

**AN ORDINANCE TO ADOPT THE JERSEY-SANDFORD  
REDEVELOPMENT PLAN  
IN THE CITY OF NEW BRUNSWICK**

**BE IT ORDAINED** by the New Brunswick City Council, as follows:

**SECTION I**

The City Council makes the following findings:

The New Brunswick Planning Board held a hearing on February 10, 2020 to review and discuss the adoption of the Jersey-Sandford Redevelopment Plan for Block 242, Lots 1, 2.06, 3.02 and 5.06. The Planning Board has reviewed the Jersey-Sandford Redevelopment Plan and has no objection to same. The Planning Board made the following findings set forth below:

- a) The New Brunswick Planning Board forwarded a report to the City Council regarding the Board's finding that the amendments to the Jersey Handy Redevelopment Plan are consistent with the City's Master Plan; and
- b) The Redevelopment Plan provides guidelines for the development of the redevelopment plan area with buildings that meet the goals of the City's Master Plan and development goals; and
- c) The proposed amendments to the Redevelopment Plan are consistent with the goals and objectives of the City of New Brunswick's Master Plan, as the changes do not alter the character and stability of existing neighborhoods and other goals and objectives cited in the Planning Board's February 25, 2020 report; and
- d) The proposed Redevelopment Plan supports the goals and objectives of the State Master Plan, including the encouragement of development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services, or facilities and the discouragement of development where it may impair or destroy natural resources or environmental qualities, the reduction of sprawl and promotion of development and redevelopment in a manner consistent with sound planning, and where infrastructure can be provided at private expense or with reasonable expenditures of public funds; and
- e) The development of the redevelopment plan area as proposed by the Redevelopment Plan will assist in achieving higher levels of utilization in the Jersey-Sandford Redevelopment Plan Area and provide additional housing resources for residents and office space for new workplaces.
- f) The New Brunswick Planning Board made three recommendations to the Redevelopment Plan and they are as follows:
  - i. A bike lane, pathway, or cycle-track to interconnect both ends of the Redevelopment Plan Area.
  - ii. To amend the affordability component to be either ten percent (10%) affordable at sixty percent (60%) of Area Median Income or twenty percent (20%) affordable at between eighty percent (80%) and one hundred twenty percent (120%) of Area Median Income.
  - iii. To amend the relocation of businesses component such that businesses that choose to come back after the development is complete will have their rent frozen at no more than one hundred twenty five percent (125%) of their previous rent for a period of one year.

**SECTION II**

The New Brunswick City Council declines to adopt the recommendation to cap future rents of returning businesses at one hundred and twenty five percent (125%) of their rent prior to displacement.

The control of future commercial and office rents is not a power the City can impose on developments by way of redevelopment plan.

**SECTION III**

The New Brunswick City Council has reviewed the Jersey-Sandford Redevelopment Plan and hereby adopts same along with the recommendation to incorporate bike infrastructure and ten percent (10%) affordability at sixty percent (60%) of Area Median Income.

**SECTION IV**

**SEVERABILITY:**

If any section, paragraph or provision of this Ordinance is declared to be invalid by a court of competent jurisdiction such finding shall not affect the remaining provisions hereof which shall remain in full force and effect.

**SECTION IV**

**REPEALER:**

All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

**SECTION V**

**EFFECTIVE DATE:**

This Ordinance shall become effective 20 days following final adoption and publication as required by law.

ADOPTED ON FIRST READING  
DATED: March 4, 2020

  
\_\_\_\_\_  
COUNCIL PRESIDENT

ADOPTED ON SECOND READING  
DATED:

\_\_\_\_\_  
COUNCIL PRESIDENT

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVAL OF THE MAYOR ON THIS DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

APPROVALS:

  
\_\_\_\_\_  
CITY ADMINISTRATOR

  
\_\_\_\_\_  
CITY ATTORNEY

TKS/kc

COUNCIL MEMBER	Y	N	AB	NV	AB	Y	N	NV	AB
HAGAN									
ESCORRAL									
BLUMING									

FIRST READING VOTE ON MARCH 4, 2020 M= MOVED S= SECOND NV= NO VOTE AB= ABSENT

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK  
TITLE 10, "VEHICLES AND TRAFFIC"**

**BE IT ORDAINED** by the New Brunswick City Council, as follows:

**SECTION I**

Title 10, Chapter 10.20, Section 10.20.010 - Schedule 39, "Parking Zones for Handicapped Persons" is hereby amended to **ADD** the following:

<u>STREET</u>	<u>SIDE</u>	<u>LOCATION</u>
28 Chester Circle, Apt. 1A (Placard # P2232816)	Southwest	Beginning at a point 209 feet from the southwesterly curblineline of Paulus Boulevard and extending to a point 23 feet southeast thereof.

**SECTION II**

**SEVERABILITY:**

If any subsection, paragraph or provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, such finding shall not affect the remaining provisions hereof which shall remain in full force and effect.

**SECTION III**

**REPEALER:**


All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

**SECTION IV**

**EFFECTIVE DATE:**

This Ordinance shall become effective twenty (20) days following final adoption and publication as required by law.

ADOPTED ON FIRST READING:  
DATED: March 4, 2020

  
 \_\_\_\_\_  
 COUNCIL PRESIDENT

ADOPTED ON SECOND READING:  
DATED:

\_\_\_\_\_  
 PRESIDENT

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVAL OF THE MAYOR ON THIS      DAY OF      , 2020.

\_\_\_\_\_  
 MAYOR

COUNCIL MEMBER	Y	N	NV	AB	COUNCIL MEMBER	Y	N	NV	AB
REGAN					SECRETARY				
ESCORCIA					ASHBURN, Pres.				
FLEMMING, S.									

FIRST READING VOTE ON MARCH 4, 2020    N= MOVED    S= SECOND    NV= NO VOTE    AB= ABSENT

APPROVALS:

  
CITY ADMINISTRATOR

  
CITY ATTORNEY

CG/kc