LEGAL AD 1

**CITY OF NEW BRUNSWICK**

HEARING NOTICE: The following Ordinance No. **O-062601** was introduced at a Regular Meeting of the New Brunswick City Council on **June 3, 2026** and was read for the first time. This ordinance will be further considered for final passage by the New Brunswick City Council at the New Brunswick City Hall Council Chambers located at City Hall- 78 Bayard Street, New Brunswick, New Jersey at a meeting beginning at **5:00 P.M. on June 17, 2026** or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance.

**AN ORDINANCE TO ADOPT THE REDEVELOPMENT PLAN FOR THE NB DOWNTOWN REDEVELOPMENT PLAN AREA IN THE CITY OF NEW BRUNSWICK**

The purpose of this Ordinance is to adopt the Redevelopment Plan for the NB Downtown Redevelopment Plan Area in the City of New Brunswick.

Leslie R. Zeledón, Municipal Clerk

**AN ORDINANCE TO ADOPT THE REDEVELOPMENT PLAN FOR THE NB DOWNTOWN REDEVELOPMENT PLAN AREA 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**:

a) The New Brunswick Planning Board will hold a hearing to review and discuss the adoption of the proposed NB Downtown Redevelopment Plan on June 8, 2026; and

b) The New Brunswick Planning Board will forward a report to the City Council regarding the Board's finding that the NB Downtown Redevelopment Plan is consistent with the City's Master Plan; and

b) The Redevelopment Plan provides guidelines for the development of the redevelopment area with mixed-use development including theater, residential office and retail 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 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 create new cultural, residential, and commercial opportunities, and new jobs in the City of New Brunswick.

The New Brunswick City Council has reviewed the NB Downtown Redevelopment Plan and held a public hearing about the Redevelopment Plan to receive comments from the public.

**SECTION II**

The New Brunswick City Council hereby declares that the NB Downtown 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: JUNE 3, 2026
COUNCIL PRESIDENT MANUEL J. CASTAÑEDA

LEGAL AD 2

**CITY OF NEW BRUNSWICK**

HEARING NOTICE: The following Ordinance No. **O-062602** was introduced at a Regular Meeting of the New Brunswick City Council on **June 3, 2026** and was read for the first time. This ordinance will be further considered for final passage by the New Brunswick City Council at the New Brunswick City Hall Council Chambers located at City Hall- 78 Bayard Street, New Brunswick, New Jersey at a meeting beginning at **5:00 P.M. on June 17, 2026** or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance.

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 17, ZONING**

RE: SEVERAL PROPOSED AMENDMENTS

The purpose of this Ordinance is to amend and supplement the Revised General Ordinances of the City of New Brunswick, Title 17 "Zoning."

Leslie R. Zeledón, Municipal Clerk

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 17 "ZONING"**

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

**SECTION I**

Title 17, Chapter 17.03, Section 17.03.040, **"Accessory Structures.",** is hereby amended to **DELETE** the following:

B. The aggregate ground area covered by accessory structures in any required rear yard shall not exceed thirty (30) percent of the required rear yard area within any residential zone. (Example: Fifty (50) feet wide lot with required thirty (30) feet rear setback = one thousand five hundred (1,500) square feet required rear yard. Accessory buildings cannot exceed thirty (30) percent of the required area, i.e., four hundred fifty (450) square feet.)

**SECTION II**

Title 17, Chapter 17.03, Section 17.03.070, **"Fences.", "Table 1 Fences"** is hereby amended to read as follows:

**Table 1 Fences**

| Zone | Front Yard Maximum Height | Front Yard Fence Setback | Front Yard Open Design Standards | Side Yard Maximum Height | Rear Yard Maximum Height | Other |
|---|---|---|---|---|---|---|
| R-1B, R-2, and R-3 | 4 | 5 (public side yard — 4′) | 50% | 6 | 6 | No chain link fences in front yard |
| R-4 | 4 | | 50% | 6 | 6 | No chain link fences in front yard |

| | | | | | | |
|---|---|---|---|---|---|---|
| R-5A, R-5B, and R-5C | 4 | | 50% | 6 | 6 | No chain link fences in front yard |
| R-6 and R-7 | 4 | | 50% | 6 | 6 | |
| C-1, C-2A, C-2B, C-3A, C-3B, C-4, IN-1, IN-2 | 4 | | | 6 | 6 | |
| C-5, C-6, O-1, and O-2 | 6 | | | 6 | 6 | |
| I-1 and I-2 | 12 | | | 12 | 12 | |
| C | 4 | | | 6 | 6 | |

## SECTION III

Title 17, Chapter 17.03, **"GENERAL REGULATIONS",** is amended to **ADD** the following:

**17.03.350 – Conflicts.**

When two or more sections of this zoning code conflict with each other the most recently adopted section shall control.

**17.03.360 – Flood Hazard Control and Steep Slope Mitigation.**

If a development proposal is submitted for a property with steep slopes or in flood hazard area, and if the proposal is otherwise zoning compliant, certain alternative standards may be used if in the opinion of the Administrative Officer and the Division Head of Engineering that they would better protect the occupants, property, or development than the normal zoning standards. Only the alternative standards the Administrative Officer and the Division of Engineering believe are necessary can be utilized per project. Please see the following alternative standards:

A. Required minimum front yard setback can be reduced by 50%;
B. Required minimum one side yard setback can be reduced by 50%;
C. Required minimum total side yard setback can be reduced by 50%;
D. Required minimum rear yard setback can be reduced by 50%;
E. Requires maximum height can be increased by less than 10% or 10 feet (whichever is less). This can only apply if there are piers or other similar items (not including basements or crawlspaces) elevating the structure and those piers/items are the same size or greater than the permitted increase in the maximum height.

## SECTION IV

Title 17, Chapter 17.04, Section 17.04.040, **"Zoning District Regulations.", Subsection E, "Office Zones.", Number 2, "HI Hospital Institutional District.", Letter b, "Principal Permitted Uses."** is amended to **ADD** the following:

x. Single- and two-family homes subject to the regulations of the R-5A.

## SECTION V

Title 17, Chapter 17.04, Section 17.04.040, **"Zoning District Regulations.", Subsection E, "Office Zones.", Number 3, "D-HI Downtown Hospital – Institutional District.", Letter b, "Principal Permitted Uses."** is amended to **ADD** the following:

x. Single- and two-family homes subject to the regulations of the R-5A.

## SECTION VI

Title 17, Chapter 17.04, Section 17.04.050, **"Bulk Schedule of Height, Area and Yard Requirements."** is amended to **DELETE** the following:

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R-5A | Two-Family | 5,000 | 50' | 100' | 10' | 5' | 12' | 30' | 30' | 40% | 60% | 0.55:1 | 3' | 3' | 15' | 1 |

## SECTION VII

Title 17, Chapter 17.04, Section 17.04.050, **"Bulk Schedule of Height, Area and Yard Requirements.",** is amended to **ADD** the following:

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R-5A | Two-Family | 5,000 | 50' | 100' | 10' | 3' | 12' | 25' | 30' | 40% | 65% | 0.55:1 | 3' | 3' | 15' | 1 |

## SECTION VIII

Title 17, Chapter 17.05, Section 17.05.010, **"General Provisions.", Subsection Q,** is amended to read as follows:

Q. Parking Lot Location—Residential Uses.

1. No driveway approach to off-street parking spaces for residential properties shall be constructed which does not serve a clearly delineated parking lot to the rear of the building setback line established by the Zoning Ordinance or conform with the front yard parking standards of this section.

2. The front yard parking lot shall not lead to any portion of the principal residential structure unless it leads directly to an attached garage or carport.

3. For properties on through lots with frontages on two parallel rights-of-way, at the discretion of the Administrative Officer, a driveway may lead to the principal structure from the secondary frontage.

4. Garage and driveway combinations shall be counted as follows:

   a. Each garage car space shall be counted as one off-street parking space, regardless of the dimensions of the driveway.

   b. A one-car garage and driveway combination shall count as two off-street parking spaces, provided the driveway measures a minimum of eighteen (18) feet in length between the face of the garage door and the right-of-way.

   c. A two-car garage and driveway combination shall count as four parking spaces, provided the driveway measures a minimum width of twenty (20) feet and minimum length of eighteen (18) feet between the face of the garage door and the right-of-way.

5. The front yard parking lot shall not accommodate more than four off-street parking spaces.

6. The area used for gravel or other pervious surface parking lot shall not exceed the area that would be permitted to be paved with an impervious surface as per the bulk schedule of height, area and yard requirements in Section 17.04.050, except:

a. Should an applicant choose to implement a ribbon driveway then the pervious area in the center of the parking strips shall be exempted from being a part of the impervious calculation.

i. The above pervious area shall comply with all associated property maintenance standards of the City of New Brunswick as established by ordinance.

## SECTION IX

Title 17, Chapter 17.06, Section 17.06.060, **"Permitted Sign Regulation Table.",** is amended to read as follows:

(See Section 17.06.050 for additional details regarding sign regulations.)

| District | Maximum # of Signs Per Property | Permitted Sign Type | Maximum Sign Area | Other Requirements |
|---|---|---|---|---|
| **R-1B, R-2, R-3, R-4, R-5A, R-5B, R-5C, R-6, R-7, C, IN-1, and IN-2 Zones** | 1 per frontage | Façade-mounted | 16 s.f. | For permitted non-residential uses only, e.g., places of worship, schools: |
| | | | | Non-flashing |
| | | | | No internal illumination |
| | | | | Min. 10 ft. from property line |
| | | Residential Nameplates including home based and home professional businesses | 72 square inches | Non-illuminated |
| | | | | Residential nameplates are exempt signs and do not require a sign permit if they comply with these regulations. Non-conforming nameplates require a sign variance. |
| | | Façade | 18 s.f. | For apartment/condominium complexes of 10 or more units or non-residential uses only. |
| | | | | Name and address of complex only |
| | | | | Cannot be internally illuminated in R-1 through R-5 zones. |
| | | Monument (one per frontage, max 2 per property) | 18 s.f. | For apartment/condominium complexes of 10 or more units or non-residential uses only. |
| | | | | Name and address of complex only |
| | | | | Cannot be internally illuminated in R-1 through R-5 zones. |
| | | | | For places of worship. Can be internally illuminated if facing out towards a non-residential zone. |
| **C-1, C-2A, C-2B, C-3B** | 1 per business per frontage | Façade (C-1) | 24 s.f. max. sign area; 16 s.f. max. sign area if more than one business per suite. | Attached to front façade of building |
| | | | | No internal illumination<br>Except on Somerset Street between Prospect Street and Harvey Street. Signs on this stretch are limited to operation between 6:00 a.m. and 8:00 p.m. |

| | | | | |
|---|---|---|---|---|
| | | Façade (C-2A, C-2B, and C-3B) | 24 s.f. max. sign area; 16 s.f. max. sign area if more than one business per suite. | Attached to front façade of building. |
| | | Awning Sign | | 16-inch maximum letter height |
| | | | | 1 logo on shed (slope) portion |
| | | | | No temporary signs on awnings |
| | | | | 1st story occupancies only |
| | | Projecting | 6 s.f. maximum<br><br>12 s.f. maximum for fabric banner | 8 ft. clearance over pedestrian areas |
| | | | | Maximum thickness of 8 inches |
| | | | | 15 ft. separation from other projecting signs |
| | | | | 5 ft. setback from interior property lines or line separating two business frontages |
| | | | | Does not project above eave or similar structure |
| | | | | Does not attach to a roof structure |
| | | | | Projecting fabric banners may be displayed but must comply with size requirements |
| | | Freestanding (1 max.) | Prohibited, except for gasoline service/EV Charging stations at 12 s.f. max. | Min. 5 ft. setback. setback from all property lines |
| | | | | Max. 16 ft. in height |
| | | | | No obstruction of site triangle |
| **C-3A** | 1 per business per frontage | Façade | 16 s.f. maximum | No internal illumination |
| | | Freestanding | 16 s.f. maximum | No internal illumination |
| | | | | Max. height 6 ft. |
| | | | | Min. setback from all property lines equal to sign height |
| | | | | No obstruction of site triangle |
| **C-4** | 1 per frontage per business | Façade | 10% of façade area (if multiple businesses total sign area cannot exceed 10% of façade) | No painted advertisements on any façade or building surface |
| | | | | Installation method must be concealed or integral to the design |
| | | | | Fit within existing façade features |
| | | | | 2nd floor business permitted display sign above window |
| | | | | No signs on balconies, roofs, doors |
| | | | | Banners and flags are considered signs |
| | | Awning | | 16-inch maximum letter height |
| | | | | 1 logo on shed (slope) portion |
| | | | | No temporary signs on awnings |
| | | | | 1st story occupancies only. |
| | | Projecting | | 8 ft. clearance over pedestrian areas |

| | | | | |
|---|---|---|---|---|
| | | | 6 s.f. maximum if building is less than 50 feet tall. Up to 20 s.f. maximum if building is greater 50 feet tall. Sign must also be a minimum of 20 feet from the ground measured directly below the sign. | Maximum thickness of 12 inches |
| | | | | 30 ft. separation from other projecting signs. |
| | | | | Fabric, vinyl, or other non-rigid banners are not permitted |
| **C-5** | 1 per façade visible from highway | Façade | 300 ft. max sign area | Multiple façade signs can be combined provided they do not exceed a combined total of 300 s.f. |
| | 2 | Freestanding | 300 s.f. max sign area | 40 ft. max height |
| | | | | 1 sign every 500 ft. maximum |
| | | | | Setback minimum 20 feet from all property lines |
| **C-6** | 1 per façade visible from highway | Façade | 50 ft. max sign area | |
| | 1 | Freestanding | 40 s.f. maximum area per business, maximum of 80 s.f. | 25 ft. maximum height |
| | | | | Set back at least 20 ft. from all property lines |
| | | | | No obstruction of site triangle |
| **O-1** | 1 per frontage | Façade | 100 ft. max sign area | |
| | 1 per frontage (directional, historical, educational, etc. signage exempt from this limit) | Freestanding | 16 ft max sign area | Set back at least 10 ft. setback from all property lines |
| | 1 per frontage | Monument | 60 s.f. max. sign area | 10 ft. maximum height |
| **I-1, I-2, and I-2E** | 1 | Façade | 100 s.f. maximum | No internal illumination if the property is adjacent to or across a street from a residential zone, i.e., zones R-1 through R-7, and C |
| | 1 | Freestanding | 100 s.f. max. sign area | 25 ft. maximum height |
| | | | | Set back at least 15 ft. setback from all property lines |
| | See Other Requirements | Billboards | | Existing billboards located elsewhere in the city may be removed and relocated to |

| | | | | |
|---|---|---|---|---|
| | | | Not permitted in I-1 | these zones upon application to and review by the administrative officer. |
| | | | | Set back at least 25 ft. setback from all property lines |
| | | | | Billboard sign not to exceed the size of the billboard being removed and relocated |
| | | | | Billboards that face residential zones (R-1 through R-7), schools, or public parks may not be digital billboards. |

## SECTION X

**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 XI

**REPEALER:**

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

## SECTION XII

**EFFECTIVE DATE:**

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

ADOPTED ON FIRST READING
DATED: JUNE 3, 2026
COUNCIL PRESIDENT MANUEL J. CASTAÑEDA

LEGAL AD 3

**CITY OF NEW BRUNSWICK**

HEARING NOTICE: The following Ordinance No. **O-062603** was introduced at a Regular Meeting of the New Brunswick City Council on **June 3, 2026** and was read for the first time. This ordinance will be further considered for final passage by the New Brunswick City Council at the New Brunswick City Hall Council Chambers located at City Hall- 78 Bayard Street, New Brunswick, New Jersey at a meeting beginning at **5:00 P.M. on June 17, 2026** or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance.

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.16 – STOPPING, STANDING OR PARKING, SECTION 10.16.020 – SCHEDULE 24 "NO PARKING AT ANY TIME" AND SECTION 10.16.050 – SCHEDULE 29, "TIME LIMIT PARKING"**

RE: KIRKPATRICK STREET

The purpose of this Ordinance is to amend Schedule 24 "No Parking At Any Time" and Schedule 29, "Time Limit Parking – Parking Meters" in the Revised General Ordinances of the City of New Brunswick under Title 10, Vehicles and Traffic.

Leslie R. Zeledón, Municipal Clerk

**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 10.16 "Stopping, Standing or Parking", Section 10.16.020 - **Schedule 24**, **"No Parking At Any Time"** is hereby amended to **DELETE** the following:

| STREET | SIDE | LOCATION |
|---|---|---|
| Kirkpatrick Street | Both | New Street to Paterson Street |
| Kirkpatrick Street | Both | Church Street to French Street |

**SECTION II**

Title 10, Chapter 10.16 "Stopping, Standing or Parking", Section 10.16.020 - **Schedule 24**, **"No Parking At Any Time"** is hereby amended to **ADD** the following:

| STREET | SIDE | LOCATION |
|---|---|---|
| Kirkpatrick Street | Both | New Street to French Street |

**SECTION III**

Title 10, Chapter 10.16, Section 10.16.050, Schedule 29, **"Time Limit Parking – Parking Meters"** is hereby amended to **DELETE** the following:

| Street | Side | Location | Rate | Time | Hours | Days |
|---|---|---|---|---|---|---|
| Kirkpatrick Street | Both | Between Paterson Street and French Street | 1-2 hours: $2.00/hour<br>Third hour: $3.00<br>Fourth hour: $4.00<br>Fifth hour: $5.00<br>Sixth hour: $6.00<br>Seventh hour: $7.00<br>Eighth hour: $8.00 | 8 hours | 8 a.m.-8 p.m. | Mon.-Sat. |

**SECTION IV**

**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 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 twenty (20) days following final adoption and publication as required by law.

ADOPTED ON FIRST READING
DATED: JUNE 3, 2026
COUNCIL PRESIDENT MANUEL J. CASTAÑEDA

LEGAL AD 4

**O-062604**

**CITY OF NEW BRUNSWICK**

HEARING NOTICE: The following Ordinance No. **O-062604** was introduced at a Regular Meeting of the New Brunswick City Council on **June 3, 2026** and was read for the first time. This ordinance will be further considered for final passage by the New Brunswick City Council at the New Brunswick City Hall Council Chambers located at City Hall- 78 Bayard Street, New Brunswick, New Jersey at a meeting beginning at **5:00 P.M. on June 17, 2026** or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance.

**AN ORDINANCE FOR THE TEMPORARY CLOSURE OF GEORGE STREET BETWEEN ALBANY STREET AND CHURCH STREET, AS WELL AS BETWEEN PATERSON STREET AND BAYARD STREET, FROM THURSDAY, JUNE 18, 2026 THROUGH MONDAY, SEPTEMBER 7, 2026**

The purpose of this Ordinance is the temporary closure of George Street between Albany Street and Bayard Street from Monday, June 1, 2026 through Monday, September 7, 2026.

Leslie R. Zeledon, Municipal Clerk

**AN ORDINANCE FOR THE TEMPORARY CLOSURE OF GEORGE STREET BETWEEN ALBANY STREET AND CHURCH STREET, AS WELL AS BETWEEN PATERSON STREET AND BAYARD STREET, FROM THURSDAY, JUNE 18, 2026 THROUGH MONDAY, SEPTEMBER 7, 2026**

**BE IT ORDAINED**, by the City Council of the City of New Brunswick, County of Middlesex, State of New Jersey, as follows:

**SECTION I**

George Street between Albany Street and Church Street, as well as between Paterson Street and Bayard Street shall be closed from Thursday, June 18, 2026 through Monday, September 7, 2026 with an option of extension of said closure through Monday, October 19, 2026 at the discretion of the City Council, should traffic and safety conditions support same. The through streets of Paterson Street and Church Street where they intersect George Street shall remain open to vehicular traffic.

**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 immediately following final adoption and publication as required by law.

ADOPTED ON FIRST READING:
DATED: JUNE 3, 2026
COUNCIL PRESIDENT MANUEL J. CASTAÑEDA

POSTED: JUNE 8, 2026