

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-320.2 BRIDGEWATER REGIONAL CENTER ZONE

WHEREAS, the owner of the Bridgewater Commons Mall has requested an amendment to the Redevelopment Plan for the Bridgewater Regional Center (“Redevelopment Plan”) to allow certain additional uses for the Bridgewater Commons Mall;

WHEREAS, the criteria for additional uses set forth herein will help attract and maintain tenants and merchants that will serve residents and support the local economy; and

WHEREAS, the Township is willing to amend the Redevelopment Plan to allow certain additional uses for the Bridgewater Commons Mall;

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Bridgewater, in the County of Somerset and State of New Jersey that Block 553, Lot 1, Lot 1.03, Lot 1.04, Lot 1.05, Lot 1.07, Lot 1.08; Block 529, Lots 1 and 2; and Block 551, Lot 2, on the Township of Bridgewater Tax Map (the “**Phase I Property**” or “**Property**”) located in the Bridgewater Regional Center zone be amended and clarified as to uses and conditions and standards permitted in the zone.

ALL DELETED LANGUAGE IS REFLECTED IN ITALICS AND BRACKETS ALL NEW LANGUAGE IS REFLECTED IN BOLDFACE AND UNDERLINED ALL LANGUAGE THAT REMAINS UNCHANGED IS NOT HIGHLIGHTED IN ANY WAY

SECTION I 126-320.2 BRIDGEWATER REGIONAL CENTER ZONE

Permitted uses. Permitted uses of the Bridgewater Regional Center are as follows:

- (1) Regional shopping center:
 - (a) A regional shopping center may be constructed on the Phase I Property containing no more than 1,136,500 square feet of gross leasable area (GLA) and containing not more than three major department stores. As used herein, the term "major department store" shall mean an enclosed retail store containing not less than 90,000 square feet of GLA and shall be the type of store that generally serves as an anchor or major store in regional shopping centers.
 - (b) Permitted uses within the regional shopping center shall include all variety, general merchandise and specialty stores, eating and drinking establishments, **establishments for games, entertainment, and/or amusement**, movie theaters, personal service establishments, excluding drive-in or drive-through fast food establishments, general business uses, financial institutions, brokerage offices, travel agencies, parking lots, parking decks and other accessory uses and structures as are customarily part of regional shopping centers in northern and central New Jersey.

(c) Any establishments for games, entertainment or amusement shall not have more than the aggregate combined gross leasable area of 90,000 square feet.

* * *

Remainder unchanged.

SECTION III

If any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION IV

Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

SECTION V.

The within ordinance shall take effect in the time and manner provided by law and, in particular, the procedure delineated in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

Adopted: December 19, 2022

Effective: January 9, 2023