

ORDINANCE 2026-06

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

ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING AN AMENDMENT TO THE AMENDED REDEVELOPMENT PLAN FOR THE EXPANDED METUCHEN ARTS DISTRICT WITHIN THE BOROUGH OF METUCHEN, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

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 Metuchen 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 Metuchen 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, in order to provide a more specific plan for redevelopment of the Original Metuchen Arts District Redevelopment Area, the Expanded Metuchen Arts District Rehabilitation Area and the Additional Rehabilitation Area (collectively referred to as the "Metuchen Arts District"), the Borough adopted Ordinance 2023-16, on June 26, 2023, which adopted 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 Metuchen Arts District Redevelopment Plan") which sets forth, inter alia, the plans for the planning, development, redevelopment, and rehabilitation of the Expanded Metuchen 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 Metuchen 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 Metuchen 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 Metuchen 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 Metuchen Arts District Redevelopment Area (Block 145, Lot 78) (collectively referred to as “the Expanded Metuchen Arts District”), the Borough Council prepared and adopted an amended redevelopment plan entitled “Metuchen Arts District Redevelopment Plan Amended Through April 2025,” prepared by LRK, Inc., dated April 25, 2025 (“Amended Metuchen Arts District Redevelopment Plan”), by way of Ordinance 2025-10, adopted on May 12, 2025; 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 property known as 303 Amboy Avenue, Block 148, Lot 4, and property known as Amboy Avenue, Block 148, Lots 6 & 8, on the official tax maps of the Borough of Metuchen (the “Properties”) would be necessary and useful for the construction of low and moderate income housing and has identified Block 148, Lots 6 & 8 in its Housing Element and Fair Share Plan for the Fourth Round; and

WHEREAS, the Properties are adjacent to the Expanded Metuchen Arts District Rehabilitation Area and the Borough Council has determined that it is in the best interest of the Borough of Metuchen to amend the Amended Metuchen Arts District Redevelopment Plan as set forth in this Ordinance to include the Properties to set forth zoning to allow a realistic opportunity for the provision of affordable housing on the Properties (“Proposed Amendment”); and

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

WHEREAS, on _____, 2026, the Planning Board reviewed the Proposed Amendment, which will support and promote the adaptive reuse, rehabilitation and redevelopment of the Properties and create a realistic opportunity for the provision of affordable housing on the Properties; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-7*, the Planning Board recommended to the Borough Council that the Proposed Amendment, which is on file with the Borough Clerk’s office, be

adopted, as it provides for the planning, development, redevelopment, and rehabilitation of the Properties 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 Amended Metuchen Arts District Redevelopment Plan, as amended by the Proposed Amendment 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 Metuchen Arts District Redevelopment Plan and/or the Proposed Amendment and for those portions of the zoning set forth in the Amended Metuchen Arts District Redevelopment Plan and/or Proposed Amendment 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 Proposed Amendment, as recommended by the Planning Board, to effectuate the rehabilitation and redevelopment of the Borough, and in particular the Properties.

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 following amendments to 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 ("Amended Redevelopment Plan").

- A. Section 1.2 of the Amended Redevelopment Plan shall be amended to add Block 148, Lots 4, 6, and 8 on the official tax maps of the Borough of Metuchen to the "Project Area" subject to the Amended Redevelopment Plan.
- B. Section 2.4 of the Amended Redevelopment Plan shall be amended to include a new subheading "EXPANDED METUCHEN ARTS DISTRICT REDEVELOPMENT PLAN (2025)" together with the following narrative text:

The Borough Council began the preparation of an amended redevelopment plan including Block 183.02, Lots 1, 2, 3, 4, portion of 5.01, 5.02, 6, 7, 8, 31, and 32 (the properties previously designated as a "condemnation area in need of redevelopment"), Block 145, Lot 78 (the property previously designated as a "non-condemnation area in need of redevelopment"), and Block 183.02, Lots 8.01, 9, 10, 11, 12, 13, 14, 15, 16, and 17.01 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, 86, 87, 88, 89, 90, 91, 92, 93, and 94 (the properties that fall under the Borough-wide "area in need of rehabilitation").

On April 28, 2025, the Borough Council introduced Ordinance No. 2025-10 and further authorized the Planning Board to review the amended redevelopment plan.

The Planning Board, at its meeting on May 7, 2025, reviewed and considered the amended 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 12, 2025, the Borough Council adopted Ordinance No. 2025-10, formally adopting the "Metuchen Arts Redevelopment Plan Amended Through April 2025."

- C. Section 3.2 of the Amended Redevelopment Plan shall be amended to add the following to Table 1:

Block	Lot(s)	Class	Address	Owner	Acreage*
148	4	4A	303 Amboy Ave.	Sbrilli,Jr, Fred A & Sbrilli, C F	0.143
148	6 & 8	4A	Amboy Ave.	SKS Metuchen Realty LLC	0.322

Additionally, the bottom row of Table 1, containing the total acreage of the Project Area, shall be amended to read "9.512"

- D. Section 3.3 of the Amended Redevelopment Plan shall be amended to add the following to Table 2:

Block	Lot(s)	Assessed Land Value	Assessed Improvement Value	Net Assessed Value	Prior Year Taxes Paid
148	4	\$101,500	\$95,100	\$196,600	\$14,953.40
148	6 & 8	\$135,000	\$15,000	\$150,000	\$11,409.00

Additionally, the bottom row of Table 2, containing the total assessed land value, assessed improvement value, net assessed value, and prior year taxes paid shall be amended to read "\$3,950,500," "\$2,910,300," "\$6,860,800," and "\$414,833.61," respectively.

- E. Section 3.5 of the Amended Redevelopment Plan shall be amended to state "Block 148, Lots 4, 6, and 8 are currently zoned B-3 Office Business District." Additionally, the information provided under the subheading "Applicability" of Table 5 shall be amended to read "Block 148, Lots 4, 6, and 8."

- F. Section 4.2 of the Amended Redevelopment Plan shall be amended to add the following:

This Redevelopment Plan is designed to effectuate the Master Plan, and in particular the Housing Element and Fair Share Plan of the Borough of Metuchen, by providing the zoning necessary to provide a realistic opportunity for the provision of affordable housing. Parcels B, C, D and part of F are all identified in the Housing Element and Fair Share Plan as sites that are suitable for the provision of affordable housing.

- G. Section 4.5 of the Amended Redevelopment Plan is deleted in its entirety and replaced with the following:

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 (PAI).

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.

H. Section 6.1 of the Amended Redevelopment Plan shall be amended to add the following:

F. Parcel F: Block 145, Lots 4, 6, and 8.

I. Section 6.2.1 of the Amended Redevelopment Plan shall be amended to add the following:

F. The following principal uses and structures shall be permitted on Parcel F:

1. Permitted principle uses on the first floor:
 - i. Studios for the visual and performing arts, including spaces for rehearsal, performance, educational, and special events.
 - ii. Museum, exhibit, and gallery spaces.
 - iii. Retail shops and stores, including specialty retail selling hand-made crafts and similar uses selling artisan merchandise that is not mass-produced.
 - iv. Artisanal businesses, including manufacturing, fabrication and/or sale of products such as apparel, jewelry, baked goods, food, beverages, furniture, housewares, ceramics, pottery, glassware, paper goods, toys, and similar products.
 - v. Makerspaces, including artisan-related crafts such as 3D printing, glassblowing, leather craft, electronics, robotics, laser cutting, textiles, fashion, and similar products.
 - vi. Artist's body painting and costume studios, body art studios, and tattoo shops.
 - vii. Personal service businesses.
 - viii. Physical fitness studios.
 - ix. Indoor amusement businesses, including arcades, axe-throwing, virtual reality, escape rooms, and similar activities.

- x. Eating and drinking establishments, including food/beverage hall, full-service and fast-casual restaurants, coffee shops, taverns, bars, kiosks, market stalls, and food trucks, except fast-food restaurants and drive-in restaurants.
 - xi. Catering and banquet halls.
 - xii. Demonstration kitchens.
 - xiii. Brew pubs, distilleries, and wineries.
 - xiv. Offices, including executive, administrative, general, professional, technology, software, startup/incubator space, medical, dental, health care, veterinary health care offices, rehabilitation facilities, outpatient or ambulatory care, surgery centers, urgent-care centers, and similar uses.
 - xv. Co-working & shared spaces and collaborative workspaces.
 - xvi. Banks and other financial institutions, except drive-in banks.
 - xvii. Nursery schools and day-care centers.
 - xviii. Schools and educational institutions, including individual and group instruction.
 - xix. Pocket parks, plazas, and courtyards.
 - xx. Borough- and/or County-operated public facilities, including community meeting spaces.
2. Permitted uses on all upper floors:
- i. Family apartments, except located on the ground floor of a building fronting on Amboy Avenue, 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.

J. Section 6.2.3 of the Amended Redevelopment Plan shall be amended to add the following:

G. The following area and bulk standards shall apply to Parcel F:

Area Requirements

- 1. Minimum Lot Area: 5,000 square feet.
- 2. Minimum Lot Width: 50 feet.
- 3. Minimum Lot Depth: 100 feet.

Setback Requirements

- 4. Minimum Front Yard Setback from Amboy Avenue: Prevailing front yard setback of existing building of Block 148, Lots 10.02, 10.01, and 12 for one-story buildings; 10 feet for multi-story buildings.
- 5. Minimum Front Yard Setback from Graham Avenue: 5 feet.
- 6. Minimum Side Yard Setback: 5 feet.

7. Minimum Rear Yard Setback: 5 feet.

Coverage Requirements

8. Maximum Building Coverage: 75%

9. Maximum Impervious Coverage: 90%

Height*** Requirements

10. Maximum Building Height in stories / feet: 3 stories / 40 feet.

11. Maximum Building Height Overlay in stories / feet: 4 stories / 50 feet, provided that the fourth-floor façade facing Amboy Avenue is stepped back a minimum distance of 10 feet from the third-floor façade below.

In order to utilize the Maximum Building Height Overlay, there must be a fully executed Redevelopment Agreement at the time of application.

***Height is defined in Section 6.4.4. below

K. Section 6.5.3 of the Amended Redevelopment Plan shall be amended to add the following:

D. Vehicular access to parking structures, including podium parking structures and parking structures and parking areas accessed through a building, shall not be permitted from Main Street or Amboy Avenue. Vehicular access may be provided from any other local street.

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

Section 4. The Metuchen Arts District Redevelopment Plan Amended Through April 2025, as amended by this Ordinance, 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, as amended by this Ordinance, and for those portions of the zoning set forth in the Metuchen Arts District Redevelopment Plan Amended Through April 2025, as amended by this Ordinance 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.

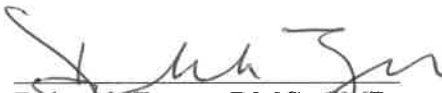
Section 7. This Ordinance shall take effect after final adoption and publication according to law.

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	DELIA				SECOND	KANDEL			
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	KANDEL				SECOND	HYMAN			
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