

A Picture of Bound Brook: Draft Land Use Report and Maps Now Online

The Master Plan Committee of Bound Brook's Planning Board has completed a Master Plan Re-examination Report, as required every ten years by NJ law. The draft document is posted on the Borough website for public review.

Over time, as conditions change, it is important for a town to revise its land use plans and zoning ordinances to reflect those changes. This task begins with a review of the municipal master plan. For the past year, Bound Brook's Master Plan Committee has worked to create a comprehensive document that summarizes the history of the Borough's land use and planning, provides a detailed overview of its current status, and recommends strategies and adjustments to guide land use in the coming years.

The 120-page Report offers much more than text and tables. To illustrate the concepts in the document, Borough Planner Carlos Rodrigues created a catalog of color maps showing environmental, open space, public facilities, circulation and traffic accidents, density, zoning, building types, census and other information about the town. The maps provide a compelling view of Bound Brook that may surprise even long-time residents, depicting resources and relationships they may have been unaware of.

Additional maps, such as those showing properties that do not conform to existing zoning due to frontage width or lot size, are included to illustrate the Committee's recommendations for minor bulk adjustments to the zoning ordinance. These recommendations, if implemented, will eliminate the 'nonconforming' status of many properties, making it less cumbersome and expensive for the property owners to apply for development approvals (for additions or rebuilding).

Readers will learn more about existing initiatives in Bound Brook, including the various redevelopment areas, and plans to establish better public access to the Raritan River and create a system of walking paths along the town's perimeter.

The Report contains the results of a Community Survey, carried out in late 2016, as well as extensive information about Bound Brook collected in the 2010 census and other statistics. Readers can learn about housing stock, levels of home ownership, income, education and many other characteristics of the borough.

The draft Report is posted on the Borough's website ([Re-Exam Report](#)) for public review. The Planning Board will consider the document for adoption at its June 2017 meeting. Consult the website for dates and agendas.