

**TOWNSHIP OF NEPTUNE**

**ORDINANCE 26-07**

**AN ORDINANCE TO AMEND THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEPTUNE BY ESTABLISHING A NEW ZONING DISTRICT ENTITLED "AFFORDABLE HOUSING ZONE – 2(AH-2) WITHIN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY**

**WHEREAS**, Neptune Township’s Land Development Ordinance and Regulations include standards that control the location, scale, and type of land uses within the Township; and

**WHEREAS**, in accordance with section 40:55D-62 of the Municipal Land Use Law, the Neptune Township Committee is charged with adopting zoning standards ordinances relating to the nature and extent of the uses of the land and of buildings and structures thereon in order to protect the general health, safety, and welfare of the public.

**NOW, THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Neptune, County of Monmouth, that the Land Development Ordinance of the Township of Neptune is hereby amended as follows:

**SECTION 1.** Section 300 Zoning Districts.

**Affordable Housing Zone – 2 (AH-2)**

**SECTION 2.** Section 406.03 Affordable Housing Zone – 2

- A. Purpose. The purpose of the 1201 Route 35 Affordable Housing Zone is to permit multi-family residential development that includes an affordable housing component, thereby advancing the Township’s efforts to meet its constitutionally mandated affordable housing obligations in accordance with applicable State law.
- B. Permitted Uses.
  - a. Multi-family dwellings (a maximum of 98 units of which 20 are low- and moderate-income units)
- C. Location: Block 5602, Lot 19
- D. Accessory permitted uses.
  - a. Parking areas and electric vehicle charging stations.
  - b. Interior amenities, including, but not limited to: community room, wellness and health room(s), library, meeting rooms, lobbies, laundry areas, mail centers, fitness rooms, and other traditional ancillary spaces intended to serve the residents.
  - c. Utility rooms
  - d. Indoor and outdoor recreational areas
  - e. Bicycle storage facilities
  - f. Patios, balconies, rooftop amenities, and porches intended to serve the residents.
  - g. Mail rooms and package rooms
  - h. Trash and recycling rooms and enclosures
  - i. Storage and equipment sheds
  - j. Stormwater management facilities, including but not limited to typical stormwater basins

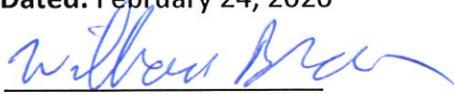
- as well as underground recharge basins.
- k. Private and public utility structures, including standby generators intended to serve the residents.
  - l. Signage in accordance with § LDO-416 SIGNS
  - m. Fences and walls
  - n. Temporary construction trailers
  - o. Accessory uses customarily incidental to a permitted principal use as approved by the Planning Board.
- E. Bulk Regulations. Development in the Memorial Drive Affordable Housing Zone shall be subject to the following bulk regulations:
- a. Minimum lot area: 75,000 SF
  - b. Minimum lot width: 200 FT
  - c. Minimum lot frontage: 200 FT
  - d. Minimum lot depth: 100 FT
  - e. Minimum front yard setback: 15 FT ?
  - f. Minimum side yard setback-commercial: 10 FT
  - g. Minimum side yard setback – residential – 20 FT
  - h. Minimum side yard setback (combined): 30 FT
  - i. Minimum rear yard setback: 20 FT
  - j. Maximum building coverage: 75% \*
  - k. Maximum lot coverage: 80%
  - l. Maximum number of stories: 4 stories
  - m. Maximum Density (dwelling units per acre): 49.5 DU/AC
  - n. Maximum Floor Area Ratio: 2.50 \*
  - o. Minimum improvable area (total area): 40,000 SF
  - p. Minimum Improvable area (diameter of a circle): 130 FT
- F. Development in the 1205 Route 35 Affordable Housing Zone shall be consistent with NJ Residential Site Improvement Standards found within N.J.A.C. 5:21.
- G. Architectural Design Standards. Development in the 1201 Route 35 Affordable Housing zone shall be consistent with the applicable Architectural and Design Standards found within § LDO-502, except that ground floor parking level walls may be straight and shall not be required to be articulated or stepped. Upper levels of the buildings shall comply.
- H. Buffering and Screening. Buffering and screening in the 1201 Route 35 Affordable Housing Zone shall be consistent with the applicable Buffering and Screening requirements found within § LDO-503, unless otherwise expressly permitted by the board.
- I. Landscaping. Landscaping within the 1201 Route 35 Affordable Housing zone shall be consistent with the applicable landscaping requirements found within § LDO-509 unless otherwise expressly permitted by the board.

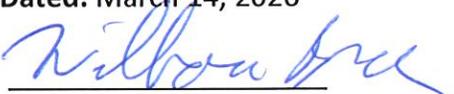
\* Note building coverage and FAR include the enclosed ground floor parking level.

**SECTION 2.** All Ordinances, or parts thereof, inconsistent with the provision of this Ordinance, and the same are hereby repealed to the extent of such inconsistency.

**SECTION 3.** Should any section, paragraph, clause or any other portion of the Ordinance be adjusted by a Court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

**SECTION 4.** This ordinance shall take effect upon its passage and publication according to law upon the filing of a certified copy thereof with the Monmouth County Planning Board.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: February 24, 2026
Second	Robert Lane, Jr.	X				 William Bray, RMC, CMR Township Clerk
	Rev. Tassie York	X				
Moved	Bryan Acciani	X				
	Derel Stroud	X				
	Kevin B. McMillan	X				

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on Second Reading Dated: March 14, 2026
<i>Second</i> <i>moved</i>	Robert Lane, Jr.	X				 William Bray, RMC, CMR Township Clerk
	Rev. Tassie York	X				
	Bryan Acciani	X				
	Derel Stroud	X				
	Kevin B. McMillan	X				

**Attest:**

William Bray, RMC, CMR  
Township Clerk



Kevin B. McMillan  
Mayor



Date: 3/14/2026

