

BOROUGH OF DUNELLEN

ORDINANCE # 2026-04

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 A REDEVELOPMENT PLAN FOR BLOCK 85, LOT 3 ON THE OFFICIAL TAX MAPS OF THE BOROUGH

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 March 3, 2023, the Borough Council of the Borough (the “**Borough Council**”) authorized the Borough Planning Board (the “**Planning Board**”) to undertake a preliminary investigation to determine whether Block 85, Lot 3 on the official tax maps of the Borough (the “**Study Area**”) qualifies as a non-condemnation “an area in need of redevelopment” pursuant to the criteria set forth in the Redevelopment Law; and

WHEREAS, on June 26, 2023, the Planning Board conducted such investigation, held a public hearing, and determined that the Study Area met one or more criteria set forth in the Redevelopment Law to designate the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, on April 15, 2024, the Borough Council adopted Resolution 04-15-2024: #131, designating the Study Area (hereinafter known as the “**Redevelopment Area**”), as a non-condemnation area in need of redevelopment according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on behalf of the Borough and pursuant to the Redevelopment Law, DMR Architects (the “**Borough Planner**”) has prepared a redevelopment plan for the Redevelopment Area, entitled “South Second Street Redevelopment Plan” dated February, 2026 (in the form on file in the office of the Borough Clerk and available for public inspection, the “**Redevelopment Plan**”); and

WHEREAS, the Borough wishes to adopt to the Redevelopment Plan in order to 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, as of the date of introduction of this Ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review pursuant to N.J.S.A. 40A:12A-7(e); 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 recommendation concerning the Redevelopment Plan, including an identification of any provisions in the 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 deems appropriate; and

WHEREAS, subject to receipt of such Planning Board report, the Borough Council believes that the adoption of the Redevelopment Plan is in the best interests of the Borough and the redevelopment of the Redevelopment Area.

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. Pursuant to N.J.S.A. 40A:12A-7(e), upon passage of this Ordinance on first reading, the Borough Council hereby refers the Redevelopment Plan to the Planning Board for the Planning Board's review. The Planning Board shall prepare a report containing the Planning Board's recommendation concerning the Redevelopment Plan, including an identification of any provisions in the 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 deems appropriate, and submit same to the Borough Council within 45 days after referral, as required by the Redevelopment Law.

Section 3. The Redevelopment Plan is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7. Any action taken by the Borough Planner in the preparation of the Redevelopment Plan, including preparation of the Redevelopment Plan itself and any edits made by any Borough consultants, are hereby ratified, confirmed and approved.

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