

**BOROUGH OF SOUTH BOUND BROOK  
COUNTY OF SOMERSET**

**ORDINANCE NO. 2022-007**

**ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR  
BLOCK 56, LOTS 1.01, 3, 4 & 8 AND INCLUDING BLOCK 56, LOT 6, AS  
SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOUTH  
BOUND BROOK, PURSUANT TO THE LOCAL REDEVELOPMENT  
AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. (LANDMARK  
PHASE II)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”), authorizes the Borough of South Bound Brook (the “Borough”) to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”, as such term is defined in the Redevelopment Law; and

**WHEREAS**, on or about February 19, 2019, pursuant to the Redevelopment Law, the Borough Council duly adopted Resolution No. 19-013, directing the Planning Board to conduct a preliminary investigation to determine if properties identified as Block 1, Lot 2; Block 55, Lots 1, 2 and 3; and Block 56, Lots 1.01, 3, 4, 6, 7, 7.01 and 8, meet the criteria under the Redevelopment Law to be determined to be a “non-condemnation area in need of redevelopment” (the “Study Area”); and

**WHEREAS**, the Borough Planning Board, after conducting the required investigation and holding a public hearing on May 8, 2019, recommended that the Study Area met the statutory criteria for a non-condemnation area in need of redevelopment; and

**WHEREAS**, on or about May 14, 2019, the Borough Council adopted a Resolution accepting the Planning Board’s recommendation that the Study Area was found to meet the necessary statutory criteria, and designated the entire Study Area as a *Non-condemnation Area in Need of Redevelopment* (the “Redevelopment Area”); and

**WHEREAS**, on or about May 14, 2019, the Borough Council directed the Planning Board to prepare a Redevelopment Plan and to make recommendations for the Redevelopment Area pursuant to the Redevelopment Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the Borough’s staff and/or Planning Board professionals, prepared a redevelopment plan for a portion of the Redevelopment Area entitled “Redevelopment Plan Block 56, Lots 1.01, 3, 4 & 8” (the “Redevelopment Plan”) dated September 27, 2019; and

**WHEREAS**, on or about October 9, 2019, the Planning Board reviewed the Redevelopment Plan, concluded that the Redevelopment Plan was not inconsistent with the Master Plan of the Borough of South Bound Brook and recommended the adoption of same to the Borough Council; and

**WHEREAS**, on November 19, 2019, pursuant to the Redevelopment Law, after review and consideration of the recommendations from the Planning Board of the Borough of South Bound Brook, the Borough Council duly enacted Ordinance No. 19-005 adopting the Redevelopment Plan, which established permitted land uses and building requirements for a portion of the Redevelopment Area; and

**WHEREAS**, the Borough Council now desires to adopt an amendment to the Redevelopment Plan; and

**WHEREAS**, the Borough's staff and/or Planning Board professionals prepared an amended Redevelopment Plan entitled "Amended Redevelopment Plan Block 56, Lots 1.01, 3, 4, 6 & 8", which is attached hereto as **Exhibit A** and incorporated herein (the "Amended Redevelopment Plan"); and

**WHEREAS**, upon receipt and review of the Planning Board's recommendations relating to the Amended Redevelopment Plan, the Borough Council desires to adopt the Amended Redevelopment Plan in order to effectuate a plan that is consistent with the goals and objectives of the Borough for the redevelopment of the Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of South Bound Brook, in the County of Somerset, State of New Jersey, as follows:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Amended Redevelopment Plan titled "Amended Redevelopment Plan Block 56, Lots 1.01, 3, 4, 6 & 8" is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

**Section 3.** The zoning district map in the zoning ordinance of the Borough is hereby amended to include the Property per the boundaries described in the Amended Redevelopment Plan and the provisions thereon.

**Section 4.** If any section, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, portion or other part of this Ordinance directly involved in the controversy in which such judgment shall be rendered.

**Section 5.** All ordinances, or parts thereof, which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

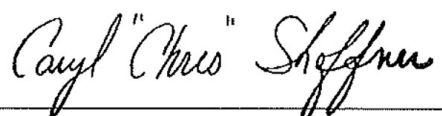
**Section 6.** A copy of this Ordinance and the Amended Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

**Section 6.** This ordinance shall take effect immediately upon final passage and publication according to law.

Introduced: 9-13-2022  
Published: 10-14-2022  
Adopted: 11-1-2022

ATTEST:

  
CHRISTINA FISCHER, Clerk

  
CARYL SHOFFNER, Mayor

Borough of South Bound Brook

Ordinance 2022-007

NOTICE IS HEREBY GIVEN, that Ordinance 2022-007 entitled:

“ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR BLOCK 56, LOTS 1.01, 3, 4, & 8 AND INCLUDING BLOCK 56, LOT 6, AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOUTH BOUND BROOK, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. (LANDMARK PHASE II)

Introduced at a regular meeting of the Mayor and Council of the Borough of South Bound Brook, in the County of Somerset, held on September 13, 2022 was adopted at a regular council meeting held on November 1, 2022.

Approved

Caryl “Chris” Shoffner

Attest:

Christina Fischer, Municipal Clerk