

**BOROUGH OF METUCHEN  
PLANNING BOARD AGENDA  
MARCH 5, 2026**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADJOURNMENT**

**25-1437 E**    Prawdzik Properties, LLC – Applicant proposes to subdivide the property into two lots and build two new homes on each property with bulk variances.

**14 Ohio Avenue    Block 176                      Lot 11 & 12.02                      R-2 Zone**

**RESOLUTIONS**

**25-1401 E**    247 Management, LLC – Applicant proposes to convert the two-story residential dwelling into a mixed dwelling with an office on the first floor and an apartment on the second floor. They are also proposing a paved parking lot in the rear with nine parking spaces. *(approved 02.19.26)*

**247 Main Street    Block 151                      Lot 8                                      R-2 Zone**

**NEW BUSINESS**

**Ordinance 2026-04**    An ordinance repealing Article 21 (affordable housing) and Article 14b (development fees) in Chapter 110 (land development), and repealing chapter 49 (affirmative marketing), and enacting Chapter 49 (affordable housing) of the code of the Borough of Metuchen to address the requirements of the Fair Housing Act (FHA) as amended, and the Uniform Housing Affordability Controls (UHAC), as amended, regarding compliance with the borough’s affordable housing obligations.

The Borough of Metuchen does not discriminate against persons with disabilities. Those individuals requiring auxiliary aids and services where necessary must notify the ADA Coordinator of the Borough of Metuchen at least seventy-two (72) hours in advance of the meeting or scheduled activity.

**Ordinance 2026-05** Ordinance of the Borough of Metuchen adopting a redevelopment plan for 12 & 16 Pearl Street within the Borough of Metuchen, County of Middlesex, State of New Jersey.

**Ordinance 2026-06** Ordinance of the Borough of Metuchen adopting an amendment to the amended redevelopment plan for the expanded Metuchen Arts District within the Borough of Metuchen, County of Middlesex, State of New Jersey.

### **CORRESPONDENCE**

Metuchen I, LLC - Oakite Sewer Obligation  
Artis Senior Living, LLC – Abandonment of Approval for Application 21-1283 E  
February 19, 2026 Meeting Minutes

### **CLOSED SESSION**

Internal Procedure discussion

### **PUBLIC PORTION**

### **ADJOURNMENT**

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