

**ORDINANCE NO. 07-2026**  
**BOROUGH OF SEA BRIGHT**  
**COUNTY OF MONMOUTH**

**AN ORDINANCE AMENDING CHAPTER 130, ARTICLE VII ZONES AND DISTRICTS, SECTION 37(C)(4) ADDING (c) AHO-1 AFFORDABLE HOUSING OVERLAY 1 ZONE; AND ADDING SECTION 42.2 ENTITLED AHO-1 AFFORDABLE HOUSING – 1 ZONE IN FURTHERANCE OF THE BOROUGH’S OBLIGATION TO PROVIDE FOR ITS FAIR SHARE OF AFFORDABLE HOUSING.**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act") establishing the statutory calculation of the state-wide fair share obligation for the Fourth Round of affordable housing for the time period 2025-2035; and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs ("DCA") to provide its calculation of every municipality’s Fourth Round fair share affordable housing obligations based upon the criteria on the Amended FHA and the DCA issued a report on October 18, 2024 (the "DCA Report") wherein it supplied its calculation of the fair share affordable housing obligation for all municipalities, including the Borough of Sea Bright; and

**WHEREAS**, the DCA Report calculated Sea Bright’s Fourth Round fair share obligations as follows: Present Need (Rehabilitation) Obligation of 0 units and a Fourth Round Prospective Need (New Construction) Obligation of 46 affordable housing units; and

**WHEREAS**, the Borough having filed its Housing Element and Fair Share Plan in June 2025 (the “HEFSP”); and

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the Mayor and Council of the Borough of Sea Bright in the County of Monmouth, State of New Jersey that the Borough’s Land Development Ordinance at Chapter 130, Article VII Area Bulk and Use Requirements is hereby amended to create the AHO-1 Zoning District

**SECTION ONE:**

**130-37(C)(4)(C) Affordable Housing Overlay – 1 AHO-1 District**

**130-42.2 Affordable Housing Overlay – 1 AHO-1 Zone**

- A. Purpose.** The purpose of the *AHO-1 Zone* is to allow for low- and moderate-income households. The AHO-1 Zone includes Block 16, Lot 15.01.
- B. Permitted Principal Uses:**
  - a. Maximum of seven (7) low- and moderate-income rental apartments.**
- C. Permitted Accessory Uses**
  - 1. Off-street parking and loading facilities**
  - 2. Signs, conforming to the provisions of Borough Code.**
  - 3. Fences and walls in accordance with Borough Code.**

**D. Area and bulk requirements:**

- a. Existing area and bulk standards from the R-3 Residential Zone

**E. Off -street parking and Loading requirements**

- 1. All residential development shall comply with the Residential Site Improvement Standards for all residential development.

**BE IT FURTHER ORDAINED THAT** the Zoning District Map of the Borough of Sea Bright is hereby amended to include the AHO-1 Zoning District.

**SECTION TWO.** All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

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

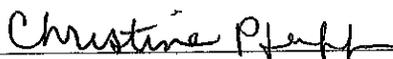
**SECTION FOUR.** This Ordinance shall take effect upon its passage and publication according to law.

**I HEREBY CERTIFY** this the be a true correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on February 17, 2026 and will be further considered after a Public Hearing held on March 11, 2026 in the Municipal Building at 1097 Ocean Avenue at 7:00 pm.

INTRODUCED: February 17, 2026  
 PUBLIC HEARING: March 11, 2026  
 ADOPTED: March 11, 2026

Witness:

**BOROUGH OF SEA BRIGHT**

  
 \_\_\_\_\_  
 CHRISTINE PFEIFFER, CLERK

  
 \_\_\_\_\_  
 BRIAN P. KELLY, Mayor