

**ORDINANCE 2026-05**

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

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING A REDEVELOPMENT PLAN FOR 12 & 16 PEARL STREET WITHIN THE BOROUGH OF METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (“Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

**WHEREAS**, pursuant to the Redevelopment Law, the Mayor and Council of the Borough of Metuchen (“Borough”), adopted Resolution No. 2020-50 on February 3, 2020, which formally declared the entirety of the Borough an area in need of rehabilitation (“Rehabilitation Area”), including property known as Block 116, Lots 34, & 36 (also known as 16 Pearl Street) and Block 116, Lots 20, 29.02, 30, 31 & 32 (also known as 12 Pearl/395-397 Main Street) (collectively, the “Project Site”); ; 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**, 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 provide a more specific plan for redevelopment of the Project Site, the Borough caused to be prepared a redevelopment plan entitled, “12 & 16 Pearl Street Redevelopment Plan,” prepared by LRK, Inc., (“12 & 16 Pearl Street Redevelopment Plan”); and

**WHEREAS**, the New Jersey Supreme Court, through its many rulings, including but not limited to *South Burlington County NAACP v. Mount Laurel*, 67 N.J. 151 (1975) and *South Burlington County NAACP v. Mount Laurel*, 92 N.J. 158 (1983), has declared that every municipality in New Jersey has a constitutional obligation to provide a realistic opportunity to provide its fair share of housing that is affordable to low and moderate income households (“Constitutional Obligation”); and

**WHEREAS**, the New Jersey Legislature has codified this constitutional obligation through the adoption of the Fair Housing Act, *N.J.S.A. 52:27D-301, et seq.* (“FHA”); and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.2(b)(1), of the FHA, the Fourth Round obligation for compliance with the municipal Constitutional Obligation shall run from the period of July 1, 2025 through June 30, 2035; and

**WHEREAS**, the Borough has determined that the Project Site would be necessary and useful for the construction of low and moderate income housing and has identified the Project Site in its Housing Element and Fair Share Plan for the Fourth Round; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7(e), the Borough Council referred the 12 & 16 Pearl Street Redevelopment Plan to the Planning Board for its review and recommendations; and

**WHEREAS**, on \_\_\_\_\_, 2026, the Planning Board reviewed the 12 & 16 Pearl Street Redevelopment Plan, which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Project Site and create a realistic opportunity for the provision of affordable housing on the Project Site; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the Borough Council that the 12 & 16 Pearl Street 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 Project Site and is consistent with and/or designed to effectuate the Borough Master Plan, and in particular, the Housing Element and Fair Share Plan; and

**WHEREAS**, the 12 & 16 Pearl Street 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 12 & 16 Pearl Street Redevelopment Plan, and for those portions of the zoning set forth in the 12 & 16 Pearl Street 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 12 & 16 Pearl Street Redevelopment Plan, as recommended by the Planning Board, to effectuate the rehabilitation and redevelopment of the Borough, and in particular the Project Site.

**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 redevelopment plan entitled, "12 & 16 Pearl Street Redevelopment Plan," prepared by LRK, Inc., ("12 & 16 Pearl Street Redevelopment Plan").

Section 2. The Borough Council declares and determines that said 12 & 16 Pearl Street 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 this 12 & 16 Pearl Street Redevelopment Plan.

Section 4. The 12 & 16 Pearl Street 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 12 & 16 Pearl Street Redevelopment Plan, and for those portions of the zoning set forth in 12 & 16 Pearl Street Redevelopment Plan 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.

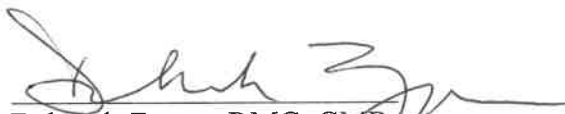
Section 6. In the event any clause, section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

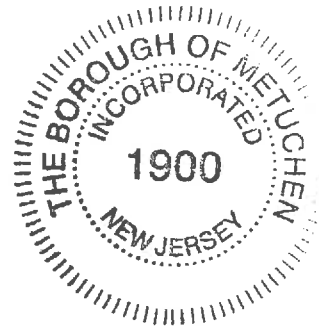
Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Introduction: February 25, 2026  
 Date of Publication: March 2, 2026

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
BRANCH	X				JETHWANI	X				
DELIA	X				KANDEL	X				
HYMAN	X				SUCHAN	X				
MOTION	<b>DELIA</b>				SECOND	<b>KANDEL</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 February 25, 2026.


  
 Deborah Zupan, RMC, CMR  
 Borough Clerk

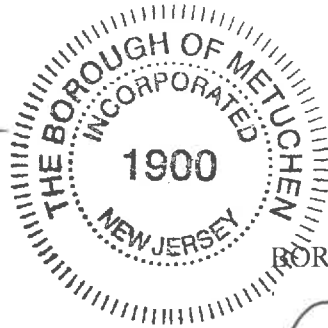


Adopted: March 9, 2026  
 Date of Publication: March 10, 2026

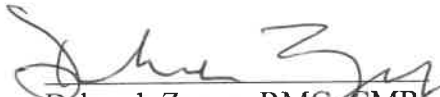
COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
BRANCH				X	JETHWANI	X				
DELIA	X				KANDEL	X				
HYMAN	X				SUCHAN	X				
MOTION	<b>KANDEL</b>				SECOND	<b>HYMAN</b>				
X - INDICATES VOTE					AB- ABSENT		NV- NOT VOTING			

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 9, 2026.

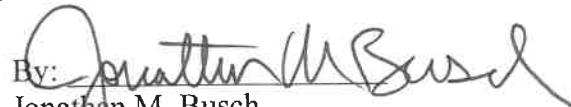
  
Deborah Zupan, RMC, CMR  
Borough Clerk



ATTEST:

  
Deborah Zupan, RMC, CMR  
Borough Clerk

BOROUGH OF METUCHEN

By:   
Jonathan M. Busch  
Mayor