

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

**ORDINANCE NO. 1202**

**AN ORDINANCE AMENDING CHAPTER XXX DEVELOPMENT REGULATIONS  
OF THE BOROUGH OF DEAL IN THE  
COUNTY OF MONMOUTH, NEW JERSEY**

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the Borough to revise the Zoning Map of the Borough of Deal and designate certain parcels of land as Open Space / Recreation; and

WHEREAS, the Borough Planning Board has reviewed the changes on February 5, 2020 and has recommended that such changes to the Development Regulation are consistent with the Master Plan.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey, as follows:

Section 1. Chapter XXX, of the Ordinances of the Borough of Deal are hereby amended by the following:

**CHAPTER XXX**

**DEVELOPMENT REGULATION**

**30-81 Zoning Districts**

**30-81b** The zoning map is hereby amended and supplemented by the addition of the Open Space / Recreation Zone, incorporating the following properties into said zone:

Block 36 Lot 1

Block 37 Lot 1

Block 35 Lot 27 portion as outline on Zoning Map

Other areas as outline on Zoning Map dated January 10, 2020

**30-86 REGULATIONS FOR RESIDENTIAL R-1, R-2, R-3, R-4 AND OPEN  
SPACE / RECREATION DISTRICTS**

**30-86.7 Requirements for Open Space / Recreation Zone**

**30-86.7a Permitted Use**

1. Golf Course
2. Accessories associated with a Golf Course
3. Playground

### 30-87.7b Bulk Requirements

1. All Density, Bulk, Yard and Content Requirements shall follow the same requirements for the R-1 Residential Zone.

Section 2. The Borough Administrator /Clerk is directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required).

Upon the adoption of this Ordinance after public hearing thereon, the Borough Administrator/Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S. 40:49-2.1.

Section 3. If any word, phrase, clause, section or provision of this ordinance shall be found by any court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section or provision shall be severable from the balance of this ordinance and the remainder of the ordinance shall remain in full force and effect.

Section 4. This Ordinance shall become effective immediately upon its final passage and publication as required by law.

Introduced by Commissioner Ades on January 10, 2020  
Seconded by Commissioner Simhon  
Roll Call: Ayes 3; Cohen, Ades & Simhon

Motion to Adopt by Commissioner Ades on March 4, 2020  
Seconded by Commissioner Simhon  
Roll Call: Ayes 3; Cohen, Ades & Simhon