CITY OF NEW BRUNSWICK

HEARING NOTICE: The following Ordinance No. **O-032605** was introduced at a Regular Meeting of the New Brunswick City Council on **March 18, 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 May 6, 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 3,
REVENUE AND FINANCE
The purpose of this Ordinance is to amend and supplement the Revised General Ordinances of the City of New Brunswick Title 3, Revenue and Finance to add Chapter 3.37 – French Street Corridor Special Improvement District.

Leslie R. Zeledón, Municipal Clerk

AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK TITLE 3, REVENUE AND FINANCE

BE IT ORDAINED by the City Council of the City of New Brunswick:

SECTION I

Title 3, Revenue and Finance, is hereby amended to add the following new chapter:

Chapter 3.37 – French Street Corridor Special Improvement District

3.37.010 – Findings

A. That an area within the City of New Brunswick, in the vicinity of French Street, as shall be described hereafter in "Table A" by lot and block numbers, as well as by street addresses, would benefit from being designated as a special improvement district.

B. That a district management corporation would assist the City in promoting economic growth and employment within the business district by providing administrative and other services to benefit the businesses, employees, residents and consumers in the special improvement district.

C. That a special assessment shall be imposed and collected by the City of New Brunswick with the regular property tax payment or payment in lieu of taxes and that such special assessment shall be transferred to the district management corporation to exercise the powers given it by this chapter and to effectuate the purposes of NJSA 40:56-65 et seq.

D. That it is in the best interests of the City of New Brunswick and the public to create such special improvement district and to designate such district management corporation, except that no district management corporation shall be designated to receive any funds or to exercise any powers, unless the Board of Directors of that corporation shall include at least one member of the City Council of the City of New Brunswick;

E. The public policy of the State of New Jersey permits the governing body to protect the public welfare and health and the interests of the public in the safe and effective movement of persons and to preserve

and enhance the function and appearance of the business districts of the City of New Brunswick by adoption of a Special Improvement District Ordinance.

3.37.020 – Definitions

"Special improvement district" means an area within the City of New Brunswick designated by this chapter as an area which a special assessment on all property within the district shall be imposed for the purposes of promoting the economic and general welfare of the district and the municipality.

"District management corporation" means an entity created by municipal ordinance or incorporated pursuant to N.J.S.A. 15A:1-1 et seq. and designated by Municipal Ordinance to receive funds collected by a special assessment within a special improvement district as authorized by this chapter.

3.37.025 – Special Improvement District Description

A. There is hereby designated a special improvement district (hereinafter called "SID") which is more particularly described in Table A.

B. Any property listed hereinabove, and which is incorporated within the SID, is exempt from the payment of any special assessment if it is used exclusively for residential purposes and it contains fewer than five (5) residential dwelling units.

3.37.030 – Special Assessment

The SID, as hereinabove described, shall be an area in which all of the property included therein, except as hereinafter stated, shall have imposed a special assessment for the purposes of promoting the economic and general welfare of the district and the City of New Brunswick.

A. Any property located within the SID which is tax exempt shall not be subject to the special assessment.

B. In the event any tax-exempt property makes a payment in lieu of taxes to the City of New Brunswick under the Long Term Tax Exemption Statute (N.J.S.A. 40A:20-1) then, in that event, said property shall be subject to the imposition of the special assessment.

C. The improvements and supplemental services in the SID will involve annual costs peculiar only to the SID and will be distinguished from improvements and services normally provided by the City.

D. While the improvements and supplemental services shall be maintained and operated pursuant to the provisions of this chapter and N.J.S.A. 40:56-65, et seq. and the costs thereof assessed or taxed to the benefited properties pursuant to this chapter, such improvements and supplemental services shall not be substituted by the city for improvements and services now supplied to the proposed SID nor be grounds for curtailment of future improvements and service planned.

3.37.040 – District Management Corporation

The French Street Corridor District Improvement Corporation is hereby created and designated the district management corporation which shall assist the City of New Brunswick in promoting economic growth and improvement within the SID. Said district management corporation shall be incorporated pursuant to the provisions of Title 15A of the New Jersey Statutes and is hereby designated as eligible to receive the funds collected as special assessment within the SID.

In addition, the district management corporation shall:

A. Have a board of directors consisting of fifteen (15) members chosen as follows:

1. One member appointed by the Mayor;

2. One member of the city council, appointed by the City Council;

3. Such additional persons, including owners of real estate located within the SID and officials of businesses or entities operating retail or service establishments therein, as may be selected under the by-laws of the district management corporation.

B. Exercise the following powers:

1. Adopt by-laws for the regulation of its affairs and the conduct of its business and to prescribe rules, regulations and policies in connection with the performance of its functions and duties;

2. Employ such persons as may be required, and fix and pay their compensation from funds available to the corporation;

3. Apply for, accept, administer and comply with the requirements respecting an appropriation of funds or a gift, grant or donation of property or money;

4. Make and execute agreements which may be necessary or convenient to the exercise of the powers and functions of the corporation, including contracts with any person, firm, corporation, governmental agency or other entity;

5. Administer and manage its own funds and accounts and pay its own obligations;

6. Borrow money from private lenders for periods not to exceed one hundred eighty (180) days and from governmental entities for that or longer periods unless otherwise authorized by the governing body;

7. Accept, purchase, rehabilitate, sell, lease or manage property in the SID;

8. Provide security, sanitation and other services to the SID supplemental to those provided normally by the city;

9. Undertake improvements designed to increase the safety or attractiveness of the SID to businesses which may wish to locate there or to visitors to the SID, including, but not limited to, litter clean up and control, landscaping, parking areas and facilities, recreational and rest areas and facilities, and those improvements generally permitted for pedestrian malls under Section 2 of P.L. 1972, c. 134 (c. 40:56-66), pursuant to pertinent regulations of the governing body;

10. Publicize the district and businesses included within the district boundaries;

11. Organize special events in the districts;

12. Provide special parking arrangements in conjunction with the New Brunswick Parking Authority for the district;

13. Provide temporary decorative lighting in the district;

14. Recruit new businesses to fill vacancies in, and to balance the business mix of, the District.

3.37.050 – Budget

The district management corporation shall submit a detailed annual budget for approval by resolution of the city council of the City of New Brunswick. The budget shall be submitted with a report which explains how the budget contributes to goals and objectives for the special improvement district.

A. The budget shall be introduced, approved, amended and adopted by resolution passed by not less than a majority of the full membership of the city council of the City of New Brunswick.

B. The procedure shall be as follows:

1. Introduction and approval;

2. Public advertising;

3. Public hearing;

4. Amendments and public hearings, if required;

5. Adoption.

1. The budget shall be introduced in writing at a meeting of the City Council of the City of New Brunswick. Approval thereof shall constitute a first reading which may be by title. Upon approval of the budget by the governing body, it shall fix the time and place for the holding of a public hearing upon the budget.

2. The budget shall be advertised after approval. The advertisement shall contain a copy of the budget and shall set forth the date, the time and place of the hearing. It shall be published at least ten (10) days prior to the date fixed therefore in a newspaper circulating in the City of New Brunswick.

3. No budget shall be adopted until a public hearing has been held thereon and all persons having an interest therein shall have been given an opportunity to present objections. The hearing shall be held not less than twenty-eight (28) days after approval of the budget.

4. The public hearing shall be held at the time and place specified in the advertisement thereof, but may be adjourned from time to time until the hearing is closed.

5. The budget as advertised, shall be read at the public hearing in full, or it may be read by its title, if at least one week prior to the date of the hearing:

1. A complete copy of the approved budget, as advertised, shall be posted in a public place where public notices are customarily posted in the City Hall of the City of New Brunswick; and

2. Is made available to each person requesting the same, during that week and during the public hearing.

3. The City Council shall, by resolution passed by not less than a majority of the full membership, determine that the budget shall be read by its title and declare that the conditions set forth in subsection (B)(5)(e) have been met. After closing the hearing, the city council may adopt the budget, by title without amendments, or may approve amendments as provided in subsection (B)(5)(g) of this section before adoption.

4. The City Council may amend the budget during or after the public hearing. No amendment by the city council shall be effective until taxpayers and all persons having an interest therein shall have

been granted a public hearing thereon, if the amendment shall:

i. Add a new item in an amount in excess of one percent of the total amount as stated in the approved budget; or

5. Increase or decrease any item by more than ten (10) percent; or

6. Increase the amount to be raised pursuant to Section 16 of P. L. 1972, C. 134 (C. 40:56-80) by more than five percent, unless the same is made pursuant to an emergency temporary appropriation only. Notice of hearing on an amendment shall be advertised at least three days before the date set therefor. The amendment shall be published in full in the same manner as an original publication and shall be read in full at the hearing before adoption.

7. Final adoption shall be by resolution, adopted by a majority of the full membership of the city council, and may be by title.

Audit

Concurrently with the introduction of this chapter and the submission of a plan for the SID, the district management corporation shall cause an annual audit of its books, accounts and financial transactions to be made and filed with the city council of the City of New Brunswick, and for that purpose the corporation shall employ a certified public accountant of New Jersey. The annual audit shall be completed and filed with the governing body within four months after the close of the fiscal year of the corporation and a certified duplicate copy of the audit shall be filed with the director of the division of local government services in the department of community affairs within five days of the filing of the audit with the city council of the City of New Brunswick.

Annual Report

The district management corporation shall, within thirty (30) days of each fiscal year, make an annual report of its activities for the preceding fiscal year to the city council of the City of New Brunswick.

Costs and Assessments

The annual costs of operating, maintaining and improving the special improvement district shall be reported to the governing body, assessed, collected and appropriated as provided in N.J.S.A. 40:56-80.

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

[TABLE A]

address	block	lot	address	block	lot
3 ALEXANDER ST	97	6	10 BETHANY ST	99	31
4 ALEXANDER ST	98	34	15 BETHANY ST	98	7.01
5 ALEXANDER ST	97	7	16 BETHANY ST	99	26.01
7 ALEXANDER ST	97	8	18 BETHANY ST	99	25
8 ALEXANDER ST	98	33	20 BETHANY ST	99	23
9 ALEXANDER ST	97	9	22 BETHANY ST	99	22
11 ALEXANDER ST	97	10	11 COGSWELL PL	415.01	38.01
12 ALEXANDER ST	98	31.01	12 COGSWELL PL	100	20
13 ALEXANDER ST	97	11	14 COGSWELL PL	100	18.01
14 ALEXANDER ST	98	30	15 COGSWELL PL	415.01	36.01
15 ALEXANDER ST	97	12	18 COGSWELL PL	100	17.01
16 ALEXANDER ST	98	29	19 COGSWELL PL	415.01	34.01
18 ALEXANDER ST	98	28	20 COGSWELL PL	100	15
19 ALEXANDER ST	97	13.01	21 COGSWELL PL	415.01	33
20 ALEXANDER ST	98	27	23 COGSWELL PL	415.01	32
21 ALEXANDER ST	97	15	24 COGSWELL PL	100	14.02
22 ALEXANDER ST	98	26	25 COGSWELL PL	415.01	31
23 ALEXANDER ST	97	16	26 COGSWELL PL	100	13.02
24 ALEXANDER ST	98	25	350 COMSTOCK ST	205.01	1.05
25 ALEXANDER ST	97	17	370 COMSTOCK ST	223	44
26 ALEXANDER ST	98	24	372 COMSTOCK ST	223	43
27 ALEXANDER ST	97	18	373 COMSTOCK ST	204	9.01
28 ALEXANDER ST	98	23	375 COMSTOCK ST	204	12
29 ALEXANDER ST	97	19	376 COMSTOCK ST	223	41.02
30 ALEXANDER ST	98	22	377 COMSTOCK ST	204	13
32 ALEXANDER ST	98	21	379 COMSTOCK ST	204	14
34 ALEXANDER ST	98	20	380 COMSTOCK ST	223	40
36 ALEXANDER ST	98	19	383 COMSTOCK ST	204	15.01
251 BALDWIN ST	186	9.01	384 COMSTOCK ST	223	38.01
253 BALDWIN ST	186	11	385 COMSTOCK ST	204	17
255 BALDWIN ST	186	13	386 COMSTOCK ST	223	36.01
257 BALDWIN ST	186	14	387 COMSTOCK ST	204	18
259 BALDWIN ST	186	15.01	392 COMSTOCK ST	223	34.02
261 BALDWIN ST	186	17	394 COMSTOCK ST	223	33.01
261 BALDWIN ST	186	18	396 COMSTOCK ST	223	32
280 BALDWIN ST	185.01	11.01	398 COMSTOCK ST	223	31
2 BALL ST	415	29	340 DELAVAN ST	225	34.01
4 BALL ST	415	28	342 DELAVAN ST	225	32.01
6 BALL ST	415	27	348 DELAVAN ST	225	30.01
8 BALL ST	415	26	352 DELAVAN ST	225	28.01
10 BALL ST	415	25	369 DELAVAN ST	223	8.01
12 BALL ST	415	24	370 DELAVAN ST	224	50
150 BAYARD ST	145.01	1.01	371 DELAVAN ST	223	9
7 BETHANY ST	98	3.01	373 DELAVAN ST	223	11
8 BETHANY ST	99	32	374 DELAVAN ST	224	48.01

address	block	lot	address	block	lot
375 DELAVAN ST	223	12	123 FRENCH ST	29	5
377 DELAVAN ST	223	13	124 FRENCH ST	145.01	22
378 DELAVAN ST	224	46.01	125 FRENCH ST	30	36.02
379 DELAVAN ST	223	14	126 FRENCH ST	145.01	21
381 DELAVAN ST	223	15.01	129 FRENCH ST	30	40
382 DELAVAN ST	224	44.01	130 FRENCH ST	164	20
384 DELAVAN ST	224	43	131 FRENCH ST	30	41
385 DELAVAN ST	223	17.01	132 FRENCH ST	164	18.01
386 DELAVAN ST	224	42	133 FRENCH ST	30	42
388 DELAVAN ST	224	41	136 FRENCH ST	164	17.02
389 DELAVAN ST	223	19	139 FRENCH ST	30	1
390 DELAVAN ST	224	40	140 FRENCH ST	164	16
391 DELAVAN ST	223	20	141 FRENCH ST	96	1.01
392 DELAVAN ST	224	38.01	142 FRENCH ST	164	15
393 DELAVAN ST	223	21	150 FRENCH ST	165	20.04
395 DELAVAN ST	223	22.01	156 FRENCH ST	165	17.01
398 DELAVAN ST	224	37	157 FRENCH ST	97	1
400 DELAVAN ST	224	35	159 FRENCH ST	97	1.01
402 DELAVAN ST	224	34	160 FRENCH ST	183	28
53 DRIFT ST	147	5	161 FRENCH ST	97	2
71 DRIFT ST	162	6	162 FRENCH ST	183	27
260 DRIFT ST	181	24.01	163 FRENCH ST	97	3
264 DRIFT ST	181	23	165 FRENCH ST	97	4
266 DRIFT ST	181	22	169 FRENCH ST	97	5
268 DRIFT ST	181	21	173 FRENCH ST	98	35
270 DRIFT ST	181	20	175 FRENCH ST	98	35.02
272 DRIFT ST	181	20.01	179 FRENCH ST	98	38
2 FLORENCE ST	416	19.01	181 FRENCH ST	98	39
3 FLORENCE ST	100	5.01	183 FRENCH ST	98	1
4 FLORENCE ST	416	18	185 FRENCH ST	98	2.02
6 FLORENCE ST	416	17	188 FRENCH ST	203	16
7 FLORENCE ST	100	7.01	191 FRENCH ST	99	1.01
8 FLORENCE ST	416	15.01	192 FRENCH ST	203	14
11 FLORENCE ST	100	9.01	195 FRENCH ST	415	8
12 FLORENCE ST	416	13.01	197 FRENCH ST	415	7
15 FLORENCE ST	100	11.01	198 FRENCH ST	203	13.01
111 FRENCH ST	29	1	199 FRENCH ST	415	6
114 FRENCH ST	145.01	25.03	200 FRENCH ST	203	13.04
115 FRENCH ST	29	2	201 FRENCH ST	415	5
117 FRENCH ST	29	2.01	203 FRENCH ST	415	4
118 FRENCH ST	145.01	25.02	205 FRENCH ST	415	3
119 FRENCH ST	29	3	206 FRENCH ST	204	21
120 FRENCH ST	145.01	24	207 FRENCH ST	415	2
121 FRENCH ST	29	4	209 FRENCH ST	415	1
122 FRENCH ST	145.01	23	210 FRENCH ST	204	19.01

address	block	lot	address	block	lot
211 FRENCH ST	415.01	42	355 HANDY ST	183	20
212 FRENCH ST	223	29	5 HARVEY ST	29	6
213 FRENCH ST	415.01	40.01	7 HARVEY ST	29	7
217 FRENCH ST	100	21.01	8 HARVEY ST	30	35
219 FRENCH ST	100	1.01	9 HARVEY ST	29	8
224 FRENCH ST	223	24.01	10 HARVEY ST	30	34
226 FRENCH ST	224	32	13 HARVEY ST	29	9.01
227 FRENCH ST	416	23.01	15 HARVEY ST	29	11
228 FRENCH ST	224	31	16 HARVEY ST	30	30.01
229 FRENCH ST	416	4.01	17 HARVEY ST	29	12.01
230 FRENCH ST	224	30	20 HARVEY ST	30	29
232 FRENCH ST	224	51	22 HARVEY ST	30	28
234 FRENCH ST	224	29	23 HARVEY ST	29	14.01
236 FRENCH ST	224	26.01	24 HARVEY ST	30	27
251 FRENCH ST	425	1	25 HARVEY ST	29	16
255 FRENCH ST	425	2.03	26 HARVEY ST	30	26
261 FRENCH ST	425	4	27 HARVEY ST	29	17
263 FRENCH ST	425	5	28 HARVEY ST	30	25
370 HALE ST	204	28.01	45 HARVEY ST	418	52.01
373 HALE ST	203	9.01	55 HARVEY ST	418	52.01
374 HALE ST	204	27	6 JAMES ST	97	42
376 HALE ST	204	26	8 JAMES ST	97	41
378 HALE ST	204	24.01	10 JAMES ST	97	40
379 HALE ST	203	13	11 JAMES ST	96	7
384 HALE ST	204	22.01	12 JAMES ST	97	39
280 HANDY ST	187	26	13 JAMES ST	96	8
287 HANDY ST	182	5.01	14 JAMES ST	97	38
296 HANDY ST	186	41	16 JAMES ST	97	37
298 HANDY ST	186	39.01	17 JAMES ST	96	9.01
299 HANDY ST	182	14	18 JAMES ST	97	36
301 HANDY ST	182	15.01	19 JAMES ST	96	11
304 HANDY ST	186	19.01	20 JAMES ST	97	35
305 HANDY ST	182	17	21 JAMES ST	96	12
307 HANDY ST	182	18	22 JAMES ST	97	34
309 HANDY ST	182	19.01	23 JAMES ST	96	13
313 HANDY ST	182	21	24 JAMES ST	97	31.01
315 HANDY ST	182	22	25 JAMES ST	96	14
317 HANDY ST	182	23.01	27 JAMES ST	96	15
333 HANDY ST	183	1.01	29 JAMES ST	96	16.01
334 HANDY ST	185.01	1.02	30 JAMES ST	97	29.01
347 HANDY ST	183	16	32 JAMES ST	97	28
349 HANDY ST	183	17	1 JERSEY AVE	184	1.01
350 HANDY ST	185.01	11.01	2 JERSEY AVE	183	26
351 HANDY ST	183	18	4 JERSEY AVE	183	25
353 HANDY ST	183	19	8 JERSEY AVE	183	24

address	block	lot	address	block	lot
10 JERSEY AVE	183	23	20 JOYCE KILMER	143	9
12 JERSEY AVE	183	22	22 JOYCE KILMER	143	8
14 JERSEY AVE	183	21	23 JOYCE KILMER	144	8.01
20 JERSEY AVE	185.01	11.01	24 JOYCE KILMER	143	7
20 JERSEY AVE	185.01	11.01	26 JOYCE KILMER	143	6
20 JERSEY AVE	185.01	11.01	27 JOYCE KILMER	144	10
29 JERSEY AVE	203	1	28 JOYCE KILMER	143	5
31 JERSEY AVE	203	2	29 JOYCE KILMER	144	11
33 JERSEY AVE	203	3	31 JOYCE KILMER	144	12
35 JERSEY AVE	203	4	32 JOYCE KILMER	147	9
37 JERSEY AVE	203	5	33 JOYCE KILMER	144	13
39 JERSEY AVE	203	6	34 JOYCE KILMER	147	10
40 JERSEY AVE	185.01	11.01	36 JOYCE KILMER	147	11
41 JERSEY AVE	203	7.01	37 JOYCE KILMER	146	40.01
47 JERSEY AVE	204	1.01	38 JOYCE KILMER	147	12
51 JERSEY AVE	204	3.01	40 JOYCE KILMER	147	8
53 JERSEY AVE	204	5	42 JOYCE KILMER	147	7
55 JERSEY AVE	204	6	44 JOYCE KILMER	147	6.02
57 JERSEY AVE	204	7	46 JOYCE KILMER	162	8
59 JERSEY AVE	204	8	48 JOYCE KILMER	162	7
61 JERSEY AVE	223	1	51 JOYCE KILMER	163	1
63 JERSEY AVE	223	2	52 JOYCE KILMER	162	5
64 JERSEY AVE	222	26.01	53 JOYCE KILMER	163	2
65 JERSEY AVE	223	3	54 JOYCE KILMER	162	4.02
67 JERSEY AVE	223	4	55 JOYCE KILMER	163	3
68 JERSEY AVE	222	25	56 JOYCE KILMER	162	4.01
69 JERSEY AVE	223	5	57 JOYCE KILMER	163	4
71 JERSEY AVE	223	6.01	58 JOYCE KILMER	162	3
72 JERSEY AVE	222	22.01	59 JOYCE KILMER	163	5.01
74 JERSEY AVE	225	27	60 JOYCE KILMER	162	2
75 JERSEY AVE	224	2	81 JOYCE KILMER	166	1.01
76 JERSEY AVE	225	26	85 JOYCE KILMER	166	6
78 JERSEY AVE	225	25.01	89 JOYCE KILMER	166	7.01
80 JERSEY AVE	225	25	91 JOYCE KILMER	182	1
81 JERSEY AVE	224	4	95 JOYCE KILMER	182	4
83 JERSEY AVE	224	5	101 JOYCE KILMER	186	1.01
84 JERSEY AVE	225	23.01	107 JOYCE KILMER	186	5
85 JERSEY AVE	224	6.01	109 JOYCE KILMER	186	6
86 JERSEY AVE	225	21.01	110 JOYCE KILMER	187	24.01
5 JOYCE KILMER	144	48	111 JOYCE KILMER	186	7
7 JOYCE KILMER	144	47.02	113 JOYCE KILMER	186	8
9 JOYCE KILMER	144	1.02	117 JOYCE KILMER	201	1
17 JOYCE KILMER	144	3.01	2 LAUREL PL	413	12
18 JOYCE KILMER	143	10	5 LOUIS ST	30	4
19 JOYCE KILMER	144	6.01	7 LOUIS ST	30	5

address	block	lot	address	block	lot
9 LOUIS ST	30	6	10 OXFORD ST	415	10.04
11 LOUIS ST	30	7	11 OXFORD ST	99	11
12 LOUIS ST	96	36	12 OXFORD ST	415	14
14 LOUIS ST	96	35	13 OXFORD ST	99	13
15 LOUIS ST	30	8	14 OXFORD ST	415	14.01
17 LOUIS ST	30	9	16 OXFORD ST	415	14.02
18 LOUIS ST	96	33.01	18 OXFORD ST	415	14.03
19 LOUIS ST	30	10	20 OXFORD ST	415	14.04
21 LOUIS ST	30	11	6 PROSPECT ST	29	35
22 LOUIS ST	96	31.01	8 PROSPECT ST	29	34
23 LOUIS ST	30	12	10 PROSPECT ST	29	33
24 LOUIS ST	96	29.01	12 PROSPECT ST	29	32
25 LOUIS ST	30	13	14 PROSPECT ST	29	31
27 LOUIS ST	30	14	16 PROSPECT ST	29	29.01
28 LOUIS ST	96	28	20 PROSPECT ST	29	28
29 LOUIS ST	30	15	22 PROSPECT ST	29	27
30 LOUIS ST	96	27	24 PROSPECT ST	29	26
31 LOUIS ST	30	16	1 RAILROAD AVE	800	5
32 LOUIS ST	96	26	1 RAILROAD AVE	800	4
140 NEW ST	131	1.04	1 RAILROAD AVE	800	3
144 NEW ST	144	47	2 RAILROAD AVE	144	30
146 NEW ST	144	46.02	4 RAILROAD AVE	144	27.01
148 NEW ST	144	45	10 RAILROAD AVE	144	26
152 NEW ST	144	44	18 RAILROAD AVE	146	22.01
154 NEW ST	144	43	22 RAILROAD AVE	146	21
156 NEW ST	144	42	24 RAILROAD AVE	146	20
158 NEW ST	144	41	36 RAILROAD AVE	163	26
160 NEW ST	144	40	38 RAILROAD AVE	163	25
162 NEW ST	144	39	40 RAILROAD AVE	163	24
164 NEW ST	144	38	50 RAILROAD AVE	166	22.01
166 NEW ST	144	37	51 RAILROAD AVE	165	4
172 NEW ST	144	20.01	55 RAILROAD AVE	165	5.01
178 NEW ST	144	31	57 RAILROAD AVE	165	7
202 NEW ST	145.01	29.01	282 REDMOND ST	146	40
206 NEW ST	145.01	28	284 REDMOND ST	146	39
208 NEW ST	145.01	27	287 REDMOND ST	144	14.01
210 NEW ST	145.01	26	288 REDMOND ST	146	37
2 OXFORD ST	415	10	289 REDMOND ST	144	16
3 OXFORD ST	99	5	290 REDMOND ST	146	35.01
4 OXFORD ST	415	10.01	291 REDMOND ST	144	17
5 OXFORD ST	99	7	293 REDMOND ST	144	18
6 OXFORD ST	415	10.02	294 REDMOND ST	146	34
7 OXFORD ST	99	9	295 REDMOND ST	144	19
8 OXFORD ST	415	10.03	296 REDMOND ST	146	33
9 OXFORD ST	99	10	298 REDMOND ST	146	32

address	block	lot	address	block	lot
300 REDMOND ST	146	31	341 SEAMAN ST	165	12
302 REDMOND ST	146	30	343 SEAMAN ST	165	13
304 REDMOND ST	146	29	346 SEAMAN ST	183	32.02
306 REDMOND ST	146	28	347 SEAMAN ST	165	14.01
308 REDMOND ST	146	26.01	349 SEAMAN ST	165	16
312 REDMOND ST	146	25.01	350 SEAMAN ST	183	31
333 SANDFORD ST	225	1.01	352 SEAMAN ST	183	30
345 SANDFORD ST	225	13.01	354 SEAMAN ST	183	29
349 SANDFORD ST	225	19.01	220 SOMERSET ST	29	25
369 SANDFORD ST	224	10	222 SOMERSET ST	29	24
373 SANDFORD ST	224	12	224 SOMERSET ST	29	23
377 SANDFORD ST	224	13.01	226 SOMERSET ST	29	22
381 SANDFORD ST	224	15	228 SOMERSET ST	29	20.01
383 SANDFORD ST	224	16	232 SOMERSET ST	29	19
385 SANDFORD ST	224	17	233 SOMERSET ST	419	1.01
387 SANDFORD ST	224	18	234 SOMERSET ST	29	18
391 SANDFORD ST	224	19.01	236 SOMERSET ST	30	24
393 SANDFORD ST	224	21.01	238 SOMERSET ST	30	23
397 SANDFORD ST	224	23.01	240 SOMERSET ST	30	22
401 SANDFORD ST	224	25	244 SOMERSET ST	30	20
273 SEAMAN ST	168	24	245 SOMERSET ST	419	5.01
275 SEAMAN ST	168	25	246 SOMERSET ST	30	19
279 SEAMAN ST	167	1	248 SOMERSET ST	30	18
289 SEAMAN ST	166	9	249 SOMERSET ST	419	8
291 SEAMAN ST	166	10	250 SOMERSET ST	30	17
292 SEAMAN ST	182	43.01	251 SOMERSET ST	420	47
293 SEAMAN ST	166	11	252 SOMERSET ST	96	25
295 SEAMAN ST	166	12	254 SOMERSET ST	96	24
297 SEAMAN ST	166	13	255 SOMERSET ST	420	47.01
299 SEAMAN ST	166	14	256 SOMERSET ST	96	22.01
301 SEAMAN ST	166	15.01	259 SOMERSET ST	420	1
302 SEAMAN ST	182	38	260 SOMERSET ST	96	20.01
305 SEAMAN ST	166	17	261 SOMERSET ST	420	71
306 SEAMAN ST	182	36.01	263 SOMERSET ST	420	73
308 SEAMAN ST	182	35	264 SOMERSET ST	96	19
309 SEAMAN ST	166	18.01	265 SOMERSET ST	420	1.02
310 SEAMAN ST	182	34	266 SOMERSET ST	96	18
311 SEAMAN ST	166	20.01	267 SOMERSET ST	420	75
312 SEAMAN ST	182	33	268 SOMERSET ST	97	27
314 SEAMAN ST	182	32	269 SOMERSET ST	420	76
316 SEAMAN ST	182	31	270 SOMERSET ST	97	26
318 SEAMAN ST	182	30	271 SOMERSET ST	420	77
322 SEAMAN ST	182	26.01	272 SOMERSET ST	97	25
335 SEAMAN ST	165	8.01	273 SOMERSET ST	420	50
339 SEAMAN ST	165	10.01	274 SOMERSET ST	97	24

address	block	lot	address	block	lot
275 SOMERSET ST	420	51	366 SOMERSET ST	425	14.01
276 SOMERSET ST	97	23	367 SOMERSET ST	413	45.05
277 SOMERSET ST	420	52.01	368 SOMERSET ST	425	2.01
281 SOMERSET ST	410	1	370 SOMERSET ST	425	13
282 SOMERSET ST	97	20.01	372 SOMERSET ST	425	12
282 SOMERSET ST	97	20.01	374 SOMERSET ST	425	11
293 SOMERSET ST	410	2.01	376 SOMERSET ST	425	10
297 SOMERSET ST	411	1	400 SOMERSET ST	425	5.03
299 SOMERSET ST	411	2	400 SOMERSET ST	425	5.03
300 SOMERSET ST	98	11.01	271A SOMERSET ST	420	2
301 SOMERSET ST	411	3	265 SUYDAM ST	161	10.01
305 SOMERSET ST	411	5	269 SUYDAM ST	161	11
306 SOMERSET ST	99	17.01	276 SUYDAM ST	168	9.02
307 SOMERSET ST	411	6	278 SUYDAM ST	167	3.01
309 SOMERSET ST	411	7	279 SUYDAM ST	162	1
310 SOMERSET ST	99	16	280 SUYDAM ST	167	2.01
311 SOMERSET ST	411	8	281 SUYDAM ST	163	5
312 SOMERSET ST	99	15	283 SUYDAM ST	163	6
314 SOMERSET ST	99	14	285 SUYDAM ST	163	7
316 SOMERSET ST	415	16	287 SUYDAM ST	163	8
317 SOMERSET ST	412	1	289 SUYDAM ST	163	9
318 SOMERSET ST	415	17	291 SUYDAM ST	163	10
319 SOMERSET ST	412	2	293 SUYDAM ST	163	11
320 SOMERSET ST	415	18	294 SUYDAM ST	166	35.01
321 SOMERSET ST	412	3	295 SUYDAM ST	163	12
322 SOMERSET ST	415	19	296 SUYDAM ST	166	34
323 SOMERSET ST	412	4	297 SUYDAM ST	163	13
324 SOMERSET ST	415	20	298 SUYDAM ST	166	33
326 SOMERSET ST	415	21	301 SUYDAM ST	163	14.01
328 SOMERSET ST	415	22	302 SUYDAM ST	166	31.01
330 SOMERSET ST	415	23	303 SUYDAM ST	163	16
331 SOMERSET ST	412	5.01	304 SUYDAM ST	166	30
333 SOMERSET ST	412	7	305 SUYDAM ST	163	17
335 SOMERSET ST	412	8	306 SUYDAM ST	166	29
337 SOMERSET ST	413	1	308 SUYDAM ST	166	28
339 SOMERSET ST	413	2	309 SUYDAM ST	163	18.01
341 SOMERSET ST	413	3	310 SUYDAM ST	166	27
343 SOMERSET ST	413	4	312 SUYDAM ST	166	26
347 SOMERSET ST	413	6.01	313 SUYDAM ST	163	21
351 SOMERSET ST	413	7.01	314 SUYDAM ST	166	25
353 SOMERSET ST	413	9.01	315 SUYDAM ST	163	22.01
355 SOMERSET ST	413	10	320 SUYDAM ST	594	2.02
357 SOMERSET ST	413	11.01	322 SUYDAM ST	165	3
360 SOMERSET ST	416	28	324 SUYDAM ST	165	2
363 SOMERSET ST	413	43.01	325 SUYDAM ST	164	5.02

address	block	lot	address	block	lot
326 SUYDAM ST	165	1	298 TOWNSEND ST	163	38.01
328 SUYDAM ST	165	33	299 TOWNSEND ST	146	10
329 SUYDAM ST	164	7.01	300 TOWNSEND ST	163	37
330 SUYDAM ST	165	32	301 TOWNSEND ST	146	11
332 SUYDAM ST	165	31	302 TOWNSEND ST	163	36
333 SUYDAM ST	164	8.01	303 TOWNSEND ST	146	12
334 SUYDAM ST	165	30	304 TOWNSEND ST	163	35
336 SUYDAM ST	165	29	305 TOWNSEND ST	146	13
337 SUYDAM ST	164	12	306 TOWNSEND ST	163	33.01
338 SUYDAM ST	165	28	307 TOWNSEND ST	146	14
339 SUYDAM ST	164	13	309 TOWNSEND ST	146	15
340 SUYDAM ST	165	27	310 TOWNSEND ST	163	32
341 SUYDAM ST	164	14	311 TOWNSEND ST	146	16
342 SUYDAM ST	165	26	312 TOWNSEND ST	163	31
344 SUYDAM ST	165	25	313 TOWNSEND ST	146	17
346 SUYDAM ST	165	24	314 TOWNSEND ST	163	29.02
348 SUYDAM ST	165	22.01	318 TOWNSEND ST	163	27.01
350 SUYDAM ST	165	21	321 TOWNSEND ST	146	18.01
272 TOWNSEND ST	161	12.01	329 TOWNSEND ST	145.01	11.01
274 TOWNSEND ST	162	7.01	330 TOWNSEND ST	164	1.01
275 TOWNSEND ST	147	6.01	332 TOWNSEND ST	164	26
281 TOWNSEND ST	146	1	334 TOWNSEND ST	164	25
283 TOWNSEND ST	146	2	337 TOWNSEND ST	145.01	16
285 TOWNSEND ST	146	3	338 TOWNSEND ST	164	23.01
287 TOWNSEND ST	146	4.01	339 TOWNSEND ST	145.01	17
290 TOWNSEND ST	163	42	340 TOWNSEND ST	164	22
292 TOWNSEND ST	163	40.01	341 TOWNSEND ST	145.01	18
293 TOWNSEND ST	146	6.01	342 TOWNSEND ST	164	21
295 TOWNSEND ST	146	8	343 TOWNSEND ST	145.01	19
297 TOWNSEND ST	146	9	345 TOWNSEND ST	145.01	20

ADOPTED ON FIRST READING:
DATED: MARCH 18, 2026
COUNCIL PRESIDENT MANUEL CASTANEDA

POSTED DATE: 04/22/2026

NOTICE OF PENDING BOND ORDINANCE O-042607 AND SUMMARY

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the City of New Brunswick, in the County of Middlesex, State of New Jersey, on April 1, 2026. **It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Municipal Building- 78 Bayard Street, in the City on May 6, 2026 at 5:30 o'clock p.m.** During the week prior to and up to and including the date of such meeting, copies of the full bond ordinance will be available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR THE NEW FIREHOUSE PHASE I IN AND BY THE CITY OF NEW BRUNSWICK, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING $4,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $4,275,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF

Purpose: New Firehouse Phase 1, including the acquisition of property, located at 81, 85 and 89 Joyce Kilmer Avenue, as more specifically known as Block 166, Lots 1.01, 6 and 7.01, respectively, on the tax map of the City, demolition and site preparation, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures necessary therefor and incidental thereto.

Appropriation: $4,500,000

Bonds/Notes Authorized: $4,275,000

Grants Appropriated: N/A

Section 20 Costs: $100,000

Useful Life: 40 years

Leslie R. Zeledon, Clerk

This Notice is published pursuant to N.J.S.A. 40A:2-17.

CITY OF NEW BRUNSWICK

HEARING NOTICE: The following Ordinance No. **O-042608** was introduced at a Regular Meeting of the New Brunswick City Council on **April 15, 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 May 6, 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 10.16.260 – SCHEDULE 46

RE: BARTLETT STREET AND STONE STREET

The purpose of this Ordinance is to delete Schedule 46 "Care Share Vehicles Parking Locations" in the Revised General Ordinances of the City of New Brunswick under Title 10, Vehicles and Traffic.

Leslie R. Zeledon, 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 10.16.260 – **Schedule 46**, **"Care Share Vehicles Parking Locations"** is hereby **DELETED**.

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:APRIL 15, 2025
COUNCIL PRESIDENT MANUEL CASTAÑEDA

CITY OF NEW BRUNSWICK

HEARING NOTICE: The following Ordinance No. **O-042609** was introduced at a Regular Meeting of the New Brunswick City Council on **April 15, 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 May 6, 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 2, ADMINISTRATION AND PERSONNEL, CHAPTER 2.08 – CITY COUNCIL, SECTION 2.08.210 "REDEVELOPMENT PROJECT"

The purpose of this Ordinance is to amend and supplement the Revised General Ordinances of the City of New Brunswick, Title 2 "Administration and Personnel".

Leslie R. Zeledon, Municipal Clerk

AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 2 "ADMINISTRATION AND PERSONNEL"

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

SECTION I

Title 2, Chapter 2.08, Section 2.08.210, **"Redevelopment Project"** is amended to ADD the following:

C. Payment of Redevelopment Fee:

1. In instances where the redeveloper fee is not greater than $25,000.00, the whole fee shall be due to the City of New Brunswick within thirty (30) days of the designation of the redeveloper by one of the City's Redevelopment Agencies or City Council.

2. In instances where the redeveloper fee exceeds $25,000.00:

   (a) The first $25,000.00 shall be due to the City of New Brunswick within thirty (30) days of the designation of the redeveloper by one of the City's Redevelopment Agencies or City Council;
   (b) Half of the remainder shall be due to the City of New Brunswick within thirty (30) days of the memorialization of approval of the project by the applicable land use board; and
   (c) The remaining funds shall be due prior to the issuance of non-demolition construction permits by the City of New Brunswick.
   (d) Example Table:

Example 1 (Lower Range Fee)		Example 2 (Upper Range Fee)	
Fee Amount	$18,000	Fee Amount	$125,000
Within 30 days of designation	$18,000	Within 30 days of designation	$25,000
Within 30 days of memorialization of approval	Payment complete	Within 30 days of memorialization of approval	$50,000
Prior to Construction Permits	Payment complete	Prior to Construction Permits	$50,000

SECTION II

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

ADOPTED ON FIRST READING
DATED: APRIL 15, 2026
COUNCIL PRESIDENT