



AFFIDAVIT OF POSTING INTRODUCTION OF ORDINANCE

State of New Jersey
County of Monmouth

I, **Trina Lindsey** of full age, being duly sworn according to law, depose and say:

1. I am the duly appointed **Municipal Clerk** of the **Borough of Eatontown**, County of Monmouth, State of New Jersey.
2. On **May 13, 2026**, at a regular meeting of the governing body of the Municipality, introduced and passed on first reading, **Ordinance No. 10-2026**, entitled:

"An Ordinance of the Borough of Eatontown Amending Chapter 89 "Land Use", Article II "Definitions" Section 89-4 "Definition and Other Word Usage" with Respect to the Definition of a Corner Lot."

3. In accordance with applicable provisions of New Jersey law, including but not limited to N.J.S.A. 40:49-2 and other applicable statutes, I caused a true and correct copy of said ordinance, together with notice of its introduction and the time and place fixed for further consideration and public hearing, to be posted on the official website of the Municipality located at:

<https://www.eatontownnj.com/>

4. The ordinance and notice of introduction were posted on:
 - o **Date of Posting: May 14, 2026**
 - o **Time of Posting (if applicable): 10:00 am**
5. The ordinance and notice remained continuously available for public inspection on the municipal website in accordance with the time requirements prescribed by law.
6. A true and correct copy of the ordinance and the notice as posted are attached hereto.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Printed Name: **Trina Lindsey**
Municipal Clerk, RMC
Borough of Eatontown

Date: May 15, 2026

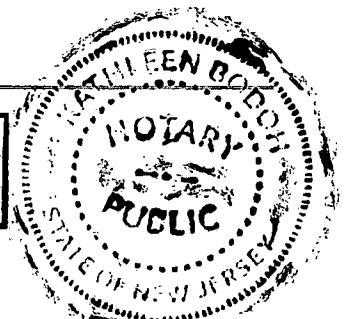
Sworn and subscribed before me this 15th day of May, 2026.

Notary Public of New Jersey

KATHLEEN BODOH
Notary Public, State of New Jersey
Comm. # 0050202318
My Commission Expires 08/18/2027

My Commission Expires: 08/18/2027

(Notary Seal)



BOROUGH OF EATONTOWN – NOTICE OF ORDINANCE INTRODUCTION

NOTICE is hereby given that Ordinance 10-2026 - Ordinance of the Borough of Eatontown Entitled "AN ORDINANCE OF THE BOROUGH OF EATONTOWN AMENDING CHAPTER 89 "LAND USE", ARTICLE II "DEFINITIONS" SECTION 89-4 "DEFINITION AND OTHER WORD USAGE" WITH RESPECT TO THE DEFINITION OF A CORNER LOT" was introduced and passed upon first reading at a regular meeting of the Governing Body of the Borough of Eatontown, NJ held Wednesday, May 13, 2026. It will be further considered for final passage after a public hearing thereon at a meeting of the Governing Body to be held at the Municipal Building, 47 Broad St., Eatontown, NJ 07724 on Wednesday, May 27, 2026, at 7:30pm or as soon thereafter. Copies are available to the general public who request such copies at the office of the Borough Clerk and at the Borough website, www.eatontownnj.com under Public Notices. By Order of the Mayor and Council of the Borough of Eatontown. Trina Lindsey, RMC, Borough Clerk

ORDINANCE NO. 10-2026

BOROUGH OF EATONTOWN

COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AN ORDINANCE OF THE BOROUGH OF EATONTOWN AMENDING CHAPTER 89 "LAND USE", ARTICLE II "DEFINITIONS" SECTION 89-4 "DEFINITION AND OTHER WORD USAGE" WITH RESPECT TO THE DEFINITION OF A CORNER LOT

WHEREAS, the Zoning Officer has found that owners of corner lots have encountered unnecessary hardship in improving their properties because such properties are treated as having two front yards and two rear yards thereby limiting the improvements that can be effectuated on such properties without Zoning Board approval; and

WHEREAS, the Zoning Officer with the concurrence of the Borough Planner has recommended that the Borough Council amend the definition of Lot Corner to make it more resident friendly by treating these lots more like other lots thereby reducing the requirement to apply for Zoning Board applications to make improvements; and

WHEREAS, the Borough Council believes it is in the best interest of the Borough to change the definition of Corner Lots to make it more resident friendly.

NOW THEREFORE BE IT HEREBY ORDAINED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey that its Chapter 89 Land Use, Article II Definitions, Section 89-4 Definitions, and other Word Usage of the Revised General Ordinances of the Borough of Eatontown is hereby be amended to read as follows:

[additions are underscored and deletions are marked through strike-out]

LOT, CORNER

~~The lot at the junction of and abutting on two or more intersecting streets.~~ A corner lot shall be deemed to have two front yards, one along each street frontage. For purposes of determining yard requirements, the rear yard shall be the yard opposite the street frontage upon which the property is addressed. The remaining yard, adjacent to the secondary street frontage, shall be considered a side yard.

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinances not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause, or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. EFFECTIVE DATE

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