

ORDINANCE 2025-07

**AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
ADOPTING THE AMENDMENTS TO SUB-AREA 152 OF THE LOWER MAIN STREET REDEVELOPMENT
PLAN**

WHEREAS, pursuant to Resolution 2016-144, adopted on March 28, 2016, the Borough of South River designated a portion of the Borough consisting of the properties then identified as Block 147 Lots 23, 24, 25, 26, 27, 29, 30, 31, 32; Block 150 Lots 1, 1.01, 2.01, 4, 4.01, 4.03, 5, 6, 6.01, 6.02, 7; Block 151, all lots including Lots 1, 2, 2.01, 3, 4, 4.01, 5, 6, 6.01, 7; Block 152 all lots including Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 7.01, 8.01, 8.02, 9, 10, 11, 12, 12.01, 13, 14, 15, 16; Block 153, Lots 1, 2, 1.01, 3, 4, 5.01, 5.02, 6, 7; Block 154, all lots including Lots 1, 2, 3, 4, 5, 6, 7; Block 155 all lots including, Lots 1, 3, 4, 5, 6, 6.02, 6.01, 7, 8, 9;; Block 156 all lots including Lots 1, 2, 3, 4, 5, 6, 7.01, 7.02, 8, 8.PT, 9, 10, 11, 11.01; Block 157 all lots including Lots 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 9, 10.01, 10.02, 11, 12, 13, 14.1, 15, 15.1, 16, 17, 18, 18, 19, 20, 21; Block 158, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 30; Block 161, Lots 1, 2, 3, 4, 5, 6, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 21, 29, 30, 21.01, 21.02; Block 321 Lots 11, 12, 13, 14; Block 325 Lot 1 on the Official Tax Map of the Borough of South River as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on October 16, 2016, the Lower Main Street Redevelopment Area Redevelopment Plan was adopted by the Borough Council; and

WHEREAS, on November 18, 2024, 25 Main Street, LLC, was designated as Redeveloper for Block 152, Lots 2, 3, 4, 5, 13, 14, 15 & 16, subject to the execution of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has requested certain amendments to the Redevelopment Plan, which have been reviewed and approved by the Borough's Planner Henry Bignell, PP, and incorporated into the Amendments to Sub Area 152, dated October 22, 2024 which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Borough Council finds it to be in the best interest of the Borough to adopt the Amendments to Sub Area 152 to the Lower Main Street Redevelopment Plan.

BE IT ORDAINED by the Mayor and Borough Council of the Borough of South River, County of Middlesex, and State of New Jersey, as follows:

SECTION 1. That Amendments to Sub Area 152 to the Lower Main Street Redevelopment Plan prepared by the Borough Planner and dated October 22, 2024 attached hereto and made a part hereof as Exhibit A is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et. seq.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on February 3rd, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 24th day of February, 2025, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 2-3-25

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>			X			
<i>Councilman DeSantis</i>		X	X			
<i>Councilman Dziemian</i>			X			
<i>Councilman Giannakopoulos</i>			X			
<i>Councilman Gurchensky</i>			X			
<i>Council President Ciulla</i>	X		X			

Alyssa Hager

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Adopted 2-24-25

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>	✓		✓			
<i>Councilman DeSantis</i>			✓			
<i>Councilman Dziemian</i>			✓			
<i>Councilman Giannakopoulos</i>			✓			
<i>Councilman Gurchensky</i>		✓	✓			
<i>Council President Ciulla</i>			✓			

Alyssa Hager

ALYSSA HAGER, RMC
BOROUGH CLERK

SIGNED BY:

ATTESTED BY:

Peter S. Guindi
PETER S. GUINDI

Alyssa Hager
ALYSSA HAGER