BOROUGH OF DEAL

COUNTY OF MONMOUTH, NEW JERSEY

ORDINANCE NO. 2026-17

AN ORDINANCE AMENDING CHAPTER VI OF "REVISED GENERAL ORDINANCES OF THE BOROUGH OF DEAL, 1982"

Beach Regulations

THE BOARD OF COMMISSIONERS OF THE BOROUGH OF DEAL HEREBY ORDAIN:

Section 1. That Chapter VI, Beach Regulations, of the "Revised General Ordinance of the Borough of Deal, 1982" be and it hereby is amended in the following particulars:

Section 2. Subsection 6-1 **Conover Pavilion** is amended to read as follows:

6-1.4 Conover Pavilion Rates; Charges; Qualifications for Use

Rates and charges at the Conover Pavilion are fixed as follows:

a. Bathhouse-Season Rate:
   1. Two (2) members$975.00
   2. Each additional member 12 to 17 years of age $100.00
   3. Each additional member 18 years of age and older $180.00
   4. Senior Citizens (62 and older)/or Deal Resident Fee $875.00
   5. Veterans no charge with Military Identification

b. Children under 11 years of age No Charge

c. Seasonal walk-on fee (12 years of age and older) $200.00

d. Weekday admission (Monday-Thursday) $12.00

e. Weekend and holiday admission (Friday-Sunday) $15.00

f. No refunds or rain checks.

g. Charges to be reviewed annually.

h. All guest passes must be purchased by a member of the W. Stanley Conover Pavilion and can be done so ahead of time online (www.dealborough.com).

Weekend times are Fridays, Saturdays, Sundays and Holidays. Weekday times will be Monday – Thursday.

Guest passes purchased will not expire and may be used at any time. Upon cancellation of membership, the associated passes will no longer be valid. Absolutely no refunds or rainchecks will be issued for guest passes. Guest passes are not transferable.

Sale and purchase of guest passes other than from the Borough of Deal is prohibited.

Any member found bringing a guest into the Beach Club without paying the guest fee will be subject to revocation of membership.

1. Weekday Guest Pass (Book of 5) $50.00
2. Weekend Guest Pass (Book of 5) $60.00

6-1.5 Definition.

Member shall mean any family member or friend.

6-1.6 Rules and Regulations.

a. Payment in full is due by April 15. If payment in full is not received by April 15, a $350.00 late fee will be added. If payment is not received by April 30, the locker will be given away to the next person on the waitlist. The maximum number of members in each locker may not exceed 10 persons.

b. No one will be permitted entrance into the Conover Pavilion without being identified as a member or daily guest.

c. All persons are restricted from remaining on the beach after 10:00 p.m. except during approved special events and ceremonies. Individuals actively engaged in fishing or surfing may be upon the Conover beach at any time between the applicable beach closing hour of any day.

d. No tent or similar structures shall be permitted on the beach. Any structure with one complete side is not permitted. Any structure similar to a Cool Cabana are permitted. No member or guest may stake out an area of the beach or use wind screens to block off any section of beach to claim that area. Wind screens under 3 feet are permitted.

e. No dogs, pets or other animals are permitted on Conover Pavilion property and beaches during the bathing season, with the exception of service animals.

f. Smoking is prohibited at the Conover Pavilion and on the Beach, except in a designated area determined by the Board of Commissioners.

g. Bathers are forbidden to bathe outside the designated areas and unprotected areas, or at such times, when in the opinion of the Management or Lifeguards, ocean bathing is unsafe. Operation and use of Jet Skis are prohibited on Deal beaches except for use by emergency personnel and lifeguards. The use of surf boards on the beaches of the Conover Pavilion are prohibited during the hours the clubs are open. Any person using diving apparatus or other equipment whether or not belonging to the Conover Pavilion, does so at his or her own risk.

h. The Conover Pavilion assumes no responsibility for damages or loss of property belonging to a guest or member, whether or not the same be entrusted to employees of the Club or checked with the Management.

i. All personal items must be removed at the end of the season. Any personal items still on premise will be discarded without notice.

6:1-7 Hours

The Pavilion will be open Monday-Thursday from 10:00am until 7:00 pm. On Fridays, Saturdays, Sundays and Holidays the Pavilion will be open from 9:00am-7:00 pm.

The beach will be open Monday-Thursday from 10:00 am until 6:30 pm. On Fridays, Saturday, Sundays and Holidays the beach will be open from 9:00 am until 6:30 pm.

Lifeguards will be on-duty Monday-Thursday from 10:00 am until 6:00 pm. On Friday, Saturday, Sundays and Holidays, lifeguards will be on-duty from 9:00 am until 6:00 pm.

The Pavilion will be an exit only from 6:30 pm – 7:00 pm daily. No entry will be permitted during this time.

The Borough reserves the right to close beaches or other areas during inclement weather or other emergent situations (Ord. No. 1196)

Section 3. Subsection 6-2 **Deal Casino Beach Club** is amended to read as follows:

6-2.2 Club Rules and Regulations

1. HEAD OF HOUSEHOLD

The Deal Borough property owner, the renter with lease and Certificate of Occupancy, or when space permits, the non-resident who heads a specific family. All membership fees must be paid through the primary member.

2. ADDITIONAL MEMBERS

Any family or friend may be added as additional members.

The maximum number of members in a small bathhouse may not exceed 10 members. Deluxe bathhouses may not exceed 10 members. Pool Cabanas and Beach Houses may not exceed 15 members. Current units with more than the listed members may continue with full payment by the due date listed.

3. APPLICATION AND PAYMENT DEADLINE

A $500.00 deposit to hold your bath house is due on December 1. If deposits are NOT received by this date your bath house will be given away to someone on the waitlist. Payment in full is due by April 15.

If payment in full is not received by April 15 a $350.00 late fee will be added to your total. If payment in full is not received by April 30, the bath house will be given away to the next person on the wait list and all deposits will be forfeited.

THESE DATES WILL BE STRICTLY FOLLOWED AND THERE WILL BE NO EXCEPTIONS MADE.

4. HOURS

The beach club will be open Monday-Thursday from 10:00am until 7:00 pm. On Fridays, Saturdays, Sundays and Holidays the beach club will be open from 9:00am-7:00 pm.

The beach will be open and lifeguards on duty Monday-Thursday from 10:00 am until 6:00 pm. On Fridays, Saturday, Sundays and Holidays the beach will be open from 9:00 am until 6:00 pm. The Borough reserves the right to close beaches or other areas during inclement weather or other emergent situations.

All persons are restricted from remaining on the beach after 10:00 p.m. except during approved special events and ceremonies. Individuals actively engaged in fishing or surfing may be upon the Deal Casino beach at any time between the applicable beach closing hour of any day.

5. GUESTS

All guest passes must be purchased by a member of the club and can be done so ahead of time online (www.dealborough.com) or at the casino office. Each bathhouse is limited to 40 peak passes for the season. Off-peak passes are unlimited.

Peak times are Friday, Saturday, Sunday, and Holidays. Off peak times will be Monday-Thursday.

Guest passes purchased will not expire and may be used at any time. Upon cancellation of membership, the associated passes will no longer be valid. Absolutely no refunds or rainchecks will be issued for guest passes. Guest passes are not transferable.

Off-Peak guest passes are limited in use to 10 passes per day.

Sale and purchase of guest passes other than from the Borough of Deal is prohibited.

Any member found bringing a guest into the Beach Club without paying the guest fee will be subject to revocation of membership.

6. CHILDREN

Children under the age of 12 must be accompanied by an adult. Members and guests are responsible for the conduct of their children at all times. Any violations shall follow the following: First Offense will result in a written warning. Second Offense will result in membership suspension. Third Offense may result in termination of membership.

7. FURNITURE

Beach Club furniture may not be moved from the pool deck, common areas, eating areas, or pool side cabanas. Furniture which is included with cabanas or beach houses is reserved for that specific unit only. Misplaced furniture will be removed. Reserving or rearranging pool deck furniture is prohibited. No Glass Tables will be allowed on beach club property. Refrigerators over 11 cubic feet will be assessed a $300.00 surcharge. Refrigerators shall be placed in a deluxe cabana and plugged directly into the receptacle, use of extension cords is prohibited.

No outside furniture, rugs or other furnishings may be permitted onto the Public Area of the Deal Casino premises unless expressly approved by Deal Casino Management in writing. Any outside furniture that is

brought onto the premises without written permission may be removed and discarded without notice. Outside furniture must be blue and/or white in color only.

8. PLAY PENS

For safety purposes, play pens are prohibited at pool side deck area.

9. USE OF BEACHES

Bathers are forbidden to bathe outside the designated areas and unprotected areas, or at such times, when in the opinion of the Management or Lifeguards, ocean bathing is unsafe. Operation and use of Jet Skis are prohibited on Deal beaches except for use by emergency personnel and lifeguards. The use of surf boards on the beaches of the Conover Pavilion and the Deal Casino are prohibited during the hours the clubs are open. Any person using diving apparatus or other equipment whether or not belonging to the Deal Casino, does so at his or her own risk.

No tent or similar structure shall be permitted on the beach

10. POOL CONDUCT

Ball playing, floating objects, swim boards, tubes, etc. will only be allowed at the discretion of the lifeguards when it is deemed safe in either the main or baby pools. Children using swimmies are permitted if accompanied in the pool by an adult. Children in diapers are not allowed in either pool per the New Jersey Sanitary Code.

Baby pool is designated for children 4 years of age and under. Each child must be accompanied and watched by a parent or guardian.

11. SMOKING

Smoking is prohibited inside the Deal Casino and on the Beach, except in a designated area designated by the Board of Commissioners.

12. PARKING

The paved lot is permit parking only. All bath houses and cabanas come with one parking permit. Cars without permits are permitted to park in the overflow grass lot to the south of the paved lot. The owner of any vehicle not properly displaying a valid Casino parking permit will be subject to prosecution, and the vehicle can/will be ticketed and or towed away at the owner's expense. Vehicles must be parked properly in designated spots.

13. PERSONAL PROPERTY

The Deal Casino assumes no responsibility for damages or loss of property belonging to a guest or member, whether or not the same be entrusted to employees of the Club or checked with the Management.

All personal items must be removed at the end of the season. Any personal items still on premise will be discarded without notice.

14. MEMBERSHIP

If and when unsold cabanas and bathhouses are available, membership will be offered on a "first come" basis. Priority will be given to residents who have indicated their interest in membership prior to each season.

Membership in the Deal Casino is limited to "Head of Household" and "Additional Family Members" of property owners and families residing or renting in the Borough of Deal. When available space permits, non-residents, following the same rules for "family membership" as Borough residents, will be allowed membership for that year according to a schedule and fees established by the Board of Commissioners.

6-2.3 Membership Fee Schedule

Membership Fees

Membership Category (includes 2 adult memberships)	Resident Fee	Non-Resident Fee
(1) Small Bathhouse	$2,800.00	$3,800.00

(2) Deluxe Bathhouse	$3,850.00	$5,000.00
(3) Cabanas South Terrace	$5,100.00	$6,600.00
(4) Cabanas North Pool	$5,300.00	$7,000.00
(5) Cabanas South Pool	$4,900.00	$6,500.00
(6) Cabanas North Aisle A	$5,200.00	$6,500.00
(7) Beach Cabanas	$6,000.00	$8,000.00

(8) Additional Family Members		
a. Each additional child member (ages 5-20; 4 and under no charge)	$250.00	$300.00
Each additional child member (After May 1)	$300.00	$400.00
b. Each additional adult member	$400.00	$600.00
Each additional adult member (After May 1)	$475.00	$675.00
(9) Members' Children Under 5 Years of Age	No Charge	
(10) Guest Fees		
Off-Peak Passes: Monday–Thursday and Peak Pass Day after 5:00 p.m.		
Single Pass	$25.00	
Book of 10 Passes	$200.00	$250.00
Peak Passes: Friday, Saturday, Sunday and Holidays, 9:00 a.m.–4:00 p.m. (limited to 40 passes per bathhouse per season)		
Single Pass	$40.00	
Book of 10 Passes	$350.00	$400.00
(11) Boat Registration	$500.00	
(12) Kayak Registration and Storage	$100.00	
(13) Paddle Board Registration and Storage	$100.00	
(14) Refrigerator Fee (over 11 cubic feet)	$300.00	

Charges to be reviewed annually and dates adjusted to accommodate the operations calendar. The user charges set in this section shall be reviewed annually and revised periodically by resolution of the Board of Commissioners to reflect actual costs associated with the operation of the Deal Casino.

Section 4. Subsection 6-3 **Use of Non-Inflatable Surfriding Equipment** is amended to read as follows:

The practice of participating in the sport commonly known as "surfing," or any use of noninflatable surf riding equipment shall be prohibited in the area of the Atlantic Ocean in all designated swimming areas between May 15 and September 15 of each year. It is the intention of this section to prohibit surfing in areas designated as protected beaches reserved for swimmers and other areas designated for recreational activities inconsistent with surfing.

Section 5. Subsection 6-4 **Bathing in Unprotected Waters** is amended to read as follows:

6-4.2 Definitions.

As used in this section:

Protected beach shall be defined as one which has the following equipment and personnel:

a. Two (2) parallel lines of sound, serviceable and strong manila or hemp rope, not less than one (1) inch in diameter, anchored at some point above high water. Such lines shall be made to extend as far into the surf as bathing is ordinarily safe for persons who are not expert in swimming, and, at such points of safety, shall be anchored and buoyed. Such points shall be at least far enough seaward so that at low tide the depth of the water at such points is at least five (5) feet. Such lines shall be such distance apart so as to provide and identify the space set apart for such bathing and swimming.

The swimming area may also be designated by the use of beach flag markers posted on the beach.

Section 6. Subsection 6-6 **Public Beach** is amended to read as follows:

6-6.2 Municipal Beach Delineated.

The entire beach area lies between the border of the City of Long Branch and the Borough of Allenhurst. The existing public access points will be utilized. The Conover Pavilion and Deal Casino Beach Club rules and regulations will be separately outlined in Section 6-1 and 6-2, respectively.

6-6.3 Pass / Bracelet Required; Transferability and Loss.

a. No person twelve (12) years of age and over shall bathe at or otherwise use or be upon the beaches or areas set forth in subsection 10-6.2 without having first acquired and then having in his or her possession a proper and effective season pass, daily bracelet or other insignia to use the beaches, which shall be worn conspicuously by such person during said use, so that it shall be visible at all times and shall be exhibited on demand to the beach inspectors, gate tenders, Police of the Borough of Deal or other duly authorized representative of the Borough.

b. All daily bracelets or other insignia issued shall be for the exclusive use of the holder, and shall not be loaned, given, sold or transferred to any other person, and shall be used only by the person to whom originally issued.

6-6.4 Fees and Charges.

In order to provide funds to improve, maintain and police the municipal beach and to provide facilities and safeguards for public bathing and recreation, including the employment of lifeguards, the following reasonable fees shall be charged the person using said lands and bathing facilities for access to the beaches and bathing and recreational facilities during the normal bathing season:

Daily admission to the beach:

1. No fee shall be charged of children under the age of twelve (12).
2. Twelve dollars $12.00 per day per person on all days with the exception of Fridays, Saturdays, Sundays and holidays.
3. Fifteen dollars $15.00 per day per person during Fridays, Saturdays, Sundays, and holidays.
4. Daily beach pass – bulk purchase rate

   1,000 – $10.00/pass
   2,500 – $8.00/pass
   5,000 – $6.00/pass
   10,000 – $5.00/pass

a. Seasonal admission to the beach:

1. Two Hundred Dollars ($200.00) for a seasonal pass ages 12 and over for admission to the beach for the entire bathing season for one year.
2. Seasonal bulk rate One Hundred Fifty Dollars ($150.00/pass) minimum of 100 passes (12 years of age and above)

6-6.5 Hours.

The respective beaches and other areas established by subsection 6-6.2 shall be open for such periods as the Board of Commissioners shall annually designate by resolution. Unless otherwise designated by resolution of the Board of Commissioners, beach season pass, daily bracelet or other insignia shall be required between the hours of 9:00 a.m. and 6:00 p.m. prevailing time daily. The Borough reserves the right to close beaches or other areas during inclement weather or other emergent situations.

All persons are restricted from remaining on the beach after 10:00 p.m. except during approved special events and ceremonies. Individuals actively engaged in fishing or surfing may be upon any Municipal beach at any time between the applicable beach closing hours of any day.

No tent or similar structure shall be permitted on the beach. Any structure with one complete side is not permitted. Any structure similar to a Cool Cabana is permitted. No member or guest may stake out an area of the beach or use wind screens to block off any section of beach to claim that area. Wind screens under 3 feet are permitted.

Section 7. This Ordinance shall take effect upon passage and publication according to law.

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Board of Commissioners on first reading at a meeting of the Board of Commissioners of the Borough of Deal held on the ___8th _ day of September, 2026 and will be considered for second reading and final passage at a regular meeting of the Board of Commissioners to be held on the _ 2nd_ day of October, 2026 at 9:00 am. in the Court Room of Borough Hall, 190 Norwood Avenue, Deal, New Jersey at which time and place any person desiring to be heard upon the same will be given the opportunity to be heard.

INTRODUCED: _September 8_, 2026

Introduced by- Commissioner David Simhon

Seconded by- Commissioner Jack Kassin

Roll Call Ayes 3; Simhon, Kassin, & Cohen

ADOPTED : _October 2, 2026

Introduced by- Commissioner David Simhon

Seconded by- Commissioner Jack Kassin

Roll Call Ayes 3; Simhon, Kassin, & Cohen

Acting Municipal Clerk