

ORDINANCE NO. 2019-35
ORDINANCE OF THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, NEW JERSEY
AMENDING AND SUPPLEMENTING
CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS,
RELATING TO DRIVEWAYS FOR ONE AND TWO FAMILY DWELLINGS AND PROHIBITING PAVEMENT
ON OTHER THAN DRIVEWAYS AND PARKING AREAS.

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter 490 of the Revised General Ordinances of the Borough of Red Bank, Monmouth County is hereby amended and supplemented as follows:

SECTION 1. §490-98D be amended as follows:

Access drives for single- and two-family dwellings shall utilize concrete aprons without curb returns regardless of size or location. Such drives shall have a minimum width of 10 feet and a maximum width of 12 feet when they provide access to a one car garage or when there is no garage or a maximum width of 24 feet when they provide access to a two-car (or larger) garage. All such drives shall be paved utilize either pavement, gravel, concrete tire channels or decorative pavers as provided by Subsection H.

SECTION 2. §490-16B(1) Prohibited acts add section (j) as follows:

(j) Pave any portion of any lot that is not used as a permitted and approved driveway or parking area.

SECTION 3. §490-6 Definition of Lot Coverage be amended as follows:

Lot coverage—The area of a lot covered by buildings and structures and accessory buildings or structures and expressed as a percentage of total lot area. For the purpose of this chapter, parking areas and automobile access driveways shall not be included in lot coverage to the extent required by ordinance, except that any new or expanded paved driveways for one and two family dwellings shall count toward lot coverage. New or expanded driveways for one and two family dwellings utilizing gravel, concrete tire channels or decorative pavers shall not count towards lot coverage.

SECTION 4: A copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

SECTION 5: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

SECTION 6: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION 7: This Ordinance shall take effect immediately upon its passage and adoption according to law.

	Motion	Yes	No	Abstain	Absent
Councilman Yassin	Motion	X			
Councilwoman Triggiano		X			
Councilman Ballard		X			
Councilman Yngstrom		X			
Councilman Zipprich	Second	X			
Councilwoman Horgan		X			

First Reading/Introduction: July 24, 2019
Public Hearing/Adoption: August 21, 2019

I hereby certify the above to be a true copy.

Pamela Borghi

Pamela Borghi, Municipal Clerk