

.ORDINANCE 2021-19

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

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING A
REDEVELOPMENT PLAN FOR THE GULTON TRACT 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. 2015-226 adopted on September 8, 2015, the Borough Council of the Borough of Metuchen (the “Borough Council”) designated Block 37, Lots 5.03, 5.05, 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02; Block 42, Lots 1-7; and, Block 66, Lots 1-3 as a “Non-Condensation Redevelopment Area” (the “Gulton Tract”); and

WHEREAS, the Borough Council, pursuant to Resolution #2020-50, designated the entire Borough of Metuchen, County of Middlesex, including the Gulton Tract an “Area in Need of Rehabilitation” pursuant to N.J.S.A. 40A:12A-1 *et seq.* (the “Rehabilitation Area”); 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 Planning Board (the “Planning Board”), pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, in order to appropriately effectuate the comprehensive rehabilitation and redevelopment of the Gulton Tract, the Borough has determined that adoption of a more specific redevelopment plan for the Gulton Tract is necessary and has prepared a redevelopment plan entitled, “Gulton Tract Redevelopment Plan,” prepared by LRK, Inc. (the “Gulton Tract Redevelopment Plan”); 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 Gulton Tract, the Planning Board, pursuant to N.J.S.A. 40A:12A-7, reviewed the Gulton Tract Redevelopment Plan which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Gulton Tract; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the Borough Council that the Gulton Tract Redevelopment Plan, which is on file with the Borough Clerk’s office, be adopted, as it provides for the planning, development, redevelopment, and rehabilitation of the Gulton Tract and is consistent with the Borough Master Plan; and

WHEREAS, the Gulton Tract Redevelopment Plan shall supersede the development regulations of the Borough’s Zoning Ordinance, to the extent set forth therein and the Borough Zoning Map is hereby amended to conform with the provisions of the Gulton Tract 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 “Gulton Tract Redevelopment Plan” to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Gulton Tract 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 Gulton Tract Redevelopment Plan.

Section 4. The Gulton Tract Redevelopment Plan shall supersede the development regulations of the Borough’s Zoning Ordinance, to the extent set forth therein and the Borough Zoning Map is hereby amended to conform with the provisions of the Gulton Tract 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: 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 | | | |

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|--------------------|-----------------|---------------|------------------|
| MOTION | KOSKOSKI | SECOND | RASMUSSEN |
| 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 September 13, 2021.

 Deborah Zupan
 Acting Borough Clerk

Adopted: September 27, 2021
 Date of Publication: September 30, 2021

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

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on September 27, 2021.

 Deborah Zupan
 Acting Borough Clerk

ATTEST:

BOROUGH OF METUCHEN

 Deborah Zupan
 Acting Borough Clerk

By: _____
 Jonathan M. Busch
 Mayor