

BOROUGH OF METUCHEN
NOTICE OF INTRODUCTION OF ORDINANCE

Notice is hereby given that at a regular meeting of the Borough Council of the Borough of Metuchen held on May 4, 2026, the following ordinance was introduced and passed on First Reading:

Ord. 2026-09 ORDINANCE OF THE BOROUGH OF METUCHEN AUTHORIZING THE
PURCHASE FO REAL PROPERTY WITHIN THE BOROUGH OF
METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

The ordinance is attached to this notice. Copies of said ordinance may also be obtained from the Borough Clerk. The ordinance will be considered for final adoption by said Borough Council at the regular meeting to be held at Borough Hall, 500 Main Street, Metuchen, NJ on Monday, May 18, 2026 at 7:30 p.m. at which time and place all interested persons will be given an opportunity to be heard concerning the same.

Deborah Zupan, RMC, Borough Clerk

May 5, 2026

ORDINANCE 2026-09

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

**ORDINANCE OF THE BOROUGH OF METUCHEN AUTHORIZING THE
PURCHASE FO REAL PROPERTY WITHIN THE BOROUGH OF METUCHEN,
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (the “LRHL”), via Resolution No. 2020-46, adopted on January 13, 2020, the Borough Council of the Borough of Metuchen (the “Borough Council”) designated Block 183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32 (“Original Metuchen Arts District Redevelopment Area”) as a "Condemnation Area in Need of Redevelopment"; and

WHEREAS, the Borough Council, pursuant to Resolution No. 2020-50, designated the entire Borough of Metuchen, County of Middlesex (the “Rehabilitation Area”), including Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94 (“Expanded Metuchen Arts District Rehabilitation Area”), as well as the adjacent properties Block 183.02, Lots 8.01, 9, 10, 11, 12, 13, 14, 15, 16, and 17.01 (“Additional Rehabilitation Area”) as an "Area in Need of Rehabilitation" pursuant to *N.J.S.A.* 40A:12A-1 *et al*; and

WHEREAS, in order to facilitate the redevelopment of the Rehabilitation Area, the Council adopted Ordinance 2020-10 on May 26, 2020, adopting a redevelopment plan entitled “Redevelopment Plan for Rehabilitation in the Borough of Metuchen, dated March 2020, (“Original Redevelopment Plan”) after review by the Borough of Metuchen Borough Planning Board (the “Planning Board”), pursuant to *N.J.S.A.* 40A:12A-7; and

WHEREAS, in order to provide a more specific plan for redevelopment of the Original Metuchen Arts District Redevelopment Area, the Expanded Metuchen Arts District Rehabilitation Area and the Additional Rehabilitation Area (collectively referred to as the “Metuchen Arts District”), the Borough adopted Ordinance 2023-16, on June 26, 2023, which adopted a redevelopment plan entitled, “Expanded Metuchen Arts District Redevelopment Plan, Block 183.02, Lots 1-4, portion of 5.01, 5.02, 6-8, 31-32; and, Block 145, Lots 2, 6, 9; 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94, Borough of Metuchen, Middlesex County, New Jersey,” prepared by LRK, Inc. (the ”Original Metuchen Arts District Redevelopment Plan”) which sets forth, *inter alia*, the plans for the planning, development, redevelopment, and rehabilitation of the Expanded Metuchen Arts District; and

WHEREAS, on June 24, 2024, the Borough Council adopted Resolution #2024-193, designating Block 145, Lot 78 on the official tax maps of the Borough of Metuchen as a Non-Condemnation Redevelopment Area (“Expanded Metuchen Arts District Redevelopment Area”); 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 Original Metuchen Arts District Redevelopment Area (183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32), the Expanded Metuchen Arts District Rehabilitation Area (Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94), the Additional Rehabilitation Area (Block 183.02, Lots 8.01, 9, 10, 11, 12, 13, 14, 15, 16, 17.01) and the Expanded Metuchen Arts District Redevelopment Area (Block 145, Lot 78) (collectively referred to as “the Expanded Metuchen Arts District”), the Borough Council prepared and adopted an amended redevelopment plan entitled “Metuchen Arts District Redevelopment Plan Amended Through April 2025,” prepared by LRK, Inc., dated April 25, 2025 (“Amended Metuchen Arts District Redevelopment Plan”), by way of Ordinance 2025-10, adopted on May 12, 2025; and

WHEREAS, by way of Ordinance 2026-06, the Borough further amended the Amended Metuchen Arts District Redevelopment Plan to include Block 148, Lots 4, 6, and 8; and

WHEREAS, pursuant to Sections 8 and 22 of the LRHL, *N.J.S.A.* 40A:12A-8(b) and -22(i), a municipality may acquire property in order to carry out and effectuate the purposes of the LRHL and the terms of a redevelopment plan; and

WHEREAS, to effectuate the purposes of the LRHL and the Amended Metuchen Arts District Redevelopment Plan, the Borough has proposed to purchase a portion of Block 183.02, Lot 5.01 (the “Property”) from its owner in fee simple, Roentgen Metuchen, LLC, for a purchase price of \$50,000.00; and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to purchase the Property.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Metuchen, Middlesex County, State of New Jersey, that the Mayor and Borough Clerk are hereby authorized to execute a contract for the Borough to purchase of a portion of Block 183.20, Lot 5.01, as further described in the attached Exhibit A, from its owner in fee simple for the purchase price of \$50,000.00, and the Mayor and Borough Clerk are further authorized to execute such other documents as may be necessary to effectuate the transfer of the Property to the Borough.

BE IT FURTHER ORDAINED that this Ordinance shall take effect in accordance with applicable law.

Exhibit A

Legal Description of Proposed Subdivision

All that certain lot, tract or parcel of land situate, lying and being in the Borough of Metuchen, in the County of Middlesex and the State of New Jersey, and being more particularly bounded and described as follows:

BEGINNING at a point in the northerly line of Amboy Avenue (aka CR 501)(66' wide), where the same is intersected by the westerly line of Block 183.02, Lots 17.02 & 18.01, as shown on the aforesaid Subdivision Map, and running thence-

1. **N 83°41'25" W, 230.00 feet** along the aforesaid northerly line of Amboy Avenue to a point in the same, where the same is intersected by the easterly line of Block 183.02, Lot 5.02, thence-
2. **N 06°18'35" E, 95.00 feet** along the aforesaid Block 183.02, Lot 5.02, and beyond along the easterly line of Proposed Lot B in this subdivision, to a point in the southerly line of Block 183.02, Lots 1-4, 31 & 32, thence-
3. **S 83°41'25" E, 324.67 feet** along the aforesaid southerly line of Block 183.02, Lots 1-4, 31 & 32, and beyond along Lots 30, 28, 26 and 24, thence –
4. **S 06°18'35" W, 95.00 feet** along the aforesaid westerly line of Block 183.02, Lots 17.02 & 18.01 to the Point and Place of **BEGINNING**.