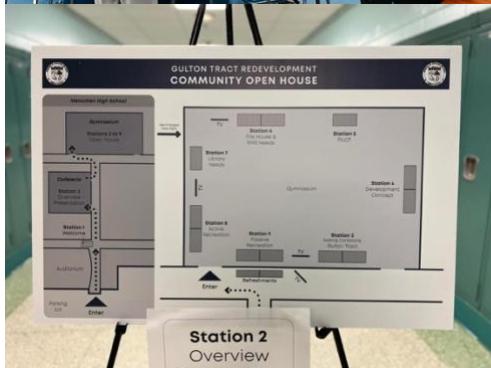


Gulton Redevelopment

March 24, 2022

Please join us at Metuchen High School until 10pm for the Gulton Tract Redevelopment Community Open House.



March 23, 2022

Hope you can join us for the Gulton Project Open House scheduled for Thursday, March 24 from 7pm to 10pm at Metuchen High School. With this open house format, the event is designed for people to come and go as they please. It will be an interactive meeting that will provide residents with the opportunity to walk around and learn about various aspects of the project with our planners, professionals, volunteers, and residents.

Hope to see you there.

 **GULTON TRACT REDEVELOPMENT
COMMUNITY OPEN HOUSE** 

When?	MARCH 24, 2022 7 PM - 10 PM
Where?	METUCHEN HIGH SCHOOL 400 Grove Avenue Metuchen, NJ 08840

Refreshments from Biggby Coffee
Join us any time between 7 PM - 10 PM



GULTON:
OPPORTUNITY THROUGH TRANSFORMATION

Community meeting to learn about the planned redevelopment of the Gulton Tract property at 212 Durham Avenue.
Brief presentation repeated throughout the evening, followed by discussions at several information stations, including:

- Environmental cleanup and plans for the new open space preserve
- Meet developer team
- PILOT program
- Proposed infrastructure improvements to:
 - Parks & Athletic Fields
 - Library Renovation
 - New Fire & EMS Center

*Learn about this exciting opportunity;
Get your questions answered and provide feedback!*

Have Questions? Contact Jay Muldoon, Director of Special Projects at jmuldoon@metuchen.com
More information at www.metuchennj.org, click on "Gulton Tract Redevelopment"

March 21, 2022

Good story in today's 'My Central Jersey' regarding the Gulton project. Check it out and make sure to join us for the Gulton Open House this Thursday, March 24 form 7pm to 10pm at Metuchen High School. <https://www.mycentraljersey.com/story/news/local/middlesex-county/2022/03/21/metuchen-takes-first-step-redevelop-eyesore-durham-avenue/7073968001/?fbclid=IwAR3j2GK2ZrmlCVpQbmMsjMDUMoLe7UljiXC07t mLvrelGXpCdu-5EGWk>

March 17, 2022

Great Planning Board meeting tonight where the Board enthusiastically recommended adoption of the Gulton redevelopment plan. It would be great to see as many people as possible at the Gulton Open House scheduled for next Thursday, March 24 from 7pm to 10pm at Metuchen High School.

March 14, 2022

The announcement of a new redevelopment plan for the Gulton site at tonight's Council Meeting is the culmination of decades of Borough attempts to revitalize the property. We look forward to discussing the benefits of the Borough's first-ever PILOT project as we move forward. <https://www.youtube.com/watch?v=SevzU-8LJkA>

December 22, 2021

Earlier today, Middlesex County announced its plan to acquire property at the Gulton site and improve and manage 30 plus acres of open space for passive recreation in the Borough's section of the Peter J. Barnes III Wildlife Preserve (formerly known as the Dismal Swamp). This is a truly historic moment for the Borough. The following are my remarks from today's press conference.

This is a truly historic day for the Borough of Metuchen and the County of Middlesex. We are standing on the site of what was the Gulton factory property for nearly a century. This property had been contaminated due to the variety of electronic components manufactured by Gulton which seeped into the soil and others who illegally dumped debris onto this property over the years.

With this announcement, these warehouses and the dilapidated condition of the property will no longer block our use of Metuchen's largest section of open space and our most beautiful natural asset for passive recreation, the Dismal Brook Preserve section of the Peter J. Barnes III Wildlife Preserve, which was previously known as the Dismal Swamp.

Generations of Metuchen Mayors, Council Members and Borough administration officials have dreamed of a day when this property might be transformed and reimagined for recreational use. Last year, the Borough began its Greenprint initiative during which we worked with hundreds of residents to establish a community-wide vision plan for recreation. Among other things, our community expressed overwhelming support for the concept of open access to one of the most expansive natural recreational spaces in the region. Thanks to Middlesex County and Metuchen Realty Associates, our community will be able to fulfill its vision.

Metuchen Realty Associates has spent approximately \$10 million performing the work necessary to make this space usable. Under the guidance of the State's Department of Environmental Protection, it has removed all of the illegally dumped debris and replaced the contaminated soil with fresh soil. Just this week, Metuchen Realty Associates began planting 3,000 native species trees.

Today's announcement represents a truly incredible example of the type of work that can be done with a collective vision of moving past a property's legacy of vacant buildings and environmental contamination. This is a story of resilience and rehabilitation and one that has finally helped us transform, preserve and improve upon the industrial heritage of this property into a true community benefit.

The Preserve includes 30 plus expansive acres that most of us did not even know existed when we first moved to the Borough. Many residents still do not know about this property. Under the terms of this arrangement, the County will enter a conservation management agreement to take responsibility for both the 18.7 acres of the Preserve property that it acquires from Metuchen Realty Associates in addition to the 12 acres owned by the Borough.

And this will most certainly be space for our entire community to enjoy. At some point, people will be able to stroll over to the Preserve as an exit along the expanded Greenway but there will also be a convenient public parking area and bike racks so that this space is truly accessible.

Plans for the Preserve include an extensive trail system for walking, hiking, biking, and strolling. There will be boardwalks over wetlands, a footbridge for walking over the brook, interpretive signage to give visitors some context for both the preservation of the surrounding plants and wildlife and the extensive history of the property, and possibly even an observation tower for bird watching.

This is a transformational project for the Borough and we are deeply grateful to all of our partners for helping to make this happen!



Concept design of new addition to Peter J. Barnes III Wildlife Preserve



BEFORE

AFTER

Environmental remediation of the property nearing completion

October 30, 2021

The Dismal Swamp was recently renamed the Peter J. Barnes III Wildlife Preserve and I was honored to be in attendance earlier today at the unveiling of a new sign at the corner of Nevsky Street and Fleet Avenue in Edison. Our former Senator, Assemblyman and Judge Barnes was an extraordinary man with incredible zeal for the outdoors, and life in general. Over the next few years, we are hopeful that Metuchen residents will have greater access to the Barnes Preserve and each time we step foot in this beautiful and tranquil space, we will be honoring Pete, his legacy and open spaces like the Preserve, which he fought so hard to protect.



September 13, 2021

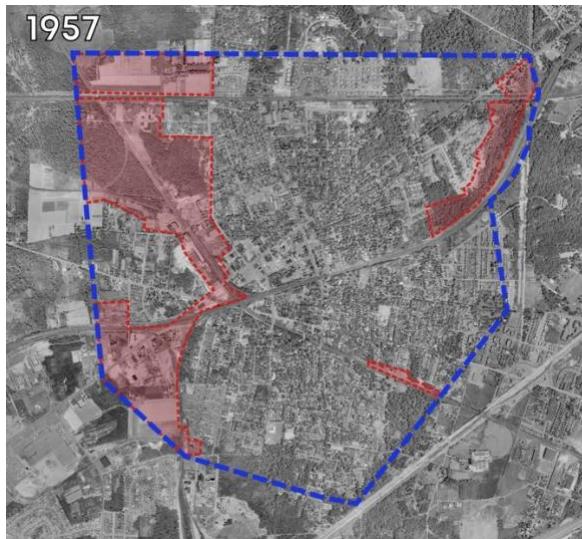
For the last 40 or so years, the Borough has taken significant steps to move past our industrial heritage at sites throughout Metuchen. At one time, as indicated by the areas highlighted in red in these birds eye views from 1957 and 1979, there were factories and auto service stations

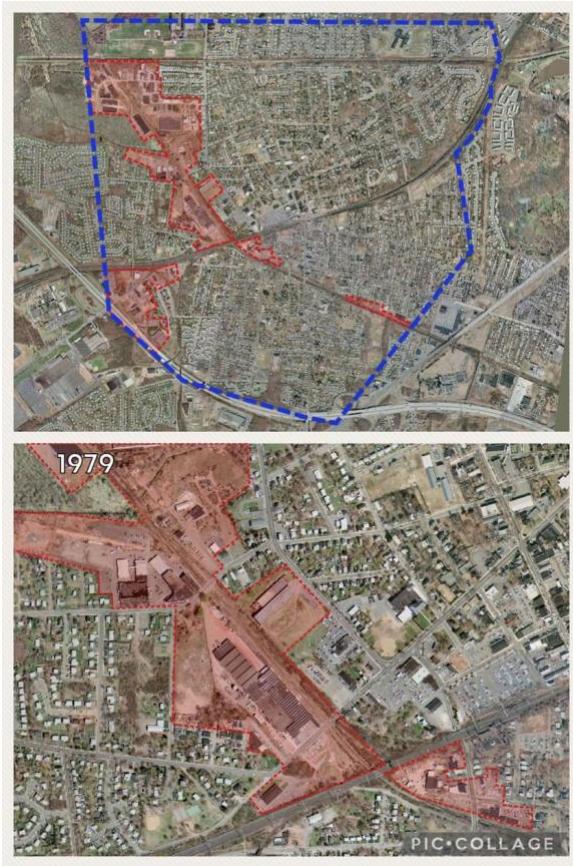
and dealers in large concentrated areas around the Borough. As the economy and the world changed, many of those sites shut down or abandoned Metuchen and many left their legacies in the form of empty buildings and environmental contamination. With the hard work of former Mayors and Council Members before us and the dedicated vision of our Borough Planner Jim Constantine, the Borough has moved past these legacies in the face of many obstacles. We transformed some of these sites into places like our Downtown Plaza, Central Square, a variety of productive office spaces, the Metuchen Sportsplex, and Vidas Park. It is transformations like these which have helped contribute to our reputation as one of the most desirable residential and livable communities in all of New Jersey. But as the economy continues to evolve, there is still more work to do.

The global shift towards a demand for warehouse distribution space has already had a detrimental impact on Metuchen as a result of the recent increase in truck traffic caused by additional massive warehouses in surrounding towns like Edison. This has raised concerns that our remaining industrial sites at the former Gulton and Oakite factories could become warehouse sites resulting in massive steps backwards despite the decades of work by so many to shift our community away from industrial uses that we seek to move past.

At tonight's meeting, the Borough Council will consider two very important redevelopment plans for the former Gulton and Oakite industrial sites that specifically exclude new warehouse, distribution, and light industrial uses and begin to identify ones that we might consider permitting in the future.

As these sites are transformed into more appropriate and desirable uses, the Borough will ensure that the redevelopment plans include elements that support the Borough's Greenprint vision for more open space, trails and recreational opportunities that will enhance the livability of Metuchen.





June 5, 2021

At the Plaza during today's Metuchen Farmers Market with Councilman Jason Delia, Borough Administrator Melissa Perilstein, and Environmental Commission Member Mark Hertzberg to get some more input on #Greenprint. Please take some time to give us your take if you haven't yet had the chance.

http://metuchennj.org/metnj/Announcements/Greenprint%3A%20A%20Plan%20for%20Metuchen%20Recreation%2C%20Open%20Space%20and%20Trails.html/_top?fbclid=IwAR35NmNVWF9Dkf9VgZo040L5G_CMQ76E0R5qLoRImEgKII8QgpPpw6r0Oa0



May 22, 2021

Great feedback by so many during today's #Greenprint tours from Trailhead Park through the Greenway extension and onto the Gulton Property as we peered into the Dismal Swamp. A recreation upgrade to these dilapidated spaces has the potential to transform the Borough in an incredible way. Check out the concepts and provide your feedback at:

<https://forms.gle/VC4CVEM6REuc5kfC8>



May 15, 2021

Great job to all of our #Greenprint volunteers who spent hours today speaking with hundreds of residents throughout the Borough in an attempt to gain their feedback on various concepts for playing fields. Please make sure to check out the concepts and give us your input at:

https://docs.google.com/forms/d/e/1FAIpQLScluPjXahN9I-0OqLLotORuRNA5o5dsVfoZ_c5MkwzGmZfvjg/viewform?usp=send_form&usp=embed_facebook

On Saturday, May 22, #Greenprint will focus on our proposals to extend the Middlesex Greenway, access to the Dismal Swamp and Trailhead Park. That day, we will be leaving for tours from Trailhead Park at 10am. Information will be forthcoming on how you can sign up for a tour of these spaces.



May 10, 2021

At tonight's Council Meeting, we will be introducing "Greenprint: A Plan for Metuchen Recreation, Open Space and Trails." Greenprint is designed to help the Borough make long needed reinvestment and upgrades to our existing open spaces and recreation fields throughout the Borough in response to the current needs of our community.

Among the many things we came to value over the last year was the importance of outdoor space. Greenprint is designed to expand and enhance those spaces by creating an implementation plan that will incorporate public input to help us meet our goal of increasing livability in the Borough.

Beginning this weekend, we will be hosting live events to allow people to learn more and give us their best ideas for Borough recreation. On Saturday, May 15, we will focus on fields and facilities and there will be Greenprint input stations during baseball and softball games at Oakland (10:30am to 1:00pm), Moss (12:30pm to 1:30pm), Vidas (10:30am to 1:30pm), and Hampton (10:30am to 1:30pm). There will also be a Greenprint input station during soccer on Monday, May 17 at the Edgar Middle School field from 6pm to 7:30pm. On Saturday, May 22, we will focus on improvements to Trailhead Park, extending the Middlesex Greenway and access to the Dismal Swamp. On that day, we will set up tour groups leaving from Trailhead

Park at 10am. Information will be forthcoming on how you can sign-up for a tour of these spaces. There will also soon be an opportunity for residents to provide input online. With your help, Greenprint could provide a transformative opportunity for Metuchen and we hope that you will be a part of it.

April 2, 2021

Earlier this week, a group of us took a tour of the former Gulton factory property off of Durham Avenue next to the warehouses to get a sense of the massive environmental cleanup that is currently happening there. Gulton, which manufactured a variety of electronic components at that site including battery products for nearly a century, left the property with significant amounts of contaminated soil and a large amount of garbage. Others have illegally dumped their own garbage over the years. The warehouses combined with the dilapidated condition of the property has largely blocked our use of Metuchen's largest section of open space and most beautiful natural asset for passive recreation, the Dismal Swamp.

Over the next few months, the current property owner will continue to clean-up illegally dumped debris and remove and replace all of the contaminated soil and begin the reforestation process so that this space might one day become usable by everyone. Imagine a time when we can hike or bike through a system of trails, kayak on a stream, or even bird watch in Metuchen? In the months ahead we will begin to discuss ways that this could be possible. We'll keep you in the loop.



