

**BOROUGH COUNCIL AGENDA  
REGULAR MEETING APRIL 28, 2025  
7:30 P.M.**

Reading Of Sunshine Notice

Flag Salute

Roll Call

Agenda Session

Public Comment

Municipal Budget - Presentation

Borough Council Meeting Minutes

Approval of Borough Council Meeting Minutes of March 24, 2025

Communications Consent Agenda – Items A-F

- A. Receive and Accept Arts Council Meeting Minutes of February 24, 2025
- B. Receive and Accept CARES Committee Meeting Minutes of March 13, 2025
- C. Receive and Accept Library Board Meeting Minutes of March 11, 2025
- D. Receive and Accept Shade Tree Commission Meeting Minutes of March 4, 2025
- E. Receive and Approve Block Party-Street Closing for Bounty Street on May 23, 2025
- F. Receive and Approve Block Party-Street Closing for Henry Street on June 7, 2025

Ordinance – Public Hearing

Ord. 2025-07            ORDINANCE CREATING THE METUCHEN HISTORY ADVISORY COMMITTEE

Ord. 2025-08            ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION UNDER THE AUTHORITY OF N.J.S. 40A:4-53 FOR THE REVISION AND RECODIFICATION OF ORDINANCES OF THE BOROUGH OF METUCHEN

Ordinances – Introduction

- Ord. 2025-09            CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
- Ord. 2025-10            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

Municipal Budget - Introduction

MUNICIPAL BUDGET FOR THE BOROUGH OF METUCHEN, COUNTY OF MIDDLESEX, FOR THE CALENDAR YEAR 2025

Report of the Borough Administrator

Reports of Council Members

Report of the Mayor

New Business Consent Agenda – Resolutions 2025-136 to 2025-144

- R2025-136            RESOLUTION TO AMEND THE 2025 TEMPORARY BUDGET
- R2025-137            RESOLUTION APPOINTING FIREFIGHTER – CLAIRE HANNAN
- R2025-138            RESOLUTION AUTHORIZING AN APPLICATION FOR THE ANJEC OPEN SPACE STEWARDSHIP GRANT
- R2025-139            RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR MECHANICAL AND ELECTRICAL ENGINEER-SENIOR CENTER HVAC UPGRADE
- R2025-140            RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR BOROUGH AFFORDABLE HOUSING PLANNER
- R2025-141            RESOLUTION AUTHORIZING THE AMENDMENT TO RESOLUTION NO. 2025-90 FOR THE AWARD OF CONTRACT FOR BOROUGH REDEVELOPMENT PLANNER
- R2025-142            RESOLUTION AUTHORIZING THE ENTRY INTO AND EXECUTION OF A STANDSTILL AGREEMENT WITH 195 MAIN STREET ASSOCIATES LLC, ARBOR COMMERCIAL FUNDING I, LLC, CGP&H, LLC, AND THE BOROUGH OF METUCHEN

R2025-143 RESOLUTION APPROVING PERSON-TO-PERSON TRANSFER OF LIQUOR LICENSE FROM WHOLE FOODS MARKET GROUP INC TO AJ LIQUORS LLC

R2025-144 RESOLUTION AUTHORIZING THE BOROUGH OF METUCHEN PLANNING BOARD TO REVIEW A PROPOSED AMENDMED REDEVELOPMENT PLAN FOR THE EXPANDED ARTS DISTRICT WITHIN THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, STATE OF NEW JERSEY

Other New Business

R2025-145 RESOLUTION AUTHORIZING PAYMENT OF THE BILL LIST IN THE AMOUNT OF \$477,660.38

Adjournment

The Borough of Metuchen does not discriminate against persons with disabilities. Those individuals requiring auxiliary aids and services were necessary must notify the ADA Coordinator of the Borough of Metuchen at least seventy-two (72) hours in advance of the meeting or scheduled activity. The ADA Coordinator is Melissa Perilstein, 732-632-8509, mperilstein@metuchen.com.

**ORDINANCE 2025- 07**

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

**ORDINANCE CREATING THE METUCHEN  
HISTORY ADVISORY COMMITTEE**

**WHEREAS**, the United States of America will celebrate its 250th anniversary in 2026; and

**WHEREAS**, the Borough of Metuchen (“Metuchen” or “the Borough”) will celebrate its 125<sup>th</sup> anniversary of its formation this year, in 2025; and

**WHEREAS**, Metuchen has a rich historic legacy, filled with stories of accomplished citizens, veterans who have served the country, business and political leaders, inventors, authors, musicians and celebrities, all of whom have contributed to the success of this community, State and Country; and

**WHEREAS**, Metuchen has secured funding to preserve and restore the Colonial Cemetery so that the Borough residents and the public at large may properly pay tribute and honor past citizens of the Borough who defended this country in times of war; and

**WHEREAS**, Metuchen has launched several initiatives to reclaim and reimagine some of its past including the formation of an Arts District, the centerpiece of which will be a state-of-the-art Forum Theater on Main Street; and

**WHEREAS**, Metuchen operates under the Borough Form of Government which permits “...the Borough Council to create such advisory councils to the municipality as it may choose...” (*N.J.S.A.* 40A:60-7); and

**WHEREAS**, Metuchen informally created a “Historic Preservation Committee” who have met and reported to the Mayor and Council; and

**WHEREAS**, in order to ensure that Metuchen’s revitalization continues to be informed by its rich and illustrious past, the Mayor and Council have determined that it is in the best interest of the Borough to reform the “Historic Preservation Committee” and to create and establish the “Metuchen History Advisory Committee”, and to codify its existence and its duties and responsibilities, to assist in rediscovering the Borough’s notable past and educating the current citizenry.

**NOW THEREFOR BE IT ORDAINED** by the Council of the Borough of Metuchen that it hereby creates Chapter 10, Article 14 of the Code of the Borough of Metuchen to state as follows:

**Article 14.**  
**History Advisory Committee**

**§ 10-47. Establishment; composition.**

There is hereby established a History Advisory Committee. The History Advisory Committee shall be made up of seven (7) members, all of which shall be residents of the Borough of Metuchen. Each members' term of office shall be for a period of three (3) years on a staggering basis. The initial appointment of its seven (7) members shall be as follows: two (2) members for a term of three (3) years; three (3) members for a term of two (2) years and two (2) members for a term of one (1) year, all of which shall expire on December 31<sup>st</sup> of the respective term. Thereafter, the term of its members shall be for a period of three (3) years.

**§ 10-48. Appointment; selection of Chairperson; vacancies.**

The Mayor shall nominate and, with the advice and consent of the Borough Council, appoint all members of the Committee. The Borough Council liaison shall be annually selected by the Borough Council at the reorganization meeting of the Borough held in January of each year. The members of the Committee shall annually select one of its members as Chairperson. Vacancies occurring on the Committee otherwise than by expiration of their term of office shall be filled for the unexpired portion of the term in the same manner as an original appointment. A vacancy shall exist in the event that a member fails to attend and participate in or at Committee meetings for a period of eight (8) consecutive weeks without being excused by a majority of the Committee members at the conclusion of such period, provided, however, that the Committee may refuse to excuse only with respect to those failures to attend and participate which are not due to legitimate illness. The Committee shall promptly advise the Mayor and Council upon a vacancy in its membership.

**§ 10-49. Powers and duties.**

The Committee shall have the following powers and duties:

A. To establish, amend, and supplement its own bylaws to the extent not inconsistent with this article nor with any other municipal, state or federal regulation or law. The Committee shall schedule and meet after advanced written notice to the Borough Clerk, as decided by the Committee and as may be directed by the Mayor and Council;

B. To advise the Mayor and Borough Council regarding matters of historic significance to the Borough;

C. Foster the historic heritage of the Borough by encouraging the preservation of resources within the Borough which reflect elements of its cultural, social, economic and architectural history;

D. Encourage and conduct historic and genealogical research and create resources to be approved by the Borough Administration for print and on-line publication so that residents may learn more about the history of the community;

E. Seek to coordinate, assist and unify the efforts of public and private agencies and organizations of local, state and national scope in accord with the purposes of this article;

F. Recommend content for the Borough website and publications;

G. Upon notice and written approval of the Mayor and Council to seek and apply for grants and outside public funding to enhance history-related programming within the Borough;

H. To make a written annual report to the Mayor and Council detailing its activities for the previous year and to make presentations before the Mayor and Council at such time as the Mayor and/or Council shall request;

I. Carry out other such duties and responsibilities as may be assigned from time to time by the Mayor and/or Borough Council;

J. The Committee shall be advisory in nature, it nor its members have the authority to contract, bind or act on behalf of the Borough of Metuchen. Its sole function is to assist the Mayor, Council and Administration of the Borough of Metuchen in matters provided for above in the Borough of Metuchen.

**BE IT FURTHER ORDAINED** by the Mayor and Council that all prior ordinances, or sections of ordinances, resolutions and Borough actions inconsistent with the within ordinance are hereby repealed; and

**BE IT FURTHER ORDAINED** by the Mayor and Council that upon final passage and publication as provided by law and the effective date of the within Ordinance, the Historic Preservation Committee previously informally established shall cease to exist and shall be reformed to the Metuchen History Advisory Committee established herein; and

**BE IT FURTHER ORDAINED** by the Mayor and Council that all remaining sections of Chapter 10 not amended herein shall not be affected thereby and shall remain in full force and effect; and

**BE IT FURTHER ORDAINED** by the Mayor and Council that if any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall continue in full force and effect, and to this end, the provisions of this Ordinance are hereby declared to be severable; and

**BE IT FURTHER ORDAINED** by the Mayor and Council that this ordinance shall become effective immediately upon final passage and publication as provided by law.

**ORDINANCE 2025-08**

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

**ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION  
UNDER THE AUTHORITY OF N.J.S. 40A:4-53 FOR THE REVISION AND  
RECODIFICATION OF ORDINANCES OF THE BOROUGH OF METUCHEN**

**WHEREAS**, the Mayor and Council of the Borough of Metuchen, County of Middlesex, State of New Jersey, (not less than two-thirds of all members thereof affirmatively concurring) that pursuant to N.J.S. 40A:4-53, 40:55D-28 \$25,000.00 is hereby appropriated for the revision and recodification of ordinances and shall be deemed a special emergency appropriation as defined and provided for in N.J.S 40A:4-55; and

**WHEREAS**, the authorization to finance the appropriation shall be provided for in the 2025 Municipal Budget and succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized pursuant to this act (N.J.S. 40A:4-55).

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council that this ordinance shall become effective immediately upon final passage and publication as provided by law.



**ORDINANCE 2025-09**

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

**CALENDAR YEAR 2025  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Mayor and Council of the Borough of Metuchen in the County of Middlesex finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Mayor and Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$ 177,589.47 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

**WHEREAS**, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor & Council of the Borough of Metuchen, in the County of Middlesex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Metuchen shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1.0 %, amounting to \$ 177,589.47, and that the CY 2025 municipal budget for the Borough of Metuchen be approved and adopted in accordance with this ordinance.

**BE IT FURTHER ORDAINED** that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

**BE IT FURTHER ORDAINED** that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED** that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**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

**RESOLUTION 2025-136**

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

**RESOLUTION TO AMEND THE 2025 TEMPORARY BUDGET**

**WHEREAS**, N.J.S.A. 40A:4-19 of the Local Budget Act provides that temporary appropriations shall be made for the purposes and amounts required in the manner and time therein provided.

**NOW, THEREFORE, BE IT RESOLVED** that the following additional temporary emergency appropriations shall be made for the year 2025, effective April 28, 2025:

Mayor & Council	S&W	20,000.00
Legal	OE	5,000.00
Zoning	OE	1,000.00
Construction Code	OE	30,000.00
Insurance		200,000.00
Emergency Management	OE	3,000.00
Fire Hydrants		50,000.00
Streets & Roads	OE	10,000.00
Solid Waste Collection		50,000.00
Library Consortium		5,000.00
Utilities		50,000.00
Telephone		5,000.00
Unemployment Compensation		-4,000.00
Public Defender	S&W	-8,000.00
Municipal Court	OE	5,000.00
	<b>TOTAL</b>	<b>422,000.00</b>
Pool	<b>S&amp;W</b>	<b>30,000.00</b>

**RESOLUTION 2025-137**

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

**RESOLUTION APPOINTING FIREFIGHTER – CLAIRE HANNAN**

**WHEREAS**, the Mayor and Borough Council have been notified by Robert Donnan, Chief of the Metuchen Fire Department, that Claire Hannan has been approved to be a permanent member of the Metuchen Fire Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Metuchen that in accordance with Chapter 8 of the Code of the Borough of Metuchen, Claire Hannan be and hereby is elected, approved, and confirmed as a permanent member of the Fire Department of the Borough of Metuchen.

**RESOLUTION 2025-138**

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

**RESOLUTION AUTHORIZING AN APPLICATION FOR THE  
ANJEC OPEN SPACE STEWARDSHIP GRANT**

**WHEREAS**, the Borough of Metuchen understands the importance of maintaining a healthy environment, especially in our open space; and

**WHEREAS**, the Association of NJ Environmental Commissions (ANJEC) has a grant available for open space stewardship projects; and

**WHEREAS**, the Environmental Commission of the Borough of Metuchen desires to submit a project for this endeavor.

**NOW, THEREFORE BE IT RESOLVED** that the that the Mayor and Council of the Borough of Metuchen authorize the application for the ANJEC Open Space Stewardship Grant..



**RESOLUTION 2025-139**

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

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT  
FOR MECHANICAL AND ELECTRICAL ENGINEER-SENIOR CENTER HVAC UPGRADE**

**WHEREAS**, the Borough of Metuchen has a need to acquire the services of a Mechanical & Electrical Engineer for HVAC system upgrades at the Metuchen Senior Center, using a non-fair and open, now known as required disclosure process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, the Chief Financial Officer/Qualified Purchasing Agent anticipates that the value of the services rendered will exceed \$5,000; and

**WHEREAS**, the anticipated term of this contract is for the duration of the HVAC project work; and

**WHEREAS**, Crane Associates, P.C. has submitted a proposal dated March 19, 2025, for mechanical and electrical engineering services for front end bid specifications-design phase services as well as bid and construction phase services for the Senior Center HVAC upgrade for the Borough of Metuchen; and

**WHEREAS**, Crane Associates, P.C. has completed and submitted an Ownership Disclosure Certification and Political Contribution Disclosure Form which certifies that Crane Associates, P.C. has not made any reportable contributions to a political or candidate committee in the Borough of Metuchen in the previous one year, and that the contract will prohibit Crane Associates, P.C. from making any reportable contributions through the term of the contract; and

**WHEREAS**, the maximum amount of the contract is \$60,500.00. and the Chief Financial Officer has certified that there are sufficient funds for such contract and is available and is designated from Capital Bond Ordinance 2023-07 Account number C-04-55-939-016 and 2024-11 Account number C-04-55-944-021 for these services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Metuchen as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with the firm of Crane Associates, P.C., 92 East Main Street, Suite 200, Somerville, NJ 08876, in an amount not to exceed sixty thousand five hundred dollars and no cents (\$60,500.00).
2. This contract is awarded as a required disclosure (non-fair and open) "Professional Service" in accordance with N.J.S.A. 19:44A-20.5.
3. The Ownership Disclosure Certification and Political Contribution Disclosure Form be placed on file with this resolution.
4. A notice of this action shall be printed once in The Home News Tribune.

**RESOLUTION 2025-140**

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

**RESOLUTION AUTHORIZING THE AWARD OF CONTRACT  
FOR BOROUGH AFFORDABLE HOUSING PLANNER**

**WHEREAS**, the Borough of Metuchen has a need to acquire the services of a Borough Planner for Affordable Housing planning services as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Chief Financial Officer anticipates that the value of the services rendered will exceed \$5,000; and

**WHEREAS**, the anticipated term of this contract is the calendar year 2025; and

**WHEREAS**, the maximum amount of the contract shall not exceed \$10,000.00 and the Chief Financial Officer has certified that there are sufficient funds for such contract and is available and is designated from the COAH/Affordable Housing Trust Fund E-15-56-857-857 in the amount of \$10,000.00 for these services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Metuchen as follows:

1. The Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with the firm LRK Inc., 1218 Chestnut Street, Philadelphia, PA 19107.
2. This contract is awarded as a fair and open "Professional Service" in accordance with N.J.S.A. 19:44A-20.4.
3. Notice of this action shall be printed once in The Home News Tribune.

**RESOLUTION 2025-141**

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

**RESOLUTION AUTHORIZING THE AMENDMENT TO RESOLUTION NO. 2025-90  
FOR THE AWARD OF CONTRACT FOR BOROUGH REDEVELOPMENT PLANNER**

**WHEREAS**, by way of Resolution No. 2025-37, the Borough of Metuchen authorized and awarded a contract to LRK Inc., 1218 Chestnut Street, Philadelphia, PA 19107 to service as Borough Redevelopment Planner for the Borough of Metuchen for a cost not to exceed \$30,000.00 as a fair and open contract pursuant to N.J.S.A. 19:44A-20.4; and

**WHEREAS**, Resolution 2025-90 amended Resolution 2025-35 to expand the maximum amount of additional services for Arts Redevelopment Planner services from \$15,000 to \$45,000 and did not change the maximum amount for General Redevelopment Planner services as previously approved in the amount of \$15,000; and

**WHEREAS**, the Borough of Metuchen has determined that there is a need to amend Resolution No. 2025-90, and the authorization and award of contract to LRK Inc. to include additional planner services relating to proposed and existing redevelopment arts district projects within the Borough; and

**WHEREAS**, the Chief Financial Officer anticipates that the value of the additional services to be rendered will exceed \$5,000; and

**WHEREAS**, the anticipated term of this contract shall remain through the calendar year 2025; and

**WHEREAS**, the maximum amount of the additional services under the contract shall not exceed \$40,000.00 and the Chief Financial Officer has certified that there are sufficient funds for such additional services and amendment to the contract and are available and designated from the Middlesex County Arts & History Capital Grant Account Number G-02-41-760-310 for these arts district redevelopment planner services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Metuchen that Resolution No. 2025-90 is hereby amended to include the additional arts district redevelopment Planner services relating to proposed and existing arts district redevelopment projects sought by the Borough at an additional cost not to exceed \$40,000.00.

**BE IT FURTHER RESOLVED** by the Mayor and Council that it hereby authorizes the amendment to the award of contract to LRK Inc., for the provision of the additional arts district redevelopment Planner services relating to proposed and existing arts district redevelopment projects sought by the Borough at an additional cost not to exceed \$40,000.00 for a total contract

cost not to exceed \$85,000.00 for arts district redevelopment planner services, and no amendment to the award for general redevelopment planning services in the amount of \$15,000.00; and

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized and directed to execute all documentation required to effectuate the within Resolution including but not limited to an amendment to the existing professional services agreement with LRK Inc. for redevelopment and arts district redevelopment planning services not to exceed the amended grant total of sixty thousand dollars and no cents \$100,000.00; and

**BE IT FURTHER RESOLVED** that the existing contract with LRK Inc. was awarded as a fair and open "Professional Service" in accordance with N.J.S.A. 19:44A-20.4; and

**BE IT FURTHER RESOLVED** by the Mayor and Council that Notice of this action shall be printed once in The Home News Tribune.

**RESOLUTION 2025-142**

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

**RESOLUTION AUTHORIZING THE ENTRY INTO AND EXECUTION OF A  
STANDSTILL AGREEMENT WITH 195 MAIN STREET ASSOCIATES LLC,  
ARBOR COMMERCIAL FUNDING I, LLC, CGP&H, LLC, AND THE  
BOROUGH OF METUCHEN**

**WHEREAS**, 195 Main Street Associates, LLC is the current owner of property located at 195 Main Street, Metuchen NJ 08840 (“the Property”); and

**WHEREAS**, 195 Main Street Associates, LLC and the Borough of Metuchen entered into a certain Deed Restriction dated as of July 8, 2024, which sets forth certain use and affordability restrictions affecting the Project that was recorded among the land records of Middlesex County, State of New Jersey on July 11, 2024, in Book 19497, at Page 191 (the “Regulatory Agreement”); and

**WHEREAS**, pursuant to the Regulatory Agreement, the Property shall contain two affordable housing units; and

**WHEREAS**, 195 Main Street Associates, LLC is refinancing a multifamily housing development on the Property; the Property and the improvements constructed on it (“Loan”); and

**WHEREAS**, as a condition to making the Loan, Arbor Commercial Funding I, LLC requires that the Borough not exercise certain remedies under the Regulatory Agreement for a 180-day period following notice to the Arbor Commercial Funding I, LLC and will not make the Loan unless the Borough and 195 Main Street Associates, LLC agree to a Standstill Agreement; and

**WHEREAS**, 195 Main Street Associates, LLC, Arbor Commercial Funding I, LLC, CGP&H, LLC, the Borough’s COAH Municipal Administrative Agent and the Borough’s Affordable Housing Counsel have negotiated the terms of a mutually acceptable Standstill Agreement.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Borough of Metuchen that it hereby authorizes the entry into and the execution of the proposed Standstill Agreement by and between the Borough of Metuchen, 195 Main Street Associates, LLC, Arbor Commercial Funding I, LLC, CGP&H, LLC, the Borough’s COAH Municipal Administrative Agent; and

**BE IT FURTHER RESOLVED** by the Council of the Borough of Metuchen that the Mayor and Borough Clerk are hereby authorized to execute the proposed Standstill

Agreement between the Borough of Metuchen, 195 Main Street Associates, LLC, Arbor Commercial Funding I, LLC, and CGP&H, LLC; and

**BE IT FURTHER RESOLVED** by the Council of the Borough of Metuchen that it hereby authorizes all Borough officials to take all necessary actions in order to effectuate the within Resolution and the terms and conditions of the executed Standstill Agreement.

**RESOLUTION 2025-143**

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

**RESOLUTION APPROVING PERSON-TO-PERSON TRANSFER OF LIQUOR  
LICENSE FROM WHOLE FOODS MARKET GROUP INC TO AJ LIQUORS LLC**

**WHEREAS**, an application was filed in the Office of the Municipal Clerk on February 25, 2025, for a Person-to-Person transfer of Liquor License No. 1210-33-006-008 from Whole Foods Market Group Inc to AJ Liquors LLC as a Pocket License; and

**WHEREAS**, the submitted application form was complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated there under, as well as pertinent local Ordinances and conditions consistent with Title 33 and a Tax Clearance Certificate has been received; and

**WHEREAS**, the Police Department has reviewed the application and recommends that the transfer be approved.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Metuchen do hereby approve the Person-to-Person transfer of Liquor License No. 1210-33-006-008 from Whole Foods Market Group Inc to AJ Liquors LLC as a Pocket License, effective April 28, 2025.

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby directed to notify the Division of Alcoholic Beverage Control of this transfer and to change the generation number of the license to 1210-33-006-009 reflecting said transfer.

**RESOLUTION 2025-144**

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

**RESOLUTION AUTHORIZING THE BOROUGH OF METUCHEN PLANNING BOARD  
TO REVIEW A PROPOSED AMENDMED REDEVELOPMENT PLAN FOR THE  
EXPANDED ARTS DISTRICT WITHIN THE BOROUGH OF METUCHEN, MIDDLESEX  
COUNTY, 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 hereby refers the Amended Arts District Redevelopment Plan to the Planning Board for review and a determination of the Amended Arts District Redevelopment Plan’s consistency with the Borough’s Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Metuchen, County of Middlesex, State of New Jersey:

1. That, pursuant to N.J.S.A. 40A:12A-7, the Borough Council does hereby authorize the Planning Board to review the “Metuchen Arts District Redevelopment Plan Amended Through April 2025” prepared by LRK, Inc., dated April 25, 2025, in accordance with N.J.S.A. 40A:12A-7 and to report its findings to the Governing Body within forty-five (45) days hereof.

2. This Resolution shall take effect immediately.

ATTEST:

BOROUGH OF METUCHEN

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

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

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 a resolution 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

**RESOLUTION 2025-145**

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

**RESOLUTION AUTHORIZING THE PAYMENT OF THE BILL LIST**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Metuchen that the proper warrants be drawn, and all bills be paid totaling \$477,660.38.

I, Rebecca Cuthbert, Chief Financial Officer of the Borough of Metuchen do hereby certify that funds are available for the payment of bills for the Borough of Metuchen.

\_\_\_\_\_  
Rebecca Cuthbert, CFO