

**AN ORDINANCE TO ADOPT THE FERREN REDEVELOPMENT PLAN
IN THE CITY OF NEW BRUNSWICK**

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

SECTION I

- A. The New Brunswick Planning Board held a hearing to review and discuss the adoption of the proposed redevelopment plan for the downtown redevelopment area on July 12, 2016, with said redevelopment area shown on Map 1 of the Downtown Redevelopment Plan; and
- B. The New Brunswick Planning Board forwarded a report to the City Council regarding the Board's finding that the Ferren Redevelopment Plan is consistent with the City's Master Plan; and
- C. The redevelopment plan provides guidelines for the development of the redevelopment area with mixed-use development including office, retail and residential uses and that said guidelines include appropriate zoning regulations for the bulk and mass of the proposed buildings, parking and traffic circulation; and
- D. The proposed redevelopment plan is consistent with the goals and objectives of the City of New Brunswick's master plan, including the concentration of cultural, entertainment, commercial, public health and institutional activities in clearly defined and distinctive activity centers; the protection and enhancement of the aesthetic compatibility of all development within the community; to encourage tendency of commercial development to cluster to the mutual advantage of both customers and merchants and other goals and objectives cited in the Planning Board's July 12, 2016 report; and
- E. 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
- F. The development of the redevelopment area as proposed by the redevelopment plan will create new retail and recreational opportunities and new jobs in the City of New Brunswick; and
- G. The City Council of the City of New Brunswick has reviewed the Ferren Redevelopment Plan and held a public hearing about the redevelopment plan to receive comments from the public.

SECTION II

The Ferren Redevelopment Plan is adopted as the official redevelopment plan for this area.

SECTION III

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 IV

REPEALER:

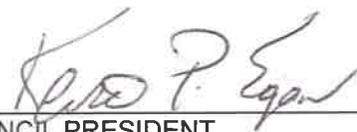
All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

SECTION V

EFFECTIVE DATE:

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

ADOPTED ON FIRST READING:
DATED:



COUNCIL PRESIDENT

ADOPTED ON SECOND READING:
DATED:

COUNCIL PRESIDENT

ATTEST:

CITY CLERK

APPROVAL OF THE MAYOR ON THIS DAY OF , 2016.

MAYOR

APPROVALS:

CITY ADMINISTRATOR

CITY ATTORNEY

TKS/kc

COUNCIL MEMBER	Y	N	AB	INV	AB	INV	AB	INV	AB
ANDERSON	X				X				
BOGGS	X				X				
CHAMBERLAIN	S								
FLEMING, VP	X				X				
FLEMING, VP	X				X				

FIRST READING VOTE ON JULY 20, 2016 M=MOVED S=SECOND INV=NO VOTE AB=ABSENT