

ORDINANCE 2026-002

AN ORDINANCE OF THE BOROUGH OF SOUTH BOUND BROOK, COUNTY OF SOMERSET, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 57.02 LOT 1.03 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.

WHEREAS, the Borough of South Bound Brook, in the County of Somerset, New Jersey (the “Borough”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, on January 13, 2026, the Municipal Council of the Borough (the “Municipal Council”) adopted Resolution No. 2026-007 authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether a property identified as Block 47.02, Lot 1.03 (the “Property”), as shown on the official tax map of the Borough constitutes a non-condemnation area in need of redevelopment; and

WHEREAS, subsequently, it was discovered that on January 10, 1998, the Municipal Council previously designated the Property as a Non-Condemnation Area in Need of Redevelopment on January 10, 1998, and thereafter adopted a Redevelopment Plan in November 2011; and

WHEREAS, the Property has been included in the Borough’s fourth round fair share housing plan; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Borough has requested its Planner to prepare or amend a redevelopment plan for the Property; and

WHEREAS, the Borough Planner Malvika Apte, PP, AICP prepared a redevelopment plan dated January 19, 2026 titled, “Redevelopment Plan Block 57.02 Lot 1.03” (the “Redevelopment Plan”); and

WHEREAS, the Municipal Council referred the Redevelopment plan to the Planning Board for review and consideration pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan at a public hearing on February 18, 2026, and provided its recommendations; and

WHEREAS, the Municipal Council reviewed the findings of the Planning Board and believes that the adoption of the Redevelopment Plan is in the best interest of the Borough for the redevelopment of the Property and for the satisfaction of the Borough’s affordable housing obligations.


NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF SOUTH BOUND BROOK, NEW JERSEY AS FOLLOWS:

- Section 1. The aforementioned recitals are incorporated herein as though fully set forth.
- Section 2. The Redevelopment Plan for property identified as Block 57.02, Lot 1.03 as designated on the official Tax Map of the Borough of South Bound Brook 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 and the zoning ordinance of the Borough is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.
- Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.
- Section 5. A copy of this Ordinance and the 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 in accordance with all applicable laws.

Introduced: 2/10/2026

Published: 2/17/2026

Adopted: 3/10/2026



Christina K. Fischer, RMC



Caryl "Chris" Shoffner, Mayor