

Ordinance No. 2016:18

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 1 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

BE IT ORDAINED by the Borough Council of the Borough of Bound Brook, in the County of Somerset and State of New Jersey, as follows:

SECTION I Pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.), the Bound Brook Borough Council ("Borough Council"), by a Resolution adopted in February 2000, determined that a significant portion of the Borough of Bound Brook including its downtown was an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5 and 6 (the "Redevelopment Area").

SECTION II Subsequently, the Redevelopment Area was divided into two (2) parts, known as Redevelopment Area 1 (the eastern portion) and Redevelopment Area 2 (the western portion).

SECTION III On February 17, 2000, the Borough Council adopted a Redevelopment Plan for Redevelopment Areas 1 and 2.

SECTION IV In April 2012, the Borough Council adopted an amendment to the Redevelopment Plan for Redevelopment Area 1 creating a new Sub-district 1.1 and adopting a redevelopment plan for Sub-district 1.1.

SECTION V On August 11, 2015, the Borough Council adopted an ordinance amending the Redevelopment Plan for Redevelopment Area 1, which was prepared by Carlos Rodrigues, FAICP/PP and is entitled "Amended Redevelopment Plan for Redevelopment Area 1: Sub-Areas 1.1, 1.2., 1.3 and 1.4.

SECTION VI At the Borough's direction, further amendments to the Amended Redevelopment Plan for Redevelopment Area 1 have been prepared by Carlos Rodrigues, FAICP/PP and are as follows,

and are hereinafter referred to as the "Amendments":

- a) Sub-Area 1.2, Page 19 - Amend Section 3.2: Permitted Uses, Subsection (i) to read "Light industrial uses, but only within enclosed, mixed-use buildings."
- b) Sub-Area 1.2, Page 20 - Amend Section 3.3: Prohibited Uses, to read "Any uses not explicitly permitted in 3.2 above are prohibited, including free-standing light industrial uses; the loading or unloading of raw materials, goods, and/or merchandise produced or extracted elsewhere; the parking of any motor vehicles, except for commuter parking associated with passenger rail transit, or motor vehicles directly associated with residents or employees of activities located within Sub-Area 1.2."
- c) Sub-Area 1.2, Page 21 - Amend Table 4: Bulk Standards, and delete the section "Front Yard Setback (from property line)".
- d) Sub-Area 1.2, Page 21 - Amend Table 4: Bulk Standards, Front Yard Setback (from curb line) - minimum, to replace "10" with "20"; and maximum, to replace "20" with "NA".
- e) Sub-Area 1.3, Page 30 - Section 4.2, Permitted Uses, subsection (a), "Rail Lines and rail-related uses," is amended as follows: "Rail Lines and rail-related uses on properties owned or controlled by rail companies or rail operators."
- f) Sub-Area 1.3, Page 31 - Amend Section 4.4 Prohibited Uses, to read "Any uses not explicitly permitted in 4.2 above are prohibited."
- g) Sub-Area 1.4, Page 38 - Amend the first sentence of Section 5.6 Bulk Standards, subsection (b) Exemption from the requirements of Section 21-10.15.E.7(b) to read "The minimum front yard setback from

the Main Street curb line is fifteen (15) feet. The minimum front yard setback for buildings fronting on side streets is ten (10) feet from the side street curb line."

SECTION VII Upon introduction of this Ordinance, the Amendments shall be referred to the Borough Planning Board (the "Planning Board") for its review and consideration pursuant to N.J.S.A. 40A:12A-7.e.

Section VIII Prior to the adoption of the Amendments, the Planning Board shall, within 45 days after referral by the Borough Council, transmit to the Borough Council, a report containing its recommendation concerning the Amendments pursuant to N.J.S.A. 40A:12A-7.e.

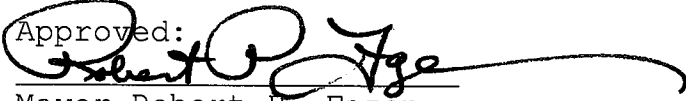
SECTION IX Upon receipt of the Planning Board's recommendation, the Borough Council shall act upon this Ordinance adopting the Amendments pursuant to N.J.S.A. 40A:12A-7.f. and no further review of the Borough Planning Board is required.

SECTION X The Borough Council hereby adopts the Amendments.

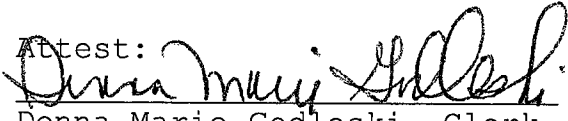
SECTION XI Upon adoption of this Ordinance, the Amendments to the Redevelopment Plan for Redevelopment Area 1 shall include the date of adoption of this Ordinance.

SECTION XII This Ordinance shall take effect after publication in accordance with applicable law.

Approved:


Mayor Robert P. Fazen

Attest:


Donna Marie Godleski, Clerk

Date of Introduction: August 9, 2016

Date of Adoption: September 13, 2016