

ORDINANCE NO. 2024-19

**AN ORDINANCE AUTHORIZING ADDENDUM TO REDEVELOPMENT PLAN FOR BLOCK 1701 LOT 2.03 (4100 NEW BRUNSWICK AVENUE), AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF PISCATAWAY**

**WHEREAS**, the Township of Piscataway (the "Township") is committed to redeveloping the area commonly known as Block 1701, Lot 2.03 (4100 New Brunswick Avenue) (the "Property" or "Redevelopment Area"); and

**WHEREAS**, the Township adopted a Redevelopment Plan in 2022, however no redevelopment has occurred at the Property and the existing tenant is still in operation and intends to continue operations indefinitely; and

**WHEREAS**, the adopted Redevelopment Plan does not include the current use that is in operation currently; and

**WHEREAS**, if the current tenant desired to complete any improvements on the Property, the current Redevelopment Plan would require the tenant to obtain a large amount of variances that would create an undue burden on the tenant and impede improvements to the Property; an

**WHEREAS**, the Township Council wishes to the keep current M-5 zoning uses and standards intact as the underlying zone to facilitate the current use and facilitate improvements to the Property; and

**WHEREAS**, the Township Planning Board by Resolution on June 12, 2024 recommended adoption of Addendum to the Redevelopment Plan to the Township Council as prepared by 4Site Planning LLC., entitled "4100 New Brunswick Avenue Redevelopment Plan Addendum, Block 1701, Lot 2.03", dated April 17, 2024, that would maintain the current M-5 zoning; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, as follows:

Section 1. The Township hereby approves the Addendum to the Redevelopment Plan, for the area commonly known as Block 1701, Lot 2.03 (4100 New Brunswick Avenue), prepared by 4Site Planning, LLC dated April 17, 2024 ("Redevelopment Plan Addendum") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

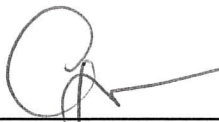
Section 2. Final adoption of said Redevelopment Plan Addendum by the Township Council shall be considered an amendment of the Township of Piscataway Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township is hereby amended to include the boundaries described in the aforementioned Redevelopment Plan Addendum and the provisions therein.

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Section 3. All of the provisions of said Redevelopment Plan Addendum shall supersede the applicable development regulations of the Township's ordinances, as and where expressly indicated, for the Property. In the event of any inconsistencies between the provisions of said Redevelopment Plan Addendum and any prior ordinance of the Township of Piscataway, the provisions of said Redevelopment Plan Addendum shall govern.

Section 4. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

This Ordinance shall take effect immediately upon second reading, final passage and publication as required by law.



**GABRIELLE CAHILL, President of  
Township Council**

Attest:



**MELISSA A. SEADER, Township Clerk**

Adopted, First Reading:

June 25, 2024

Publication Date:

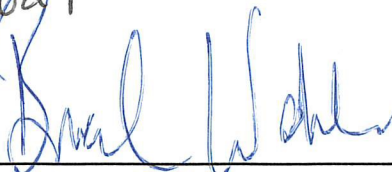
June 30, 2024

Adopted, Second Reading:

July 23, 2024

Publication Date:

July 28, 2024



**BRIAN C. WAHLER, Mayor**

Date:

7/24/24

CERTIFIED AS TO FORM AND LEGALITY:



**RAJVIR S. GOOMER, ESQ., Director of Law**

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**STATEMENT OF PURPOSE**

The purpose of this ordinance is to authorize a Redevelopment Plan Addendum for 4100 New Brunswick Avenue, designated as Block 1701, Lot 2.03 on the Tax Map of the Township of Piscataway.