

ORDINANCE 2020-20

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

AN ORDINANCE ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE ENTIRETY OF THE BOROUGH OF METUCHEN, A DESIGNATED REHABILITATION AREA, FOR BLOCK 121, LOT 9; BLOCK 114, LOTS 24 -26 AND 66; BLOCK 113, LOTS 4 AND 6; AND BLOCK 113, LOTS 39, 41, AND 43

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an “Area in Need of Redevelopment” and/or an “Area in Need of Rehabilitation;” and

WHEREAS, the Borough Council, pursuant to Ordinance # 2020-10, adopted on May 26, 2020, adopted a Redevelopment Plan entitled “Redevelopment Plan for Rehabilitation in the Borough of Metuchen” dated March 2020 (the “Redevelopment Plan”) for the Borough; and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Borough for purposes of improving conditions within the Borough; and

WHEREAS, to further the redevelopment and rehabilitation in Block 121, Lot 9; Block 114, Lots 24 – 26 and 66; Block 113, Lots 4 and 6; and Block 113, Lots 39, 41, and 43 in the Borough, the Borough Council has prepared an amendment to the Redevelopment Plan entitled “Amendment #1 to the Redevelopment Plan for Rehabilitation in the Borough of Metuchen” dated November 17, 2020 (the “Amended Redevelopment Plan”); and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to adopt the Amended Redevelopment Plan to effectuate the redevelopment and rehabilitation of Block 121, Lot 9; Block 114, Lots 24 – 26 and 66; Block 113, Lots 4 and 6; and Block 113, Lots 39, 41, and 43 in the Borough; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council referred the Amended Redevelopment Plan to the Borough of Metuchen Planning Board (the “Planning Board”) for review and a determination of consistency with the Borough Master Plan; and

WHEREAS, following a public meeting, the Planning Board recommended adoption of the Amended Redevelopment Plan by the Borough Council.

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Metuchen as follows:

Section 1. The Borough Council hereby adopts the Amended Redevelopment Plan entitled “Amendment #1 to the Redevelopment Plan for Rehabilitation in the Borough of Metuchen” dated November 17, 2020, for Block 121, Lot 9; Block 114, Lots 24 – 26 and 66; and Block 113, Lots 4 and 6; and Block 113, Lots 39, 41, and 43 on the Official Tax Maps of the Borough, attached hereto.

Section 2. The Borough Council declares and determines that said Amended Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of Block 121, Lot 9; Block 114, Lots 24 – 26 and 66; and Block 113, Lots 4 and 6; and Block 113, Lots 39, 41, and 43 and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

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

Section 4. The Amended Redevelopment Plan shall be an overlay to the Borough’s Land Development Ordinance to the extent set forth in the Amended Redevelopment Plan and the Borough of Metuchen Zoning Map is hereby amended to conform with the provisions of the Amended 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 and/or the Amended Redevelopment Plan is deemed invalid or unenforceable for any reason, it is the intent of Borough Council that the balance of the Ordinance and/or Amended Redevelopment Plan remain 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: November 23, 2020
 Date of Publication: November 26, 2020

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
DELIA	X				PAGEL				X
HIRSCH	X				RASMUSSEN	X			
KOSKOSKI	X				RUBIN	X			
MOTION	KOSKOSKI				SECOND	RASMUSSEN			
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 November 23, 2020.

 Susan D. Jackson, RMC
 Borough Clerk

Adopted: December 14, 2020
 Date of Publication: December 17, 2020

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
DELIA	X				PAGEL	X			
HIRSCH	X				RASMUSSEN	X			
KOSKOSKI	X				RUBIN	X			
MOTION	KOSKOSKI			SECOND		PAGEL			
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 December 14, 2020.

 Susan D. Jackson, RMC
 Borough Clerk

ATTEST:

BOROUGH OF METUCHEN

 Susan D. Jackson, RMC
 Borough Clerk

By: _____
 Jonathan M. Busch
 Mayor