

ORDINANCE NO. 2025-1521

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

**ORDINANCE AMENDING CHAPTER 40, LAND USE ORDINANCE, OF THE
BOROUGH CODE TO REVISE THE ZONING REQUIREMENTS FOR CEMETERIES**

BE IT ORDAINED, by the Borough Council of Borough of Tinton Falls, County of Monmouth, State of New Jersey that Chapter 40 of the Borough Code, entitled “Land Use Ordinance,” shall be amended as set forth below.

SECTION 1. The Borough Council of the Borough of Tinton Falls does hereby amend Section 40-37(B), “Conditional Uses,” to read as follows: (~~strike throughs~~ to be deleted, underlined to be added):

(B) 17. Cemetery, With or Without Mausoleum or Crematory. Cemetery, with or without mausoleum or crematory, as defined in this Chapter, may be located, when approved as conditional uses, in the zone as specified in Schedule A subject to the following:

- a. Mausoleums and crematories shall be a minimum of 400 feet from any residential property line and a minimum of 100 feet from any commercial property line. A maximum of one crematory is permitted per cemetery.
- b. ~~Crematory~~ Columbariums shall be a minimum of 100 feet from any property line.
- c. Chapels and committal areas related to the internment, entombment or cremation of human remains on site shall be an accessory use to the principal use. An office strictly related to the activities of the cemetery or a residence, to be used exclusively for an employee involved in caretaking, security or other activities of the cemetery, is permitted. Up to two accessory maintenance buildings related to the operation of the cemetery, not exceeding a height of 20 feet and area of 500 square feet each, are permitted. Setbacks for any such buildings shall be in compliance with the table below.
- d. Parking for all uses on site must be provided on site as required by this Chapter.
- e. All yard areas shall be attractively landscaped with grass lawns, trees and shrubs or other vegetation or material as the Planning Board may approve or require. Every cemetery shall have a vegetated buffer area along all property lines abutting a residential zone or use. Buffer areas shall be a minimum of 25 feet wide and shall be planted with dense evergreen plant materials in an irregular and natural appearing pattern to form a continuous screen from grade level to a height of six feet.
- f. Compliance with all bulk requirements as indicated below:

Use	Minimum Lot Requirements			Minimum Yard Requirements				Maximum Lot Coverage	Maximum Building Height		Maximum <u>Minimum</u> Building Separation
	Lot Area	Width		Front	Side		Rear		Stories	Feet	
		Interior	Corner		One	Total					
Cemetery, with or without mausoleum, mortuary or crematory	10 acres	300 feet	300 feet	100 feet	50 feet	100 feet	50 feet	20%	4 <u>2.5</u>	50 35** feet	50 feet

** With the exception of spires, cupolas or other architectural appurtenances

SECTION 2. All ordinances or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION 3. In the event any section, part or provision of this Ordinance shall be held unconstitutional or invalid by any Court, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance other than the part held unconstitutional or invalid.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

Introduced:

Adopted:

RISA CLAY
COUNCIL PRESIDENT

VITO PERILLO
MAYOR

ATTEST:

MICHELLE HUTCHINSON
BOROUGH CLERK

APPROVED AS TO FORM:

KEVIN N. STARKEY, ESQ.
DIRECTOR OF LAW