

# **BOROUGH OF DUNELLEN**

## **ORDINANCE # 2026-03**

The following ordinance was introduced for its first reading on February 17, 2026. A second reading, public hearing and adoption is being held at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, on March 2, 2026, and copies of this Ordinance have been posted on the public bulletin board prior to the date for second reading and final passage and copies of this Ordinance have been available at the Office of the Borough Clerk for any interested members of the public.

### **AN ORDINANCE OF THE BOROUGH OF DUNELLEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY ADOPTING AN AMENDED AND RESTATED DUNELLEN DOWNTOWN REDEVELOPMENT PLAN, PHASE 1**

**WHEREAS**, the Borough of Dunellen (the “**Borough**”) is a political subdivision of the State of New Jersey (the “**State**”), located in the County of Middlesex (the “**County**”); and

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to - 49 as amended and supplemented (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on August 9, 2004, Borough Council of the Borough (the “**Borough Council**”) adopted an ordinance adopting a redevelopment plan, prepared by CME Associates (Michael J. McClelland, P.E., P.P., C.M.E., and Bruce J. Rydel, P.P., AICP) entitled “Dunellen Downtown Redevelopment Plan” and dated July 12, 2004 (the “**Initial Redevelopment Plan**”); and

**WHEREAS**, the Initial Redevelopment Plan was subsequently amended by ordinance on June 6, 2011, August 5, 2013, November 3, 2014, and February 22, 2016; and

**WHEREAS**, the Borough Council duly adopted an ordinance adopting an amended redevelopment plan entitled “Dunellen Downtown Redevelopment Plan Phase 1”, dated May 16, 2016, and most recently amended July 3, 2023 pursuant to Borough Ordinance 2023-20, and entitled “Amended and Restated Dunellen Downtown Redevelopment Plan Phase 1” (collectively, the “**Redevelopment Plan**”); and

**WHEREAS**, the Borough has determined to amend the Redevelopment Plan in order to, among other things, implement the Borough’s Housing Element and Fair Share Plan adopted by the Planning Board on June 23, 2025, and endorsed by the Borough Council on July 7, 2025, in compliance with the Fair Housing Act, N.J.S.A. 52:27D-301 to -329, as amended and supplemented; and

**WHEREAS**, on behalf of the Borough and pursuant to the Redevelopment Law and the Borough’s Fourth Round Housing Element and Fair Share Plan, Harbor Consultants, Inc., Gabriel Bailer, P.P, A.I.C.P., prepared the “Amended and Restated Dunellen Downtown Redevelopment Plan” as amended February 2026 (the “**2026 Amended Redevelopment Plan**”); and

**WHEREAS**, upon first reading of this Ordinance, the Borough Council desires to refer the 2026 Amended Redevelopment Plan to the Borough Planning Board (the “**Planning Board**”) for its review and recommendation pursuant to the Redevelopment Law; and

**WHEREAS**, prior to public hearing and final adoption of this Ordinance, the Planning Board will have transmitted to the Borough Council a report containing the Planning Board’s recommendations concerning the 2026 Amended Redevelopment Plan, including an identification of any provisions in the 2026 Amended Redevelopment Plan that are inconsistent with the Borough master plan, if any, and recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deemed appropriate.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE BOROUGH OF DUNELLEN, NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Upon introduction of this Ordinance, the Borough Clerk is hereby directed to refer the 2026 Amended Redevelopment Plan to the Planning Board for its review and recommendation pursuant to the Redevelopment Law.

**Section 3.** Subject to the recommendations of the Planning Board, the 2026 Amended Redevelopment Plan is hereby approved and adopted.

**Section 4.** The zoning district map and the zoning ordinance of the Borough are hereby amended to incorporate and reflect the 2026 Amended Redevelopment Plan, and, to the extent provided in the 2026 Amended Redevelopment Plan, are superseded thereby.

**Section 5.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 6.** A copy of this Ordinance and the 2026 Amended Redevelopment Plan shall be available for public inspection at the office of the Borough Clerk during regular business hours.

**Section 7.** This Ordinance shall take effect in accordance with all applicable law.

Adopted March 2, 2026

