

**ORDINANCE 2021-15**

*Borough of Metuchen  
County of Middlesex  
State of New Jersey*

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 71, LOT 37.01 & 37.02 WITHIN THE BOROUGH OF METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**WHEREAS**, pursuant to N.J.S.A. 40A:12-1 et seq., Resolution 2015-147 of the Borough of Metuchen Council (the “Borough Council”) declared Block 71, Lot 37.01 within the Borough of Metuchen as a Non-Condensation “Area in Need of Redevelopment” (the “Redevelopment Area”); and

**WHEREAS**, the Borough Council, pursuant to Resolution #2020-50, designated the entire Borough of Metuchen, County of Middlesex (the “Borough” or “Rehabilitation Area”) an “Area in Need of Rehabilitation” pursuant to N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, in order to facilitate the redevelopment of the Redevelopment Area, the Council adopted Ordinance #2018-24 Adopting the “Redevelopment Plan for Block 71, Lot 37.01 Within the Borough Of Metuchen, County Of Middlesex, State Of New Jersey”, (“Original Redevelopment Plan”) after review by the Borough Planning Board (the “Planning Board”), pursuant to N.J.S.A. 40A:12A-7; and

**WHEREAS**, based upon the designation of the entirety of the Borough as a Rehabilitation Area and a desire to refine the permitted uses and standards of review within the Original Redevelopment Plan and to include Lot 37.02, Block 71 within the Amended Redevelopment Plan in order to appropriately effectuate the comprehensive rehabilitation and redevelopment of Lot 37.01 and 37.02 within Block 71, amendment to the Original Redevelopment Plan is necessary; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, in order to facilitate the rehabilitation and redevelopment of the Borough, the Planning Board, pursuant to N.J.S.A. 40A:12A-7, reviewed the Amended Redevelopment Plan which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Redevelopment and Rehabilitation Areas; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the Borough Council that the amendment to the Redevelopment Plan, entitled “Amended Oakite Site Redevelopment Plan, Block 71, Lots 37.01 & 37.02” (the “Amended Redevelopment Plan”) and on file with the Borough Clerk’s office, be adopted, as it provides for the planning, development, redevelopment, and rehabilitation of the Redevelopment and Rehabilitation Areas and is consistent with the Borough Master Plan; and

**WHEREAS**, the Amended Redevelopment Plan shall be an overlay to other local development regulations and the Borough Zoning Map is hereby amended to conform with the provisions of the Amended Redevelopment Plan; and

**WHEREAS**, the Borough Council has determined that it is in the best interest of the Borough to adopt the Amended Redevelopment Plan, as recommended by the Board, to effectuate the rehabilitation and redevelopment of the Borough.

**NOW THEREFORE BE IT ORDAINED** by the Borough Council of the Borough of Metuchen, Middlesex County, State of New Jersey, as follows:

Section 1. The Borough hereby adopts the “Amended Oakite Site Redevelopment Plan, Block 71, Lots 37.01 & 37.02” to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Amended Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the Borough, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The Borough Council shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Amended Redevelopment Plan.

Section 4. The Amended Redevelopment Plan shall be an overlay to other local development regulations and the Borough Zoning Map is hereby amended to conform with the provisions of the Amended Redevelopment Plan.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Introduction: August 23, 2021

Date of Publication: August 26, 2021

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
DELIA	X				KOSKOSKI	X			
HIRSCH	X				RASMUSSEN	X			
KANDEL	X				RUBIN	X			
MOTION	<b>KOSKOSKI</b>				SECOND	<b>RASMUSSEN</b>			
X – INDICATES VOTE				AB- ABSENT		NV- NOT VOTING			

I hereby certify the foregoing to be a true copy of an ordinance introduced by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on August 23, 2021.

\_\_\_\_\_  
Deborah Zupan  
Acting Borough Clerk

Adopted: September 13, 2021  
Date of Publication: September 16, 2021

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
DELIA	X				KOSKOSKI	X			
HIRSCH	X				RASMUSSEN	X			
KANDEL	X				RUBIN	X			
MOTION	<b>KOSKOSKI</b>				SECOND	<b>RASMUSSEN</b>			
X – INDICATES VOTE		AB- ABSENT			NV- NOT VOTING				

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\_\_\_\_\_  
Deborah Zupan  
Acting Borough Clerk

ATTEST:

BOROUGH OF METUCHEN

\_\_\_\_\_  
Deborah Zupan  
Acting Borough Clerk

By: \_\_\_\_\_  
Jonathan M. Busch  
Mayor