

**ORDINANCE 2023-16**

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

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING A REDEVELOPMENT PLAN  
FOR THE EXPANDED ARTS DISTRICT 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 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, 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, which in conjunction with the Original Arts District Redevelopment Area is known as the "Expanded Arts District", 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 Expanded Arts District, the Borough has determined that adoption of a more specific redevelopment plan for the Expanded Arts District is necessary and has prepared 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 "Expanded Arts District Redevelopment Plan") which sets forth, inter alia, the plans for the planning, development, redevelopment, and rehabilitation of the Expanded Arts District; 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 Expanded Arts District, the Planning Board, pursuant to N.J.S.A. 40A:12A-7, reviewed the Expanded Arts District Redevelopment Plan which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Expanded Arts District; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the Borough Council that the Expanded Arts District 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 Expanded Arts District and is consistent with the Borough Master Plan; and

**WHEREAS**, the Expanded Arts District 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 Expanded Arts District Redevelopment Plan and for those portions of the zoning set forth in the Expanded Arts District Redevelopment Plan that constitute overlay zoning, no zoning map amendment is necessary; and

**WHEREAS**, the Borough Council has determined that it is in the best interest of the Borough to adopt the Expanded Arts District 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 "Expanded Arts District Redevelopment Plan" to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Expanded Arts District 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 Expanded Arts District Redevelopment Plan.

Section 4. The Expanded Arts District 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 Expanded Arts District Redevelopment Plan and for those portions of the zoning set forth in the Expanded Arts District Redevelopment Plan that constitute overlay zoning, no zoning map amendment is necessary.

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: June 12, 2023  
 Date of Publication: June 16, 2023

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
BRANCH	X				HYMAN	X			
DELIA	X				KANDEL	X			
HIRSCH				X	RASMUSSEN	X			
MOTION	<b>DELIA</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 June 12, 2023.

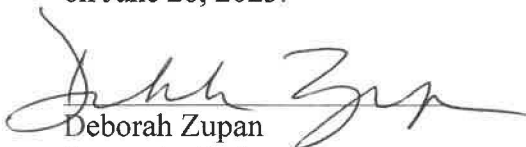
  
 Deborah Zupan  
 Borough Clerk



Adopted: June 26, 2023  
 Date of Publication: June 30, 2023

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
BRANCH	X				HYMAN	X			
DELIA	X				KANDEL				X
HIRSCH	X				RASMUSSEN	X			
MOTION	<b>DELIA</b>				SECOND	<b>RASMUSSEN</b>			

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 June 26, 2023.

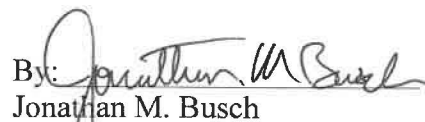
  
 Deborah Zupan  
 Borough Clerk



ATTEST:

  
 Deborah Zupan  
 Borough Clerk

BOROUGH OF METUCHEN

By:   
 Jonathan M. Busch  
 Mayor