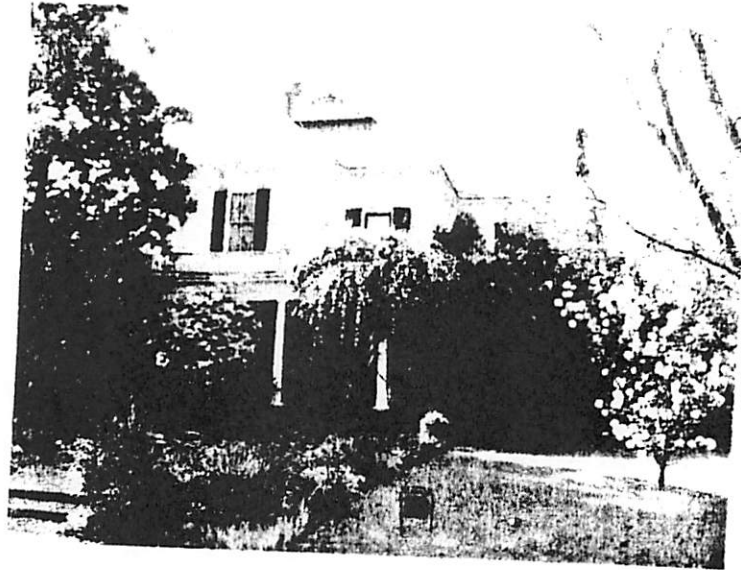


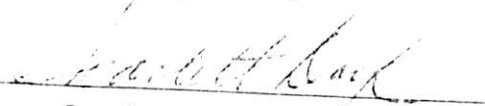
RE-EXAMINATION REPORT AND  
MASTER PLAN AMENDMENT OF THE  
LAND USE ELEMENT



BOROUGH OF BOUND BROOK  
SOMERSET COUNTY, NEW JERSEY

AUGUST 2007

Prepared by

  
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# S T A T E M E N T O F O B J E C T I V E S

This Master Plan Re-Examination Report recognizes the necessity of defining municipal goals and objectives in order to effectively guide development philosophies of the Borough.

Goals and objectives are intended to be as specific as possible to be of real value in the planning process. Many original goals of the Master Plan are still valid; however, because of changes in underlying assumptions upon which those goals were based and changing surroundings, re-examination is necessary to assure conformance to newly-established objectives.

The following goals and objectives are used as guiding principles for the development of the Borough. Since the planning process is by its very nature an evolutionary process, priorities and goals have changed over time. The following goals and objectives represent a consensus on a direction for the Borough's future physical development.

## *Goals*

In addition to the specific goals discussed in the March 2003 Re-examination Report and Master Plan, the following objectives from the New Jersey Municipal Land Use Law are adopted as general municipal goals influencing this Re-examination Report.

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
4. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment
5. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

6. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.

7. To encourage planned developments which incorporate the best features of design. Relationships to type, design and layout of residential, commercial and recreational development should be coordinated.

8. To encourage coordination of the various public and private procedures and activities shaping land development with a view toward increasing the efficiency of land use.

9. To encourage municipal action for the development of a Land Use Plan to minimize the increase of runoff which results from development.

**A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST RE-EXAMINATION REPORT**

Major problems and objectives confronting the Borough have been discussed in documents entitled, "Master Plan of Bound Brook," dated 1963, as well as the "Re-Examination for the Borough of Bound Brook Summary Report," dated May 1983, and the "Master Plan of Bound Brook," dated March 2003, with subsequent re-examinations. Many remain as concerns today.

1. The prominent problem confronting the Borough of Bound Brook is to provide for vitality in areas subject to frequent flooding along the Middle Brook, Green Brook and Raritan Rivers. These areas are identified as having floodways and floodplains. These waterways, as well as associated wetland areas, are frequently inundated to varying degrees, depending upon precipitation in the watersheds.

2. The ancillary problem with protecting the Borough from flooding via levees for the Middle Brook, Green Brook and Raritan River is the residual runoff from the protected area behind the levees during periods of flooding (Middle Brook, Green Brook and Raritan River). Levees restrict the residual runoff from flowing directly into the streams and river during major storms. The residual runoff during the periods of flooding requires pumping the water over the levee into the flooded streams and rivers.

3. Bound Brook historically has had a single-family profile. Within the last three decades, conversion of single-family homes into multiple-family dwellings and offices has continued at a swift pace. With aging, housing stock, and at times deteriorating larger single-family homes, the potential for conversions was viewed to be inevitable. With the conversions to multiple-family uses, the demand for parking on-site has increased, resulting in the increase of impervious surfaces which generate residual runoff. This condition will create a burden on the pumps which are designed for a finite pumping rate. In addition, Bound Brook would like to return to its single-family profile.

**B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE**

*Prominent problems associated with floodplain characteristics of the Borough*

The serious problem of frequent flooding along the Middle Brook, Green Brook and Raritan River is currently being addressed by the Army Corps of Engineers and the Green Brook Flood Control Commission. The Army Corps of Engineers has embarked on a project which will substantially reduce the damage of stormwater flooding within the Borough of Bound Brook. Although these plans are not finalized, the first phase of a flood-control levee system was scheduled to begin in the fall of the year 2000 but did not commence until 2001. The Middle Brook, Green Brook and Raritan River will be ringed with stormwater structures of sufficient height to protect Bound Brook from the extraordinary flooding event which was experienced in tropical storm Doria, which occurred in August of 1971. Most recently, the significant storms of Hurricane Floyd, which occurred in September 1999, and the 2007 nor'easter demonstrate the extreme need for such stormwater control.

In addition to the storm water control being built by the Army Corps of Engineers, there is a need to control residual runoff from the developed and developing area behind the levees.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED

There have been significant changes in policies and objectives since development regulations were last revised.

*Hurricane Floyd, 2007 Nor'easter and Zoning*

The Borough has suffered greatly due to the devastating effects of Hurricane Floyd and the 2007 nor'easter. After the hurricane struck, the Planning Board embarked on the development of a broad Redevelopment Plan which was subsequently adopted. In addition, Somerset County Freeholders commissioned the nationally-acclaimed Urban Land Institute (ULI) to evaluate the Borough in terms of the revitalization and redevelopment options which might best serve the Borough in the short and long terms. In keeping with many of the objectives of the Borough, the ULI identified a series of short and long-term land use modifications, many of which have been endorsed by the Land Use Board.

*Residual Runoff*

The adequacy of the storm drainage system of certain streets in an area that ponds naturally remains of concern. With the full implementation of the Army Corps of Engineers' Stormwater Management Plan, these ponding areas will be effectively dealt with. The Borough is assured that implementation of the project is imminent. It is the intention of the Army Corps of Engineers that Bound Brook will be almost flood-free after the construction of the levee. The Borough will experience some residual water from a 100-year storm event; however, the location of the various flood control structures and ponding areas has been integrated into a coordinated residual drainage system to evacuate the residual runoff.



### *Impervious Surface*

There is a concern as to how much additional impervious surface can be constructed without burdening the residual runoff pumps during periods of flooding in the streams and river.

## D. SPECIFIC CHANGES RECOMMENDED

### *Planning Implementation Agenda for Stormwater Control of Residual Runoff*

This amendment intends to recommend strategies to control the amount of impervious surfaces.

#### Residual Runoff Calculations

All applications for development shall provide calculations for residual runoff in the Borough. The purpose of the residual runoff analysis is to control the amount of runoff that pumps have to handle which were installed as a part of the levee protection system for the Borough. The Rational Method shall be used in the calculations with the following parameters:

1. The impervious coverage shall not exceed the impervious percentage provided for each zoning district for the post-construction condition.

\*2. The frequency of the storm event shall be 100-year as provided in Figure 7.2, "Rainfall Intensity."

\*3. The runoff coefficient shall be taken from Table 7.1, "Typical Runoff Coefficients."

\*4. The time of concentration shall be determined from Figure 7.1, "Time of Concentration."

\*5. The formula for the Rational Method shall be  $Q=AI R$  to determine the peak runoff (A=Area in Acres; I=Rain Intensity in/hr Coefficient; R=Runoff Coefficient).

*\*The figures and tables are provided in Residential Site Improvement Standards, as amended.*

6. The peak runoff for the pre-condition (existing) and post-condition shall be prepared by a professional engineer, signed and sealed, and submitted to the Land Use Board.

7. The existing condition map shall be prepared by a licensed land surveyor. The existing conditions are to be shown for all impervious surfaces within the site.

8. Exception to providing residual runoff calculations are:

a. No change in site conditions (impervious surface) will be attested to by the engineer and surveyor or notarized certificate by the owner.

b. The runoff from the site does not contribute to the drainage area for the pumps.

The requirement for residual runoff calculations are to be made a part of the checklist.

Topographic Survey

A certified topographic survey showing all existing impervious surfaces shall be used as a basis for calculation of pre-construction runoff.

Schedule of Zoning Requirements\*

Zone	Minimum Area (s.f.)	Minimum Width	F/Y	SY	RY	Impervious Coverage	Height	Max. FAR
R-1	40,000	180'	50'	25/60	75'	25 [15%]	2-1/2 stories – 35'	[0.16]
[R-1.1]	[19,000]	[120']	[50']	[15/30]	[60']	- [25%]	[2-1/2 stories - 35']	[0.20]
R-2	15,000	100'	50'	12/30	50'	40 [25%]	2-1/2 stories – 35'	[0.25]
R-3	[6,000] 7,500	[60'] 75'	30'	6/20	25'	50 [35%]	2-1/2 stories – 35'	[0.30]
R-4	[5,000] 6,000	[50'] 60'	30'	6/15	25'	60 [45%]	2-1/2 stories – 35'	[0.40]
R-4.1	5,000	50'	30'*	6/15	25'	60 [45%]	2-1/2 stories – 35'	[0.30]
NB/R	5,000	50'	25'	10/20	40'	65 [50%]	2-1/2 stories – 35'	[0.30]
R-6	5,000 [5,500]	NA [50']	30'	25	25'	65 [50%]	2-1/2 stories – 35'	[0.30]
B-1	-	-	20'	0	10'	80%	2-1/2 stories – 35'	N/A
B/R	-	-	0	0	10'	- [50%]	3 stories – 45'	N/A
O-B	11,250	75'	30'	10/20	50'	50%	3 stories – 45'	N/A
IP	3 acres	-	25'	25/50	50'	65%	35'	N/A
RB-1	120,000	100'	75'	50'	50'	60%	40'	N/A
RBBR	Refer to specific zone districts for additional requirements							

\*Refer to C-2 of R-4.1, Required Conditions.

[ ] Denotes change in regulation

**Regulations**

Unless otherwise specifically controlled in the aforesaid Redevelopment Plan, the applicant shall conform to all the requirements of the zone district in which the property lies.

Land Use Regulations

Land Use within the Borough has been traditionally single-family residences. Conversion to two- or three-family residential units changes the amount of off-site parking surface required and a reduction in open space which affects the quality of light air of the area. The zoning requirements should be amended to prefer the single-family usage where neighborhood characteristics promote homogeneous use.

The objective of the addition of FAR (Floor Area Ratio) and changes in impervious coverage is to preserve the homogenous atmosphere of the existing housing pattern and strengthen consistency of the prevailing land use.

#### FAR and Impervious Coverage

When the FAR and Impervious Coverage factors are coupled with the increased lot area and width, the effect of the contemplated improvements on light and air is minimized. The lot patterns in the R-3 and R-4 districts have been evaluated to determine if a change of district would be beneficial to preserve the existing lot pattern. Accompanying this report are maps which show the changes in the zone districts.

#### Street Intersection

In reviewing the design standards for all zones, Section 21-915, it is apparent that subsection 21-91.5(10) should be updated as follows:

1. Grades. Grades of arterial, primary and secondary roads shall be determined by the state or county. Collector streets shall not exceed eight percent. Grades on other streets shall not exceed ten percent. No street shall have a minimum grade of less than one percent.
2. Intersections. Street intersections shall be laid out as nearly at right angles as possible and in no case shall be less than sixty degrees. The block corners at intersections shall be rounded at the right-of-way line with a 25-foot radius curve and at the curblines with a curve having a radius of not less than thirty-five feet.
3. Jogs. Street jogs with centerline offsets of less than 125 feet shall be prohibited.
4. Intersections shall be rounded at the curblines with the street having the following:
  - a. All residential streets 25-foot radius
  - b. All collector streets 30-foot radius
5. Intersections shall be designed with a flat grade wherever practical.
6. The minimum centerline radius, minimum tangent length between reverse curves, and curb radii shall be:
  - a. 50-foot length residential streets
  - b. 100-foot length collector street

### Sight triangles

Sight triangles shall be in accordance with 1990 AASHTO, "A Policy on Geometric Design of Highways and Street Standards," and based on the speed limits established by the government agency having jurisdiction. Sight triangle easements shall be required and shall include the area on each street corner that is bounded by the line which connects the sight or "connecting" points located on each of the right-of-way lines of the intersection street.

The planting of trees or other plantings, or the location of structures exceeding thirty inches in height that would obstruct the clear sight across the area of the easements, shall be prohibited; and a public right-of-entry shall be reserved for the purpose of removing any object, material or otherwise, that obstructs the clear sight.

### Floor Area Ratio Definition

1. 21-2 Revised existing definition to read:

Floor Area – The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area shall not include cellars serving residential dwellings. Floor area shall not include areas devoted exclusively to off-street parking, including garages and loading spaces for motor vehicles. Floor area shall not include any finished space where the floor-to-ceiling height shall be less than 6.5 feet.

2. 21-2 Add definition

Floor Area Ratio (FAR) – The aggregate floor area, in square feet, of a building or group of buildings on a lot divided by the area, in square feet, of the lot.

3. 21-2 Add definition

Basement Definition - The existing definition shall be deleted and replaced with the following: Having one-half or more of its floor-to-ceiling height above the average level of the adjoining ground. A "basement" shall be counted as a story if used for business or dwelling purposes.

4. 21-2 Add definition

Cellar – A story partly above grade level, having more than one-half of its floor-to-ceiling height below the average level of the adjoining ground. A "cellar" shall not be used as a dwelling unit.

Subsection 21-9.15B(11)

This subsection should be deleted and replaced with the following:

Within the business districts of the Borough, including the B-1, O-B, NB/R, B/R and RB-1 districts, curbing will be installed on the perimeter of all parking areas in accordance with the following criteria:

- a. Granite block curb adjacent to any non-impervious surface;
- b. Concrete curb (6" x 8" x 18", 4500 psi) adjacent to impervious surface.

Whenever a site plan or subdivision are submitted for a property not having curbs and sidewalks or curbs and sidewalks deemed to be in need of repair, the Land Use Board will require the applicant to install or replace these items upon the recommendation of the Board Engineer.

Subsection 21-10.14(A) General Business District (B-1)

The following is added to this subsection: (2a) Restaurants

Subsection 21-10.11-A(1) Neighborhood Business/Residential (NB/R)

The following is added: Restaurants

Zoning Regulations

Two new zoning districts are recommended to be created to maintain the ambience of the single-family character of the area and to maintain the desired open quality of residential neighborhoods.

- Zoning District 1.1, Single Family Residential District

The district to include the following:

Tax Block	Tax Lots
98.01	1, 1.01, 1.02, 1.03, 2, 3
98.03	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30
98.04	1, 3, 4, 6, 8, 9, 9.01, 10, 11, 12, 13, 14, 15, 16, 17, 18
98.07	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

- Zoning District 4.1, Single Family Residential District

The district to include the following:

Tax Block	Tax Lots
69	9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 18.01, 19, 19.01, 20, 20.01, 21, 21.01, 22, 22.01, 23, 23.01, 24, 24.01, 25, 25.01, 26, 26.01, 27, 27.01, 28, 28.01, 29, 29.01, 30, 30.01, 31, 31.01, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42

The following tax lots and blocks are being added to the R-3 district (from the R-4 district):

Tax Block	Tax Lots
40	1, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.14, 1.15
41	1, 1.01, 2, 2.01, 3, 4, 5, 6, 7, 8, 9, 10, 10.01, 10.02, 11, 12, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 13, 13.01, 13.02, 14
45	9, 10, 10.01, 11.02
46	8, 9
47	1, 2, 2.01, 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 29.01, 29.02, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45
48	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27
49	1, 2, 3, 4, 5, 6, 7, 7.01, 8, 9

50	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
57	5, 6, 7, 8
58	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 15.01, 16, 17, 18, 19
60	10, 11, 12, 13
61	5, 6, 7, 8, 9, 10, 11, 12, 13, 13.01, 14, 15, 16
62	16, 16.01, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
63	9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
65	3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01
69	4, 43, 43.01
70	1, 2, 3, 4, 5, 6, 6.01, 7, 11, 12
71	1, 2, 3, 4, 5, 6, 7, 8, 12, 13
72	1, 2, 3, 4, 5, 12, 13, 14
80	1, 11, 11.01, 11.02, 11.03, 12, 13, 14, 14.01, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26
81	1, 2, 3, 4, 5
90	part of 39.05, 12, 13, 13.01, 22, 23, 24, 25, 26, 27, 27.01, 27.02, 28, 28.01, 35, 36, 37, 38, 38.01, 38.02, 39, 40.06, 40.07, 40.08, 40.09, 40.10, 40.11, 40.12, 40.13, 40.14, 40.15, portion of 40.16 & 40.17, 40.26
103	9, 9.01, 10

The area described by the tax lots and blocks have single-family ambience and have experienced very little conversions.

The requirements for the two new zoning districts are:

R-1.1 Single-Family Residence District

A. Primary Intended Use. This zone district is designated for single-family residential use but permits:

Public Parks and Public Playgrounds, but the procedure in subsection 21-10.2R must be followed.

B. Accessory Uses.

(1) Permitted accessory uses customarily incident to the above uses provided they do not include any activity commonly conducted for gain unless specifically permitted in this chapter.

(2) Private garages as regulated in subsection 21-10.2h.

(3) Parking and parking facilities conforming to Section 21-9.



(4) Signs conforming to subsection 21-10.5B.

(5) Private swimming pools provided, however, the edge of the waterline of the pool shall not be closer than 10 feet to any side or rear lot line and on corner lots no part of any private swimming pool shall be constructed within the front yard requirement for either street.

(a) Artificial lights used or maintained in connection with a private swimming pool and other accessory uses shall be so located that the direct source of light is not visible from an adjacent property. Lighting intensity shall not exceed 0.25 footcandle at the property line.

(b) No private swimming pool shall be used other than as an accessory use.

(6) There shall be no more than two accessory structures placed on any lot.

C. Required Conditions. The following requirements for principal uses and structures must be complied within the R-1.1 residence district:

(1) Height. No building shall exceed a maximum of 2-1/2 stories or 35 feet in height, whichever is the lesser.

(2) Front Yard. There shall be a front yard of not less than 60 feet.

(3) Side Yard. Except for corner lots, there shall be two side yards and no side yard shall be less than 15 feet provided that the aggregate width of the two side yards combined must equal 30 feet.

(4) Rear yard. There shall be a rear yard of at least 60 feet.

(5) Minimum Lot Area. Each lot shall have a minimum lot area of 19,000 s.f.

(6) Maximum Impervious Lot coverage shall be 25 percent.

(7) Minimum Lot Width: 120 feet.

(8) Floor Area Ratio: 0.20

D. Conditional Uses.

(1) Home occupations.

E. Grandfathering of R1.1 District. Lots which are improved should be grandfathered for the existing principal structures. Existing lots as of July 2007 should be grandfathered as to

lot area, setbacks and lot width. Any change to the principal building would void the grandfather provision.

R-4.1 One Family Residence District

A. Primary Intended Use. This zone district is designed for one-family residential use.

B. Accessory Uses.

(1) Permitted accessory uses customarily incident to the above uses provided they do not include any activity commonly conducted for gain unless specifically permitted in this chapter.

(2) Private garages as regulated in subsection 21-10.2h.

(3) Parking and parking facilities conforming to Section 21-9.

(4) Signs conforming to subsection 21-10.5B.

(5) Private swimming pools provided, however, the edge of the waterline of the pool shall not be closer than 10 feet to any side or rear lot line and on corner lots no part of any private swimming pool shall be constructed within the front yard requirement for either street.

(a) Artificial lights used or maintained in connection with a private swimming pool and other accessory uses shall be so located that the direct source of light is not visible from an adjacent property. Lighting intensity shall not exceed 0.25 footcandle at the property line.

(b) No private swimming pool shall be used other than as an accessory use.

(6) There shall be no more than one accessory structure on a lot.

C. Required Conditions. The following requirements for principal uses and structures must be complied with the R-4.1 residence district:

(1) Height. No building shall exceed a maximum of 2-1/2 stories or 35 feet in height, whichever is the lesser.

(2) Front Yard. There shall be a front yard of not less than 30 feet, except that where the existing buildings on the same side of the street and within 500 feet from an established setback, new buildings shall conform to such established setback line, provided, however, that

no new building may be closer than 20 feet to the front property line nor need to be set back more than 40 feet from the property line.

(3) Side Yard. Except for corner lots, there shall be two side yards and no side yard shall be less than 6 feet provided that the aggregate width of the two side yards combined must be a minimum of 15 feet.

(4) Rear yard. There shall be a rear yard of at least 25 feet.

(5) Minimum Lot Width: 30 feet.

(6) Minimum Lot Area: 5,000 square feet.

(7) Maximum lot coverage shall not exceed 45 percent of the total lot area.

(8) Parking. There shall be two parking spaces for each unit or Residential Site Improvement Standards for parking.

(9) Floor Area Ratio: 0.30

D. Conditional Use.

(1) Home Occupation

***Architectural Review Board***

The Land Use Board has a need for an Architectural Review Board to review building facades, signs and streetscapes. Over the years the architectural review has been done by an ad hoc committee of the Board.

An Architectural Review Board should be created to formally review the plans for facades and signs that are submitted to the Land Use Board.

The Architectural Review Board shall be comprised of two members from the Land Use Board and one individual who will function as Board expert and who must be properly accredited in one of the following fields: architecture, historic preservation or restoration. The Architectural Review Board shall adopt bylaws for the regulation of its affairs.

***Establish an Architectural Review Board***

The purpose of this section is to encourage and endeavor to have the exteriors of all structures in the Borough which are or will become used, whether all or in part, for residential

or non-residential uses as defined in the Bound Brook Borough Land Development Ordinance as amended to be representative of the design of the structures so that the structure will be compatible with the surrounding structures and in keeping with the historical nature of the Borough.

The non-residential structure facades along East Main Street are to be in keeping with the Kitchen Report, which was previously incorporated into the 2003 Master Plan. This study was formerly known as the Bound Brook Downtown Revitalization Study prepared by Kitchen & Associates, which is a façade study of existing structures along East Main Street from Mountain Avenue to the Bound Brook Hotel on the north side and from East Street to Church Street on the south side. The Kitchen Report will be followed as applications for site plan, variances and the rehabilitation of existing structures are presented to the Land Use Board for consideration. The Kitchen Report is on file with the Borough Clerk for reference.

Signage will be existent from such structures; as much as the original architecture of structure will architecturally allow, or as much as possible, to have such structures returned to their original architectural design, all consistent with the objectives outlined in the Design Manual to be prepared by a consultant selected by the Mayor and Council. The manual shall be approved by the Mayor and Council prior to its implementation. Therefore, no building permit shall be issued for the construction, alteration or signage of any such building or structures without the prior review and approval of plans by the Architectural Review Board. All determinations of the Architectural Review Board shall be subject to appeal to the Land Use Board.

In addition, on or after the effective date of this chapter, the Land Use Board shall not approve such plans unless the proposed exterior design or signage of said structures shall have first been submitted to the Architectural Review Board. Said Architectural Review Board shall review all said plans and shall recommend to the Land Use Board for approval or disapproval of said plans. A copy of said recommendations will be delivered to the applicant. The Land Use Board shall then accept, modify or reject the recommendations of the Architectural Review Board. The Land Use Board shall be permitted to act on an application and approve an application while conditioning its approval upon an approval or a satisfactory review of the Architectural Review Board.

The Architectural Review Board shall render a report to the Land Use Board within 45 days after the date the site plan and architectural plans are forwarded to the Architectural Review Board by the secretary of the Land Use Board for review. Should the Architectural Review Board not render a report within 45 days, the architectural plans will be considered approved.

The applicant shall have the right to appeal to the Land Use Board if the application is not favorably recommended by the Architectural Review Board.

### *Application and Checklists*

The current applications and checklists have become difficult to follow and are confusing to the applicant and should be streamlined.

### *Fees*

The escrow fee for a site plan waiver should be increased to \$1,000., to cover the cost of the additional information which the Board is requiring for a site plan waiver.

# APPENDIX

ZONING MAP CHANGES

R1.1 DISTRICT ANALYSIS

LOT SUMMARY FOR  
AREA & FRONTAGE

KITCHEN REPORT

BOUND BROOK RE-EXAMINATION REPORT  
BACKGROUND ANALYSIS  
June 2007

R1.1. District

Examination of Districts should include particular attention to block profiles. At the Land Use Board meeting, a 30,000 s.f. lot size was discussed based on the desire to transition from R-1 (40,000 s.f.) to R-2 (15,000 s.f.).

The Re-examination Report (Draft) speaks to the 30,000 s.f. minimum lot size.

Since Re-district Planning analyses attempts to target 85% compliance, the following mathematics are provided.

- A. Out of all Blocks, with 94 lots total:
- For 30,000 s.f. minimum area – 10 lots are conforming (10.6%)
  - For 20,000 s.f. minimum area – 51 lots are conforming (54.3%)
  - For 15,000 s.f. minimum area (current zone) – 88 lots are conforming (93.6%)
- B. If we exclude Blocks 95 and 98.02, out of 61 lots in the remaining area:
- For 30,000 s.f. minimum area – 16 lots are conforming (26.2%)
  - For 20,000 s.f. minimum area – 42 lots are conforming (68.9%)
  - For 19,000 s.f. minimum area – 51 lots are conforming (83.6%)
  - For 18,000 s.f. minimum area – 53 lots are conforming (86.9%)
  - For 15,000 s.f. minimum area – 60 lots are conforming (98.4%)

The R-3 zone is 6,000 s.f.

Three times that amount,  $(6,000 \times 3) = 18,000$  s.f., minimum lot area would yield 86.9% conforming lots

<b>BLOCK 98.01</b>	<b>LOT AREA SQ. FT.</b>	<b>FRONTAGE FT.</b>
Lot 1.02	17,500	75
Lot 3	19,000	118
Lot 1.03	27,853	118
Lot 1.01	47,042	200
Lot 2	123,454	230
Lot 1	283,141	1300
<b>TOTAL 6 LOTS</b>	<b>517,990</b>	
<b>MEDIAN</b>	<b>37,448</b>	
<b>MEAN (AVERAGE)</b>	<b>86,332</b>	

<b>BLOCK 98.03</b>	<b>LOT AREA SQ. FT.</b>	<b>FRONTAGE FT.</b>
Lot 16	16,700	115
Lot 15	17,545	120
Lot 21	17,969	118
Lot 20	18,913	102
Lot 1	19,215	105
Lot 30	19,387	117
Lot 29	19,953	101
lot 17	20,051	96
Lot 28	20,222	107
Lot 26	20,300	103
Lot 22	20,354	135
Lot 23	20,365	135
Lot 27	20,479	108
Lot 14	20,932	153
Lot 18	21,492	52
Lot 5	22,737	150
Lot 19	22,768	60
Lot 25	23,689	106
Lot 11	23,982	110
Lot 6	26,122	170
Lot 9	27,031	115
Lot 8	29,078	150
Lot 2	30,800	170
Lot 13	35,513	230
Lot 7	51,352	189
Lot 10	61,870	280
Lot 4	239,581	450
<b>TOTAL 27 LOTS</b>	<b>888,400</b>	
<b>MEDIAN</b>	<b>20,932</b>	
<b>MEAN (AVERAGE)</b>	<b>32,904</b>	



<b>BLOCK 98.04</b>	<b>LOT AREA SQ. FT.</b>	<b>FRONTAGE FT.</b>
Lot 9	16,549	115
Lot 11	17,692	100
Lot 9.01	17,777	100
Lot 10	18,367	100
Lot 3	20,921	105
Lot 12	22,865	95
Lot 8	24,506	135
Lot 6	28,099	155
Lot 15	30,900	164
Lot 13	32,865	96
Lot 4	36,080	200
Lot 14	36,591	108
Lot 16	39,244	95
Lot 18	43,682	110
Lot 1	52,737	180
Lot 17	56,448	114
<b>TOTAL 16 LOTS</b>	<b>495,323</b>	
<b>MEDIAN</b>	<b>29,500</b>	
<b>MEAN (AVERAGE)</b>	<b>30,958</b>	

<b>BLOCK 98.07</b>	<b>LOT AREA SQ. FT.</b>	<b>FRONTAGE FT.</b>
Lot 10	13,392	100
Lot 7	19,088	100
Lot 5	19,676	100
Lot 6	19,790	100
Lot 9	19,792	100
Lot 11	19,978	100
Lot 8	20,181	100
Lot 3	20,314	100
Lot 12	22,231	100
Lot 2	22,341	100
Lot 1	28,038	180
Lot 4	28,608	135
<b>TOTAL 12 LOTS</b>	<b>253,429</b>	
<b>MEDIAN</b>	<b>20,080</b>	
<b>MEAN (AVERAGE)</b>	<b>21,119</b>	

## BLOCK DATA

<b>BLOCK 95</b>	<b>LOT AREA SQ. FT.</b>	<b>FRONTAGE FT.</b>
Lot 27	16,128	100
Lot 28	16,131	100
Lot 29	16,134	100
Lot 30	16,137	100
Lot 30.01	16,140	100
Lot 26	16,675	105
Lot 25	16,678	100
Lot 24	16,681	100
Lot 26.01	17,505	105
Lot 22	18,000	100
Lot 1	20,507	126
Lot 32	24,233	150
Lot 33	24,233	150
Lot 23	29,127	130
Lot 31.01	31,192	192
Lot 31	33,098	205
<b>TOTAL 16 LOTS</b>	<b>328,599</b>	
<b>MEDIAN</b>	<b>17,093</b>	
<b>MEAN (AVERAGE)</b>	<b>20,537</b>	

<b>BLOCK 98.02</b>	<b>LOT AREA SQ. FT.</b>	<b>FRONTAGE FT.</b>
Lot 1.01	808	5
Lot 9	1,690	12
Lot 8	1,700	100
Lot 10	12,966	90
Lot 1	15,587	95
Lot 16	15,707	100
Lot 4	16,306	95
Lot 5	16,918	100
Lot 2	16,996	100
Lot 15	17,200	100
Lot 14	17,435	100
Lot 3	17,656	100
Lot 6 & 7	18,313	108
Lot 13	25,375	141
Lot 12	25,880	150
Lot 11	36,978	200
<b>TOTAL 16 LOTS</b>	<b>257,515</b>	
<b>MEDIAN</b>	<b>16,957</b>	
<b>MEAN (AVERAGE)</b>	<b>16,095</b>	

# III. Facade Studies

**Proposed Typical Streetscape Plans:**

- North side of Main Street / Mountain Avenue to Hamilton Street
- North side of Main Street / Hamilton Street to Bound Brook Hotel
- South side of Main Street / East Street to Railroad Station
- South side of Main Street / Railroad Station to Church Street
- Facade Study "A"
- Facade Study "B"
- Facade Study "C"
- Facade Study "D"
- Architectural Elements

**Facade Color/Paint Schemes:**

- Color/Paint Schemes 1 & 2
- Color/Paint Schemes 3 & 4
- Color/Paint Schemes 5 & 6



**ARCHITECTURAL ELEMENTS**

**Decorative Cornice @ Roof/Over Windows**



**Cornice Molding**  
 Length 18" Height 5 1/2" Projection 3 1/2"



**Dentil Block Molding**  
 Length 18" Height 7 1/2" Projection 6"  
 Dentil Block 4 1/2" x 6" Spacing 7 1/2"

**Medallion**



**Rosette**  
 11" x 11" x 3 1/2"



**End Block**  
 7" x 4 1/2"  
 Projection 2 1/2"

**3A**

- Storefront**
- Metal molded windows, doors & hardware
  - Narrow stile design
    - 2 1/2" Vertical Stile
    - 2 1/4" Top Stile
    - 3 1/4" Bottom Stile
  - Low-E Glass

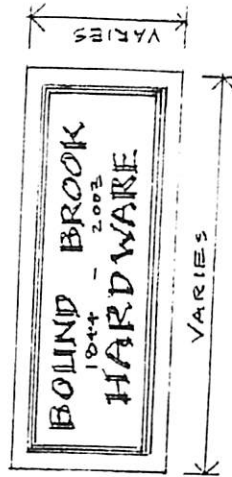
**5A**

- Awning**
- Fabric is vinyl coated, resistant to water, UV light & fading
  - Extended aluminum frame
  - Screen printed graphics/signage



**4A**

- Exterior Wall Mounted Sign**
- Painted wood
  - Raised letters



**4B**

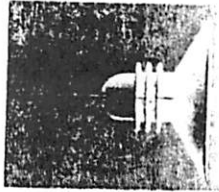
- Projecting Blade Sign**
- Wrought iron bracket
  - Painted wood sign
  - Raised letters



**5A**

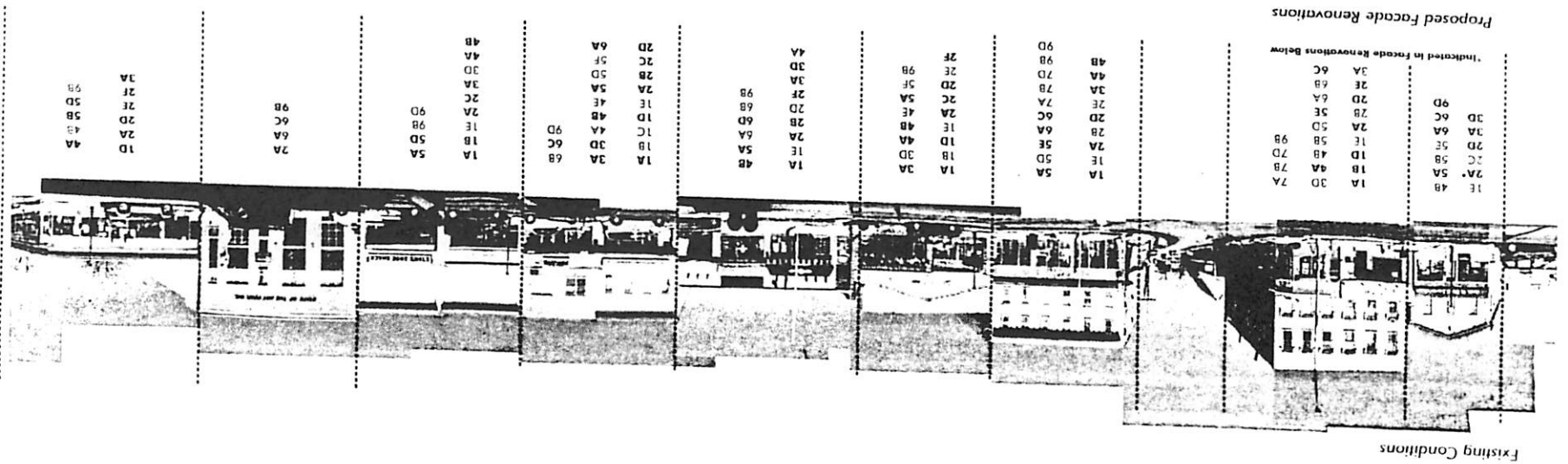
- Exterior Wall Mounted Light Fixture**

Fixture Height 15" H  
 Fixture Diameter 7 1/2" d  
 Width 11 1/2" W  
 Light Source HPS/CMH/CFI  
 Color white/black/ultraviolet



PROPOSED TYPICAL STREETSCAPE PLAN  
NORTH SIDE OF MAIN STREET  
MOUNTAIN AVENUE TO HAMILTON STREET

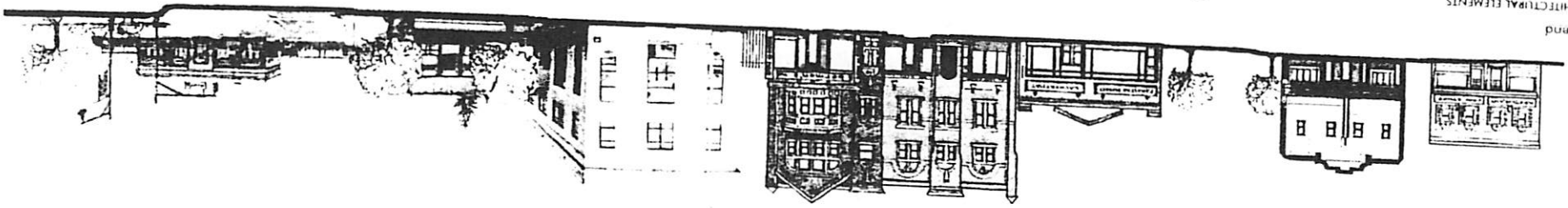
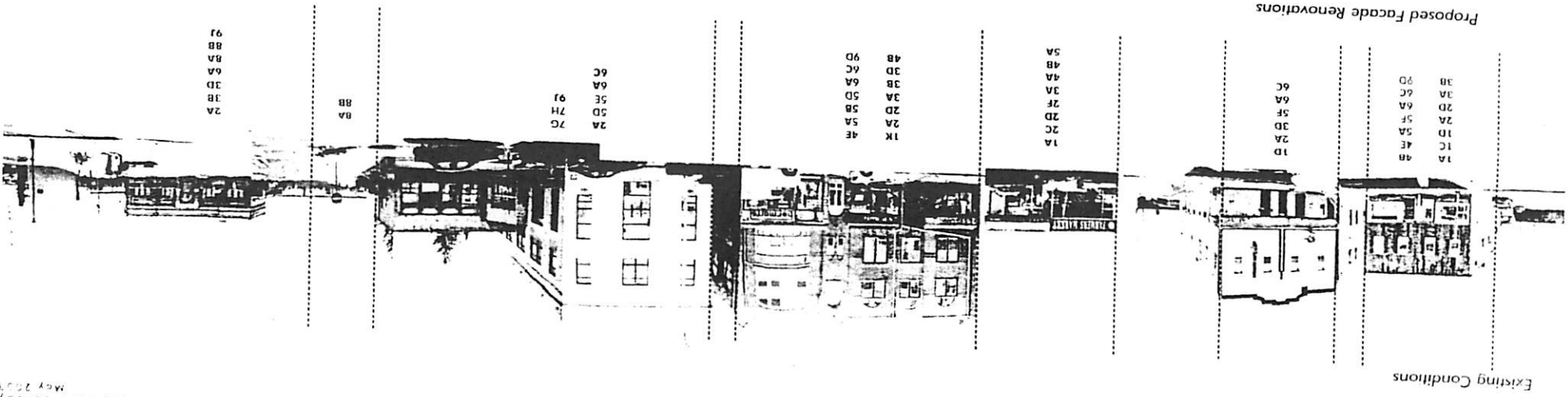
BOUND BROOK DOWNTOWN REVITALIZATION STUDY  
May 2003





PROPOSED TYPICAL STREETSCAPE PLAN  
SOUTH SIDE OF MAIN STREET  
EAST STREET TO RAILROAD STATION

BOUND BROOK DOWNTOWN REVITALIZATION STUDY  
Bound Brook, New Jersey  
May 2007



- Legend
- ARCHITECTURAL ELEMENTS
- 1A Apply Decorative Cornice At Roof
  - 1B Add/Replace Shutters
  - 1C Install New Doors
  - 1E Apply Medallions
  - 1F Apply Brackets
  - 1G Apply Columns
  - 1H Replace Balcony Balusters
  - 1I Indicate Waterable
  - 1J Replace Horizontal
  - 1K Replace Downspouts
  - 1L Infill Building
- EXTERIOR MATERIALS
- 2A Refinish/Clean Existing Finish
  - 2B Infill Brick
  - 2C Add Stucco
  - 2D Paint As Indicated
  - 2E Apply Wood Trim
  - 2F Build Up Facade
- 3
- 4
- 5

- STOREFRONT ELEMENTS
- 3A Install Storefront Windows
  - 3B Refinish Entrance Steps
  - 3C Refinish Entrance Ramp
  - 3D Install Awnings
- SIGNAGE
- 4A Apply Exterior Wall Mounted Sign
  - 4B Install Projecting/Blade Sign
  - 4C Install Interior Illuminated Sign
  - 4D Install Neon Sign
  - 4E Install Address Numbers
  - 4F Install Driveway Entrance Sign
- LIGHTING
- 5A Install Downlights
  - 5B Install Uplights
  - 5C Install Street Lights
  - 5D Install Accent Lights
  - 5E Install Decorative Lights
  - 5F Install Entrance Light of Door

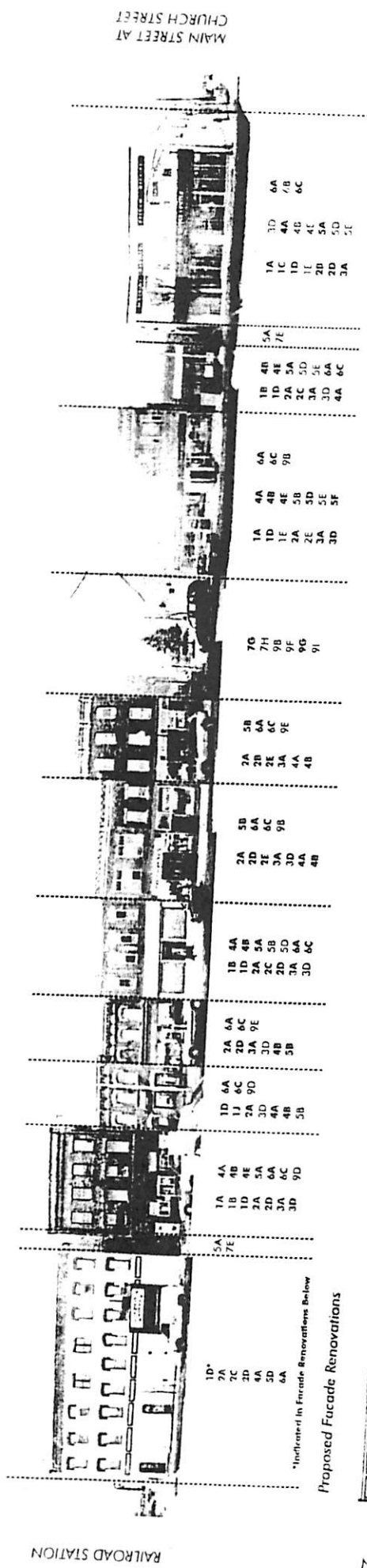
- 6
- 7
- 8
- UPPER STORY WINDOWS
- 6A Replace Windows
  - 6B Add Uniform Window Treatments
  - 6C Add Tinted Glass
- FURNITURE
- 7A Provide New Tables/Chairs
  - 7B Provide New Umbrellas
  - 7C Provide New Bollards
  - 7D Provide New Trash Cans
  - 7E Provide New Fences/Gates
  - 7F Provide New Benches
  - 7G Provide New Kiosk
- PEDESTRIAN FLOW
- 8A Add Crosswalk
  - 8B Add Pedestrian Signage

- 9
- LANDSCAPING
- 9A Install New Street Trees
  - 9B Install New Planters
  - 9C Install New Balcony Wall Planters
  - 9D Install New Window Boxes
  - 9E Install New Hanging Baskets
  - 9F Install New Foundations
  - 9G Install New Gardens
  - 9H Install New Playground Structures
  - 9I Install New Public Art/Street Closures
  - 9J Install New Benches

**PROPOSED TYPICAL STREETSCAPE PLAN**  
SOUTH SIDE OF MAIN STREET  
RAILROAD STATION TO CHURCH STREET

**BOUND BROOK DOWNTOWN REVITALIZATION STUDY**  
Bound Brook, New Jersey  
May 2003

Existing Conditions



1D\*

2A

2C

3D

4A

5D

6A

1A 4A  
1B 4B  
1C 4C  
1D 4D  
2A 5A  
2B 5B  
2C 5C  
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3D 6D

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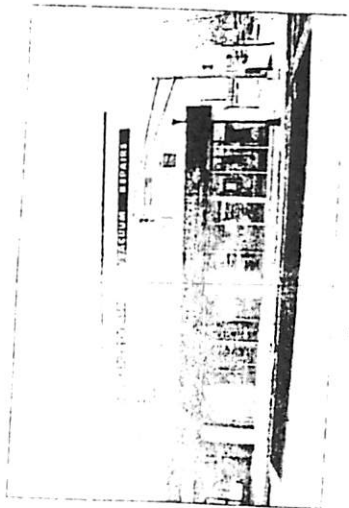
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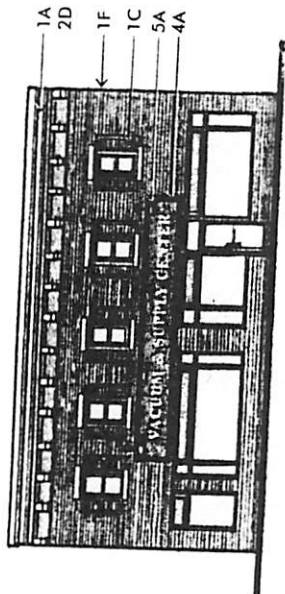


**BOUND BROOK DOWNTOWN REVITALIZATION STUDY**  
 Bound Brook, New Jersey  
 September 2005

**FACADE STUDY "A"**

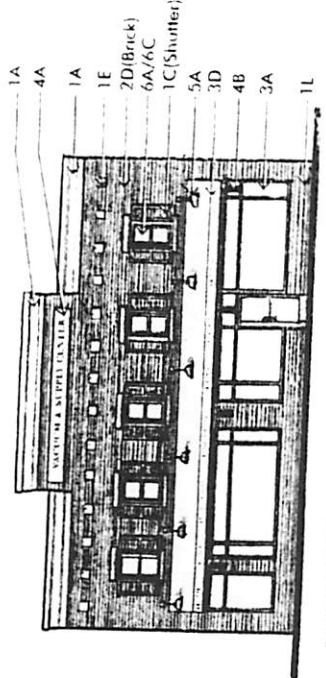


Existing Conditions



**Option 2 - Mid Range Renovation Costs**

1A	Cornice	\$2,000 - \$2,500
1F	Brackets	\$1,750 - \$2,250
1C	Shutters	\$400 - \$550
5A	Lighting	\$4,000 - \$7,000
4A	Smaller Sign	\$1,750 - \$2,500
2D	Painting	\$3,000 - \$4,000
	<b>Total</b>	<b>\$12,900 - \$18,800</b>



**Option 3 - High Range Renovation Costs**

1A	Cornice	\$2,000 - \$2,500
1E	Medallions	\$700 - \$900
6A/6C	Windows	\$2,000 - \$3,000
1C	Shutters	\$400 - \$550
5A	Lighting	\$4,000 - \$7,000
3D	Awning	\$6,000 - \$13,000
4B	Blade Sign	\$350 - \$450
3A	New Storefront Windows	\$9,000 - \$13,000
1L	Infill Brick	\$5,000 - \$7,000
4A	Smaller Sign	\$1,750 - \$2,500
4D	Brick	\$3,000 - \$4,000
	<b>Total</b>	<b>\$34,200 - \$53,900</b>

**Option 1 - Low Range Renovation Costs**

4A	Smaller Sign	\$1,750 - \$2,500
2D	Painting	\$3,000 - \$4,000
	<b>Total</b>	<b>\$4,750 - \$6,500</b>

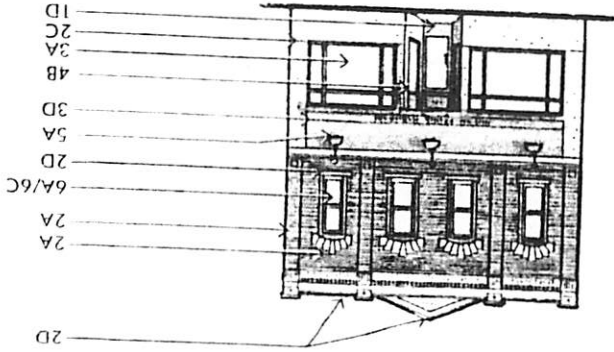


Key Plan

**BOUND BROOK DOWNTOWN REVITALIZATION STUDY**

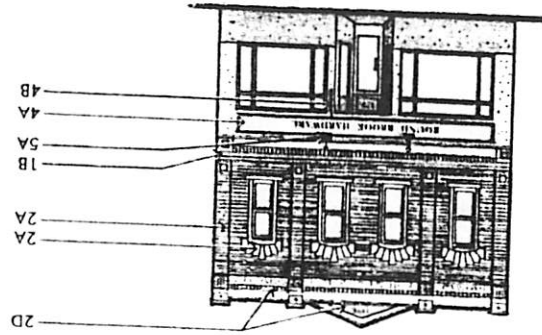
Bound Brook, New Jersey  
September 2003

FACADE STUDY "B"



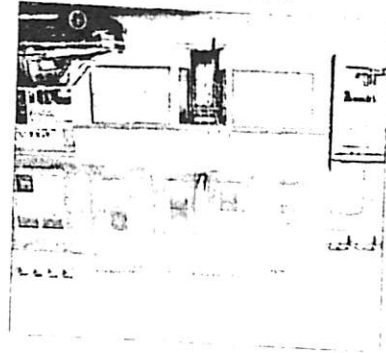
Option 3 - High Range Renovation Costs

1D	New Exterior Doors	\$3,000 - \$5,000
2A	Cleaning	\$1,000 - \$1,500
2C	Stucco	\$3,000 - \$5,000
2D	Painting	\$1,400 - \$2,000
3A	Storefront Windows	\$6,000 - \$10,000
3D	Awnings	\$7,000 - \$12,000
4B	Blade Sign	\$350 - \$450
5A	Lighting	\$1,500 - \$2,500
6A	Replace Windows	\$4,100 - \$4,500
6C	Window Treatments	\$200 - \$250
10A	Demolish Storefront	\$450 - \$550
10C	Misc. Demolition	\$700 - \$800
11B	Repairs of Interior Walls	\$3,000 - \$3,500
<b>Total</b>		<b>\$31,700 - \$48,050</b>

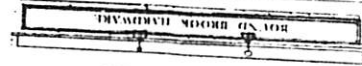


Option 2 - Mid Range Renovation Costs

2D	Paint	\$1,400 - \$2,000
2A	Cleaning	\$1,000 - \$1,300
1B	Cornice	\$1,700 - \$2,300
5A	Lighting	\$1,500 - \$2,500
4A	Sign	\$3,500 - \$5,500
4B	Blade Sign	\$350 - \$450
<b>Total</b>		<b>\$9,450 - \$14,050</b>

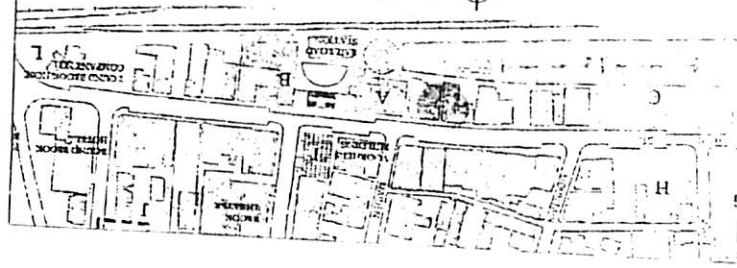


Existing Conditions



Option 1 - Low Range Renovation Costs

4A	Exterior Mounted Sign	\$4,000 - \$6,000
2A	Cleaning	\$1,000 - \$1,500
5A	Lighting	\$1,800 - \$2,400
<b>Total</b>		<b>\$6,800 - \$9,900</b>

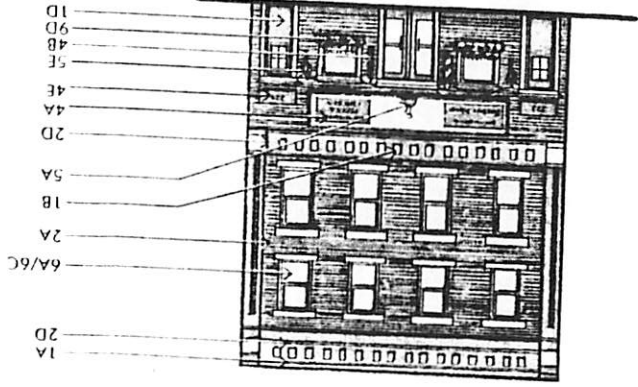


Key Plan

# BOUND BROOK DOWNTOWN REVITALIZATION STUDY

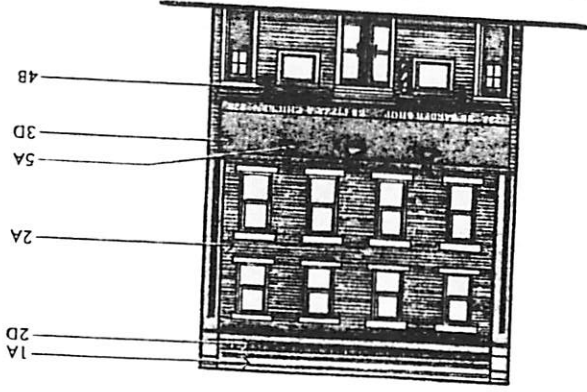
September 2023  
Bound Brook, New Jersey

## FACADE STUDY "C"



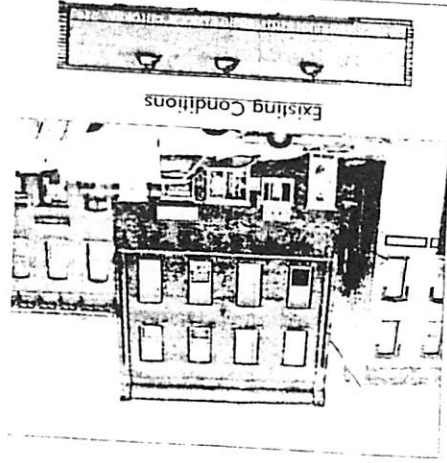
Option 3 - High Range Renovation Costs

1A	Cornice	\$3,500 - \$4,500	Total	\$28,000 - \$41,300
2A	Cleaning	\$3,100 - \$3,500		
2D	Brackets	\$2,000 - \$2,500		
1B	Window Cornice	\$1,600 - \$2,500		
5A	Lighting	\$300 - \$350		
4A	Signs	\$4,500 - \$6,000		
4E	Address Numbers	\$200 - \$600		
5E	Decorative Lights	\$700 - \$900		
4B	Blade Sign	\$350 - \$450		
3A	Flower Boxes	\$400 - \$600		
6A	Windows	\$5,000 - \$9,000		
6C	Window Treatments	\$350 - \$400		
1D	New Exterior Doors	\$6,000 - \$10,000		



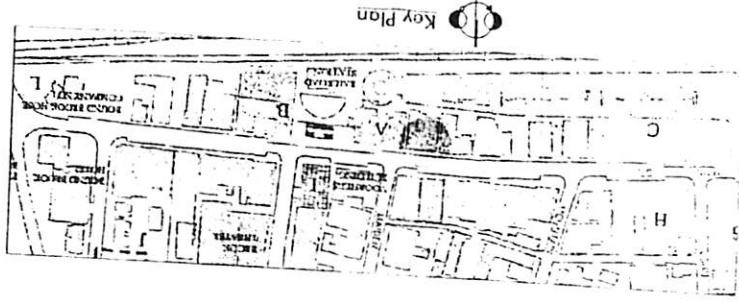
Option 2 - Mid Range Renovation Costs

1A	Cornice	\$3,500 - \$4,500	Total	\$21,250 - \$29,950
2A	Brackets	\$2,000 - \$2,500		
2D	Painting	\$2,500 - \$3,000		
5A	Lighting	\$800 - \$1,000		
2A	Cleaning	\$3,100 - \$3,500		
4B	Blade Sign	\$350 - \$450		
3D	Awning	\$9,000 - \$15,000		



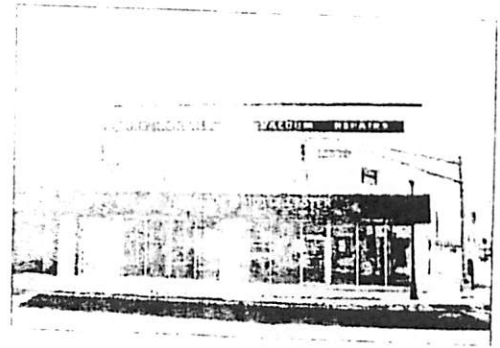
Option 1 - Low Range Renovation Costs

2A	Cleaning	\$3,100 - \$3,500	Total	\$12,100 - \$18,500
3D	Awnings	\$9,000 - \$15,000		



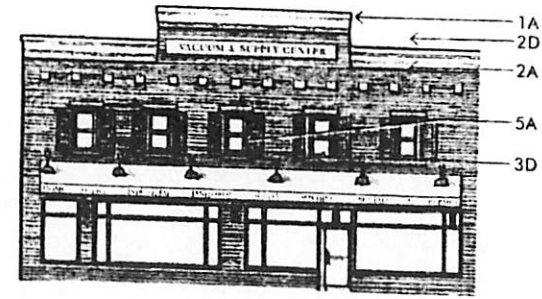
**BOUND BROOK DOWNTOWN REVITALIZATION STUDY**  
 Bound Brook, New Jersey  
 September 2007

**FACADE STUDY "D"**

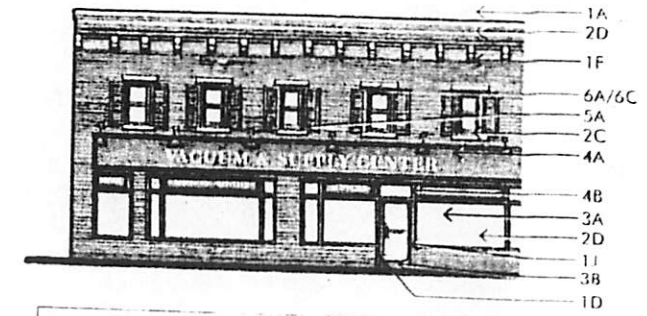


Existing Conditions

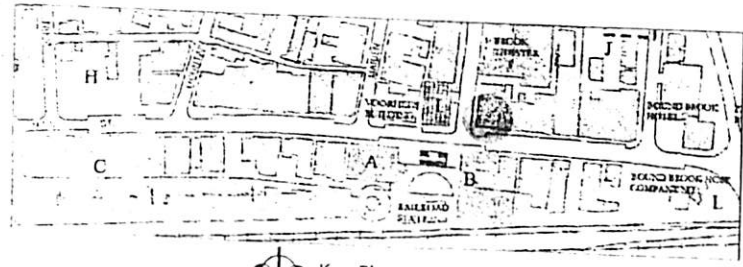
Item	Cost Range
3D Awnings	\$14,000 - \$20,000
5A Lighting	\$1,000 - \$1,500
<b>Total</b>	<b>\$15,000 - \$21,500</b>



Item	Cost Range
3D Awnings	\$14,000 - \$20,000
5A Lighting	\$1,000 - \$1,500
2A Cleaning	\$3,000 - \$4,000
1A Cornice	\$3,000 - \$4,000
2D Brackets/Painting	\$3,200 - \$4,000
<b>Total</b>	<b>\$24,200 - \$33,500</b>



Item	Cost Range
1A Cornice	\$3,000 - \$4,000
1D New Exterior Doors	\$11,000 - \$16,000
1J New Handrail	\$100 - \$200
2A Cleaning	\$3,000 - \$4,000
2C Stucco	\$3,000 - \$5,000
2D Painting	\$200 - \$250
1F Brackets	\$3,000 - \$4,000
3A Storefront Windows	\$6,000 - \$10,000
3B Refinish Entrance Steps	\$600 - \$1,000
4A Sign	\$9,000 - \$13,000
4B Blade Sign	\$2,300 - \$2,800
5A Downlights	\$1,000 - \$1,500
6A Replace Windows	\$3,500 - \$4,000
6C Window Treatments	\$200 - \$250
10A Demolish Storefront	\$400 - \$600
10C Misc. Demolition	\$600 - \$900
11B Repair Interior Walls	\$2,000 - \$3,000
<b>Total</b>	<b>\$48,900 - \$70,500</b>



Key Plan