

BOROUGH OF BOUND BROOK  
County of Somerset

ORDINANCE NO. 2021-018

AN ORDINANCE OF THE GOVERNING BODY OF THE BOROUGH OF BOUND BROOK ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 2 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ. WHICH WILL SUPERCEDE AND REPLACE THE CURRENT REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 2

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 (the “Redevelopment Plan”).

**SECTION V** On August 11, 2015, the Borough Council adopted an ordinance amending the Redevelopment Plan, which was prepared by Carlos Rodrigues, FAICP/PP and subsequently adopted amendments to the Redevelopment Plan in 2018 and 2019.

**SECTION VI** The Borough Planning Board adopted the 2017 Master Plan Reexamination report which it prepared concluding that it would be advantageous to reconcile and streamline the development standards applicable to the various subareas, and specifically for sub-areas 2.4 and 2.5, the plans for these sub-areas should be closely examined to determine whether changes are required to attract reinvestment.

**SECTION VII** At the Borough’s direction as a result of the 2017 Master Plan Reexamination report noted in Section VI above, further amendments to the Redevelopment Plan have been prepared by Carlos Rodrigues, FAICP/PP, and are attached

hereto and made part of this Ordinance in a document entitled “Amended Redevelopment Plan - Redevelopment Area 2: Sub-Areas 2.1, 2.2 and 2.3, dated June 2021” (the “2021 Amended Redevelopment Plan”).

**SECTION VIII** Upon introduction of this Ordinance, the 2021 Amended Redevelopment Plan 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 IX** Prior to the adoption of the 2021 Amended Redevelopment Plan, the Planning Board shall, within 45 days after referral by the Borough Council, transmit to the Borough Council, a report containing its recommendations concerning the 2021 Amended Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.e.

**SECTION X** Upon receipt of the Planning Board’s recommendation, the Borough Council may act upon this Ordinance regarding the 2021 Amended Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7.f.

**SECTION XI** The Borough Council hereby adopts the Amended Redevelopment Plan - Redevelopment Area 2: Sub-Areas 2.1, 2.2 and 2.3, dated June 2021.

**SECTION XII** Upon adoption of this Ordinance, the Amended Redevelopment Plan - Redevelopment Area 2: Sub-Areas 2.1, 2.2 and 2.3 shall include the date of adoption of this Ordinance.

**SECTION XIII** This Ordinance shall take effect after publication in accordance with applicable law.

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Jasmine D. Mathis  
Borough Clerk

By: \_\_\_\_\_  
Mayor Robert Fazen

Date of Introduction: June 22, 2021