

BOROUGH OF BOUND BROOK  
SOMERSET COUNTY  
NOTICE OF INTRODUCTION

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF BOUND BROOK BY REPEALING AND REPLACING CHAPTER 15 (HOUSING), ARTICLE IV (FAIR HOUSING) IN ITS ENTIRETY

This Ordinance repeals and replaces Chapter 15 (Housing), Article IV (Fair Housing) in its entirety to incorporate the Borough's Housing Element and Fair Share Plan and comprehensively reflect the Borough's constitutional obligations to provide for its fair share of very low-, low-, and moderate-income housing as reflected by the Amended Fair Housing Act as well as new rules issued by the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency.

The Ordinance replaces Chapter 15 (Housing), Article IV (Fair Housing) of the Code to establish a new Article IV (Fair Housing) with the following sections:

- 15-42: Low and Moderate Income Housing.
- 15-42.1: Introduction & Applicability.
- 15-42.2: Definitions.
- 15-42.3: Monitoring and Reporting Requirements.
- 15-42.4: New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.).
- 15-42.5: Affordable Housing Programs.
- 15-42.6: Regional Income Limits.
- 15-42.7: Maximum Initial Rents And Sales Prices.
- 15-42.8: Affirmative Marketing.
- 15-42.9: Selection of Occupants of Affordable Housing Units.
- 15-42.10: Occupancy Standards.
- 15-42.11: Control Periods for Restricted Ownership Units and Enforcement Mechanisms.
- 15-42.12: Price Restrictions for Restricted Ownership Units and Resale Prices.
- 15-42.13: Buyer Income Eligibility.
- 15-42.14: Limitations on Indebtedness Secured by Ownership Unit; Subordination.
- 15-42.15: Control Periods for Restricted Rental Units.

- 15-42.16: Rent Restrictions for Rental Units; Leases and Fees.
- 15-42.17: Tenant Income Eligibility.
- 15-42.18: Municipal Housing Liaison.
- 15-42.19: Administrative Agent.
- 15-42.20: Responsibilities of The Owner of a development containing affordable units.
- 15-42.21: Enforcement of Affordable Housing Regulations.
- 15-42.22: Development Fees.

This Ordinance was introduced and passed on first reading at the Borough Council meeting on February 10, 2026. It will be further considered for final passage after a public hearing at a meeting of the Governing Body to be held on March 10, 2026 at 7:00 P.M at the Municipal Building, 230 Hamilton St, Bound Brook, New Jersey 08805, at which time all persons who may be interested therein will be given an opportunity to be heard.

The full text of the Ordinance is available to all members of the public free of charge. To obtain a copy of the full text of the Ordinance, contact the Borough Clerk of the Borough of Bound Brook, Jasmine D. McCoy. A copy of the Ordinance is available at the Borough of Bound Brook Borough Clerk's Office, 230 Hamilton St, Bound Brook, New Jersey 08805 between the hours of 8:30 A.M. and 4:30 P.M.

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