

**ORDINANCE 2023-23**

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

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING A  
REDEVELOPMENT PLAN FOR THE SOUTHWEST GATEWAY REHABILITATION  
AREA 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”), the Borough Council, pursuant to Resolution No. 2020-50, designated the entire Borough of Metuchen, County of Middlesex, including Block 130.01, Lots 47.01, 47.02, 48 & 60.01 known as the “Southwest Gateway Rehabilitation Area,” 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 Southwest Gateway Rehabilitation Area, the Borough has determined that adoption of a more specific redevelopment plan for the Southwest Gateway Rehabilitation Area is necessary and has prepared a redevelopment plan entitled, “Southwest Gateway Redevelopment Plan, Block 130.01, Lots 47.01, 47.02, 48 & 60.01, Borough of Metuchen, Middlesex County, New Jersey” prepared by LRK, Inc. (the “Southwest Gateway Redevelopment Plan”) which sets forth, inter alia, the plans for the planning, development, redevelopment, and rehabilitation of the Southwest Gateway Rehabilitation 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 Southwest Gateway Rehabilitation Area, the Planning Board, pursuant to N.J.S.A. 40A:12A-7, reviewed the Southwest Gateway Redevelopment Plan which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Southwest Gateway Rehabilitation Area; and

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

**WHEREAS**, the Southwest Gateway 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 Southwest Gateway Redevelopment Plan and for those portions of the zoning set forth in the Southwest Gateway 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 Southwest Gateway 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 Southwest Gateway Redevelopment Plan to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Southwest Gateway 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 Southwest Gateway Redevelopment Plan.

Section 4. The Southwest Gateway 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 Southwest Gateway Redevelopment Plan and for those portions of the zoning set forth in the Southwest Gateway 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 26, 2023  
 Date of Publication: June 30, 2023

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
BRANCH	X				HIRSCH	X				
DELIA	X				HYMAN	X				
GIAMBOI	X				KANDEL				X	
<b>MOTION</b>	<b>DELIA</b>			<b>SECOND</b>			<b>GIAMBOI</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 26, 2023.

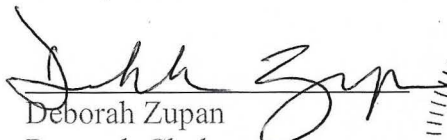
  
 Deborah Zupan  
 Borough Clerk



Adopted: *July 10, 2023*  
 Date of Publication: *July 14, 2023*

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
BRANCH				X	HIRSCH	X				
DELIA	X				HYMAN	X				
GIAMBOI	X				KANDEL	X				
<b>MOTION</b>	<b>DELIA</b>			<b>SECOND</b>			<b>GIAMBOI</b>			
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 July 10, 2023.

  
 Deborah Zupan  
 Borough Clerk



ATTEST:

  
 Deborah Zupan  
 Borough Clerk

BOROUGH OF METUCHEN

By:   
 Jonathan M. Busch  
 Mayor