

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL  
ORDINANCES OF THE CITY OF NEW BRUNSWICK,  
TITLE 16 "LAND DEVELOPMENT CODE"**

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

**SECTION I**

Title 16, Chapter 16.24, Section 16.24.070, "**Site plan exemption**" is hereby amended to read as follows:

- A. No site plan application and approval is required prior to the issuance of a building permit or a certificate of occupancy for any of the following types of development:
1. Interior alterations provided that no expansion of a nonconforming use results from same;
  2. Erection or placement of signage which is in conformance with the provisions of the city's zoning ordinance;
  3. Single-family and two-family dwellings and accessory structures to such uses;
  4. Changes in use in which the use is permitted and parking for the use is provided on the subject site in conformance with the city's zoning ordinance;
  5. Accessory structures limited to one hundred sixty (160) square feet in size and further provided that no such structure exceeds twelve (12) feet in height; and
  6. Façade changes and renovations that do not expand the building coverage, impervious coverage, floor area or building height; and
  7. Cellular antennas and equipment erected or modified in the public right of way; and
  8. Rooftop cellular antennas and equipment provided they are a minimum of ten (10) feet from the roof edge, no higher than fifteen (15) feet higher than the base of the roof, and no variance conditions are created.
- B. Notwithstanding the above, prior to the issuance of a building permit or a certificate of occupancy, the administrative officer shall obtain an opinion from the technical advisory committee that the proposed development will not have any adverse impacts upon drainage, any public improvements or the surrounding area.

**SECTION II**

Title 16, Chapter 16.24, Section 16.24.080, "**Minor site plan**" is hereby amended to read as follows:

Approval by the minor site plan committee of the planning board of a minor site plan application prior to the issuance of a building permit or certificate of occupancy is required for the following types of development:

- A. Additions to buildings or structures or the construction of accessory buildings or accessory structures which would result in an increase of less than ten (10) percent to the existing gross floor area of the building(s) on the lot and further provided that the addition will not require an increase of greater than ten (10) percent to the existing number of parking spaces on site. Be it further provided that the proposed development must comply with all existing zoning requirements.
- B. Cellular antennas and equipment that fail to meet the site plan exemption criteria located at Section 16.24.070 may seek approval via minor site plan review as long as no variance conditions are created. They must be screened from view to the satisfaction of the Minor Site Plan Committee.
- C. Parking lots that are modifying their number of parking stalls, circulation, size, or any other change that is a typical change to parking lots, provided the parking lot is smaller than ten thousand (10,000) square feet.

Leslie R. Zedlow, 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: **JUNE 3, 2020**  
*Leslie R. Zedlow*  
 Leslie R. Zedlow, City Clerk  
 Any reproduction of this Original Ordinance must contain the raised seal of the City of New Brunswick to be legally certified

**SECTION III**

Title 16, Chapter 16.24, Section 16.24.265, "Fee schedule for waivers and requests" is hereby created as follows:

Waiver/Request	Fee
Request for Waiver of Site Plan	\$150
Special Meeting	\$1,500

**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 V**

**REPEALER:**

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

**SECTION VI**

**EFFECTIVE DATE:**

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

ADOPTED ON FIRST READING  
 DATED: May 20, 2020

*John A. Anderson*  
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 COUNCIL PRESIDENT

ADOPTED ON SECOND READING  
 DATED: June 3, 2020

*John A. Anderson*  
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 COUNCIL PRESIDENT

ATTEST:

*Leslie R. Zedlow*  
 \_\_\_\_\_  
 CITY CLERK

APPROVAL OF THE MAYOR ON THIS 4<sup>th</sup> DAY OF June, 2020.

*Joseph M. Bell*  
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 MAYOR

APPROVALS:

*David...*  
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 CITY ADMINISTRATOR

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 CITY ATTORNEY

TKS/kc

COUNCIL MEMBER	V	N	AB	COUNCIL MEMBER	V	N	AB
EGAN				SICORA LUDWIG	X		
ESCHBAR				ANDERSON, Pres	X		
FLEMING							

COUNCIL MEMBER	V	N	AB	COUNCIL MEMBER	V	N	AB
EGAN				SICORA LUDWIG	X		
ESCHBAR				ANDERSON, Pres	X		
FLEMING							