



12 & 16 PEARL STREET REDEVELOPMENT PLAN

Block 116, Lots 20, 29.02, 30, 31, 32, 34, and 36

Borough of Metuchen, Middlesex County, New Jersey

Prepared by **LRK, Inc.** | January 30, 2026



12 & 16 Pearl Street Redevelopment Plan

Block 116, Lots 20, 29.02, 30, 31, 32, 34, and 36
Borough of Metuchen, Middlesex County, New Jersey

Endorsed by the Planning Board on March 5, 2026

Adopted by the Borough Council by Ordinance 2026-05 on March 9, 2026



Prepared on behalf of:

Metuchen Borough Council

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The original copy of this document was appropriately signed and sealed in accordance to [N.J.S.A. 45:14A-1 et seq.](#)

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ACKNOWLEDGMENTS

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1 | INTRODUCTION

1.1 OVERVIEW

The Borough of Metuchen (the “Borough” or “Metuchen”) is 2.8 square miles (1,836 acres) in area, surrounded entirely by the Edison Township, and is situated in Middlesex County (the “County”) in the eastern-central portion of the State of New Jersey. Metuchen is within 30 miles of New York City, has a passenger/commuter rail line station in the downtown area that is surrounded by established residential neighborhoods. As a built-up community, there is limited vacant land for development. Therefore, infill and redevelopment opportunities play an important role in the Borough’s evolution with limited growth.

Over the past several decades, the Borough has pursued a series of strategic planning and redevelopment initiatives to make the community a vital and sustainable place to live, work, and play, including strengthening the downtown area and leveraging the Metuchen Train Station as a focal point for growth. Building on earlier zoning reforms and planning efforts that encouraged compact, mixed-use development, the Borough has worked to transform underutilized properties and surface parking areas into higher-intensity projects that support walkability, economic vitality, and transit-oriented development.

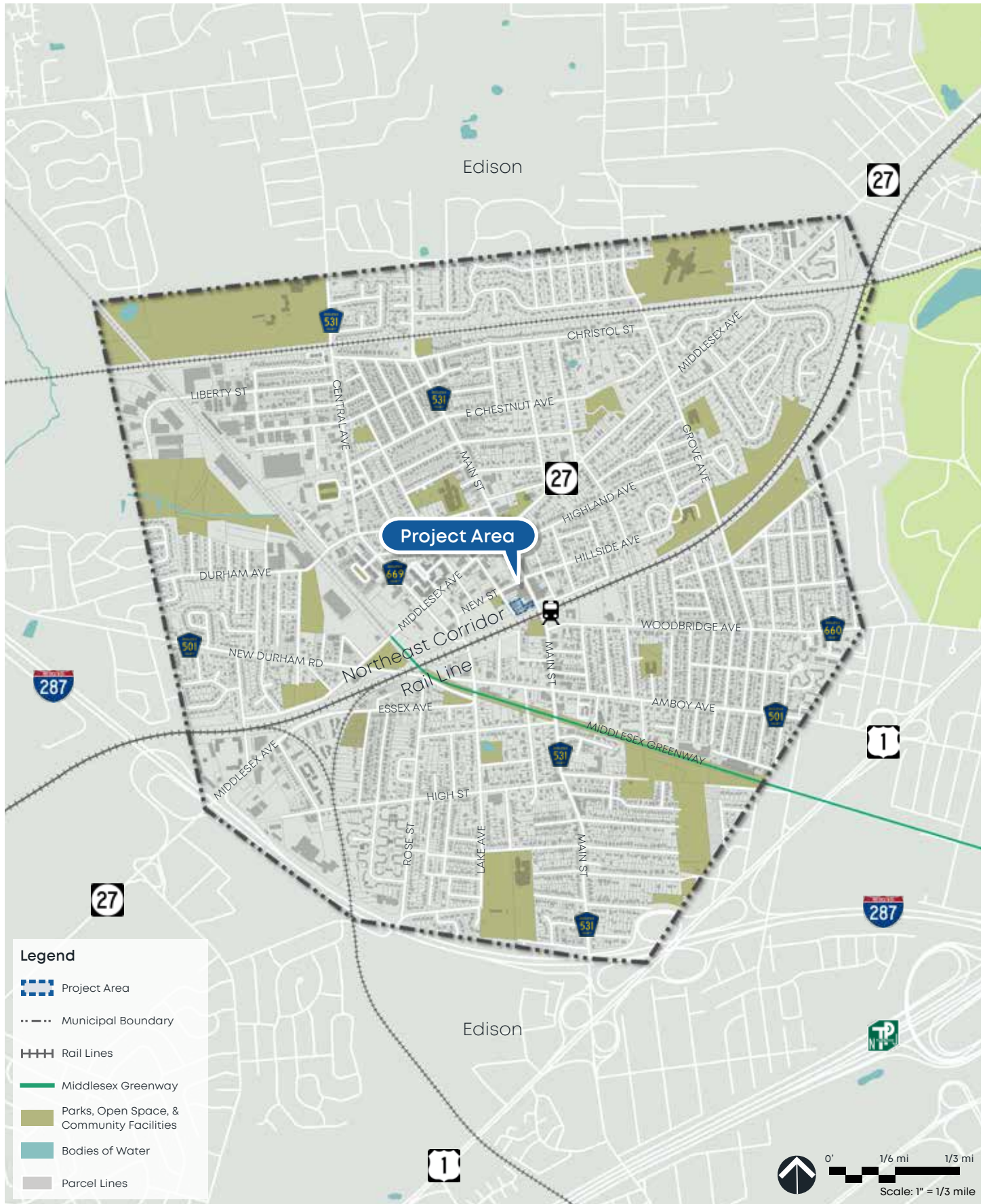
These efforts have resulted in several significant infill development projects within the downtown area, including the Woodmont Metro mixed-use development, the Pearl Street Parking Deck, and Town Plaza, which together have introduced new residential units, structured parking, retail space, and public gathering space. In addition, The Hub, anchored by Whole Foods Market, has strengthened downtown Metuchen as a regional destination, increased pedestrian activity, and reinforced the Borough’s objective of creating a vibrant, transit-supportive downtown that serves residents, businesses, and visitors alike.

Consistent with this approach, Metuchen’s 2016 Master Plan Reexamination Report notes that “Metuchen has always been a community concerned with preserving its unique character” and recommends that the Borough prepare a Vision Plan to address the downtown area, areas in need of redevelopment, parks and open space, among other key topics.

In furtherance of these planning goals, more recently, the Mayor and Metuchen Borough Council (the “Borough Council”) have engaged in a number of redevelopment activities designed to stimulate private investment throughout the Borough, particularly within the downtown area, in accordance with the New Jersey Local Redevelopment and Housing Law (the “LRHL”) at [N.J.S.A. 40A:12A-1 et seq.](#)

Beginning in 2019, the Borough Council began a formal planning process regarding the determination as to the Borough’s qualification and designation as an “area in need of rehabilitation.” The Borough Council, upon favorable recommendation from the Planning Board, adopted Resolution 2020-50 on February 3, 2020, declaring the entire area within the Borough as an “area in need of rehabilitation”. The original “Redevelopment Plan for Rehabilitation in the Borough of Metuchen” was subsequently adopted by the Borough Council by Ordinance 2020-10 on May 26, 2020.

Map 1. Context Map



Legend

- Project Area
- Municipal Boundary
- Rail Lines
- Middlesex Greenway
- Parks, Open Space, & Community Facilities
- Bodies of Water
- Parcel Lines

1.2 PURPOSE OF THIS REDEVELOPMENT PLAN

Over the past couple of years, the Borough has continued to advance its planning efforts and has engaged in discussions with a downtown property owner, Main-Pearl LLC, regarding a concept plan for a new mixed-use development within the downtown area, including 16 Pearl Street, as well as 12 Pearl Street and 395–397 Main Street. The subject properties are located opposite the Pearl Street Parking Deck, and within a short walk of the Town Plaza and the Metuchen Train Station, making them well suited for transit-oriented development.

At this point, the Borough determined that it was in the best interest of the community to prepare a redevelopment plan and take a proactive role in facilitating the rehabilitation and/or redevelopment of the area. As such, the Borough Council adopted a resolution designating Main-Pearl LLC as the Conditional Redeveloper and authorized, among other actions, formal negotiations to collaborate on the development of a redevelopment plan.

Accordingly, the purpose of this redevelopment plan is to amend the Borough-wide Redevelopment Plan by establishing an enhanced vision and specific zoning standards for the subject properties to facilitate a mixed-use redevelopment project that is compatible with and complementary to existing redevelopment projects within the downtown area.

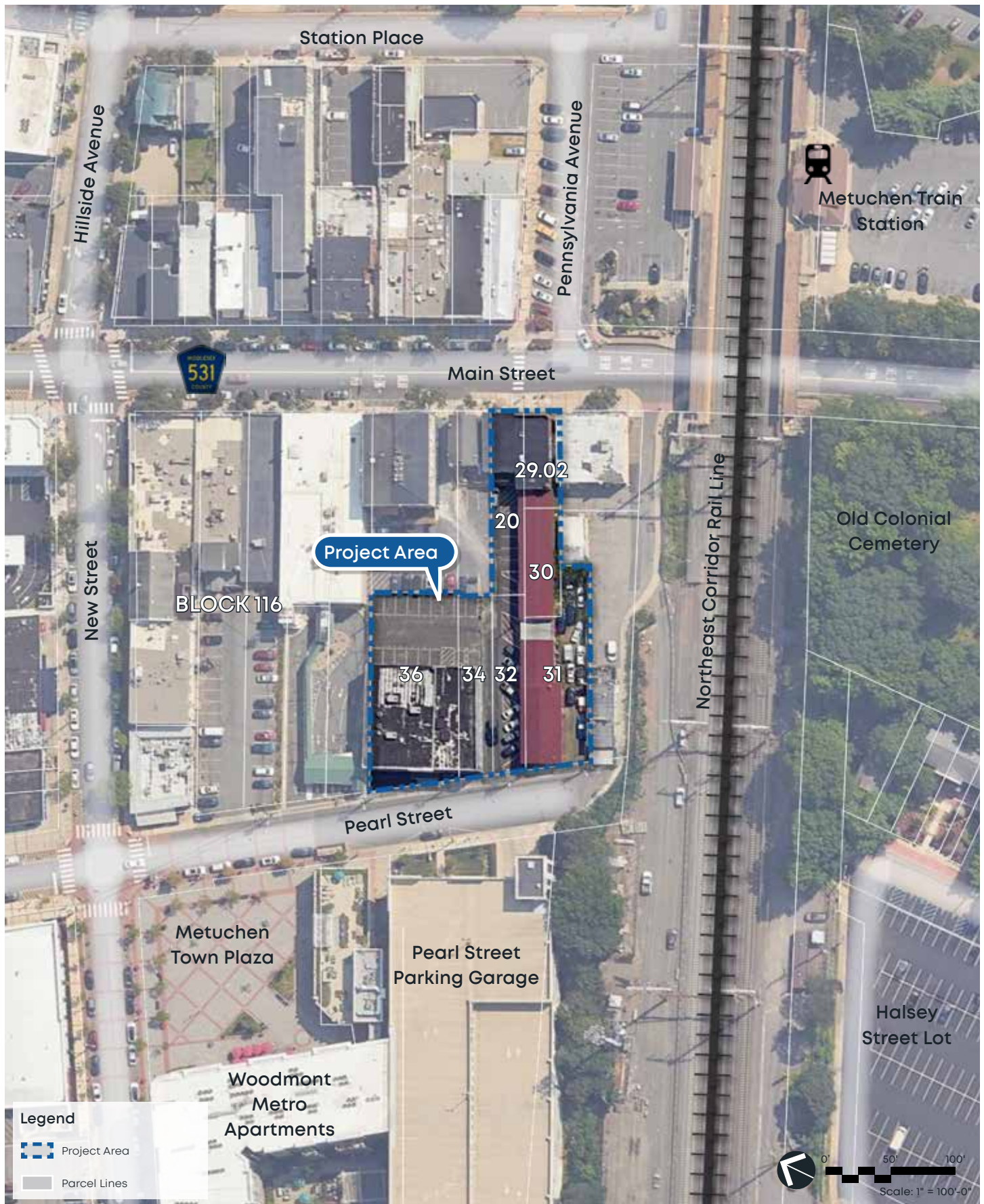
This redevelopment plan is intended to preserve and integrate the existing historic buildings along Main Street while enhancing overall traffic flow and pedestrian circulation throughout the subject properties. In particular, the plan calls for the closure of an existing driveway along Main Street and its transformation into a pedestrian-oriented alley and/or outdoor dining area, creating a safer, more inviting, and walkable environment. Streetscape enhancements, including improved sidewalks, street trees, public art, and other pedestrian amenities, will further strengthen connectivity and walkability within the downtown.

The redevelopment plan also leverages the Project Area's proximity to the Metuchen Train Station and nearby bus stops to support the creation of a vibrant, high-quality transit-oriented development. Smart growth principles will guide the right-sizing of parking resources and maximize the benefits of the nearby Pearl Street Parking Garage.

Additionally, the plan seeks to foster new commercial development along Pearl Street while introducing new housing opportunities within the downtown to support a diverse, active, and sustainable community. These new residential components will further the Borough's transit-oriented development objectives, contribute to the continued vitality of the central business district, and assist the Borough in meeting its affordable housing obligations through appropriate development within a designated growth area.

To that end, in order to stimulate private investment, promote community benefits, prevent further deterioration, and advance desirable rehabilitation and/or redevelopment within the Borough, the Borough Council seeks to rehabilitate and/or redevelop Block 116, Lots 20, 29.02, 30, 31, 32, 34, and 36, (collectively, the "Project Area") in accordance with this redevelopment plan entitled "12 & 16 Pearl Street Redevelopment Plan" (the "Redevelopment Plan").

Map 2. Project Area Map



2 | REDEVELOPMENT STATUTE

2.1 PURPOSE OF THE REDEVELOPMENT STATUTE

In 1992, the New Jersey State Legislature (the "Legislature") enacted the LRHL, which was largely based on the 1949 Blighted Areas Act. The Legislature revised, consolidated, and ultimately replaced the State's various redevelopment statutes with a new statute concerning redevelopment and housing by the State's local governments.

The LRHL was designed by the Legislature to guide municipalities and local governments through the process of rehabilitation and redevelopment, finding at [N.J.S.A. 40A:12A-2.a.](#) that:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper, development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

Generally speaking, the LRHL is a planning and financial tool that grants municipalities and local governments a number of redevelopment powers, including the ability to initiate a process that can transform underutilized or poorly designed properties with the principal goal of promoting physical development most conducive to the social and economic improvement of the State and its municipalities.

According to the LRHL, before the municipality is authorized to exercise any redevelopment powers, a specified area must be designated as a rehabilitation and/or redevelopment area by resolution, and a redevelopment plan must be prepared and adopted by ordinance. Additionally, in order to utilize the power of eminent domain, the area must have been designated as a “condemnation area in need of redevelopment” or have been designated as a redevelopment area before the effective date of P.L. 2013, c. 159.

Once an area has been designated as a rehabilitation and/or redevelopment area, a redevelopment plan may be prepared to utilize various planning and financial tools to eliminate the conditions that cause the area to be considered a rehabilitation and/or redevelopment area, to make redevelopment projects more feasible by utilizing financial subsidies or other incentive programs offered by various agencies, and to foster public-private partnerships that facilitate the desired redevelopment of the area.

From a practical standpoint, a redevelopment plan is essentially a combined “mini” master plan and zoning ordinance for the designated rehabilitation and/or redevelopment area, and may prescribe specific zoning regulations and detailed development and design standards that reflect the community's vision and desired improvement of the area.

The redevelopment planning process has been used successfully throughout the State, including within the Borough, to creatively improve properties which meet the statutory criteria into healthier, more vibrant, and/or economically productive land uses.

REDEVELOPMENT IN METUCHEN



Gulton Tract

The Gulton Redevelopment Area is located in the northwest quadrant of the Borough between the future Middlesex Greenway Extension and the Peter J. Barnes III Wildlife Preserve.

The plan implements the Borough's long-standing vision to reinvest and redevelop the former industrial complex. The plan created an open space parcel that contains a public access drive and public parking area, as well as a series of pedestrian and open space amenities. The parcel will serve as an extension of the Peter J. Barnes III Wildlife Preserve.

The plan also provides for a unique opportunity to live next to the future park. The Plan called for a high-quality design for the multi-family housing development, which will consist of 272 residences, including over 40 affordable housing units.

Downtown Redevelopment Plan

Following the adoption of the Borough-wide redevelopment plan, the Borough proactively coordinated several projects throughout the downtown area.

The Downtown Redevelopment Plan, effectively a scattered sites redevelopment plan, was developed to help stimulate interest and unlock the latent value of properties that are too small or constrained to undertake construction on their own. The plan also promotes reduced parking standards for proximate areas to the Metuchen Train Station and a series of streetscape improvements to promote downtown living.

The plan includes four redevelopment projects, three of which include between 14 and 20 residences and affordable units. The fourth project at the heart of downtown provides for a high-quality corner bank building with a screened drive-through and parking area.



2.2 ADVANTAGES OF A REDEVELOPMENT PLAN

The advantages of a redevelopment plan are that it empowers additional municipal authority by permitting the use of special flexible Smart Growth planning tools otherwise not available under conventional zoning, including the following:

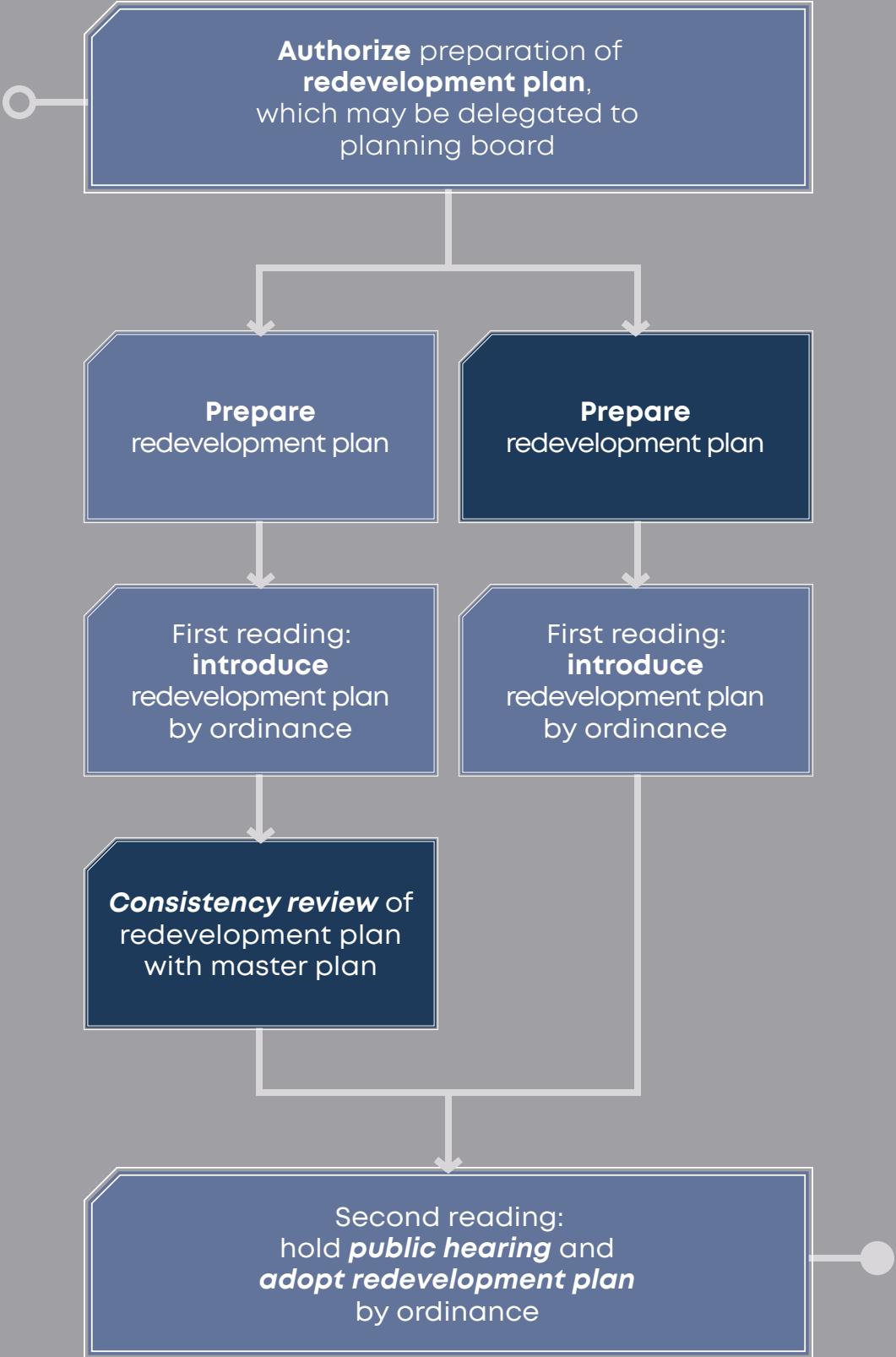
- Offers more flexibility than conventional zoning which is not limited to redevelopment involving the built form, and can include specific structures to be preserved, specific areas to be up-zoned or down-zoned, and specific areas to be preserved as open space and improved as public gathering spaces or parks, as well as the provision for off-tract infrastructure improvements and community benefits.
- The preparation of a site-specific conceptual plan that can prescribe specific land uses, area requirements, intensity of use, residential density, build-to lines, setbacks, coverage requirements, height, scale, massing, form, and site layout including the location of new structures and parking areas, pedestrian improvements, and streetscape improvements, as well as the provision for off-site improvements.
- The exercise of greater control over design of any project including detailed development and design standards regulating the layout, design, and appearance of future buildings and site improvements.
- The ability to require certain Green Infrastructure, sustainable design, and universal design features and strategies to be incorporated into the project.
- Empowers the municipality to require that preservation components and future improvements be phased and constructed exactly as detailed and completed within a specific period of time.
- Enables the municipality and the redeveloper / property owner to work in a productive public-private partnering process.
- Authorizes the municipality to designate a qualified redeveloper and define the role and obligations of the redeveloper through a redevelopment agreement that helps protect community interests.
- Makes eligible for certain types of technical and financial assistance from the State to be utilized at the option of the municipality.

2.3 REDEVELOPMENT PROCEDURE

The LRHL provides a detailed process for the municipality and local government to follow in order to exercise its redevelopment powers. This process is meant, in part, to ensure that the public is given adequate notice and an opportunity to participate in the public process and that the governing body acts in concert with the goals and objectives of the municipality's master plan. Recognizing the planning board's role as the steward of the master plan, these steps require the planning board to make recommendations to the governing body.

A summary of the process is more fully described on the following pages.

REDEVELOPMENT PLAN PROCEDURE SUMMARY



 Governing Body  Planning Board

REDEVELOPMENT PLAN

Following the designation of a delineated area as a rehabilitation or redevelopment area, a redevelopment plan, or an amendment or revision to an existing redevelopment plan, may be prepared. The following is a summary of N.J.S.A. 40A:12A-7, concerning the procedure for adoption of a redevelopment plan as well as related public hearing requirements:

- Either the governing body can prepare a redevelopment plan, or it can direct the planning board prepare a redevelopment plan, setting forth the goals, objectives, and specific actions to be taken with regard to the designated rehabilitation or redevelopment area in accordance with the criteria established under N.J.S.A. 40A:12A-7.
 - If the governing body prepares the redevelopment plan, the governing body introduces the redevelopment plan via ordinance for first reading and adopts a resolution referring the proposed redevelopment plan to the planning board for review and recommendation to the governing body, in the same manner as adoption of land development ordinances.
 - The planning board, within 45 days after referral, reviews the proposed redevelopment plan and adopts a resolution containing a report and recommendations to governing body. The report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning the inconsistencies and other appropriate matters.
 - The governing body holds a public hearing on the redevelopment plan ordinance and, taking into consideration the recommendations of the planning board, may then act on the redevelopment plan by passing the ordinance adopting the redevelopment plan.
 - If the planning board prepares the redevelopment plan, the governing body is relieved of the referral requirements contained above. After the redevelopment plan is prepared, the governing body introduces the redevelopment plan via ordinance for first reading and thereafter holds a public hearing on the redevelopment plan ordinance, in the same manner as adoption of other municipal ordinances.
- In either case, where the redevelopment plan supersedes the existing zoning ordinance, rather than constituting an overlay zoning, the governing body also adopts an amendment to the zoning map.

2.4 REDEVELOPMENT ACTIONS TAKEN TO DATE

2020 BOROUGH-WIDE REHABILITATION DESIGNATION

In consideration of ongoing planning activities for other site-specific projects, the Borough began to proactively explore additional tools to help prevent further deterioration and promote desirable rehabilitation and redevelopment within the entire municipality, particularly within the downtown area.

On November 12, 2019, the Borough Council adopted Resolution No. 2019-287, referring a proposed designation of the entire area of the municipality as an "area in need of rehabilitation" to the Planning Board for its statutory review pursuant to N.J.S.A. 40A:12A-14(a).

The Planning Board, at its meeting on December 5, 2019, reviewed and considered the proposed designation and, through its adopted resolution, determined that the entirety of the Borough satisfied at least one (1) of the statutory criteria set forth in N.J.S.A. 40A:12A-14(a), specifically that a majority of the water and sewer infrastructure in the entire area of the municipality is at least 50 years old and is in need of repair or substantial maintenance, and a program of rehabilitation, as defined in N.J.S.A. 40A:12A-3, may be expected to prevent further deterioration and promote the overall development of the community. As such, the Planning Board recommended the Borough Council that the entire area of the municipality be designated as an "area in need of rehabilitation."

On February 3, 2020, the Borough Council adopted Resolution No. 2020-50, formally designating the entirety of the Borough, including the Project Area, as an "area in need of rehabilitation," in accordance with the LRHL.

2020 BOROUGH-WIDE REDEVELOPMENT PLAN

The Borough then began the preparation of the original Borough-wide redevelopment plan. On April 27, 2020, the Borough Council introduced Ordinance No. 2020-10, and further authorized the Planning Board to review the redevelopment plan.

The Planning Board, at its meeting on May 7, 2020, reviewed and considered the redevelopment plan, determined that the redevelopment plan was consistent with the Master Plan, and provided a report of its findings to the Borough Council pursuant to N.J.S.A. 40A:12A-7(e).

On May 26, 2020, the Borough Council adopted Ordinance No. 2020-10, formally adopting the original "Redevelopment Plan for Rehabilitation in the Borough of Metuchen" which applied to the entire area of the municipality, including the Project Area.

While the redevelopment plan did not authorize a specific project, it provided a mechanism to streamline redevelopment planning and activities, and incorporated by reference the underlying zoning and already adopted site-specific redevelopment plans in effect throughout the Borough.

2024 AUTHORIZATION FOR THIS REDEVELOPMENT PLAN

As previously discussed, the Borough has been in discussions with one of the property owners within the downtown area, Main-Pearl LLC, regarding rehabilitation and/or redevelopment of the Project Area.

With the Borough-wide redevelopment plan in place, the LRHL, at N.J.S.A. 40A:12A-8(f), authorizes the Borough to arrange or contract with a redeveloper for the undertaking of any project or redevelopment work in an area designated as in need of rehabilitation or redevelopment, including being designated as a Conditional Redeveloper to commence exclusive negotiations toward the formulation of a Redevelopment Agreement and to memorialize such agreement under a non-binding Memorandum of Understanding.

On August 12, 2024, the Borough Council adopted Resolution No. 2024-228, formally appointing the property owner as the Conditional Redeveloper and authorizing the execution of a Memorandum of Understanding, evidencing both parties' statement of intent to rehabilitate and/or redevelop the Project Area in accordance with the requirements of a site-specific redevelopment plan. This process enabled the Borough to work collaboratively with the property owner to advance a project that supports the Borough's transit-oriented development objectives and helps satisfy a portion of the Borough's affordable housing obligations.

As such, the original Borough-wide Redevelopment Plan is hereby amended with this redevelopment plan, applicable only to Block 116, Lots 20, 29.02, 30, 31, 32, 34, and 36, entitled "12 & 16 Pearl Street Redevelopment Plan" (the "Redevelopment Plan").

2.5 STATUTORY CRITERIA

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the designated area or portion thereof, including the proposed land uses and building requirements for the area. Specifically, N.J.S.A. 40A:12A-7(a) requires the provisions listed on the following page.

STATUTORY REQUIREMENTS OF A REDEVELOPMENT PLAN

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- 1** | Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- 2** | Proposed land uses and building requirements in the project area.
- 3** | Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- 4** | An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- 5** | Any significant relationship of the redevelopment plan to:
 - (a) the master plans of contiguous municipalities;
 - (b) the master plan of the county in which the municipality is located; and,
 - (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C. 52:18A-196 et al.).
- 6** | As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985, c. 222 (C. 52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- 7** | A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L. 1985, c. 222 (C. 52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L. 1985, c. 222 (C. 52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- 8** | Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

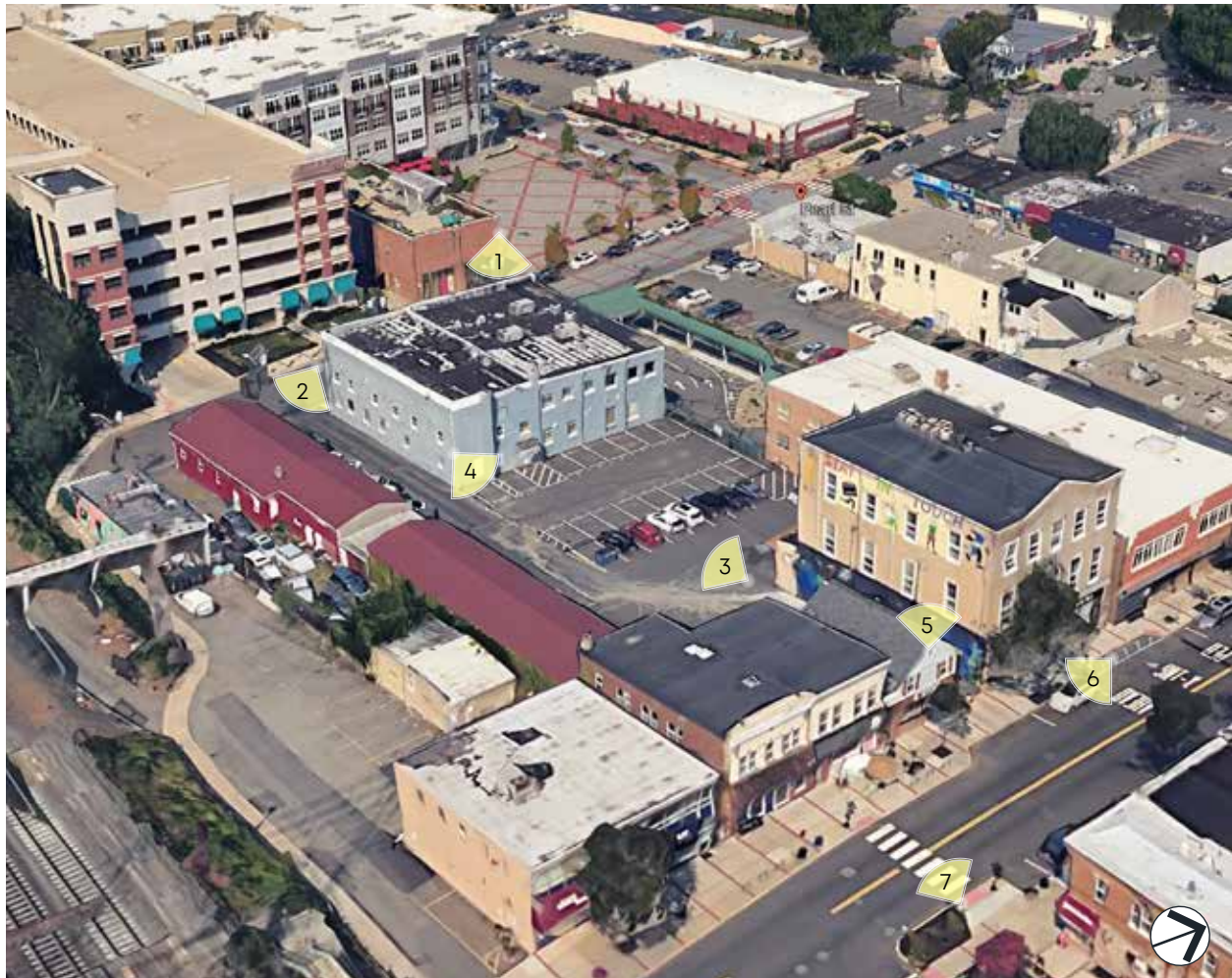
3 | PROJECT AREA DESCRIPTION

3.1 OVERVIEW

The Project Area is located in the central portion of the Borough, situated mid-block within the downtown area between the Northeast Corridor Rail Line and New Street. It is bounded by Pearl Street to the west; by Robins Hall, a three-story mixed-use building fronting Main Street, and the Wells Fargo drive-through facility fronting Pearl Street to the north; by Main Street (Middlesex County Route 531) to the east; and by a two-story mixed-use building fronting Main Street and adjacent one-story commercial buildings to the south.

The Project Area is irregular in shape and contains approximately 172.66 feet of frontage along Pearl Street and 52.50 feet of frontage along Main Street, encompassing a total area of approximately 0.74 acres. The site currently consists primarily of vacant land along Pearl Street, where an automotive repair establishment at 12 Pearl Street and a two-story office building at 16 Pearl Street were recently demolished. Along Main Street, two (2) two-story buildings remain, housing the Metuchen Dance Studio and Theatre Arts Conservatory on the ground floor, with two (2) residential apartments located on the second floor.

Bird's Eye View of Existing Conditions



Ground-Level Views of Existing Conditions



3.2 PROPERTY OWNERSHIP

The Project Area consists of four (4) properties of varying ownership, comprising seven (7) individual lots, and encompasses approximately 0.74 acres in total, as summarized in the table below.

Table 1. Property Ownership

Block	Lot	Class	Address	Owner	Acreage ¹
116	20	4A	397 Main Street	Main-Pearl LLC	0.16
116	29.02	4A	395 Main Street	Main-Pearl LLC	0.10
116	30-32	4A	12 Pearl Street	Main-Pearl LLC	0.18
116	34, 36	4A	16 Pearl Street	16 Pearl LLC	0.30
Total					0.74²

Note 1: The acreage values listed are approximate and were derived by calculating the area utilizing available online GIS mapping tools provided by the New Jersey Department of Environmental Protection. Therefore, the acreage values listed in the table above may not match the acreage values found in property tax records.

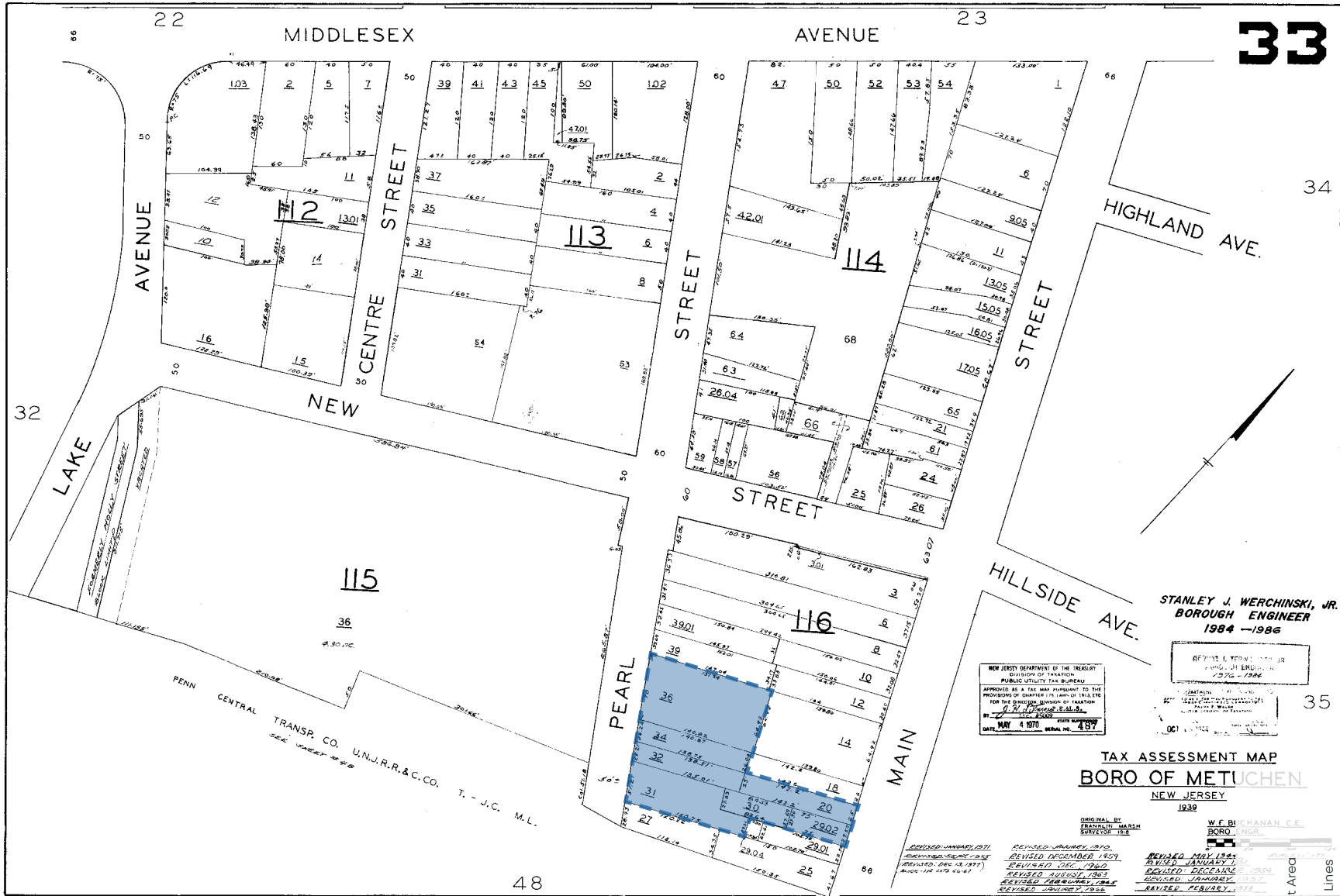
Note 2: Individual lot acreages may not add up to total lot acreage due to rounding.

3.3 PROPERTY ASSESSMENT

Property tax records obtained from the Middlesex County Property Assessment Search Hub were reviewed to determine the land, improvement, and total assessed values for each property within the Project Area. In addition, property tax records from the Borough of Metuchen were analyzed to identify the prior year's taxes billed. Overall, the Project Area has an improvement ratio of approximately 1.24 and total taxes billed of \$83,666.00, as summarized in the table below.

Table 2. Property Assessment

Block	Lot	Assessed Land Value	Assessed Improvement Value	Net Assessed Value	2025 Taxes
116	20	\$77,000	\$96,000	\$173,000	\$13,158.38
116	29.02	\$77,000	\$143,000	\$220,000	\$16,733.20
116	30-32	\$115,000	\$42,000	\$157,000	\$11,941.42
116	34, 36	\$222,000	\$328,000	\$550,000	\$41,833.00
Totals		\$491,000	\$609,000	\$1,100,000	\$83,666.00



NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 PUBLIC UTILITY TAX BUREAU
 APPROVED AS A TAX MAP PURSUANT TO THE
 PROVISIONS OF CHAPTER 124, PAR. 10, IN FORCE
 FOR THE BOROUGH OF METUCHEN
 BY *[Signature]*
 DATE: MAY 4 1977 SERIAL NO. 487

STANLEY J. WERCHINSKI, JR.
 BOROUGH ENGINEER
 1984 - 1986

TAX ASSESSMENT MAP
 BORO OF METUCHEN
 NEW JERSEY
 1939

- REVISED JANUARY 1971
- REVISED JANUARY 1972
- REVISED JANUARY 1973
- REVISED JANUARY 1974
- REVISED JANUARY 1975
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Legend
 Project Area
 Parcel Lines

3.4 EXISTING LAND USE

Sites & Facilities - The Project Area contains one (1) site that is enumerated through the New Jersey Department of Environmental Protection (NJDEP) New Jersey Environmental Management System (NJEMS) database, as summarized in the table below. Sites that are listed on the NJEMS may be regulated by the NJDEP under one or more of its regulatory permitting or enforcement programs, or they may otherwise be of some interest to a NJDEP program.

Table 3. NJEMS List

Site ID	P ¹	Preferred ID	Site Name	Active	Address
736883	SRP-PI	1075551	395-397 Main St	Yes	395 397 Main St

Note 1: Program Names: SRP-PI = Site Remediation Program - Program Interest

Land - There are no wetlands as identified by the NJDEP and no high risk (1.0% chance of flooding) or low-to-moderate risk (0.2% chance of flooding) flood hazard areas as identified by the Federal Emergency Management Agency (FEMA) within the Project Area.

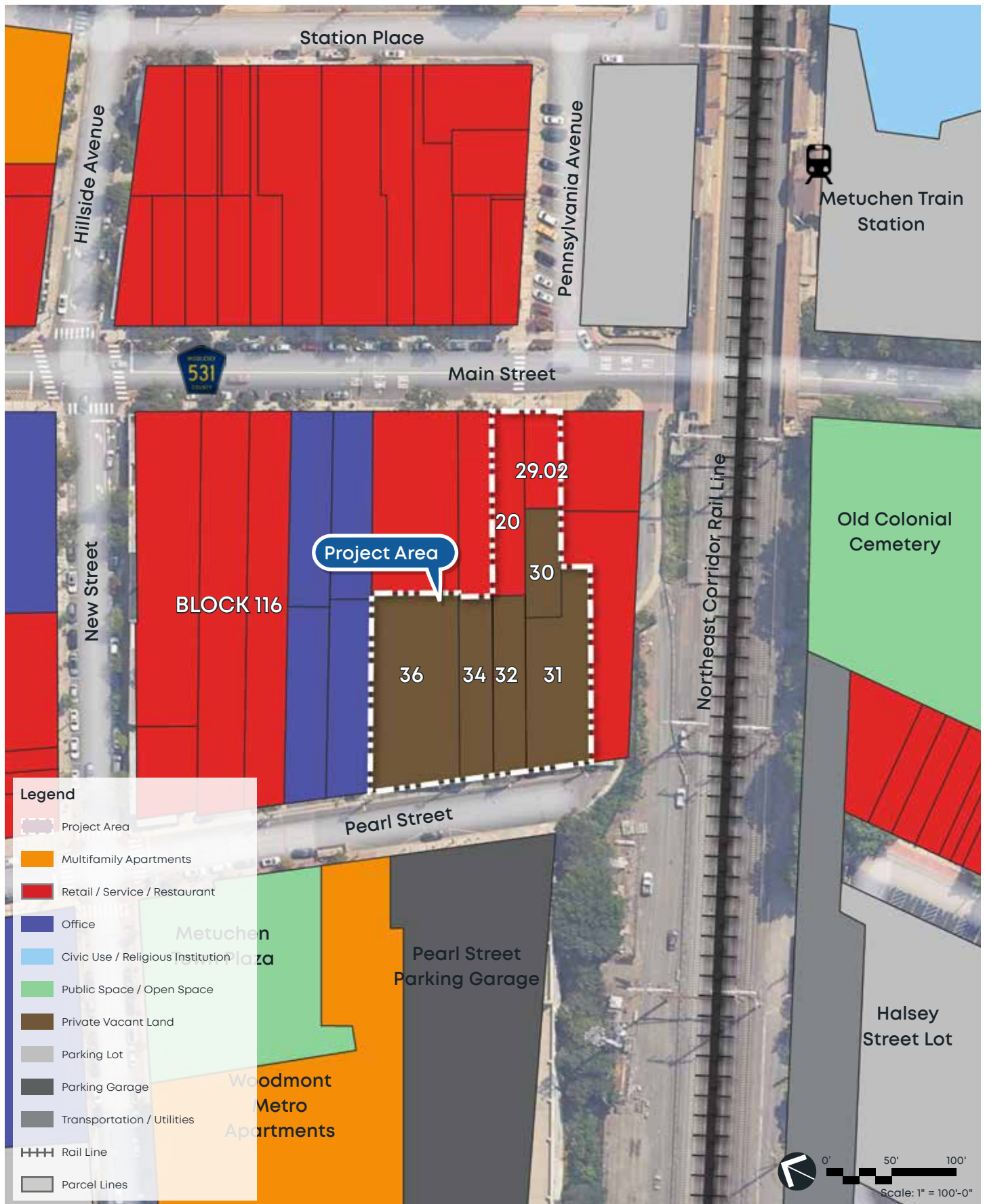
Utilities & Water - The Project Area is served by PSE&G for electric service and Elizabethtown Gas for natural gas, lies within the Middlesex County Utilities Authority (MCUA) sewer service area, and is served by Middlesex Water Company as the public water purveyor.

Historic Properties - The Project Area includes two (2) properties identified in the 2021 Historic Preservation Plan Element: the property located at 395 Main Street, known as Hanneman's Bakery and constructed circa 1915, and the property at 397 Main Street, commonly referred to as the Buttery Bake Shoppe and constructed between 1903 and 1910. These properties were individually evaluated as potentially significant historic resources and as contributing properties within a proposed Main Street–Amboy Avenue Historic District in the 1979 *Middlesex County Inventory of Historic, Architectural, and Cultural Resources*, as well as part of a larger proposed historic district in the 1990 *Historic Sites Survey*. Additionally, 395 Main Street is individually identified in the Borough of Metuchen's Environmental Resources Inventory. It is noted that the 2010 *Evaluation of Historic District Potential* recommended several smaller historic districts that are primarily residential and do not include the commercial portion of Main Street

Transportation - Multiple NJ TRANSIT bus lines run proximate to the Project Area; additionally, the Metuchen Station with service on NJ TRANSIT's Northeast Corridor Rail Line.

Land Use - The Project Area features primarily vacant land (formerly an automotive repair establishment and offices) as well as personal service businesses and upper-story apartments. The Project Area is situated within a developed downtown context characterized by a mix of building types and scales. Buildings along Main Street generally range from one to three stories in height and are predominantly occupied by ground-floor restaurants, retail shops & stores, and personal service businesses, and upper-story offices and apartments. Recent infill development across Pearl Street has introduced larger-scale infill development, including four- and five-story mixed-use buildings, a multi-level parking structure, and open space.

Map 4. Existing Land Use Map



3.5 EXISTING ZONING

The Project Area is located within the B-1 Central Business District, which serves as the core of the downtown area and the overall community. It is bounded by Pearl Street to the west, Middlesex Avenue (New Jersey State Route 27) to the north, several properties as well as Inn Place and Robins Place to the east, and the Northeast Corridor Rail Line to the south. The B-1 District generally permits traditional downtown uses, with limited office and residential uses, and features bulk standards typically found in smaller, older downtowns, as summarized in the table below.

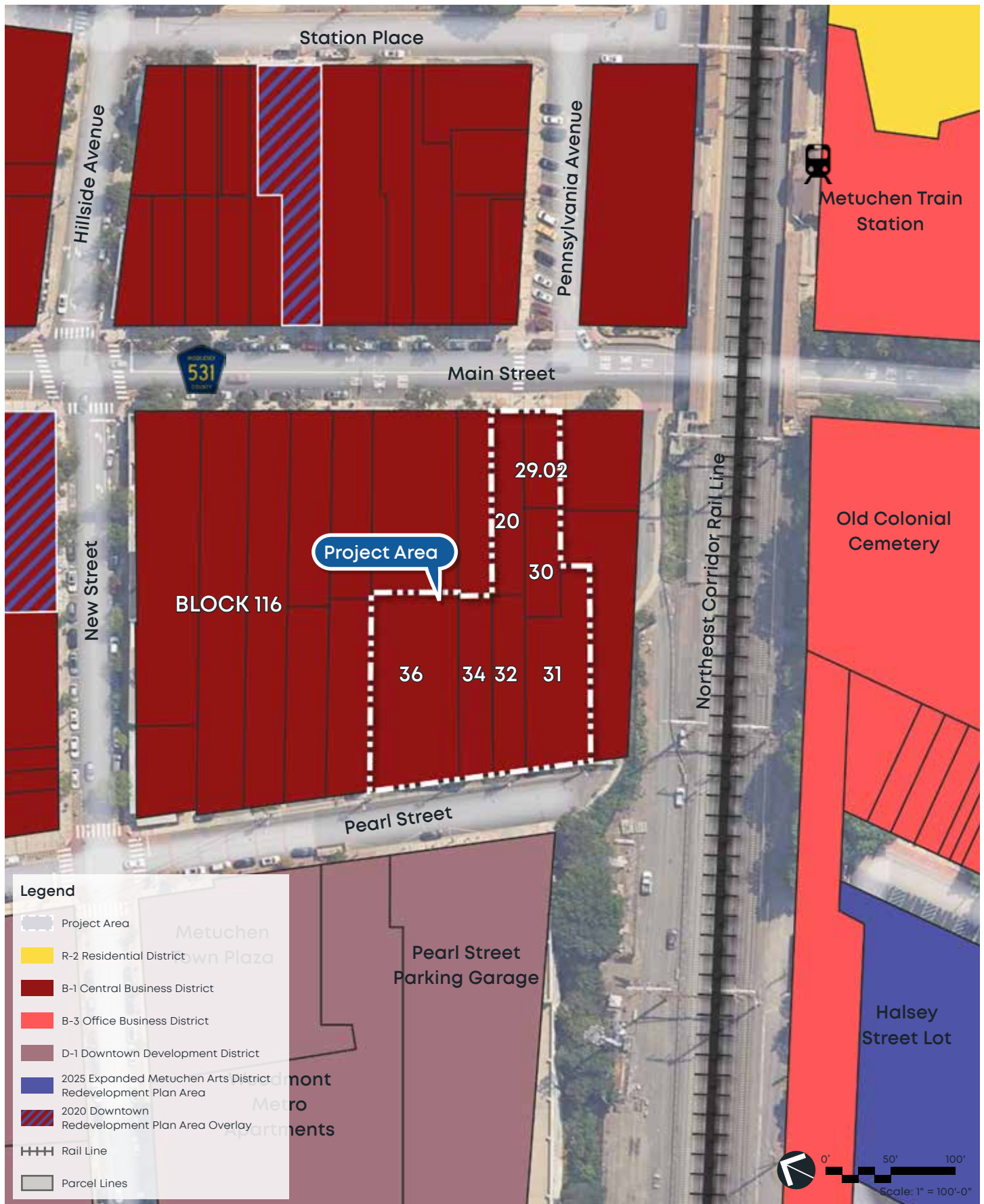
Surrounding the B-1 District is a mix of zoning districts, including the D-1 Downtown Development District across Pearl Street to the west; the B-3 Office Business District to the north; the B-3 District and the Expanded Metuchen Arts District Redevelopment Plan area to the south; and the R-1 Residential District to the east.

Table 4. Zoning Chart for the B-1 District

Permitted Principal Uses			
Retail shops and stores; Personal service businesses; Physical fitness studios; Indoor amusement businesses; Eating and drinking establishments, except fast-food restaurants and drive-in restaurants (subject to conditions); Brew pubs, distilleries, and wineries; Banks and other financial institutions, except drive-in banks; Offices, except located on the ground floor of a building fronting on Main Street; Flex space; Nursery schools and day-care centers; Apartments, except located on the ground floor of a building; Borough-operated public facilities; and Massage and somatic therapy establishments.			
Permitted Accessory Uses			
Driveways, parking lots, loading areas, and multilevel parking facilities (subject to conditions); Plazas, courtyards, and alleys; and Other uses deemed to be permitted accessory uses.			
Conditional Uses			
Dry-cleaning establishments; Inns and hotels; Religious affiliated office or counseling center; Two-family detached dwellings; and Class 5 Cannabis Retailers (subject to conditions).			
Bulk Regulations			
Lot Dimensions		Coverage	
Min. Lot Area (SF)	4,000	Max. Lot Coverage	70% ¹
Min. Lot Width (Feet)	40	Max. Impervious Coverage	90%
Min. Lot Depth (Feet)	100		
Setbacks		Height	
Min. Front Yard (Feet)	10	Max. Height (Feet)	35
Min. Side Yard Each (Feet)	0	Max. Height (Stories)	3
Min. Side Yards Both (Feet)	0	Min. Height (Stories)	2
Min. Rear Yard (Feet)	10		

Note 1: An additional 10% shall be permitted for non-enclosed outdoor dining structures (subject to conditions)

Map 5. Existing Zoning Map



4 | RELATIONSHIP TO OTHER PLANS

4.1 RELATIONSHIP TO BOROUGH'S LAND DEVELOPMENT ORDINANCE

As further elaborated in Section 6, the zoning regulations set forth in this Redevelopment Plan shall constitute an overlay zoning district within the Project Area and shall apply only upon execution of a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

4.2 RELATIONSHIP TO BOROUGH'S MASTER PLAN

The Master Plan for the Borough of Metuchen (the "Master Plan") was originally adopted in 1959, updated in 1967, and most recently comprehensively revised in 1983 with the adoption of the Land Use Plan Element and Housing Plan Element. The original Master Plan opened with the following poignant statement - one that continues to speak to the Borough's planning priorities more than 65 years later:

"Today Metuchen is largely developed. But, not content to sit on its laurels, the Borough has sought to develop a long-range plan which will maintain its residential character in the future."

In defining its goals and objectives, the Master Plan articulated a number of policies originally developed in 1967, endorsed in the 1976 Master Plan Amendment, and - with minor modifications - carried forward in the 1983 Land Use Plan Element, including the following:

- To provide a variety of housing types to serve the residents of the Borough.
- To preserve and enhance the residential character of the Borough.
- To maintain the Borough's physical and visual identity in the region.
- To improve the competitive position of Metuchen's downtown area.
- To encourage new industrial development, but not at the cost of blighting residential areas.
- To improve the efficiency of the major street network in Metuchen.
- To provide quick and convenient access to the downtown area for the people who desire to use the facilities of the business district.
- To develop and sustain a compact, efficient, and viable shopping area within the central business district.
- To improve the overall appearance of the business district.
- To provide a circulation system which brings into balance the needs of the pedestrian and the needs of cars, trucks, and buses.

As further articulated in the 1983 Land Use Plan Element, “[i]n a developed municipality such as Metuchen, the principal goal is one of preservation: preservation of the Borough's essentially residential character, of the integrity of its neighborhoods, of the viability of its central business district, of levels of municipal services, of fiscal stability and, ultimately, of its desirability as a community in which to live.”

Acknowledging limited opportunities for new development, along with existing traffic and parking constraints, the Master Plan recognized that achieving these preservation goals would require a careful balance among competing priorities. These considerations informed the objectives that guided the selection of the land use policies, including the following:

- Development and redevelopment within the central business district should be planned to avoid intensifying existing traffic and parking constraints and should incorporate adequate parking provisions.
- Land uses encouraged through development or redevelopment should be appropriate to their location, provide an economic benefit to the community, and serve a viable market to ensure their successful realization.
- Preservation of areas of environmental sensitivity, but surrounding land uses should be planned to ensure maximum public benefit from the resultant open space.
- Providing opportunities to meet the housing needs of Metuchen residents and workforce should be encouraged. In addition, housing should be considered as a means of creating an expanding market for existing businesses in Metuchen.

These policies and objectives have remained relevant over time and have been incorporated by reference in subsequent Master Plan Reexamination Reports adopted in 1988, 1994, 2000, and 2006. The most recent planning document, the 2016 Master Plan Reexamination Report, reaffirmed that “Metuchen has always been a community concerned with preserving its unique character.” As the report further notes, the goals and objectives of the Master Plan have evolved while remaining focused on preservation - a principle first articulated in the 1959 Master Plan - emphasizing the protection of community character, neighborhood integrity, and the Borough’s long-term viability and desirability.

Consistent with these long-standing objectives, the Borough has historically directed development, redevelopment, and growth to the downtown area and its immediate surroundings, which serve as the Borough's primary business, cultural, and transit center. The Master Plan recognizes the downtown’s role in supporting public attractions, including theaters, restaurants, coffeehouses, shopping, offices, and the Metuchen Train Station.

The Borough has proactively responded to changing downtown conditions through policies intended to promote reinvestment and revitalization. While these efforts have contributed to a resurgence of downtown activity, the Project Area has remained largely underutilized and in a state of disrepair. Accordingly, the 2016 Master Plan Reexamination Report recommends preparation of a Vision Plan, with community involvement, to address the downtown area, areas in need of redevelopment, parks and open space, and other key planning topics.

In addition, the Project Area is identified in the Borough's adopted Housing Element and Fair Share Plan (the "HEFSP") as a site to help satisfy a portion of the Borough's affordable housing obligations. Accordingly, this Redevelopment Plan is designed to effectuate the provisions of the HEFSP by facilitating residential development in an appropriate downtown location that supports transit-oriented development, strengthens economic vitality, makes efficient use of existing infrastructure, and contributes toward meeting the Borough's overall affordable housing obligations.

Therefore, it is anticipated that this Redevelopment Plan will advance the policies and objectives of the Borough's Master Plan.

4.3 RELATIONSHIP TO CONTIGUOUS MUNICIPALITIES

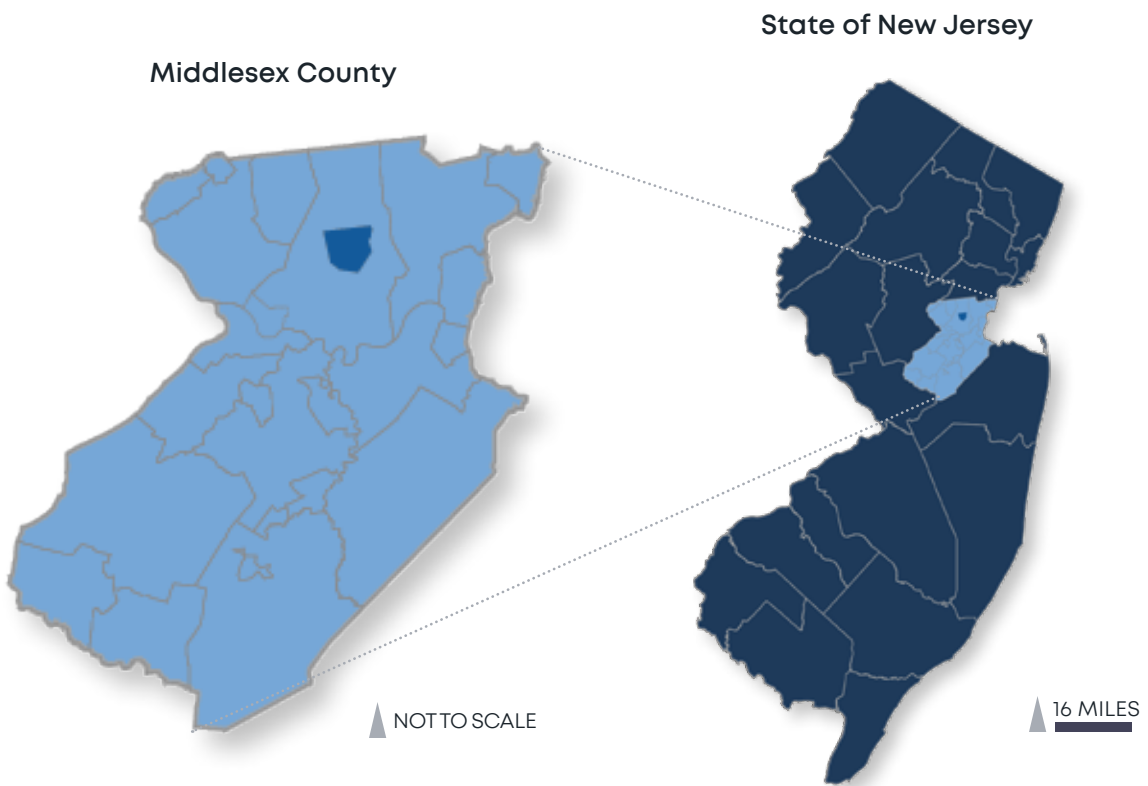
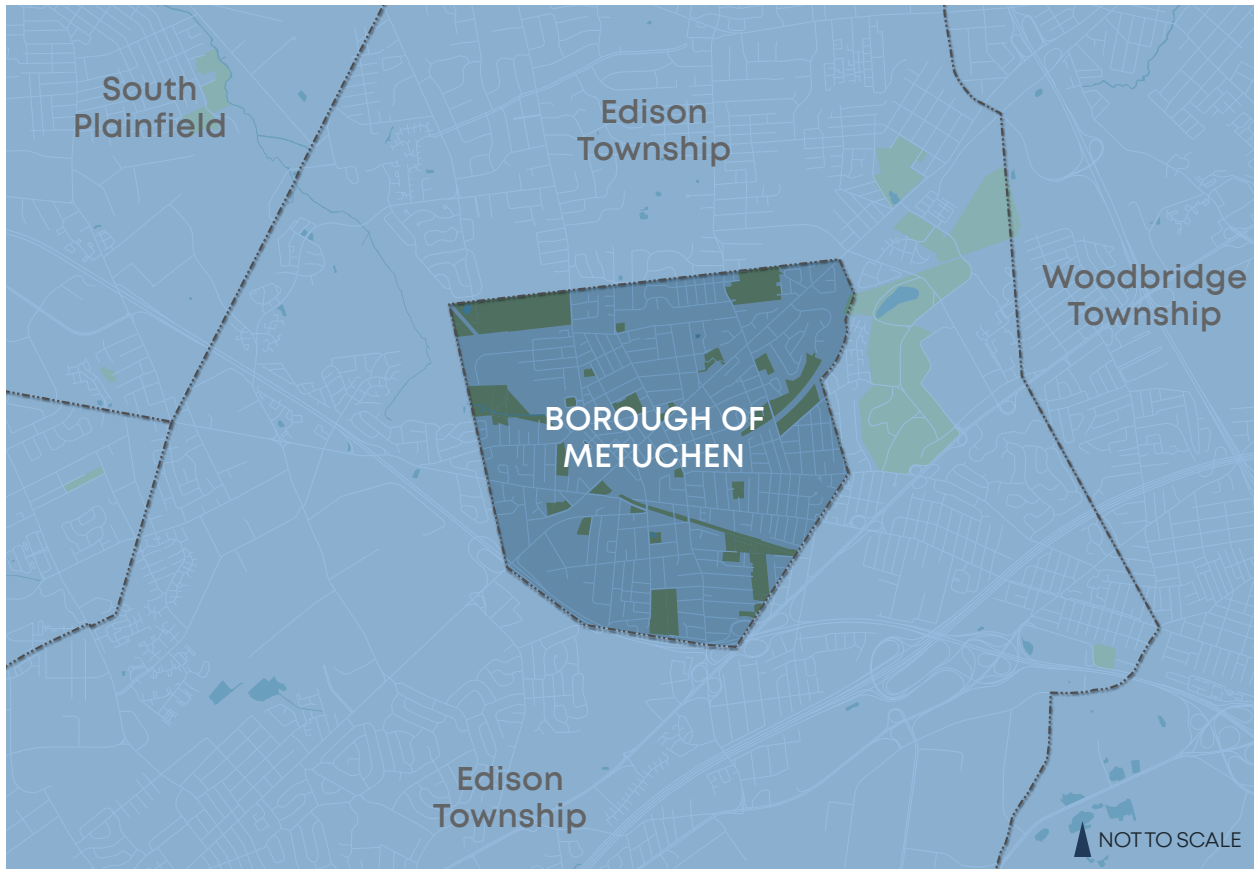
The Project Area is not physically contiguous to the adjacent municipality of Edison Township, which completely surrounds the Borough of Metuchen. Given the Project Area's central location within the Borough and its distance from the municipal boundary, the rehabilitation and/or redevelopment of the Project Area is not expected to impact Edison Township. Additionally, this Redevelopment Plan promotes land uses and development patterns that reinforce the downtown core and leverages the Project Area's proximity to the Metuchen Train Station by encouraging transit-supportive development strategies. Finally, this Redevelopment Plan encourages redevelopment to occur within an already developed area.

Therefore, it is anticipated that this Redevelopment Plan will not conflict with the master plan of Edison Township.

4.4 RELATIONSHIP TO MIDDLESEX COUNTY

The Middlesex County Comprehensive Plan adopted by the Middlesex County Planning Board is currently being updated. According to Middlesex County representatives, there is no anticipated completion date of the Land Use Element of the Comprehensive Plan. As it is anticipated that the Land Use Element will be written after adoption of this Redevelopment Plan, it is expected that the Middlesex County Planning Board will take this Redevelopment Plan into consideration when drafting its Comprehensive Plan.

Therefore, it is anticipated that this Redevelopment Plan will not conflict with the Middlesex County Comprehensive Plan.



4.5 RELATIONSHIP TO THE STATE PLAN

STATE DEVELOPMENT & REDEVELOPMENT PLAN

On December 17, 2025, the State Planning Commission adopted the State Development and Redevelopment Plan (the "State Plan"), including the Infrastructure Needs Assessment. In accordance with N.J.S.A. 52:18A-200, the State Plan is intended to be designed to represent a balance of development and conservation objectives best suited to meet the needs of the State of New Jersey. Among other things, the State Plan shall:

"Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination."

The State Plan serves as an advisory framework for sound planning across all levels of government, guided by ten statewide Goals that reflect enduring planning principles and support a sustainable and resilient future for the State. These Goals are to be achieved through flexible application in response to local context and conditions of the community.

The State Plan's ten statewide Goals are as follows:

Goal 1: Promote Economic Growth that Benefits all Residents of New Jersey

Goal 2: Provide an Adequate Supply of Housing For Residents of All Ages and Incomes in Communities of Their Choosing That Meet Their Needs and Offer Ready Access to the Full Range of Supportive Goods and Services

Goal 3: Economic Opportunity Through nation-leading Infrastructure

Goal 4: Revitalize and Recenter the State's Underutilized Developed Areas

Goal 5: Effectively Address the Adverse Impacts of Global Climate Change

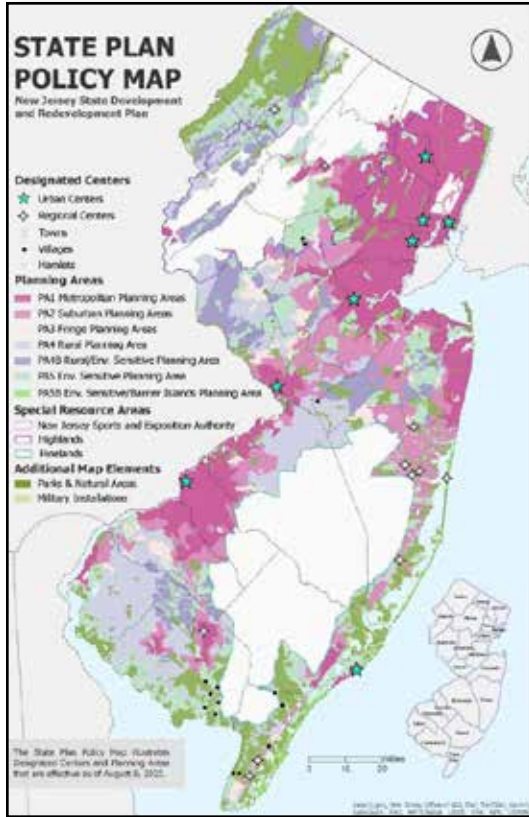
Goal 6: Protect, Maintain, and Restore the State's Natural and Water Resources and Ecosystems

Goal 7: Protect the Environment; Prevent and Clean Up Pollution

Goal 8: Protect, Enhance, and Improve Access to Areas with Exceptional Archaeological, Historic, Cultural, Scenic, Open Space, and Recreational Value

Goal 9: Implement Equitable Planning Practices to Promote Thriving Communities for all New Jerseyans

Goal 10: Foster Sound and Integrated Planning and Implementation at all Levels Statewide

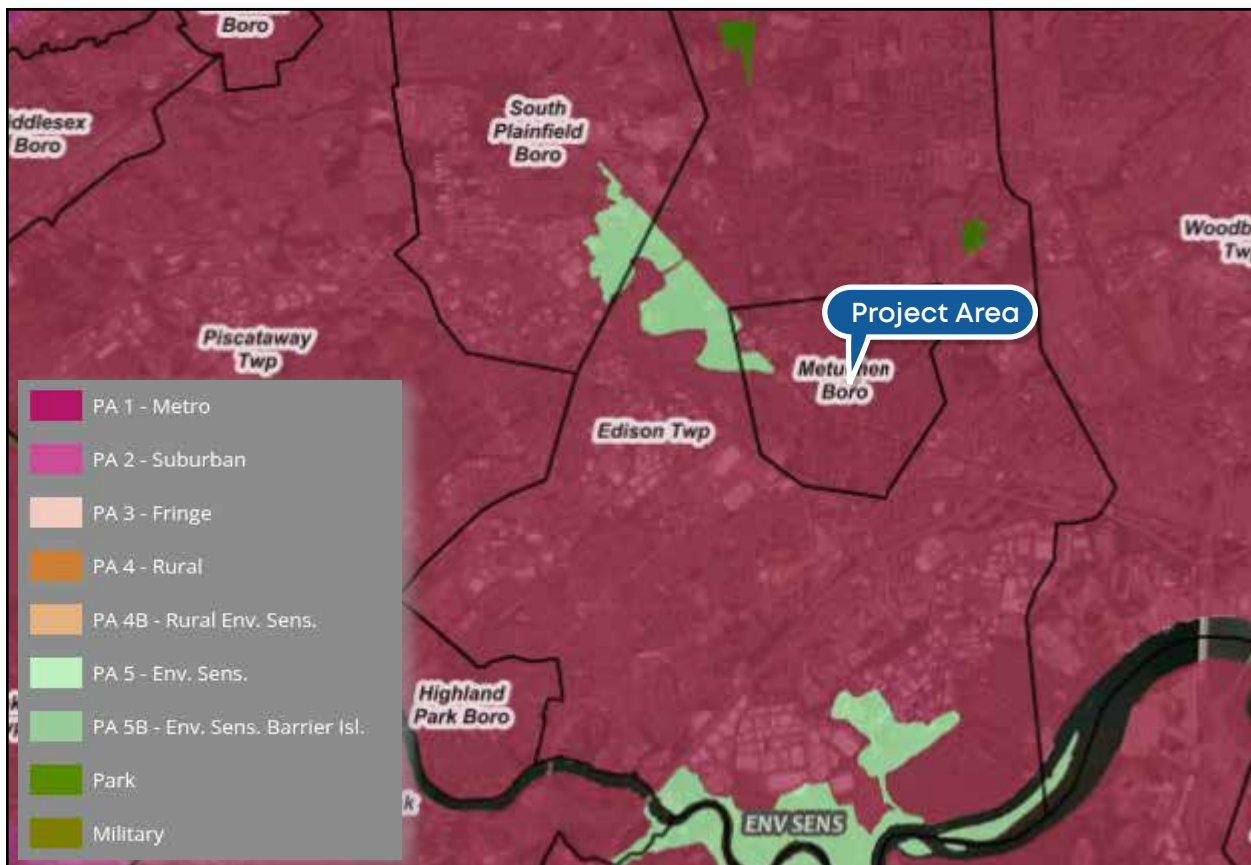


STATE PLAN POLICY MAP

The State Plan includes a State Plan Policy Map that integrates three key spatial concepts—Planning Areas, Centers/Nodes, and Environs—to provide a framework for implementing the State Plan’s goals and statewide priorities.

Planning Areas define broad areas with similar characteristics and guide where development or conservation should occur. Centers focus growth or manage activity within these areas and serve surrounding Environs outside their boundaries. Together, they direct growth first to Metropolitan and Suburban areas while generally limiting development in Fringe, Rural, and Environmentally Sensitive areas across most of the State.

According to State Plan Policy Map, the majority of the Borough of Metuchen, including the entire Project Area, is situated within the Metropolitan Planning Area (PA1).



POLICY OBJECTIVES

Relative to the State Plan Policy Map, the State Plan provides a series of policy objectives intended as guidelines for planning activities throughout the State, summarized as follows:

Land Use: Plan and zone to promote balanced, mixed-use communities; guide development and redevelopment in or near Centers; preserve agricultural land, soils, open space, environmentally sensitive areas; and protect and enhance Environs through context-sensitive densities that avoid environmental features and areas.

Housing: Promote a full range of housing choices by directing development in or near Centers at suitable densities through various construction techniques and diverse housing types; maintain community character outside Centers; and avoid development of housing in vulnerable areas.

Economic Development: Encourage new businesses, private investment, and tourism consistent with Smart Growth principles; revise outdated zoning restrictions to adapt to contemporary workplaces; and ensure development outside Centers enhance the area's qualities and minimize impact on sensitive areas.

Transportation: Promote a multimodal transportation system that prioritizes public transit, walking, bicycling, and micro-mobility over single-occupancy vehicles; implement traffic calming and maximize circulation and mobility options; encourage significant redevelopment and intensification around rail and ferry stations.

Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer critical sites; reinforce community identity through open space; minimize conflicts between the built environment and sensitive resources; and prioritize conservation and compatible development in sensitive and coastal areas.

Agriculture and Farmland Preservation: Guide development and redevelopment to meet the needs of the agricultural industry and support other industries; promote urban farming; guide development away from farmland and prioritize farmland preservation; and promote diversified farming operations and agri-tourism.

Recreation: Promote active and passive recreational and tourism opportunities at all scales; prioritize rehabilitation and development of parks as well as acquisition of and improvements to parkland; create public access along waterfronts; and convert obsolete rail corridors and canal pathways into multi-purpose recreational trails.

Redevelopment: Encourage redevelopment by directing growth to existing and emerging Centers; redevelopment a mix of use and at transit-supportive densities; enhance walkability and safety; repurpose obsolete commercial buildings; amend zoning provisions to eliminate barriers; and reduce hazard risks in flood-prone areas.

Historic Preservation: Encourage historic preservation by protecting and adaptively reusing significant buildings, sites, neighborhoods, and districts; Coordinate preservation needs with open space and farmland efforts; and link historic resources with tourism efforts.

Public Facilities & Services: Program and phase public facilities to support development in appropriate areas while protecting farmland and open space; locate central facilities relative to population; encourage public–private partnerships; and strengthen infrastructure to withstand climate hazards.

Intergovernmental Coordination: Coordinate planning across all levels of government; foster public–private partnerships for development and redevelopment; and align policies and financial tools to support economic development and environmental protection.

Climate Change: Direct development and redevelopment to low-risk areas with existing infrastructure; support climate adaptation by discouraging growth in vulnerable areas; invest in resilient infrastructure and mitigation strategies; and require resilient design and hazard mitigation initiatives, particularly in high-risk, already developed areas.

METROPOLITAN PLANNING AREA (PA1)

The State Plan indicates that the Metropolitan Planning Area (PA1) classification denotes a State Smart Growth Area, and it generally includes developed communities that range from large urban centers to post-war suburbs.

The State Plan's intent for the Metropolitan Planning Area (PA1) is to:

- Provide for much of the state's future growth in compact development and redevelopment;
- Revitalize cities, towns, and neighborhoods, and in particular overburdened neighborhoods;
- Address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- Prevent displacement and gentrification;
- Promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;
- Rebalance urbanization with natural systems;
- Promote increased biodiversity and habitat restoration;
- Stabilize and enhance older inner ring suburbs;
- Redesign and revitalize auto oriented areas; and
- Protect and enhance the character of existing stable communities.

Therefore, it is anticipated that this Redevelopment Plan will advance the purpose, goals, and objectives of the State Plan.

5 | VISION

5.1 VISION FOR THE PROJECT AREA

Building on Metuchen’s ongoing downtown revitalization, this Redevelopment Plan advances transit-oriented development and smart growth by focusing growth within the downtown core and encouraging pedestrian-friendly, mixed-use infill development within walking distance of the Metuchen Train Station. High-quality, context-sensitive design is intended to "fill in the gap" along Pearl Street and relate to the Woodmont Metro Apartments and Town Plaza, while preserving and reinforcing Metuchen’s community character along Main Street. Additionally, the Borough anticipates 14 affordable housing units will be generated to help satisfy a portion of the Borough’s affordable housing obligations.

5.2 STATEMENT OF GOALS & OBJECTIVES

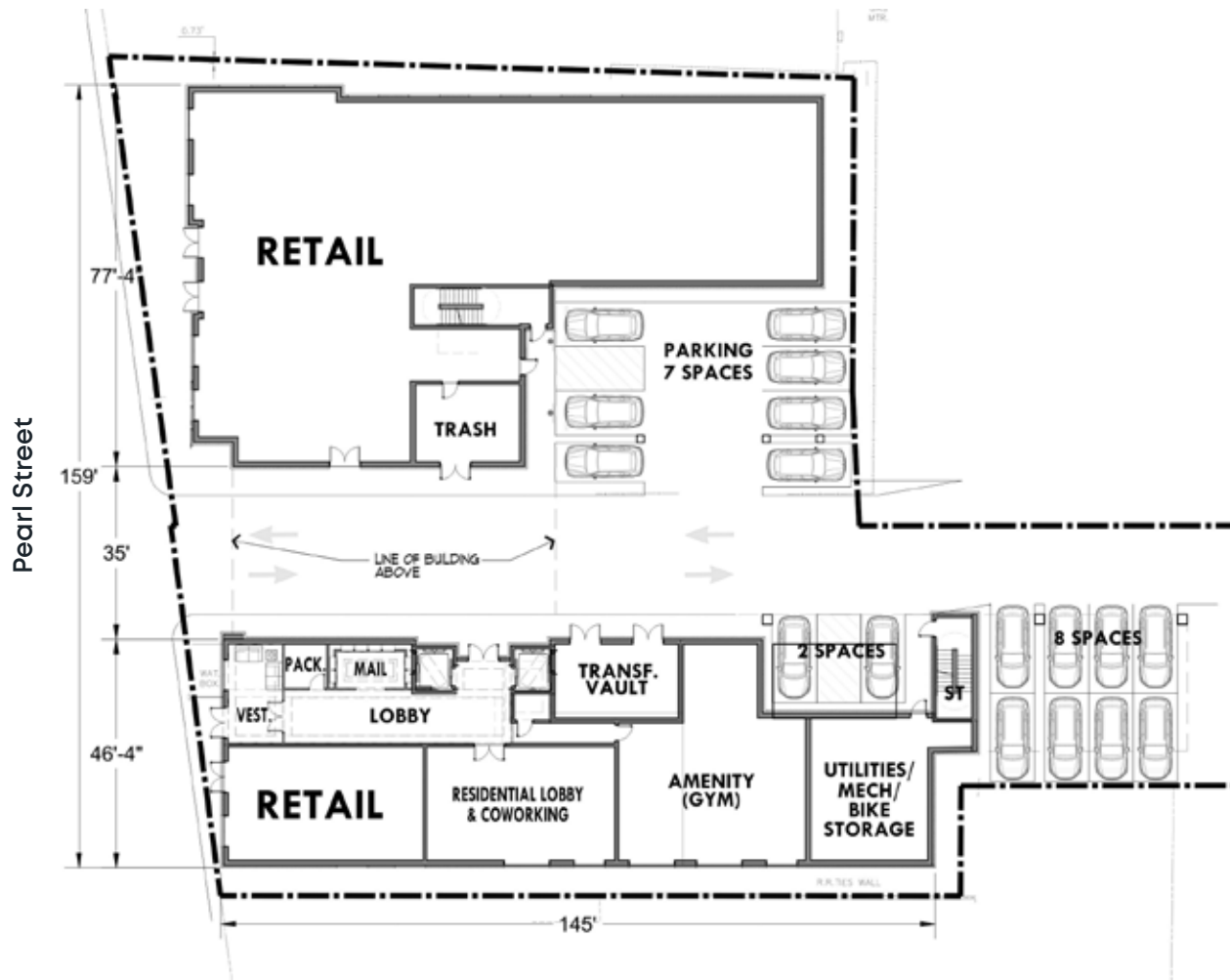
The Borough seeks to alleviate the conditions found in the Project Area and support the use and re-use of the Project Area to better serve the public health, safety, and welfare of the community and the region. As such, this Redevelopment Plan seeks to implement the following general goals and objectives that apply to all redevelopment projects:

- A. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the Project Area to be considered an “area in need of rehabilitation” and, where applicable, an “area in need of redevelopment.”
- B. The stimulation of private investment in the Project Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and, where applicable, redevelopment.
- C. The making available of the full range of benefits and inducements for the Project Area, including: federal, state, county, and local government funding.
- D. Foster public-private partnerships to revitalize the Project Area in a manner that serves community needs, strengthens the local economy, attracts residents and small businesses, and supports the Borough’s continued vitality.

Additionally, this Redevelopment Plan is also intended to advance the following specific goals and objectives as it relates to the Project Area:

- A. Leverage the Project Area’s proximity to the Metuchen Train Station and nearby bus stops to create a vibrant, high-quality transit-oriented development.
- B. Apply smart growth principles to right-size parking and maximize the benefits of the nearby Pearl Street Parking Garage.
- C. Foster new commercial development along Pearl Street and introduce new housing opportunities within the downtown area to support a diverse and active community.
- D. Create a safe, inviting, and walkable environment through the closure and transformation of the Main Street driveway into a pedestrian alley and/or outdoor dining area, as well as streetscape improvements, street trees, and public art.

Conceptual First Floor Plan



Conceptual Elevation Facing Pearl Street



6 | PROPOSED ZONING REGULATIONS

6.1 PURPOSE & OVERVIEW

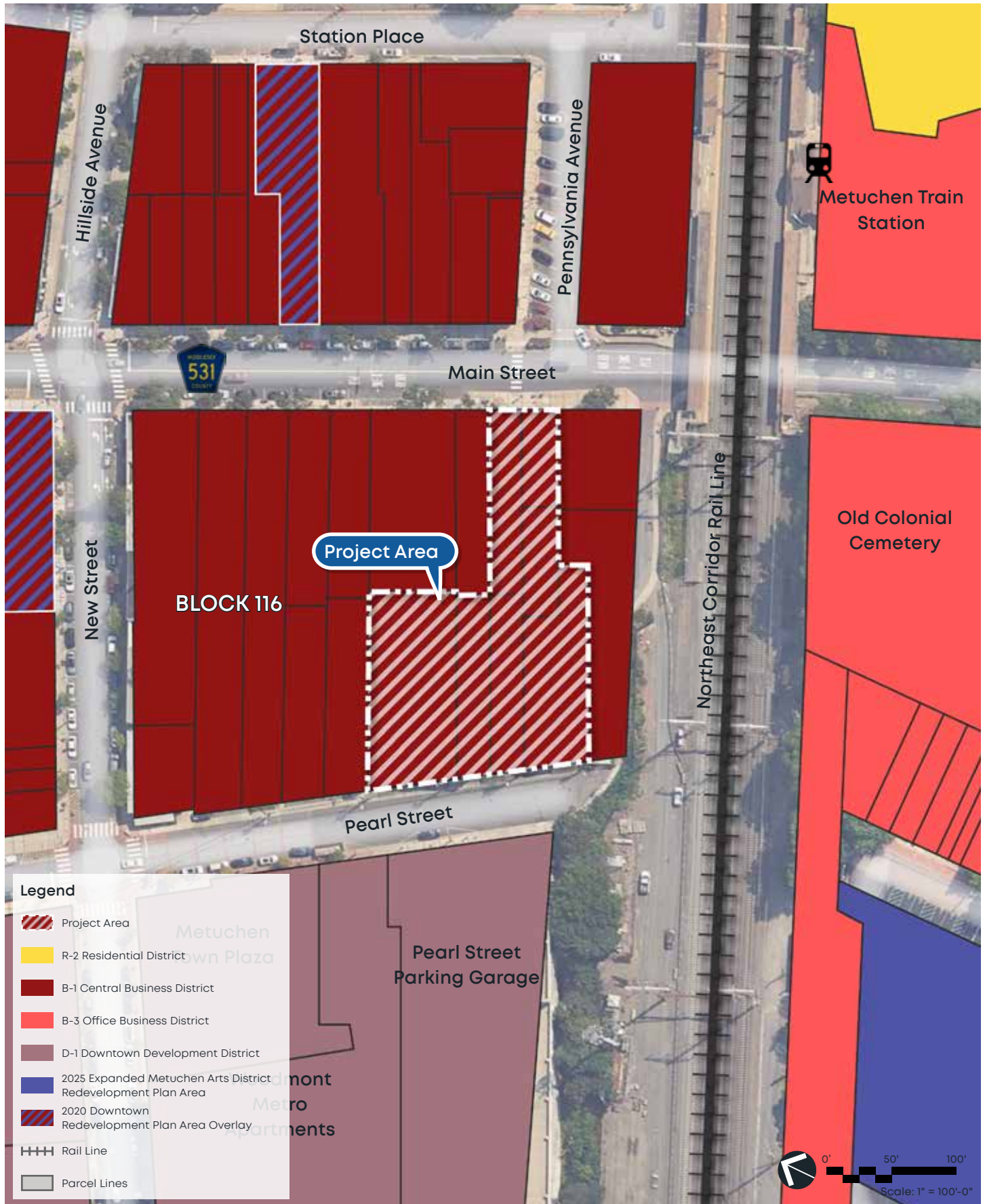
All development that occurs within the Project Area shall comply with all statutes of the State of New Jersey governing development, rehabilitation, and redevelopment, including but not limited to the Municipal Land Use Law (the “MLUL”) at N.J.S.A. 40:55D-1 et seq. and the LRHL. Additionally, it is necessary to establish the following:

- A. The development, rehabilitation, or redevelopment of the Project Area shall effectuate the Vision and the established Goals and Objectives of this Redevelopment Plan.
- B. The zoning regulations set forth in this Redevelopment Plan shall constitute an overlay zoning district within the Project Area as provided for in N.J.S.A. 40A:12A-7c., and shall apply only upon execution of a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.
- C. It is intended and expressly understood that any zoning regulations and development and design standards not specifically addressed in this Redevelopment Plan shall continue to apply as set forth in the Land Development Ordinance of the Borough of Metuchen (the “Ordinance”) and all other codes and regulations as set forth in the Code of the Borough of Metuchen (the “Code”) not contravened in this Redevelopment Plan.
- D. Unless otherwise provided herein, all words and phrases used herein shall have the same definitions provided in the Ordinance and the Code.

It is anticipated that the Project Area will be developed as a single, unified project. Accordingly, the zoning regulations set forth herein shall apply to the Project Area as a whole, rather than to any existing individual lots within its boundaries.

Notwithstanding the above, the Project Area may be consolidated and re-subdivided to create two separate lots, including one lot containing the proposed development fronting Pearl Street and one lot containing the existing development fronting Main Street. In such case, the zoning regulations contained herein shall continue to apply to the Project Area in its entirety and shall not apply independently to any individual lots created through such consolidation and/or subdivision.

Map 6. Proposed Zoning Map



6.2 LAND USE REGULATIONS

The provisions pertaining to land use regulations contained herein shall apply to all development within the Project Area. More than one principal use shall be permitted within the Project Area. Variances shall not be granted from any of the uses set forth in Section 6.2.1. to 6.2.3. as these land use regulations constitute mandatory components of this Redevelopment Plan; all deviations from the uses set forth in Section 6.2.1. to 6.2.3. shall be accomplished solely by amendment to this Redevelopment Plan.

6.2.1. PERMITTED PRINCIPAL USES.

- A. The following principal uses and structures shall be permitted on the ground floor within the Project Area.
 1. Retail shops and stores.
 2. Personal service businesses.
 3. Physical fitness studios.
 4. Indoor amusement businesses, including arcades, virtual reality, escape rooms, and other similar uses.
 5. Eating and drinking establishments, except fast-food restaurants and drive-in restaurants.
 6. Brew pubs, distilleries, and wineries.
 7. Banks and other financial institutions, except drive-in banks.
 8. Offices, except located on the ground floor of a building fronting on Main Street.
 9. Flex space, including demonstration kitchens, event rental space, party rental space, and other similar uses.
 10. Nursery schools and day-care centers.
 11. Borough-operated public facilities.
 12. Massage and somatic therapy establishments.
 13. Any other principal use permitted in the B-1 District, as may be amended from time to time.
- B. The following principal uses and structures shall be permitted in the existing buildings fronting Main Street, except located on the ground floor.
 1. Family or age-restricted apartments. Uses ancillary and customarily incidental to apartment use, such as lobbies, collaboration and shared spaces, active and recreational amenities, and other similar spaces and amenities, may be located on the ground floor.

C. The following principal uses and structures shall be permitted in the proposed building fronting Pearl Street, except located on the ground floor.

1. Family apartments, with a minimum 20% set aside for affordable units. Uses ancillary and customarily incidental to apartment use, such as lobbies, collaboration and shared spaces, active and recreational amenities, and other similar spaces and amenities, may be located on the ground floor.

All affordable units shall comply with the Borough's Affordable Housing Ordinance, the Housing Element and Fair Share Plan, the Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26.1 et seq., the Settlement Agreement entered into between the Borough of Metuchen and Fair Share Housing Center in the matter captioned, In the Matter of the Application of the Borough of Metuchen, County of Middlesex, Docket No. MID-L-565-25, and shall be provided in accordance with any Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

6.2.2. PERMITTED ACCESSORY USES.

A. The following accessory uses and structures shall be permitted in the Project Area:

1. Driveways, off-street parking areas, including parking structures under or attached to a permitted principal use, and off-street loading areas.
2. Electric vehicle ("EV") charging infrastructure, including but not limited to electric vehicle supply equipment ("EVSE") and Make-Ready parking spaces, as those terms are defined in P.L. 2021, c. 171.
3. Collaboration and shared spaces, including business centers, media rooms, party rooms, and other similar common spaces, as well as active and passive recreational amenities, including fitness centers, pools, roof top terraces, and other similar recreational amenities.
4. Plazas, courtyards, gardens, patios, pedestrian walkways, alleys, ramps, stairways, and other similar public and semi-public spaces.
5. Fences, walls, retaining walls, hedges, and other similar landscape elements.
6. Open trellis and other similar overhead shade/landscape structures.
7. Outdoor cafes and outdoor dining structures.
8. Outdoor sidewalk displays and sales areas.
9. Benches, bicycle racks, planters, and other similar street furniture.
10. Signage for uses on the property.
11. Murals, lamppost banner signage, community signage, kiosks, digital display screens, and public art installations.
12. Property management and leasing offices.

13. Refuse and recycling enclosures, compactors, and dumpsters.
14. Stormwater management structures and facilities.
15. Other uses and structures deemed to be ancillary and customarily incidental accessory uses and structures with respect to uses permitted hereunder.

6.2.3. PERMITTED CONDITIONAL USES.

- A. The following conditional uses and structures shall be permitted in the Project Area:
 1. Dry-cleaning establishments, pursuant to § 110-87.B.
 2. Inns and hotels, pursuant to § 110-87.C.
 3. Religious affiliated office or counseling center, pursuant to § 110-87.D.

6.3 AREA & BULK REGULATIONS

The provisions pertaining to area, setback, coverage, and height regulations contained herein shall apply to all development within the Project Area. Variances may be granted from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.3.1. AREA & BULK REGULATIONS.

- A. The following area and bulk regulations shall apply to the Project Area:

Area Requirements

1. There shall be no minimum lot area nor lot dimensional requirements.

Setback Requirements

2. Setbacks from Pearl Street:
 - a. Minimum setback: 0 feet.
 - b. Average minimum setback* from face of curb: 10 feet

* Average minimum setback is defined in Section 6.4.1.

3. Minimum setback from Main Street: 0 feet.
4. Minimum setback from Block 116, Lots 12 and 39: 3 feet.
5. Minimum setback from Block 116, Lots 14, 18, and 25.01: 0 feet.
6. Minimum setback from Block 116, Lot 27.01: 5 feet.

Coverage Requirements

7. Maximum building coverage: 75%
8. Maximum impervious coverage: 100%

Height** Requirements

9. Maximum building height: 3 stories and 35 feet; up to 5 stories and 65 feet shall be permitted, provided that any portion exceeding 3 stories or 35 feet is set back a minimum distance of 60 feet from Main Street.

** Height is defined in Section 6.4.2.

- B. The following bulk regulations shall apply to all accessory structures, including A/C condenser units, oil tanks, generators, hot box enclosures, transformers, and other similar ground-mounted mechanical equipment:

Location Requirements

1. No accessory structure shall be located in a front yard area, unless otherwise specified herein.

Setback Requirements

2. Minimum setback from all Project Area boundaries: 3 feet.

Height** Requirements

3. Maximum building height: 1 1/2 stories and 20 feet.

** Height is defined in Section 6.4.2.

6.4 SUPPLEMENTARY REGULATIONS

The provisions pertaining to supplementary regulations contained herein shall apply to all development within the Project Area. Unless specifically superseded below, all other regulations contained in Part III Zoning of the Ordinance shall apply. Variances may be granted from these regulations, pursuant to N.J.S.A. 40:55D-70.c.

6.4.1. DEFINITION OF AVERAGE MINIMUM SETBACK.

- A. Average setback calculations shall be determined by drawing lines at 10- or 20-foot intervals from the face of curb to the building, exclusive of permitted projections, measured at right angles to the face of curb, and averaging the lengths of such lines.

6.4.2. DEFINITION OF HEIGHT.

- A. Building height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. Grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the building.
- B. Building height calculations shall exclude building service equipment (e.g., condensers, cooling towers, exhaust fans, and other similar mechanical equipment) and any associated screening devices, solar panels, bulkheads, stair enclosures, roof

access stairwells, elevator penthouses, skylights or atrium structures, flagpoles, and architectural appurtenances (e.g., chimneys, cupolas, towers, belfries, lanterns, spires, steeples, and other similar elements), provided that such shall not extend more than 10 feet above the allowable building height. Additionally, building height calculations shall exclude fire walls, parapet walls, cornices, and other similar elements, provided that such shall not extend more than four (4) feet above the allowable building height.

- C. Mezzanines and lofts - areas or spaces within a dwelling unit or non-residential space not greater than two-thirds of the floor area or space below - shall not constitute a story or half story and shall be considered part of the story below.

6.4.3. PERMITTED PROJECTIONS.

- A. Non-enclosed one-story porches, porticos, stoops, entrance platforms, and elevated walkways leading to an entrance on the ground floor shall be permitted to project not more than eight (8) feet into a required front yard setback.
- B. Non-enclosed one-story porches, porticos, stoops, entrance platforms, elevated walkways, and uncovered decks leading to an entrance in the basement or the ground floor shall be permitted to project not more than four (4) feet into a required side or rear yard setback.
- C. Ramps and stairways leading to an entrance in the basement or on the ground floor shall be permitted to project into any required yard setback, without limitation, provided that they do not encroach into any public right-of-way.
- D. Cornices, eaves, other roof overhangs, chimneys, gutters, downspouts, balconies, and bay windows shall be permitted to project not more than four (4) feet into any required yard setback and, where applicable, into any public right-of-way.
- E. Water tables, belt courses, windowsills, lintels, pilasters, and other similar ornamental features shall be permitted to project not more than one (1) foot into any required yard setback and, where applicable, into any public right-of-way.
- F. Awnings and structural canopies shall be permitted to project not more than eight (8) feet into any required yard setback and, where applicable, into any public right-of-way, provided that they have a minimum vertical clearance of eight (8) feet and are set back a minimum of five (5) feet from the curblineline or edge of pavement along a parking area, driveway, or street.
- G. Nothing herein shall preclude an applicant from applying for and obtaining an encroachment agreement or license authorizing any permitted projection to encroach into the public right-of-way; provided, however, that any such encroachment shall be subject to the review and approval of the Borough Council and any other governmental agency or entity having jurisdiction.

6.5 DEVELOPMENT & DESIGN STANDARDS

The provisions pertaining to development and design standards contained herein shall apply to all development in Project Area. Unless specifically superseded below, all other regulations contained in Part IV Development and Design Standards of the Ordinance shall apply. Exceptions may be granted from these standards, pursuant to N.J.S.A. 40:55D-51.

6.5.1. OVERALL CIRCULATION & OFF-SITE IMPROVEMENTS.

- A. The overall streetscape along Pearl Street and Main Street shall be designed to enhance the public realm by prioritizing pedestrian safety, accessibility, and connectivity, consistent with the Borough's Master Plan.
- B. The existing curb cut and driveway accessed from Pearl Street, located within the Project Area, shall be replaced with a new curb cut and driveway designed in accordance with the standards set forth herein.
- C. The existing curb cut and driveway accessed from Main Street, located on Lot 14 and outside the Project Area, shall be removed. The curb cut shall be replaced with an upright curb, and the driveway shall be converted into a pedestrian alley and/or outdoor dining area.
- D. Improvements located within the public right-of-way shall be subject to the review and approval of the Borough Council and any other governmental agency or entity having jurisdiction. Improvements located on private property outside the Project Area shall require the consent of the affected property owner(s).
- E. Loading zones on the street may be established on Pearl Street, where permitted by law.

6.5.2. STREETS & SIDEWALKS.

- A. All disturbed street surfaces shall be restored to their original and proper condition, including the repair of existing deficiencies and areas impacted during construction.
- B. A public sidewalk shall be provided along all street frontages within the Project Area. Where a sidewalk extends beyond the public right-of-way onto private property, a public access easement shall be provided for the portion of the sidewalk located on private property.
- C. Where sidewalks intersect driveways within the public right-of-way and front yard areas, sidewalks shall continue uninterrupted across driveways, with driveway aprons designed to accommodate a continuous sidewalk. Detectable warning surfaces shall be provided in accordance with applicable standards.
- D. Along Pearl Street and Main Street, sidewalks shall be constructed of materials, colors, and/or patterns consistent with existing infrastructure and/or other treatments designed in collaboration with the Borough. Sidewalks shall extend from the curbline to the building façade and shall include areas to accommodate a regular rhythm of benches, bicycle racks, planters, and other similar street furniture, streetlights, and

street trees located within the furnishing zone between the curblin and sidewalk and/or within the frontage zone between the sidewalk and the building façade.

6.5.3. PEDESTRIAN WALKWAYS.

- A. Walkways shall be provided in order to provide a pedestrian connection between sidewalks and building entrances.
- B. Walkways shall be provided in order to provide a pedestrian connection between building entrances and parking areas, outdoor amenity spaces, and other pedestrian accessible locations.

6.5.4. PARKING REQUIREMENTS.

- A. Parking requirements for non-residential uses shall be regulated as follows:
 - 1. The minimum parking requirement for non-residential uses shall be one (1) parking space for each 1,000 square feet of gross floor area.
- B. Parking requirements for residential uses shall be regulated as follows:
 - 1. The minimum parking requirement for residential uses shall be 1.00 parking spaces per dwelling unit.
 - 2. It is recognized that the residential parking requirements established herein are less than the maximum number of parking spaces required under the New Jersey Residential Site Improvement Standards (“RSIS”) at N.J.A.C. 5:21-1 et seq.
 - 3. Consequently, the Borough Council, in adopting this Redevelopment Plan, is establishing alternative parking standards from RSIS pursuant to N.J.A.C. 5:21-4.14. (c) that better reflect local conditions, including: i. household characteristics; ii. access to mass transit; iii. geographic location (e.g., urban versus suburban location); and/or iv. [availability of] off-site parking resources.
 - 4. Tandem parking shall be permitted, provided that both parking spaces are associated with the same dwelling unit.
- C. A minimum of 15 off-street parking spaces shall be provided within the Project Area primarily to accommodate residents of existing dwelling units and to provide new accessible parking spaces serving residents of existing and proposed dwelling units within the Project Area. Any remaining required off-street parking spaces shall be accommodated within the Pearl Street Parking Garage.
- D. Provisions for electric vehicle (“EV”) charging infrastructure and/or stations shall be provided on each Parcel in accordance with State law, including P.L. 2021, c. 171. Installation of electric vehicle supply equipment (“EVSE”) may be provided in lieu of Make-Ready parking spaces, as those terms are defined in P.L. 2021, c. 171.
- E. Parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of the mix of uses, parking demands of specific uses, proximity public transportation and/or documented

arrangements for shared parking supported by analyses consistent with the Urban Land Institute's Shared Parking Analysis or other generally accepted standards applicable to shared parking.

- F. Provisions for bicycle parking shall be provided to accommodate a minimum of one (1) bicycle for every 10 parking spaces for non-residential uses and a minimum of one (1) bicycle for every dwelling unit for residential uses, with one or more of the following: i. indoor bicycle storage rooms; ii. appropriately sized storage areas within the building; iii. on wall-mounted hooks, ceiling hooks, or closets within a dwelling unit; and/or iv. bicycle rack(s). A minimum of 10% of bicycle parking required for residential uses shall be provided for guests. A minimum of 50% of bicycle parking required for residential uses shall be installed prior to the issuance of any Certificate of Occupancy, with future bicycle parking to be provided upon request by tenants.
- G. Bicycle parking requirements may be reduced where it can be demonstrated to the satisfaction of the Planning Board that use will not generate a need for such facilities, or where the anticipated need is less than what would be required under this section or can be accommodated on an adjacent property within the Project Area or on adjacent property outside the Project Area.

6.5.5. PARKING AREAS.

- A. Parking areas shall be located to the rear of a building and/or the interior of the property where their visual impact to adjacent properties and the public right-of-way is minimized. Parking areas shall be prohibited within all front yard areas.
- B. The minimum setback for parking areas from all Project Area boundaries shall be three (3) feet. This requirement may be eliminated, provided that a masonry wall or fence is installed to suitably screen the parking area from adjacent properties.
- C. The minimum setback for driveways from all buildings shall be five (5) feet. This setback area shall be designed and maintained to function as a pedestrian circulation area and/or landscaped buffer.
- D. The minimum parking stall size for standard parking spaces shall be nine (9) feet wide by 18 feet long, except for accessible parking spaces and associated access aisles which shall be subject to standards promulgated by the Americans with Disabilities Act ("ADA").
- E. Parking stalls designated for compact cars shall be permitted, provided that the total number of compact parking spaces does not exceed 10% of the total number of parking spaces provided within the Project Area.
- G. The minimum parking stall size for compact parking spaces shall be eight (8) feet wide by 16 feet long.

6.5.6. REFUSE & RECYCLING.

- A. Refuse and recycling facilities shall be provided to adequately accommodate each use and may be located within the building being served and/or in exterior areas on the property.
- B. Shared refuse and recycling facilities shall be permitted, whether located on-site to accommodate off-site uses or located off-site on adjacent property to accommodate on-site uses
- C. Refuse and recycling receptacles shall be covered and equipped with clearly visible signage indicating the materials to be placed therein.
- D. Refuse and recycling materials shall be collected, disposed of, recycled, and transported by private carters and shall be performed in accordance with the Code.
- E. Where refuse and recycling areas for the collection and pickup of refuse and recyclable materials are provided in a permanent exterior area, the following standards shall apply:
 - 1. Exterior refuse and recycling areas shall be located to the rear of a building and/or the interior of the property where their visual impact to adjacent properties and the public right-of-way is minimized. Exterior refuse and recycling areas shall be prohibited within all front yard areas.
 - 2. Exterior refuse and recycling areas shall be suitably buffered and screened from public view. The required screening shall consist of a combination of landscaping and a three-walled masonry enclosure with a self-closing and self-latching gate. The enclosure and gate shall be composed of materials, colors, finishes, and/or design elements that are consistent with the architecture of the associated building and in accordance with the design vocabulary that is compatible and/or complementary of the design, style and character of other improvements within the Project Area.
 - 3. The minimum setback for masonry enclosures from all Project Area boundaries shall be five (5) feet.
 - 4. Exterior refuse and recycling areas shall be adequately lit and safely accessible by users and recycling personnel and/or collection vehicles.

6.5.7. LANDSCAPING.

- A. Street trees shall be provided at intervals of approximately 25 to 40 feet along all street frontages within the Project Area. Existing street trees that meet the intent of this standard shall count toward the required spacing where retained. All new street trees shall have a minimum caliper of two and one-half (2½) inches at the time of planting.
- B. Shade trees shall be provided, to the extent practicable, within yard areas, along the perimeter of parking areas, and within landscape islands in parking areas. Existing

shade trees shall count toward the required landscaping where retained. All new shade trees shall have a minimum caliper of two (2) inches at the time of planting.

- C. Flowering trees shall be provided, to the extent practicable, within yard areas, along the perimeter of parking areas, and within landscape islands in parking areas. Existing flowering trees shall count toward the required landscaping where retained. All new flowering trees shall have a minimum caliper of one and one-half (1½) inches or a minimum height of ten (10) feet at the time of planting.
- D. All portions of the Project Area not utilized by structures or paved areas shall be landscaped, utilizing combinations of tree and shrub plantings, lawn and other vegetative ground covers in order to maintain or reestablish vegetation in the area and lessen the visual impact and climatic effects of structures and paved areas. The use of native plant species that are tolerant of drought and urban conditions shall be prioritized. To avoid monocultures, not more than 1/4 of the required plantings shall be of any one species.

6.5.8. LIGHTING.

- A. Street lighting shall be provided at intervals consistent with existing street lighting along all street frontages within the Project Area. The type of light fixtures shall be consistent with existing light fixtures utilized elsewhere within the downtown area to ensure visual continuity.
- B. All parking areas and pedestrian circulation areas shall be provided with pedestrian-scale light fixtures designed to enhance safety and visibility.
- C. Decorative and/or ambient lighting may be incorporated through the use of one or more of the following methods: i. ground-recessed lighting; ii. bollard lighting; iii. wall-mounted sconces, and/or iv. recessed architectural lighting.
- D. All light fixtures shall be appropriately shielded to prevent glare and light spill onto adjacent properties and public rights-of-way.
- E. All exterior light fixtures shall be LED, non-glare, and full cut-off, and shall not exceed a correlated color temperature of 3,300 Kelvin (K).

6.5.9. STORMWATER MANAGEMENT & GREEN INFRASTRUCTURE.

- A. All development within the Project Area shall incorporate decentralized, small-scale Green Infrastructure elements, as required by N.J.A.C. 7:8, to maximize on-site stormwater treatment for water quality, enhance groundwater recharge to the extent practicable, and reduce and manage stormwater runoff volumes prior to discharge into the Borough's stormwater sewer system.
- B. All development within the Project Area shall incorporate multiple elements from the following Green Infrastructure strategies or features. Such elements may be addressed in accordance with a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

At the Building Scale

1. Green roofs are partly or fully vegetated roof systems designed to capture and retain stormwater runoff on flat or sloped roof surfaces. Green roofs range in size from small areas, such as exterior door overhangs, to entire roof surfaces, and are used to improve air and water quality, reduce the urban heat island effect, and extend the life of roofing materials. Green roofs may consist of shallow planting systems (extensive green roofs) or deeper soil profiles with more elaborate plantings (intensive green roofs).
2. Blue roofs are non-vegetated roof systems designed to temporarily store and detain stormwater runoff on flat or low-slope roof surfaces. Blue roofs range in size from small roof areas to entire roof surfaces, and are used to manage stormwater quantity by reducing peak runoff rates, delaying discharge to the stormwater system, and promoting controlled release through drains or outlets. Blue roof systems may incorporate flow restrictors, weirs, or detention layers and can be used alone or in combination with green roofs to enhance overall stormwater management performance.
3. Rain barrels and cisterns are storage tanks fed by downspouts from buildings that can capture and store stormwater runoff, which can then be used for watering of landscaping, therefore reducing demand for potable water for irrigation, or can be used for other non-potable uses.
4. Downspout planter boxes are open-topped containers fed by downspouts from buildings that can capture and use stormwater runoff for self-irrigation or can be used to delay runoff release to the stormwater collection system through an overflow.

Within Yard Areas

5. Infiltration beds and/or underground storage facilities are utilized under patios, terraces, walkways, parking lots and other paved areas, often with the use of pervious paving, which can be used to allow for local stormwater infiltration and recharge of groundwater at that location, or can be used to store stormwater for slow-release to the stormwater collection system. Underground storage capacity may be sized to receive stormwater from adjacent properties.
6. Landscape islands are designed to receive runoff and reduce the amount of runoff from adjacent paved areas, particularly parking lots. If properly designed, these landscape islands provide adequate soils and sufficient water to enable healthy shade tree growth around the perimeter of and within parking lots.
7. Vegetative bioswales provide stormwater capture and conveyance areas while rain gardens hold, filter and infiltrate a large amount of stormwater during rain events. Both of these strategies remove nonpoint source pollutants from stormwater runoff, allow for recharge of groundwater and/or for slow release to the stormwater collection system.

Within the Public Right-of-Way

8. Street tree trenches are linear systems that combine street trees with an underground stormwater management system, which are designed to collect stormwater runoff from the public sidewalk and the street.
9. Pervious public sidewalk utilize pervious concrete or pavers that enable stormwater runoff to infiltrate the paved surface as opposed to pooling on top of the walking surface.
10. Curb bump-outs are landscape planters commonly located at street corners and mid-block lane tapers, and are constructed to introduce landscaping and collect stormwater runoff from the public sidewalk and the street.

6.5.10. BUILDING DESIGN.

- A. All development within the Project Area shall address the following building design elements. Such building design elements may be addressed in accordance with a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

Overall Building Design & Massing

1. The architectural design of buildings shall provide visual interest through articulation and variation in massing, and shall relieve the negative visual effect of a single, long wall or roof.
2. Along all street frontages, buildings shall not include any wall or roof plane extending greater than 100 feet in length. Wall or roof planes exceeding 100 feet may be permitted where the building footprint steps inward or outward with offsets having a minimum depth of four (4) feet.
3. Along all non-street street frontages, buildings shall not include any wall or roof plane extending greater than 150 in length. Wall or roof planes exceeding 150 feet may be permitted where the building footprint steps inward or outward with offsets having a minimum depth of two (2) feet.
4. Buildings shall be composed of an articulated base, body, and cap across all façades. Each element shall be traditionally proportioned relative to the overall horizontal and vertical dimensions of the façade. Where buildings are articulated into smaller building forms, each individual building form shall be similarly articulated.

Facade Consistency & Architectural Treatment

5. The architectural treatment of all façades and roof elements shall incorporate a consistent palette of materials across all visibly exposed sides of buildings. All facades shall be designed to be consistent in architectural style, materials, colors, finishes, and details with the primary street-facing façade. Where

buildings are articulated into smaller building forms, each individual building form shall be similarly treated. Material transitions shall occur at inside corners.

6. All materials, colors, finishes, and details used on all facades and roof elements shall be architecturally compatible with the selected architectural style. Buildings designed in an architectural style that traditionally includes specific integral features, materials, colors, finishes, or details shall incorporate such elements into the design.
7. Permitted materials for all street-facing facades shall primarily consist of dimensional brick and/or fiber cement siding or panels, and may include smooth-finished stucco and metal panels. Decorative features may consist of precast stone, wood, fiber cement, and PVC. Cultured stone, EIFS, and vinyl shall be prohibited.

Ground-Floor Facade Design

8. For portions of buildings containing non-residential uses on the ground floor, the ground-floor facade shall include a regular rhythm of storefront bays and window treatments such that street-facing façades are predominately glazed. Glazing materials shall be highly transparent and low-reflectivity. The area above the storefronts shall be articulated with a cornice, lintel, and/or sign band composed of layered detailing to create depth and shadow.

Building Systems & Screening

9. All HVAC units and other mechanical equipment serving buildings shall be located on the ground within side or rear yard areas or on the roof, and shall be screened from public view. Screening devices shall be architecturally compatible with the building's materials, colors, finishes, and details. Screening of ground-mounted utility equipment shall be coordinated with the requirements of the respective utility companies.
10. Through-the-wall HVAC units may be permitted, provided that units on street-facing facades are designed so that associated louvers are centered beneath a window opening and/or integrated into a design element that simulates a window opening. Through-the-window and exterior wall-mounted HVAC units on street-facing facades shall be prohibited.
11. All louvers on facades shall be finished to match the color of the facade material in which they are located.

Dwelling Unit Sizes

12. Minimum dwelling unit floor areas shall be as follows:

Type	Minimum	Average Minimum
Studio / efficiency units	400 SF	500 SF
One-bedroom units	700 SF	850 SF

Two-bedroom units	850 SF	1,000 SF
Three-bedroom units	1,000 SF	1,150 SF

13. Minimum bedroom floor area shall be 150 square feet for the first bedroom and 100 square feet for each additional bedroom thereafter.

6.5.11. SUSTAINABLE DESIGN.

- A. All development within the Project Area shall incorporate multiple elements from the following sustainable design strategies or features. Such elements may be addressed in accordance with a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

Renewable Energy

1. Solar Photovoltaic (“PV”) Readiness & sufficient space in order to accommodate future installation of Battery Storage Infrastructure

Passive Design

2. Light-Colored, Reflective Roof Surface
3. Architectural Shading Devices
4. Operable Windows

Energy Efficiency

5. Occupancy and Daylighting Controls (in Common Areas)
6. Digital Programmable Thermostats
7. ENERGY STAR Certified Appliances
8. ENERGY STAR Certified Light Fixtures
9. ENERGY STAR Certified Windows

Water Efficiency

10. Reduced or No Irrigation
11. WaterSense Rated Fixtures

Indoor Air Quality

12. Air Tightness Verification by ASTM Testing
13. Protection/Flushing of HVAC Equipment & Ductwork
14. MERV 8+ Air Filters During Construction; MERV 13+ Air Filters for Occupancy
15. Prohibition of Indoor Combustion Devices

16. Low VOC Interior Paints, Finishes, Adhesives & Sealants
17. Formaldehyde-Free Casework, Cabinetry & Composite Wood Finishes
18. Smoke-Free Building Policy (in Common Areas)

Materials & Resources

19. FSC Certified Wood Products
20. Material Reuse During Construction & Demolition

6.5.12. ACCESSIBILITY & UNIVERSAL DESIGN.

- A. All development within the Project Area shall comply with federal, state, and local accessibility requirements and is encouraged to incorporate Universal Design techniques and strategies to create public and private spaces that are accessible to all people, regardless of age or ability. Universal Design is intended to promote equitable design that is flexible, simple, intuitive, perceptible, tolerant of error, and appropriate for the intended use while requiring minimal physical effort.
- B. All development within the Project Area shall incorporate multiple elements from the following Universal Design techniques and strategies. Such elements may be addressed in accordance with a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.
 1. At least one (1) elevator shall be sized to accommodate an open ambulance stretcher.
 2. Accessible ramps, where necessary, should be integrated in the site layout and building design to create a dignified, non-discernible, and inclusive access point that facilitates mobility for all users.
 3. Accessible on-street parking spaces, where provided, should be located to minimize travel distances to public spaces and building access points.
 4. At least one (1) automated door (via pushpad or other means of activation) to a main access point should be provided.
 5. No-step ($\frac{1}{4}$ to $\frac{1}{2}$ inch thresholds) access to access points, patios, balconies, and terraces should be provided to the extent practicable.
 6. Doorways should be specified to have at least 34-inch-wide clear openings, with door handles located between 34 and 38 inches above the floor.
 7. Hallways should be designed to have at least 42-inch-wide clearances, with all controls, switches, and outlets within the comfortable reach zone of between 24 and 48 inches above the floor.
 8. Counters and kitchen areas, where provided, shall be designed to accommodate users at different heights and include cabinetry or work areas that allow for use in a seated position.

9. Laundry appliances, where provided, should be front-loaded.
10. Signage should be provided throughout, within sight lines and in alternate languages, in addition to English.

6.6 DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Provisions for EV charging infrastructure and stations for where parking facilities are provided on-site are regulated in Section 6.5.4. of this Redevelopment Plan.

This Redevelopment Plan does not anticipate the need for and development of public EV charging infrastructure and stations within the Project Area at this time. However, where a portion of on-site parking facilities is shared with the public, those shared parking spaces are encouraged to include public EV charging infrastructure and stations.

Provisions for the development of public EV charging infrastructure and stations within the Project Area, where applicable, shall be addressed in accordance with a Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

6.7 AFFORDABLE HOUSING

The Borough does not anticipate the removal of any Uniform Housing Affordability controlled housing units within the Project Area. Because it is anticipated that no affordable housing units are to be removed, no affordable housing units are anticipated to be replaced.

Provisions for affordable housing within the Project Area, where applicable, shall comply with the Borough's Affordable Housing Ordinance, the Housing Element and Fair Share Plan, the Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26.1 et seq., the Settlement Agreement entered into between the Borough of Metuchen and Fair Share Housing Center in the matter captioned, In the Matter of the Application of the Borough of Metuchen, County of Middlesex, Docket No. MID-L-565-25, and shall be provided in accordance with any Redevelopment Agreement entered into between the Redevelopment Entity and the Redeveloper.

7 | GENERAL PROVISIONS

7.1 APPLICABILITY

The provisions and development procedures contained herein shall apply to all projects within the Project Area.

7.2 DEFINITIONS

The definitions provided in the Code and in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

7.3 REDEVELOPMENT ENTITY

The Borough Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A:12A-4.c for purposes of carrying out this Redevelopment Plan.

In doing so, the Borough Council shall have the powers as set forth in N.J.S.A. 40A:12A-15 and N.J.S.A. 40A:12A-22, and all other relevant provisions and statutes, to effectuate all of its duties, responsibilities, and all other activities as permitted by law in the execution and implementation of this Redevelopment Plan.

7.4 REDEVELOPER SELECTION

The Redevelopment Entity may, pursuant to N.J.S.A. 40A:12A-8 and upon adoption of this Redevelopment Plan, select a single “Redeveloper” or multiple Redevelopers for the rehabilitation and/or redevelopment of the Project Area or portion thereof.

The Redevelopment Entity shall select the Redeveloper(s) based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of this Redevelopment Plan, and any additional criteria that demonstrate the Redeveloper’s ability to implement the Vision and the established Goals and Objectives of this Redevelopment Plan.

7.5 DEVELOPMENT PROCEDURE

7.5.1. CONCEPT PLAN REVIEW

Any property owner, applicant with the property owner's consent, or Conditional Redeveloper seeking to utilize the zoning established by this Redevelopment Plan shall submit a formal proposal for concept plan review to the Director of Economic Development, who may defer to the Redevelopment Entity, and obtain consent and approval of such proposal, consistent with the terms of this Redevelopment Plan.

7.5.2. REDEVELOPMENT AGREEMENT

Upon the approval of the concept plan by the Director of Economic Development and/or Redevelopment Entity, the property owner, applicant with the property owner's consent, or Conditional Redeveloper shall enter into a Redevelopment Agreement with the Redevelopment Entity, thereby officially being designated the Redeveloper.

The Redevelopment Agreement shall comport with the requirements of N.J.S.A. 40A:12A-9, and may incorporate any other covenants, provisions, and continuing controls as may be deemed necessary to effectuate the purposes of this Redevelopment Plan and the LRHL.

7.5.3. APPLICATION FOR DEVELOPMENT

Upon the execution of the Redevelopment Agreement, the Redeveloper shall submit an Application for Development in accordance with the requirements as set forth in this Redevelopment Plan, and all applicable provisions of the Ordinance and the MLUL.

All applications shall be accompanied by such maps, documents, and materials in accordance with all relevant development application checklists. Additionally, the execution of a Redevelopment Agreement shall be a mandatory checklist item for any application and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed Redevelopment Agreement has been submitted as part of the application.

7.5.4. PLANNING BOARD REVIEW

All applications shall be reviewed by the Planning Board pursuant to the MLUL. Applicants before the Planning Board shall provide public notice of such application in accordance with the public notice requirements as set forth in N.J.S.A. 40:55D-12(a) and (b).

7.5.5. DEVIATIONS FROM PROVISIONS OF APPROVED REDEVELOPMENT PLAN

All applications seeking relief for deviations from this Redevelopment Plan and/or the Ordinance shall be governed by the MLUL, and shall be subject to the review by the Planning Board, provided that:

- A. No deviations shall be granted that would result in: (i) the granting of a variance pursuant to N.J.S.A. 40:55D-70(d)(1) through (d)(6); (ii) any deviation from the affordable housing requirements set forth herein; (iii) any deviation from the requirement to execute a Redevelopment Agreement in order to utilize the zoning regulations set forth herein; (iv) any deviation from the contractual obligations of a Redeveloper to the Redevelopment Entity as set forth in the Redevelopment Agreement; or (v) any deviation from any other mandatory component of this Redevelopment Plan. Any such deviation shall require an amendment to this Redevelopment Plan, at the option and sole discretion of the Redevelopment Entity.
- B. Variances may be granted from the provisions set forth in "Area & Bulk Regulations" and "Supplementary Regulations" of this Redevelopment Plan, or from the applicable provisions of Part III "Zoning" of the Ordinance. Consideration of such variances shall be undertaken pursuant to N.J.S.A. 40:55D-70.c.

- C. Exceptions may be granted from the provisions set forth in "Development & Design Standards" of this Redevelopment Plan, or from the applicable provisions of Part IV "Development and Design Standards" of the Ordinance. Consideration of such exceptions shall be undertaken pursuant to N.J.S.A. 40:55D-51.
- D. Consideration of any request for waiver of submission requirements shall be undertaken pursuant to N.J.S.A. 40:55D-10.3.

7.6 AMENDMENTS TO APPROVED REDEVELOPMENT PLAN

The Borough may amend, revise, or modify this Redevelopment Plan from time to time in accordance with the provisions of the LRHL, as may be amended from time to time.

7.7 DURATION OF REDEVELOPMENT PLAN RESTRICTIONS

This Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the Borough first approves this Redevelopment Plan.

7.8 CERTIFICATES OF COMPLETION

Upon completion of any project within the Project Area, the Redeveloper shall submit an application for a Certificate of Completion.

7.9 PROPERTY ACQUISITION

All properties within the municipality, including the Project Area, have been designated as an "area in need of rehabilitation."

The LRHL does not authorize property acquisition by eminent domain of properties designated as either an "area in need of rehabilitation" or a "non-condemnation area in need of redevelopment." Therefore, eminent domain is not anticipated nor is it enabled by this Redevelopment Plan for those properties. To the extent that any such property will be acquired, they must be acquired by the Borough or designated Redeveloper(s) through private negotiation with the property owner(s).

Notwithstanding the above, nothing herein shall preclude any governmental entity, including the Borough, from utilizing eminent domain, in accordance with applicable law to acquire any property for a public purpose.

7.10 RELOCATION OF DISPLACED RESIDENTS OR BUSINESSES

Presently, there are existing residents and businesses within the Project Area, which will be permitted to remain for the foreseeable future and/or have been incorporated into this Redevelopment Plan. Accordingly, it is anticipated that there will be no displacement of residents or businesses requiring the preparation of a Workable Relocation Assistance Plan at this time.

Notwithstanding the above, in the case where any governmental entity, including the Borough, utilizes eminent domain in accordance with other applicable laws, to acquire any property for a public purpose, then a Workable Relocation Assistance Plan may be required.

7.11 DISCRIMINATION BAN

No covenant, lease, conveyance, or other instrument shall be effected or executed by the Redevelopment Entity or any Redeveloper whereby the land, structures, occupancy, or use of any part of the Project Area is restricted on the basis of race, color, religion, creed, national origin, nationality, ancestry, English-speaking ability, pregnancy or breastfeeding status, sexual orientation, physical handicap, perceived disability or genetic information, age, marital status, family status or domestic partnership/civil union status, affectional preference, gender, gender identity or expression, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 through 50, as may be amended and supplemented, the Federal Fair Housing Act, 42 U.S.C. 3601 et seq., as may be amended and supplemented, or Title VII of the Civil Rights Act of 1964, as may be amended and supplemented. Appropriate covenants prohibiting and such restrictions shall be included in all instruments.

7.12 SEVERABILITY

If any portion of this Redevelopment Plan, including any word, phrase, clause, section, or provision, should be judged invalid, illegal, or unconstitutional by a court of competent jurisdiction, such order shall not affect the remaining portions of this Redevelopment Plan, which shall remain in full force and effect.

