

**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.

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:

SECTION IV

All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

EFFECTIVE DATE:

SECTION V

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

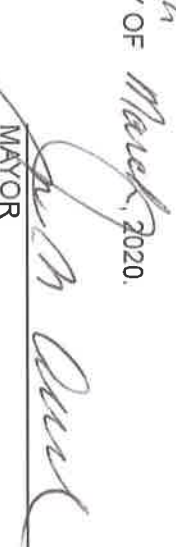
ADOPTED ON SECOND READING
DATED: March 18, 2020


COUNCIL PRESIDENT

ATTEST:

City Clerk

APPROVAL OF THE MAYOR ON THIS 18th DAY OF March, 2020.


MAYOR

APPROVALS:

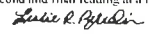

CITY ADMINISTRATOR


CITY ATTORNEY
TKS/kc

COUNCILMEMBER	Y	N	NV	AB	COUNCILMEMBER	Y	N	NV	AB
EGAN	X				SICORA LUDWIG VP M	X			
ESCOBAR	X				ANDERSON, Pres	X			
FLEMING S	X								

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

COUNCILMEMBER	Y	N	NV	AB	COUNCILMEMBER	Y	N	NV	AB
EGAN M	X				SICORA LUDWIG	X			
ESCOBAR	X				ANDERSON, Pres	X			
FLEMING S	X								

I, Leslie R. Zeledon, City Clerk of the City of New Brunswick, NJ, do hereby Certify the foregoing Ordinance is a true copy of the Original Ordinance adopted on second and final reading at a regular meeting of the New Brunswick City Council at its meeting on MARCH 18, 2020

Leslie R. Zeledon, City Clerk
Any reproduction of the Original Ordinance must contain the raised seal of the City of New Brunswick to be legally certified