

BOROUGH OF EATONTOWN – NOTICE OF ORDINANCE ADOPTION

NOTICE is hereby given that **Ordinance 15-2026** - Ordinance of the Borough of Eatontown Entitled “**AN ORDINANCE OF THE BOROUGH OF EATONTOWN AMENDING THE MONMOUTH MALL REDEVELOPMENT PLAN**” was passed after a public hearing at the regular meeting of **July 22, 2026**, by the Governing Body of the Borough of Eatontown, at 47 Broad Street, Eatontown, NJ 07724. Borough of Eatontown - Trina Lindsey, RMC, Borough Clerk

ORDINANCE 15-2026

BOROUGH OF EATONTOWN COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AN ORDINANCE AMENDING THE MONMOUTH MALL REDEVELOPMENT PLAN

WHEREAS, the Mayor and Council of the Borough of Eatontown adopted Resolution 70-2021 on April 14, 2021 Authorizing the Borough Planning Board to undertake a preliminary investigation to determine whether Block 2201, Lots 1.01, 1.02, 2, 3, 4 and 5, and Block 2202, Lot 1 on the Borough Tax Map, commonly known as the Monmouth Mall Property (the “Monmouth Mall Property”), meets the criteria to be designated as a non-condemnation area in need of redevelopment in accordance with N.J.S.A. 40A:12A-5 (the “LRHL”); and

WHEREAS, the Planning Board adopted a Resolution on December 6, 2021 determining that the Property meets the criteria under the LRHL to be declared a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, Borough Council reviewed the recommendations of the Planning Board and adopted Resolution 208-202 designating the Property as a Non-Condensation Area in Need of Redevelopment under the criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 (b) and (h) on December 8, 2021; and

WHEREAS, the Borough and Planning Board Planner, Jennifer C. Beahm, P.P., AICP of Leon S. Avakian, Inc. prepared a report entitled “Monmouth Mall Redevelopment Plan” setting for the zoning and bulk standards by which the Monmouth Mall Property may be redeveloped; and

WHEREAS, the Borough Council adopted Ordinance 5-2023 approving the Redevelopment Plan for the Monmouth Mall Property and the redevelopment of the property is currently being undertaken in accordance with a Redevelopment Agreement;

WHEREAS, the Redeveloper of the Monmouth Mall Property requested the Borough Council amend the Redevelopment Plan to allow for a veterinary service, which is consistent with other permitted principal uses and principal recreational use such as Pet Stores and Pet Parks; and

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to amend the Redevelopment Plan to allow for veterinary services to complement the other similar permitted uses within the Monmouth Mall Redevelopment Plan to continue the redevelopment of the Monmouth Mall Property.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that it hereby amends the Monmouth Mall Redevelopment Plan dated

_____, Section C Permitted Land Uses, Permitted Principle Uses in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7 as follows:

[additions are underscored]

C. Permitted Land Uses

Permitted Principal Land Uses

22. Veterinary Offices, defined as an animal hospital or clinic that provides medical care for small animals or pets. Kennels, outdoor runs, boarding, Animal Care Centers and Animal Care Facilities as defined by §89-4 and §97-30 of the Borough Code, are specifically prohibited.

BE IT FURTHER ORDAINED THAT the superseding zoning standards contained within the Amended Monmouth Mall Redevelopment Plan shall supersede the applicable regulations in the Eatontown Borough Land Use Ordinances governing the Monmouth Mall Property and if a particular land use, development regulations or site standards are not addressed in this Redevelopment Plan, compliance with the Eatontown Borough Land Use Ordinances or other applicable code requirements apply.

BE IT FURTHER ORDAINED, that:

- A. All other Ordinances or provisions of the Code of the Borough of Eatontown or parts thereof, which are inconsistent with any provisions in this Ordinance, are hereby repealed to the extent of such conflict or inconsistency.
- B. If any provision or portion of this Chapter is held to be unconstitutional, preempted by Federal or State Law or otherwise invalid by any court of competent jurisdiction, the remaining provisions of this chapter shall not be invalidated.
- C. This Ordinance shall take effect upon its passage and publication as required by law.

BE IT FURTHER ORDAINED, that this ordinance shall take effect upon passage and publication in accordance with applicable law

DATE INTRODUCED: 07/08/2026

DATE ADOPTED: 07/22/2026