

**Borough of Matawan
201 Broad Street
Matawan New Jersey 07747
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Public Notice of Pending Ordinance 26-08

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 February 17, 2026. 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 March 3, 2026 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.

Karen Wynne, RMC
Municipal Clerk

ORDINANCE 26-08

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF MATAWAN APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DESIGNATED REDEVELOPMENT AREA IN THE VICINITY OF THE MATAWAN TRAIN STATION PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

WHEREAS, on July 5, 2000, the Borough Council of the Borough of Matawan (the "Governing Body") approved Resolution No. 00-07-08, which designated certain lands in the vicinity of the Matawan Train Station as a "Redevelopment Area" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, the Governing Body subsequently adopted a Redevelopment Plan (“Redevelopment Plan”) for the Designated Redevelopment Area in the vicinity of the Matawan Train Station via Ordinance on April 30, 2001; and

WHEREAS, the Governing Body has adopted three (3) amendments to the Redevelopment Plan on the following dates: December 1, 2015; May 15, 2018; and October 15, 2019; and

WHEREAS, it has become necessary to amend the Redevelopment Plan a fourth time in order to resolve a challenge of the Fair Share Housing Center (“FSHC”) to the Borough’s Fourth Round Housing Element and Fair Share Plan (“HE&FSP”), which was adopted by the Matawan Borough Unified Planning/Zoning Board of Adjustment on June 16, 2025 and endorsed by the Governing Body on June 17, 2025; and

WHEREAS, the proposed amendment to the Redevelopment Plan is limited in scope and is intended solely to increase the mandatory affordable housing set-aside applicable within the Redevelopment Area from fifteen percent (15%) to twenty percent (20%) for both rental and for-sale projects; and

WHEREAS, the Governing Body has directed the Borough’s planning consultant, T&M Associates, to draft language for a proposed amendment to the Redevelopment Plan; and

WHEREAS, T&M Associates has drafted language for a proposed amendment to the Redevelopment Plan, which is presented in this Ordinance; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12-7, the Governing Body referred the proposed amendment to the Redevelopment Plan to the Matawan Borough Unified Planning/Zoning Board of Adjustment (the “Board”) as outlined in this Ordinance; and

WHEREAS, the Board has issued a report containing its recommendation on the proposed amendment to the Governing Body; and

WHEREAS, the Governing Body has reviewed the Board’s report in rendering its decision on the proposed amendment to the Redevelopment Plan; and

WHEREAS, the Governing Body hereby determines that the amendment of the Redevelopment Plan for the Designated Redevelopment Area in the vicinity of the Matawan Train Station is necessary and appropriate and will facilitate the resolution of the FSHC’s objection to the Borough’s HE&FSP, as well as effectuate redevelopment and rehabilitation within the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Borough of Matawan, County of Monmouth, State of New Jersey, that the provisions of the section of the Train Station Redevelopment Plan entitled “Affordable Housing Standards,” which were most recently amended via Ordinance 19-17 on October 15, 2019, are hereby repealed in their entirety and replaced with the following:

Affordable Housing Standards

Any multi-family residential component of the redevelopment project shall include a set-aside for very low-, low-, and moderate-income households in conformance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.). For inclusionary projects in which very low-, low- and moderate-income units are to be offered for sale or rent, the appropriate set-aside percentage is 20 percent. The terms and conditions for the

provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the redevelopment entity of the Borough of Matawan, as well as in relevant provisions of the Borough's affordable housing ordinance, as the case may be.

BE IT FURTHER ORDAINED, that all prior ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon final passage and publication as required by law.