

**BOROUGH OF MANASQUAN**

**ORDINANCE NO. 2150-14**

**ORDINANCE AMENDING AND SUPPLEMENTING  
CHAPTER 35 (ZONING), SECTION 35-3.1  
(DEFINITIONS) AND SECTION 35-11  
(SUPPLEMENTARY LOT, HEIGHT AND YARD  
REQUIREMENTS)**

**WHEREAS**, pursuant to the Revised General Ordinance of the Borough of Manasquan Code Section 35-3.1 refers to Definitions, Section 35-11 refers to Supplementary Lot, Height and Yard Requirements; and

**WHEREAS**, the Manasquan Borough Council of the Borough of Manasquan is desirous of amending certain zoning requirements to allow new and existing residential principal buildings in the designated flood zones to comply with the new flood elevations; and

**WHEREAS**, the Manasquan Borough Council has determined that it is in the best interests of the health, safety and welfare of the residents of the Borough to provide those residents with such relief; and

**NOW THEREFORE BE IT ORDAINED AS FOLLOWS:**

**Section 1:** Chapter 35, Section 35-3.1 refers to Definitions of the Revised General Ordinances of the Borough of Manasquan is hereby amended to include the following definition:

**Architectural Design** – In order to promote a desirable environment through creative development techniques and good civic design where elevation or construction of a building is either necessary or desirable, façade treatment shall be required to a point not less than two and one half (2 ½) feet above the finished grade of the property surrounding the building.

**Section 2:** Section 35-11 refers to Supplementary Lot, Height and Yard Requirements of the Revised General Ordinances of the Borough of Manasquan is hereby amended to add the following:

**35-11.10 Architectural Design**

- a. Elevation of an existing building or construction of a new building on the existing foundation, the exterior siding must extend down over the foundation to a point not less than 2 ½ ft. above the existing grade of the property surrounding the building.
- b. Elevation of an existing building or construction of a new building:
  1. Any open area between the lowest finished floor and the existing grade may be enclosed with a breakaway wall or screening all exposed pilings must be enclosed.
  2. The exterior siding must extend down over the foundation to a point not less than 2 ½ ft. above the existing grade surrounding the building.
  3. Any exposed ground area under the building must be covered with either concrete or stone.
  4. Any storage area under the building must be enclosed.

**Section 3:** Construction and effective date

- (a) Should any section or provision of this ordinance be held invalid in any proceedings, the same shall not affect any other section or provision of this ordinance, except insofar as the section or provisions so held invalid shall be inseparable from the remainder of any such section or provision.

- (b) Chapter 97, et seq., of the Borough of Manasquan Code and all ordinances and parts of ordinances inconsistent with this Ordinance herewith are hereby repealed.
- (c) This ordinance shall become effective following its final passage and publication according to the law.

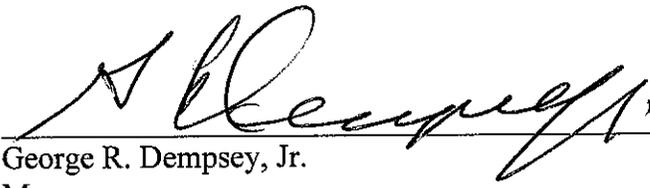
**NOTICE**

**PUBLIC NOTICE IS HEREBY GIVEN** that Ordinance No. 2145-13 is being introduced at a meeting of the Mayor and Council of the Borough of Manasquan on the 17<sup>th</sup> day of March 2014, and read for the first time. The said Ordinance is going to be considered for final passage by the Mayor and Council at Borough Hall, 201 East Main Street, Manasquan, NJ 08736 at 10:00 a.m. on the 7<sup>th</sup> day of April, 2014. At such time and place, or at any such time or place to which said meeting may be adjourned, all interested persons will be given an opportunity to be heard concerning said ordinance. A copy of this ordinance can be obtained without cost by any member of the general public at the office of the Municipal Clerk in Borough Hall between the hours of 9:00 a.m. and 4:00 p.m. on Monday through Friday, except on legal holidays.

  
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**BARBARA ILARIA, RMC**  
**Municipal Clerk**

Mark G. Kitrick, Esquire  
Municipal Attorney  
635 Duquesne Boulevard  
Brick, NJ 08723

Passed on First Reading and Introduction: March 17, 2014  
Approved on Second Reading and Final Hearing: April 7, 2014

  
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George R. Dempsey, Jr.  
Mayor