

**ORDINANCE 2022-04**

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

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR THE GULTON TRACT WITHIN THE BOROUGH OF METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), via Resolution No. 2015-226 adopted on September 8, 2015, the Borough Council of the Borough of Metuchen (the “Borough Council”) designated Block 37, Lots 5.03, 5.05, 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02; Block 42, Lots 1-7; and, Block 66, Lots 1-3 as a “Non-Condemnation Redevelopment Area” (the “Gulton Tract”); and

**WHEREAS**, the Borough Council, pursuant to Resolution #2020-50, designated the entire Borough of Metuchen, County of Middlesex, including the Gulton Tract an “Area in Need of Rehabilitation” pursuant to N.J.S.A. 40A:12A-1 et seq. (the “Rehabilitation Area”); and

**WHEREAS**, in order to facilitate the redevelopment of the Rehabilitation Area, the Council adopted Ordinance 2020-10 on May 26, 2020, adopting a redevelopment plan entitled “Redevelopment Plan for Rehabilitation in the Borough of Metuchen, dated March 2020, (“Original Redevelopment Plan”) after review by the Borough Planning Board (the “Planning Board”), pursuant to N.J.S.A. 40A:12A-7; and

**WHEREAS**, by way of Ordinance No. 2021-19, adopted on September 27, 2021, the Borough Council adopted the “Gulton Tract Redevelopment Plan” prepared by LRK, Inc., dated September 10, 2021, which superseded the 2020 Redevelopment Plan in its entirety, as it relates to the Gulton Tract only (“Gulton Tract Redevelopment Plan”), and which set forth, inter alia, the plans for the planning, development, redevelopment, and rehabilitation of the Gulton Tract; and

**WHEREAS**, the Borough has determined it is necessary to create more specific design standards for the redevelopment and rehabilitation of the Gulton Tract to ensure high-quality site development and building design that is appropriate and necessary given its highly visible gateway location as well as adjacent open spaces and residential areas; and

**WHEREAS**, the Borough has determined that adoption of an amended redevelopment plan for the Gulton Tract is necessary to incorporate these more specific design standards and has prepared an amended redevelopment plan entitled, “Amended Gulton Tract Redevelopment Plan,” prepared by LRK, Inc. (the “Amended Gulton Tract Redevelopment Plan”); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

**WHEREAS**, in order to facilitate the rehabilitation and redevelopment of the Gulton Tract, the Planning Board, pursuant to N.J.S.A. 40A:12A-7, reviewed the Amended Gulton Tract Redevelopment Plan which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Gulton Tract; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the Borough Council that the Amended Gulton Tract Redevelopment Plan, which is on file with the Borough Clerk's office, be adopted, as it provides for improved planning, development, redevelopment, and rehabilitation of the Gulton Tract and is consistent with the Borough Master Plan; and

**WHEREAS**, the Amended Gulton Tract Redevelopment Plan shall supersede the development regulations of the Borough's Zoning Ordinance, to the extent set forth therein, and the Borough Zoning Map is hereby amended to conform with the provisions of the Amended Gulton Tract Redevelopment Plan; and

**WHEREAS**, the Borough Council has determined that it is in the best interest of the Borough to adopt the Amended Gulton Tract Redevelopment Plan, as recommended by the Board, to effectuate the rehabilitation and redevelopment of the Borough.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Metuchen, Middlesex County, State of New Jersey, as follows:

Section 1. The Borough hereby adopts the "Amended Gulton Tract Redevelopment Plan" to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Amended Gulton Tract Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the Borough, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The Borough Council shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Amended Gulton Tract Redevelopment Plan.

Section 4. The Amended Gulton Tract Redevelopment Plan shall supersede the development regulations of the Borough's Zoning Ordinance, to the extent set forth therein, and the Borough Zoning Map is hereby amended to conform with the provisions of the Amended Gulton Tract Redevelopment Plan.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Introduction: March 14, 2022

Date of Publication: March 17, 2022

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
BRANCH	X				KANDEL	X			
DELIA	X				KOSKOSKI	X			
HIRSCH	X				RASMUSSEN	X			
<b>MOTION</b>	<b>DELIA</b>				<b>SECOND</b>	<b>RASMUSSEN</b>			
X - INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

I hereby certify the foregoing to be a true copy of an ordinance introduced by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on March 14, 2022.

  
 Deborah Zupan  
 Acting Borough Clerk



Adopted: March 28, 2022

Date of Publication: March 31, 2022

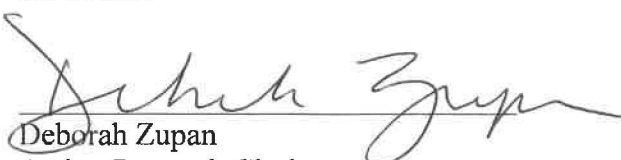
COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
BRANCH	X				KANDEL	X			
DELIA	X				KOSKOSKI	X			
HIRSCH	X				RASMUSSEN	X			
<b>MOTION</b>	<b>DELIA</b>				<b>SECOND</b>	<b>RASMUSSEN</b>			
X - INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on March 28, 2022.

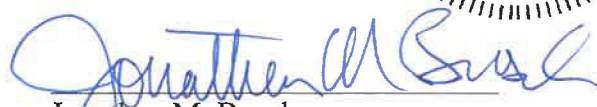
  
 Deborah Zupan  
 Acting Borough Clerk



**ATTEST:**

  
 Deborah Zupan  
 Acting Borough Clerk

**BOROUGH OF METUCHEN**

  
 Jonathan M. Busch  
 Mayor