

**BOROUGH OF BOUND BROOK**

**County of Somerset**

**Ordinance No. 2017-25**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXI LAND USE, SUBSECTION 21-2, DEFINITIONS OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BOUND BROOK, SOMERSET COUNTY, NEW JERSEY TO REDEFINE – MINOR SITE PLAN**

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

**Section 1.** Section 21-2, “Definitions”, of Chapter XXI, Land Use, of the Revised General Ordinances of the Borough of Bound Brook is hereby amended and supplemented by deleting the text **[marked in bold and enclosed in brackets]** and inserting the text **underlined and marked in bold**, to read as follows:

**21-1.2 DEFINITIONS.**

As used in this Chapter:

\*\*\*

**[Minor Site Plan shall mean a development plan involving an existing structure which is not intended for alteration situated on one (1) lot or parcel of land, not located in a floodplain and not exceeding one-quarter (1/4) acre in size or buildings with aggregate floor areas not in excess of five thousand (5,000) square feet and fully complying with the site plan design standards and the site plan details enumerated in Section 21-9 of this Chapter. A minor site plan does not involve:**

- a. A planned development;**
- b. Any new street; or**
- c. Extension of any off-tract improvement which is to be prorated pursuant to Section 30 of the Municipal Land Use Law (C.40:55D-42).]**

**Minor Site Plan – The development plan of one (1) or more lots which does not involve planned development, any new street, alteration of existing traffic patterns, or extension of any off-tract improvement which is to be prorated pursuant to N.J.S.A. 40:55D-42, and which is limited to the following classes of development:**

**A. Interior renovations of an existing building; or**

**B. Building additions and the construction of any accessory structure, provided that such uses are specifically permitted in the zone district and that such alteration or construction does not exceed two thousand (2,000) square feet in ground coverage;**

**or**

**C. Alteration or improvement of the exterior façade of an existing building, such as new windows, doorways, or siding material; or**

**D. The improvement of existing site facilities (i.e., parking, drainage, generators or similar equipment)**

**Minor Site Plan Committee – A committee of at least three (3) Planning Board members appointed by the Chairman of the Board for the purpose of reviewing site plan applications for proper compliance with this chapter and reporting back to the Planning Board as to its findings. Nothing herein shall be construed as granting power to the Site Plan Committee to give any approvals or agree to any modifications. Notwithstanding any other provision of this chapter, the Committee's power and authority shall be limited to recommendation to the entire Board for action or final decision.**

\*\*\*

**Section 2: Severability Clause.**

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

**Section 3: Repealer.**

All other ordinances in conflict or inconsistent with this ordinance are hereby replaced, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**Section 4:** Effective Date.

This Ordinance shall become effective immediately upon passage and publication in accordance with law.

**Section 5:** Codification.

This ordinance shall be a part of the Code of Borough of Bound Brook as though codified and fully set forth therein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

Approved:

---

Mayor Robert P. Fazen

Attest:

---

Donna Marie Godleski, Clerk

Date of Introduction: August 8, 2017