ORDINANCE 2018-24

Borough of Metuchen
County of Middlesex
State of New Jersey

ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING A
REDEVELOPMENT PLAN FOR BLOCK 71, LOTS 37.01 WITHIN THE BOROUGH
OF METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq., Resolution 2015-147 of the Borough
of Metuchen Council (the “Borough Council”) declared Block 71, Lot 37.01 within the Borough
of Metuchen as a Non-Condemnation “Area in Need of Redevelopment” (the “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 redevelopment of the Borough of Metuchen (the
“Borough”), the Borough of Metuchen Planning Board (the “Planning Board”), pursuant
to N.J.S.A. 40A:12A-7, reviewed a redevelopment plan which will support and promote the
adaptive reuse and redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the
Borough Council that the redevelopment plan, entitled “Oakite Site Redevelopment Plan” (the
“Redevelopment Plan”) and on file with the Borough Clerk’s office, be adopted, as it provides
for the planning, development, redevelopment, and rehabilitation of the Redevelopment Area and
is consistent with the Borough Master Plan; and

WHEREAS, the Redevelopment Plan shall be an overlay to other local development
regulations and the Borough Zoning Map is hereby amended to conform with the provisions of
the Redevelopment Plan; and

WHEREAS, the Borough Council has determined that it is in the best interest of the
Borough to adopt the 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 “Oakite Site Redevelopment Plan” to
facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said 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

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
Redevelopment Plan.
Section 4. The Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Redevelopment Plan and the Borough Zoning Map is hereby amended to conform with the provisions of the 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 the 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: October 1, 2018
Date of Publication: October 4, 2018

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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 special meeting held on October 1, 2018

Susan D. Jackson, RMC
Borough Clerk

Adopted: October 15, 2018
Date of Publication: October 18, 2018

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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 October 15, 2018

________________________________________
Susan D. Jackson, RMC
Borough Clerk

ATTEST:                                              BOROUGH OF METUCHEN

________________________________________  By: ______________________
Susan D. Jackson, RMC      Jonathan M. Busch
Borough Clerk        Mayor