units	188 units

Pervious Coverage 380,817 sf.



Block 216	
New Units	219 units
Existing Units	152 units
Block 218	
New Units	108 units
Existing Units	108 units
Total Units	587 units
Addn Units	327 units

Pervious Coverage 284,843 sf.



Block 216	
New Units	247 units
Existing Units	151 units
Block 218	
New Units	108 units
Existing Units	108 units
Total Units	614 units
Addn Units	355 units

Pervious Coverage 249,767 sf.

Methodology:

Build-out number calculations based on site acreage which includes constraints of site setbacks, minimum pervious requirements and setback from adjacent buildings. But excludes constraints of bulk requirements and shadow impacts on boardwalk.

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Clarifications

Shared Goals

1. Protect value of all properties by allowing incremental improvements, reducing shadow impacts, providing for parking, views, access and landscape.
2. Identify opportunities for combined access.
3. Improve public frontage on Ocean Ave. (with reinvestment in Ocean Ave. and Great Bluff improvements). Combined with streetscape improvements along Ocean Blvd.
4. Provide sufficient parking.

Clarifications

1. Pre-Existing Non-Conforming Structures Stay Grandfathered

Existing structures that do not meet current codes or guidelines requirements for use, building footprint, pervious coverage, bulk, or parking may remain in their current configurations as pre-existing, non-conforming structures.

2. Additions/ Alterations to Pre-Existing Non-Conforming Structures

Alterations to existing non-conforming buildings will be allowed if:

- New construction must be in compliance with the building code .
- No additional units may be constructed.
- Pervious coverage requirements (15% minimum) per the Beachfront South Design Guidelines Handbook 6 must be met.
- Additions must comply with *Chapter 345 ZONING / ARTICLE III, General Regulations / § 345-10. Permitted modifications and exceptions; Items A, B, C, E, F, H.*

3. New Construction

Construction must be fully compliant with the Beachfront South Design Guidelines Handbook 6.

4. Clarification of Residential use:

Permitted residential use shall include pre-existing single-family homes, and, bed & breakfast accomodations.

EXCERPT FROM: CODE OF THE CITY OF LONG BRANCH NEW JERSEY, v30 Updated 06-15-2007

CODE OF THE CITY OF LONG BRANCH NEW JERSEY, v30 Updated 06-15-2007 / PART II GENERAL LEGISLATION / Chapter 345, ZONING / ARTICLE III, General Regulations / § 345-10. Permitted modifications and exceptions.

§ 345-10. Permitted modifications and exceptions.

A. Height. The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, similar features and necessary mechanical appurtenances usually carried above the roofline. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve. The provisions of this chapter shall not apply to preventing the erection above the building height limit of a parapet wall or cornice for ornament (and without windows) extending above such height limit not more than five feet. Public and quasi-public buildings, schools, churches and other similar permitted uses shall increase the front, rear and side yards by one foot for each foot by which such buildings exceed the height limit established for such zone in which they are located, and further provided that in no case shall any building have a height greater than 50 feet unless explicitly permitted by the schedules or this chapter. [Amended 4-10-2007 by Ord. No. 17-07]

(1) Finished grade. In the event that a lot or lots are to be regraded in order to increase the lot height, and as a result building height shall be increased beyond the original allowable height and no other provision of this section requires the prior approval of the same, then in that event, a variance shall be required. It is the intent of this subsection to prohibit the increase of allowable building height by means of the use of mounding, terracing or other devices without the appropriate board reviewing and approving a variance for such proposed grade changes. However, such approval shall not be required for a single-family home with an increase of lot height of 18 inches or less measured at the average perimeter of the building.

(2) In the case of existing grades with slopes the measurement for any allowed height and/or number of stories for any proposed structures along this slope shall be calculated along a line which runs parallel to the existing slope and is measured at each point along this line, provided that no increase in height and/or number of stories shall be allowed which is greater than what each zone or use allows at the highest point of the existing or finished grade, whichever is less.

(3) In no case shall any below-grade level (basement, parking level, crawl space, etc.) be counted in the number of stories allowed on any site or for any use.

B. Irregularly shaped lots. In the case of existing irregularly shaped lots, the minimum lot width specified in the Schedules may be measured at the building line, provided that in no case shall the lot frontage measured at the street right-of-way line be less than 50% of the minimum lot width requirements. The creation of any new irregularly shaped lots is prohibited.

C. Exception to front yard setback requirements. The minimum front yard setback requirements in all residential zones shall be as indicated in the zoning schedule, except for the following listed conditions: Buildings shall be located a greater or lesser distance than the minimum allowed front yard setback when the pattern of existing buildings within 300 feet of either side of the lot on the same side of the street is established at a greater or lesser distance. When this condition exists, then the mean average existing setback distance shall control.

E. Exception relating to alterations to existing nonconforming structures.

(1) Alterations, as applied to a nonconforming structure, shall only include a change or rearrangement in the structural supports or a change in the exterior appearance of a structure.

(2) A nonconforming structure may be altered, provided that the cost of alterations does not exceed, in the aggregate, 50% of the assessed value of the structure as recorded in the records of the Tax Assessor. More substantial alterations are not permitted unless the structure is changed to conform to the requirements of this chapter.

(3) A nonconforming structure may not be enlarged, extended, increased in height, width or depth or moved, relocated or modified in such a way so as to increase habitable or usable space, number of dwelling units or number of bedrooms unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one-family structure (principal or accessory) may be enlarged, extended or added to, provided that:

(a) EN(218)The enlargement, extension or addition conforms to all yard requirements;

(b) The portion of the enlargement, extension or addition which does not conform to yard requirements consists entirely of the enclosure of existing side or rear porches. [Amended 11-25-1997 by Ord. No. 39-97]

(c) The portion of the enlargement, extension or addition which does not conform to yard requirements consists entirely of a second floor addition located above an existing first floor area or existing foundation; or [Added 11-25-1997 by Ord. No. 39-97]

(d) The proposed enlargement, extension or addition consists of an area no greater than 300 square feet, which shall be located in such a manner as to square off an irregular building layout and does not decrease the existing principal structure setback. [Added 11-25-1997 by Ord. No. 39-97]

(e) The enclosure of any front porch area shall maintain a minimum of at least 60% of the vertical surfaces as something other than solid walls. [Added 11-25-1997 by Ord. No. 39-97]

(f) All exterior finishes for any enlargement, extension or addition must be uniform and match that which is applied to the existing structure. [Added 11-25-1997 by Ord. No. 39-97]

(4) Accessory structures may not be constructed on nonconforming lots and/or on lots which contain a nonconforming principal structure unless:

- (a) The lot conforms to minimum lot area requirements.
- (b) A single- or two-family principal residential building exists on the lot.
- (c) The new accessory structure conforms to all requirements of this chapter for accessory buildings and uses. (See § 345-11P.)

F. Finished grade. In the event that a lot or lots are to be regraded in order to increase the lot height, and as a result building height shall be increased beyond the original allowable height and no other provision of this section requires the prior approval of the same, then in that event, a site plan shall be submitted to the Planning Board of the City of Long Branch. It is the intent of this subsection to prohibit the increase of allowable building height by means of the use of mounding, terracing or other devices without the appropriate board reviewing and approving a site plan of such proposed grade changes. However, such approval shall not be required for a single-family home with an increase of lot height of 18 inches or less measured at the average perimeter of the building.

H. Exception relating to single-family dwellings. Should the enlargement, extension or addition of single-family dwellings include bedrooms as defined in § 345-3, each bedroom over four bedrooms shall require that an additional parking space be provided in an appropriate yard space as per § 345-42, and that no front yard area be used for parking in a higher percentage than 40%, and that lot coverage maximums not be exceeded. [Added 7-25-2000 by Ord. No. 25-00]



Next Steps

1. **Consensus on Stakeholder Goals**
2. **Explore Partnerships between Stakeholders**
3. **Relate Public/Private Improvements and Investments**

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