

ORDINANCE NO. 24-2096
BOROUGH OF HIGHLAND PARK
COUNTY OF MIDDLESEX

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER §230-124
(ZONING MAP) AND §230-4 ATTACHMENT 4 IN ORDER TO UPDATE THE ZONING
MAP WITHIN THE BOROUGH OF HIGHLAND PARK

WHEREAS, the Borough of Highland Park (hereinafter “the Borough”) had previously adopted an Official Zoning Map, last dated December 2019, which depicted the boundaries of all of the zoning districts within the Borough; and

WHEREAS, upon close examination of the 2019 Official Zoning Map and prior adopted ordinances, certain zoning changes affecting a number of properties were inadvertently omitted from the current Zoning Map; and

WHEREAS, the governing body passed Ordinance 1633 on April 20, 2004 which rezoned properties within the Central Business District, Professional Office, and Conservation/Recreation Zones, and added the Stream Corridor Protection Overlay Zone; and

WHEREAS, the governing body passed Ordinance 10-1790 on July 6, 2010 which removed the Rite Aid property from the Borough’s 2005 Highland Park Downtown Redevelopment Plan; and

WHEREAS, a Zoning Map was not filed in 2004 or 2010 that reflected the changes enumerated in Ordinance 1633 and Ordinance 10-1790; and

WHEREAS, an updated Zoning Map needs to be filed; and

WHEREAS, the current Zoning Map also needs to include Redevelopment areas located at 433 Cleveland Avenue, Downtown Redevelopment Plan Tracts A – D, 420-424 Raritan Avenue, Upper Raritan Avenue, and 810 No. 2nd Avenue; and

WHEREAS, an updated Zoning Map is attached hereto as “Exhibit A”.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Highland Park, State of New Jersey, being the governing body thereof, that Chapter §230-124 and §230-4 Attachment 4 be amended and supplemented by the following:

1. An updated zoning map, as attached hereto as Exhibit “A” shall be filed for the following:
 - a. Parcels to be zoned as Central Business District Zone:
 - i. Block 50 (now 3103), Lots 1-9, 28
 - ii. Block 55 (now 3104), Lots 1-4, 7-11
 - iii. Block 61 (now 3601), Lots 1-3, 5-9
 - iv. Block 68 (now 3602), Lots 1-3, 7, 8, 43, 44
 - v. Block 87 (now 3701), Lots 3, 9-11, 20-26
 - vi. Block 88 (now 3702), Lots 21-30
 - vii. Block 91 (now 3807), Lots 11-13, 18, 19
 - viii. Block 137 (now 1302), Lots 24-28
 - ix. Block 138 (now 1301), Lots 24-31
 - b. Parcels to be zoned as within the Professional Office Zone: Block 153 (now 302), Lots 12-19; however, it is noted that Block 302, Lots 15, 17-19 are now subject to the 433 Cleveland Avenue Redevelopment Plan
 - c. Parcels to be zoned as within the Conservation / Recreation Zone: Block 189 (now 102), Lot 9
 - d. Various parcels to be subject to overlay zoning for the Stream Corridor Protection Overlay Zone
 - e. Parcels to be removed from the 2005 Highland Park Downtown Redevelopment Plan: Block 31 (now 3001), Lots 17-22, 33

- f. Redevelopment areas, 433 Cleveland Avenue, Downtown Redevelopment Plan Tracts A – D, 420-424 Raritan Avenue, Upper Raritan Avenue, and 810 No. 2nd Avenue.

SECTION I. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

SECTION II. REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION III. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication in accordance with law.

New material is **bold and underlined**

Introduced and passed on first reading by title: October 1, 2024

ADOPTED: October 15, 2024

ATTEST:

APPROVED: October 15, 2024

Jennifer Santiago
Borough Clerk

Elsie Foster
Mayor

Highland Park, NJ Zoning Map, 2024

- Zoning Districts**
- RA Single-Family Residential
 - RA-E Single-Family Residential - Ecological Preservation
 - RB Two-Family Residential
 - RM-G Residential Multifamily - Garden Apartment
 - RM-M Residential Multifamily - Mid-Rise
 - RM-T Residential Multifamily - Townhouse
 - RMT-W Residential Multifamily Townhouse - Waterfront
 - RMT-H Residential Multifamily Townhouse - Historic
 - PURD-1 Planned Unit Residential Development
 - PURD-2 Planned Unit Residential Development
 - CBD Central Business District
 - C Commercial
 - PO Professional Office
 - LI Light Industrial
 - QP Quasi-Public
 - CS Community Service
 - C/R Conservation/Recreation
 - SC Senior Citizen Housing

- Overlay Districts**
- Stream Corridor Protection Overlay
 - MFAH Multifamily Residential Overlay

- Redevelopment Plan Areas**
- Rehabilitation Area (Entire Municipality) [2016]
 - Highland Park Downtown [2005, last amended 2017]
 - 31 River Road [2018]
 - 433 Cleveland Avenue [2020]
 - Downtown For Tracts A - D [2021]
 - 420-424 Raritan Avenue [2023]
 - Upper Raritan Avenue [2024]
 - 810 North 2nd Avenue [2024]

- Other**
- Ecological Preserve Boundary
 - Main Street Highland Park Business Improvement District

Sources: NJOGIS, NJDOT, Roadway Network (2015); NJGIN, NJ Municipalities (2016); NJDEP, Land Use Classifications (2012); NJTransit GIS; Middlesex County Open GIS Data; NJ FEMA, National Hydrography Dataset (2015); NJDCA, Local Planning Services (2016)



Piscataway Township

Township of Edison

New Brunswick Station

City of New Brunswick

Date	Comment
12.12.19	Ordinance 20-1999 to adopt new Zoning Map

