

**ORDINANCE NO. 2016:16**

**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-1ET 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, AICP/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, amendments to Amended Redevelopment Plan for Redevelopment Area 1 have been prepared by Carlos Rodrigues,

AICP/PP and are as follows, and are hereinafter referred to as the "Amendments":

- a) Sub-Area 1.1, Page 12 - Amend Table 1: Bulk Standards, Building Height (stories) - maximum, to replace "5" with "6".
- b) Sub-Area 1.2, Page 21 - Amend Table 4: Bulk Standards, Building Height (stories) - maximum, to replace "5-30" with "6-30".
- c) Sub-Area 1.4, Page 38 - Amend the first sentence of Section 5.6 Bulk Standards, subsection (a) Exemption from the requirements of Section 21-10.15.E.5(b) and (c) to read "Maximum building height is set at six (6) stories or seventy (70) feet."

**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.

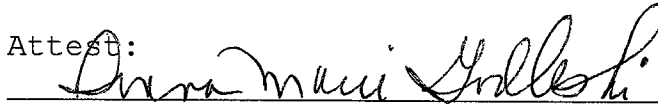
**SECTION XI** Upon receipt of the Planning Board's recommendation, the Borough Council shall act upon this Ordinance adopting the Amendments pursuant to N.J.S.A. 40A:12A-7.f. and no further review of the Borough Planning Board is required.

**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, Municipal Clerk  
Date of Adoption: June 28, 2016