

**ORDINANCE 2025-10**

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

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR THE EXPANDED ARTS DISTRICT 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. 2020-46, adopted on January 13, 2020, the Borough Council of the Borough of Metuchen (the “Borough Council”) designated Block 183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32 (“Original Arts District Redevelopment Area”) as a "Condemnation Area in Need of Redevelopment"; and

**WHEREAS**, the Borough Council, pursuant to Resolution No. 2020-50, designated the entire Borough of Metuchen, County of Middlesex (the “Rehabilitation Area”), including Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94 (“Expanded Arts District Rehabilitation Area”), as well as the adjacent properties Block 183.02, Lots 8.01, 9, 10, 11, 12, 13, 14, 15, 16, 17.01 (“Additional Rehabilitation Area”) as an "Area in Need of Rehabilitation" pursuant to N.J.S.A. 40A:12A-1 et al; 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 of Metuchen Borough Planning Board (the “Planning Board”), pursuant to N.J.S.A. 40A:12A-7; and

**WHEREAS**, Original Arts District Redevelopment Area and the Expanded Arts District Rehabilitation Area, the Borough has determined that adoption of a more specific redevelopment plan for these parcels was necessary and prepared a redevelopment plan entitled, “Expanded Metuchen Arts District Redevelopment Plan, Block 183.02, Lots 1-4, portion of 5.01, 5.02, 6-8, 31-32; and, Block 145, Lots 2, 6, 9; 13.01, 17.01, 18.02, 18.03, 21, 23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94, Borough of Metuchen, Middlesex County, New Jersey,” prepared by LRK, Inc. (the “Original Arts District Redevelopment Plan”) which sets forth, inter alia, the plans for the planning, development, redevelopment, and rehabilitation of the Expanded Arts District; and

**WHEREAS**, on June 24, 2024, the Borough Council adopted Resolution #2024-193, designating Block 145, Lot 78 on the official tax maps of the Borough of Metuchen as a Non-Condemnation Redevelopment Area (“Expanded Arts District Redevelopment Area”); and

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

**WHEREAS**, in order to facilitate the rehabilitation and redevelopment of the Original Arts District Redevelopment Area (183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31 and 32), the Expanded Arts District Rehabilitation Area (Block 145, Lots 2, 6, 9, 13.01, 17.01, 18.02, 18.03, 21,

23, 27, 34, 38, 42.01, 42.03, 50.05, 78, 85-94), the Additional Rehabilitation Area (Block 183.02, Lots 8.01, 9, 10, 11, 12, 13, 14, 15, 16, 17.01) and the Expanded Arts District Redevelopment Area (Block 145, Lot 78) (collectively referred to as “the Expanded Arts District”), the Borough Council determined that additional amendments to the Original Arts District Redevelopment Plan and prepared an amended redevelopment plan entitled “Metuchen Arts District Redevelopment Plan Amended Through April 2025,” prepared by LRK, Inc., dated April 25, 2025 (“Amended Arts District Redevelopment Plan”); and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Borough Council referred the Amended Arts District Redevelopment Plan to the Planning Board for its review and recommendations; and

**WHEREAS**, on \_\_\_\_\_, 2025, the Planning Board reviewed the Amended Arts District Redevelopment Plan, which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Expanded Arts District; and

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

**WHEREAS**, the Amended Arts District 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 Arts District Redevelopment Plan and for those portions of the zoning set forth in the Amended Arts District Redevelopment Plan that constitute overlay zoning, no zoning map amendment is necessary; and

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

**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 “Metuchen Arts District Redevelopment Plan Amended Through April 2025” prepared by LRK, Inc., dated April 25, 2025, to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Metuchen Arts District Redevelopment Plan Amended Through April 2025 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 Metuchen Arts District Redevelopment Plan Amended Through April 2025.

Section 4. The Metuchen Arts District Redevelopment Plan Amended Through April 2025 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 Metuchen Arts District Redevelopment Plan Amended Through April 2025 and for those portions of the zoning set forth in the Metuchen Arts District Redevelopment Plan Amended Through April 2025 that constitute overlay zoning, no zoning map amendment is necessary.

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

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

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

Introduction: April 28, 2025  
 Date of Publication: \_\_\_\_\_, 2025

COUNCIL MEMBER	YES	NO	NV	AB	COUNCIL MEMBER	YES	NO	NV	AB
BRANCH					HYMAN				
DELIA					KANDEL				
GIAMBOI					JETHWANI				
MOTION					SECOND				
X – INDICATES VOTE			AB – ABSENT		NV – NOT VOTING				

I hereby certify the foregoing to be a true copy of the ordinance introduced by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on April 28, 2025.

\_\_\_\_\_  
 Deborah Zupan,  
 Borough Clerk

Adopted: \_\_\_\_\_, 2025  
 Date of Publication: \_\_\_\_\_, 2025

COUNCIL MEMBER	YES	NO	NV	AB	COUNCIL MEMBER	YES	NO	NV	AB
BRANCH					HYMAN				
DELIA					KANDEL				
GIAMBOI					JETHWANI				
MOTION					SECOND				
X – INDICATES VOTE			AB – ABSENT		NV – NOT VOTING				

I hereby certify the foregoing to be a true copy of the ordinance adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Deborah Zupan,  
Borough Clerk

ATTEST:

\_\_\_\_\_  
Deborah Zupan,  
Borough Clerk

BOROUGH OF METUCHEN

By: \_\_\_\_\_  
Jonathan M. Busch  
Mayor