LEGAL AD #1

CITY OF NEW BRUNSWICK

HEARING NOTICE: The following Ordinance No. **O-032601** was introduced at a Regular Meeting of the New Brunswick City Council on **March 4, 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 **5:30 P.M. on March 18, 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 10.20 – HANDICAPPED PARKING, SECTION 10.20.010 – SCHEDULE 39, "PARKING ZONES FOR HANDICAPPED PERSONS" AND SCHEDULE 40, "PARKING SPACES FOR HANDICAPPED PERSONS"
RE: VARIOUS LOCATIONS

The purpose of this Ordinance is to amend Schedule 39 and Schedule 40 in the Revised General Ordinances of the City of New Brunswick under Title 10, Vehicles and Traffic regarding various locations
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 10.20, Section 10.20.010 - Schedule 39, **"Parking Zones for Handicapped Persons"** is hereby amended to **DELETE** the following:

STREET	SIDE	LOCATION
7 North Ward St (Placard No. P720706)	North	Beginning at a point 114 feet from the westerly curbline of Georges Road and extending to a point 22 feet west thereof.
456 Remsen Avenue (Placard No. P2158027)	West	Beginning at a point 236 feet from the northwesterly curbline of May Street and extending to a point 23 feet north thereof.
109 Baldwin Street (Placard No. 41916)	Northeast	Beginning at a point 143 feet from the northeasterly curbline of Remsen Avenue and extending to a point 22 feet northeast thereof.
193 Talmadge Street (Placard No. P1324049)	Northwest	Beginning at a point 209 feet from the northwesterly curbline of Remsen Avenue and extending to a point 22 feet northwest thereof.
290 Howard Street (Placard No. P969506)	Southwest	Beginning at a point 121 feet from the northwesterly curbline of Joyce Kilmer Avenue and extending to a point 22 feet northwest thereof.
299 Townsend Street (Placard No. P2538689)	Northeast	Beginning at a point 230 feet from the northwesterly curbline of Joyce Kilmer Avenue and extending to a point 23 feet northwest thereof.

28 Lee Avenue, Apt. 3 (Placard No. P2228808)	East	Beginning at a point 69 feet from the northeasterly curbline of Townsend Street and extending to a point 23 feet north thereof.
76 Welton Street (Placard No. P2651082)	Northwest	Beginning at a point 52 feet from the southeasterly curbline of Lee Avenue and extending to a point 23 feet southeast thereof.
151 Seaman Street (Placard No. P2651471)	Northeast	Beginning at a point 117 feet from the southeasterly curbline of Remsen Avenue and extending to a point 23 feet southeast thereof.
145 Throop Avenue (Placard No. P1969792)	Northwest	Beginning at a point 68 feet from the northwesterly curbline of Hale Street and extending to a point 23 feet west thereof.
97 Throop Avenue (Placard No. P1422134)	West	Beginning at a point 80 feet from the southwesterly curbline of Seaman Street and extending to a point 23 feet west thereof.
102 Comstock Street (Placard No. P2037665)	Northwest	Beginning at a point 264 feet from the northeasterly curbline of Throop Avenue and extending to a point 23 feet southeast thereof.
28 Juliet Street (Placard No. P2943127)	South	Beginning at a point 260 feet of the southeasterly curbline of Livingston Avenue and extending to a point 23 feet east thereof.
52 Ellen Street (Placard No. P1349558)	Southwest	Beginning at a point 150 feet from the northwesterly curbline of Livingston Avenue and extending to a point 22 feet southwest thereof.
143 Redmond Street (Placard No. P2771689)	North	Beginning at a point 310 feet east o the easterly curbline of Throop Avenue and extending to a point 23 feet east thereof.

SECTION II

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

STREET	**SIDE**	**LOCATION**
79 Loretto Street (Placard No. P3119437)	Southwest	Beginning at a point 205 feet from the northwesterly curbline of Livingston Avenue and extending to a point 23 feet southwest thereof.
25 James Street (Placard No. P3158417)	East	Beginning at a point 190 feet from the northeasterly curbline of Somerset Street and extending to a point 23 feet thereof.
266 Redmond Street (Placard No. P3145937)	South	Beginning at a point 42 feet from the southerly curbline of Drift Street and extending to a point 23 feet east thereof.
61 May Street (Placard No. P3097269)	South	Beginning at a point 245 feet west of the westerly curbline of Livingston Avenue and extending to a point 23 west thereof.

219 Hamilton Street (Placard No. P3133077)	Southeast	Beginning at a point 89 feet from the northeasterly curbline of Hartwell Street and extending to a point 23 feet northeast thereof.
207 Talmadge Street (Placard No. P3158845)	Southeast	Beginning at a point 114 feet from the southeasterly curbline of Lee Avenue and extending to a point 23 feet west thereof.

SECTION III

Title 10, Chapter 10.20, Section 10.20.020 - Schedule 40, **"Parking Spaces for Handicapped Persons"** is hereby amended to **DELETE** the following:

STREET	SIDE	LOCATION
9 South Ward Street	North	Beginning at a point 140 feet west of the westerly curbline of Reservoir Avenue and extending to a point 22 feet west thereof.
293 Suydam Street	North	Beginning at a point 160 feet west of the westerly curbline of Joyce Kilmer Avenue and extending to a point 23 feet west thereof.
302 Redmond Street	South	Beginning at a point 230 feet south of the southerly curbline of Railroad Avenue along the southerly curbline of Redmond Street and extending to a point 22 feet south thereof.

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: MARCH 4, 2026

COUNCIL PRESIDENT MANUEL CASTAÑEDA

LEGAL AD #2

CITY OF NEW BRUNSWICK

HEARING NOTICE: The following Ordinance No. **O-032602** was introduced at a Regular Meeting of the New Brunswick City Council on **March 4, 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 **5:30 P.M. on March 18, 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 APPROVE A LONG TERM TAX EXEMPTION AND FINANCIAL AGREEMENT BETWEEN THE CITY OF NEW BRUNSWICK AND DOWNTOWN HUB ASSOCIATES III URBAN RENEWAL, LLC
FOR: H-3 AT THE NEW JERSEY HEALTH + LIFE SCIENCE EXCHANGE "H3"
BLOCK 17.01, LOTS 1.06, 3, 8, 9 & 10

The purpose of this Ordinance is to accept an application for and approve a long-term tax exemption for Downtown Hub Associates III Urban Renewal, LLC and to authorize execution of a Financial Agreement for this purpose.
Leslie R. Zeledón, Municipal Clerk

AN ORDINANCE TO APPROVE A LONG-TERM TAX EXEMPTION
AND FINANCIAL AGREEMENT BETWEEN THE CITY OF NEW BRUNSWICK
AND DOWNTOWN HUB ASSOCIATES III URBAN RENEWAL, LLC
BE IT ORDAINED by the New Brunswick City Council as follows:

SECTION I

City Council finds and determines as follows:

(A) Downtown Hub Associates III Urban Renewal, LLC (the "Entity") is the owner of a Project within the City of New Brunswick's Urban Enterprise Zone.

(B) The aforesaid property, situated on the northern side of Paterson Street and bounded by Kirkpatrick Street on the west, shall be the site of an Urban Renewal Project being undertaken by the Entity, with the current Block and Lot of the property being:

BLOCK 17.01 LOTS 1.06, 3, 8, 9 AND 10

on the Official Tax Maps of the City for purposes of development of a new residential/office/research building.

(C) The Entity shall be authorized to do business as an urban renewal entity under the laws of New Jersey pursuant to the provisions of the long-term tax exemption law, *N.J.S.A. 40A:20-1, et seq.* for the development of the project.

(D) The City Council of the City of New Brunswick has determined that the development of the project will result in the provision of new residential/office/research spaces and high-quality jobs that will benefit the City and its residents when compared to the cost of the tax abatement and that the abatement approved herein is essential to the project which would not be feasible without the tax abatement approved by this Ordinance.

SECTION II

APPROVAL OF EXEMPTION FROM TAXATION

An exemption from taxation as set forth in the Application is hereby approved and granted to the Entity with respect to the Project in accordance with the terms set forth in the Financial Agreement; provided that in no event shall the term of the Financial Agreement exceed the earlier of thirty-five (35) years from the date of execution thereof or (ii) to the extent permitted by the LTTE Law, thirty (30) years from the Entity's receipt of a Certificate of Occupancy (as defined in the Financial Agreement) for the Project and only so long as the Entity remains subject to and in compliance with the Financial Agreement and the LTTE Law and any other agreement related to the Project or the Property; and provided, further, that in no event shall the resulting property tax obligation in each year the property tax exemption is in effect, when combined with the Annual Service Charge as defined in the Financial Agreement, be less than the amount of the Land Taxes (as defined in the Financial Agreement) prior to redevelopment.

SECTION III

EXECUTION OF FINANCIAL AGREEMENT AUTHORIZED

(a) The Mayor, in consultation with legal counsel to the City, is hereby authorized and directed to execute the Financial Agreement subject to additions, deletions, modifications, or revisions deemed necessary and appropriate in consultation with counsel, and any other agreements necessary to effectuate the Financial Agreement.

(b) The Clerk of the City is hereby authorized and directed, upon the execution of the Financial Agreement in accordance with the terms of Section III (a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the City upon such document.

(c) Within thirty (30) days of its execution, the City Clerk shall file certified copies of this ordinance

and the executed Financial Agreement with the Tax Assessor of the City and shall forward a certified copy of this Ordinance and the executed Financial Agreement to the Director of the Division of Local Government Services within the New Jersey Department of Community Affairs in accordance with Section 12 of the LTTE Law.

(d) The executed copy of the Financial Agreement shall be filed with the Office of the City Clerk

SECTION IV

ENTITY OBLIGATIONS

(a) The Project shall conform with all Federal and State laws and ordinances and regulations of the City relating to its construction and use.

(b) The Entity shall, in the operation of the Project, require compliance with all laws so that no person because of race, religious principles, color, national origin or ancestry, will be subject to discrimination.

(c) The Entity shall, from the time that the Annual Service Charge becomes effective, pay the Annual Service Charge as set forth in the Financial Agreement.

(d) The Entity may become the fee owner of the property prior to or during the term of the Financial Agreement addressed by this ordinance.

SECTION V

SEVERABILITY:

If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance, and each section and subsection thereof, irrespective of the fact that anyone or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

SECTION VI

ACTION REGARDING FINANCIAL AGREEMENT

The Mayor is hereby authorized and directed to determine all matters and terms in connection with the Financial Agreement, all in consultation with the counsel to the City, and the manual or facsimile signature of the Mayor upon any documents shall be conclusive as to all such determinations. The Mayor, the Chief Financial Officer, the City Clerk and any other City official, officer or professional, including but not limited to, redevelopment counsel, bond counsel, the financial advisor and the auditor to the City, are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, redevelopment counsel, bond counsel, the financial advisor and the auditor to the City, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

SECTION VII

REPEALER:

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

SECTION VIII

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, 2026

COUNCIL PRESIDENT MANUEL CASTAÑEDA