

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY

ORDINANCE 2022-18

**AN ORDINANCE OF THE BOROUGH OF BRADLEY BEACH
AMENDING AND SUPPLEMENTING CHAPTER 450, ARTICLE VII
CONDITIONAL USES, TO ADD SECTION 450-38 HOTELS AND
MOTELS OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF BRADLEY BEACH**

BE IT HEREBY ORDAINED by the Mayor and Council of the Borough of Bradley Beach in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 450, Article VII Conditional Uses, Section 450-38 Hotels and motels is added as follows:

SECTION 1:

§ 450-38 Hotels and Motels

Hotels and motels are permitted as a conditional use in the GB and GB-W Zone Districts subject to Planning Board conditional use and site plan approval, and subject to the minimum standards of that zone, and to the following requirements and conditions:

- A. All guest rooms shall comply with N.J.A.C. 55:13A-1, Regulations for Hotel and Multiple Dwellings.
- B. A minimum of 15% of the total floor area of the hotel shall be devoted to common areas for the use and enjoyment of hotel guests and the general public.
- C. All service, garbage and loading facilities shall be located in the rear portion of the building, shall not be located in required yard setbacks and shall be suitably screened from adjacent properties.
- D. No exterior light levels which exceed 0.5 footcandle shall cross property lines.
- E. No parking facility or portion thereof shall be permitted in front yard areas.
- F. Preexisting hotel structures which are nonconforming with respect to the bulk requirements set forth in the Zoning Schedule shall be permitted to be altered, enlarged or extended, provided that all conditions of this chapter are complied with and existing nonconforming bulk conditions are not increased.
- G. The minimum lot area for a newly constructed hotel lot shall be 10,000 square feet. The minimum lot area for a hotel utilizing an existing structure shall be 3,600 square feet.
- H. Cooking and smoking in rooms shall be prohibited.
- I. The structure shall not be a "rooming house" or "boardinghouse" as defined by N.J.S.A. 55:13B-3.

- J. The facility shall not allow any guest to remain more than 30 days, or more than 30 days of any period of 60 successive days.
- K. A maximum of 20 guest rooms are permitted in a hotel.
- L. No liquor license is allowed to operate within a hotel premises.
- M. No conference or banquet facilities shall be permitted to operate within a hotel.

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: November 22, 2022

Date of Hearing and Adoption: