

**Borough of Matawan**  
**201 Broad Street**  
**Matawan New Jersey 07747**  
**(732) 566-3898**  
[www.matawanborough.com](http://www.matawanborough.com)



**Public Notice of Pending Ordinance 25-12**

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Governing Body of the Borough of Matawan, in the County of Monmouth, State of New Jersey, on June 3, 2025. It will be further considered for final passage, after public hearing thereon, at a meeting of the Governing Body to be held at the Borough of Matawan, Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey 07747 on June 17, 2025 at 7:00 o'clock PM.

During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours at the Clerk's Office for the members of the general public who shall request the same or on the Borough of Matawan website at [www.matawanborough.com](http://www.matawanborough.com).

**Title:** Ordinance 25-12: An Ordinance of the Borough of Matawan in the County of Monmouth and State of New Jersey to Amend Chapter 34, Entitled "Development Regulations," to Create the 160 Main Mixed-Use District on Block 27, Lot 2 in the Borough of Matawan and Provide Appropriate Development Regulations Therefore

**Purpose:** The Borough of Matawan has introduced Ordinance 25-12, which amends Chapter 34 of the Borough Code, entitled "Development Regulations," to create a new zoning district known as the 160 Main Mixed-Use District. The ordinance applies to Block 27, Lot 2, located at 160 Main Street, and is intended to implement the terms of a Settlement Agreement entered into between the Borough and 160 Main, LLC in connection with the Borough's affordable housing obligations for the Third Round housing cycle. The ordinance permits a mixed-use development on the site, allowing up to 46 residential units (including at least 8 affordable rental units, representing an approximate 17% set-aside), approximately 3,040 square feet of ground floor retail space, and up to 85 combined structured and surface parking spaces. The ordinance establishes specific bulk standards, architectural and signage requirements, parking ratios, and design guidelines. It also sets forth the affordability and bedroom distribution requirements for the affordable units, and mandates that all affordable units comply with applicable state regulations.

Karen Wynne, RMC  
Municipal Clerk