

ORDINANCE NO. 2016: 17

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF BOUND BROOK AMENDING THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 2 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 November 2009, the Borough Council adopted an amendment to the Redevelopment Plan creating a separate redevelopment plan for Redevelopment Area 2.

SECTION V On August 11, 2015, the Borough Council adopted an ordinance amending the Redevelopment Plan for Redevelopment Area 2, which was prepared by Carlos Rodrigues, AICP/PP and is entitled "Amended Redevelopment Plan for Redevelopment Area 2: Sub-Areas 2.1, 2.2. and 2.3.

SECTION V At the Borough's direction, amendments to the Amended Redevelopment Plan for Redevelopment Area 2 have been prepared by Carlos Rodrigues, AICP/PP, and are as follows, and are hereinafter referred to as the "Amendments":

- (a) Sub-Area 2.1, Page 16 - Amend the first sentence of Section 4.2.6 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."
- (b) Sub-Area 2.2, Page 20 - Amend the first sentence of Section 4.3.6 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."
- (c) Sub-Area 2.3, Page 25 - Amend the first sentence of Section 4.4.6 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.

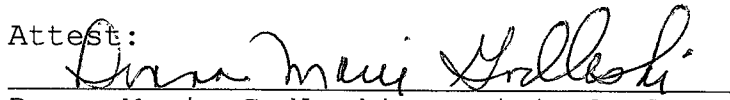
SECTION X The Borough Council hereby adopts the Amendments to the Amended Redevelopment Plan for Redevelopment Area 2.

SECTION XI Upon adoption of this Ordinance, the Amendments to the Amended Redevelopment Plan for Redevelopment Area 2 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