

The background features a dark blue vertical bar on the left. The main area is white with light gray geometric shapes, including triangles and a grid of dots in the top right corner.

# BOROUGH OF METUCHEN

---

Council President  
**Jason Delia**

# METUCHEN, NJ

---

2.85 sq mile walkable community

Centrally located downtown

Served by NJ Transit – 13th busiest train station in NJ

On the Northeast Corridor between NYC and Philadelphia makes us a convenient place to live

Compete with many larger-sized town in our region





# THE LAST MILE PROBLEM

The difficulty of getting people from a transportation hub to their final destination, such as walking from the bus or train station to work.

Almost every point in Metuchen is within a mile of the train station.






# TRANSIT VILLAGE DESIGNATION



DECEMBER 2002



3 month study



STATE OF NEW JERSEY  
DEPARTMENT OF TRANSPORTATION  
Phil Murphy, Governor | Sheila Oliver, Lieutenant Governor

RELEASE: December 15, 2002

## Metuchen Becomes 8th Designated Transit Village

Governor James E. McGreevey and Transportation Commissioner Jamie Fox announced that the Borough of Metuchen has been accepted for inclusion in the State's Transit Village program, which partners the borough with ten state agencies to help implement redevelopment goals around the Metuchen train station.

"We are proud to accept Metuchen into the Transit Village program," said Governor James E. McGreevey. "Mayor O'Brien and the borough officials have not only made a strong commitment to the betterment of their community, but also to relieving congestion on our roads through the encouragement of public transportation."

"The continued expansion of the Transit Village program clearly demonstrates that mass transit can be the focal point of successful downtown revitalization," Commissioner Fox said. "By encouraging growth in our already developed areas, we not only provide a boost to the economy, but also prevent sprawl in our farmland and open space areas."

The Transit Village program is designed to spur economic development, urban revitalization and private-sector investment around passenger rail stations. A designated Transit Village is a community with a bus, train, light rail or ferry station that has developed a plan to achieve its goals.

"As a resident of Metuchen for over 20 years, I have witnessed the increasingly vital role that our rail station has played within the borough," said State Senator Barbara Buono. "I am glad to see that a long-term commitment has been made to mass transit and that the station will be a focal point of future economic growth and prosperity."

"This is another reason why Metuchen is such an outstanding place to live. Mayor O'Brien and the Metuchen Council are to be complimented on their innovative approach to government," said Assemblyman Patrick Diegnan.

To be designated, a municipality must demonstrate a commitment to smart growth planning and transit-oriented development, including mixed-use development within a quarter- to half-mile of the transportation facility, as well as an additional commitment to maintain the architectural history of the area, create housing, cultural and commercial opportunities within walking distance of the facility.

Metuchen is the eighth municipality to win a Transit Village designation. The other municipalities are Morristown, Pleasantville, Rutherford, South Amboy, South Orange, Riverside and Rahway.

The Transit Village initiative seeks to provide much-needed congestion relief on New Jersey roadways through the promotion of public transit expansion and partnerships with the private sector. Municipalities designated as Transit Villages

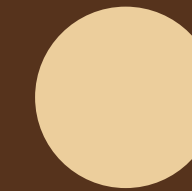


# DOWNTOWN REDEVELOPMENT 2007 - PRESENT

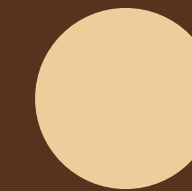
Replaced acres of surface parking with  
retail and residential

Added 744,000 square feet to downtown

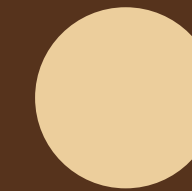
People now living downtown - 400+ new  
apartments



Whole Foods opens



Each new household has brought  
\$14,231 of spending downtown



Town Plaza completed to host  
community events

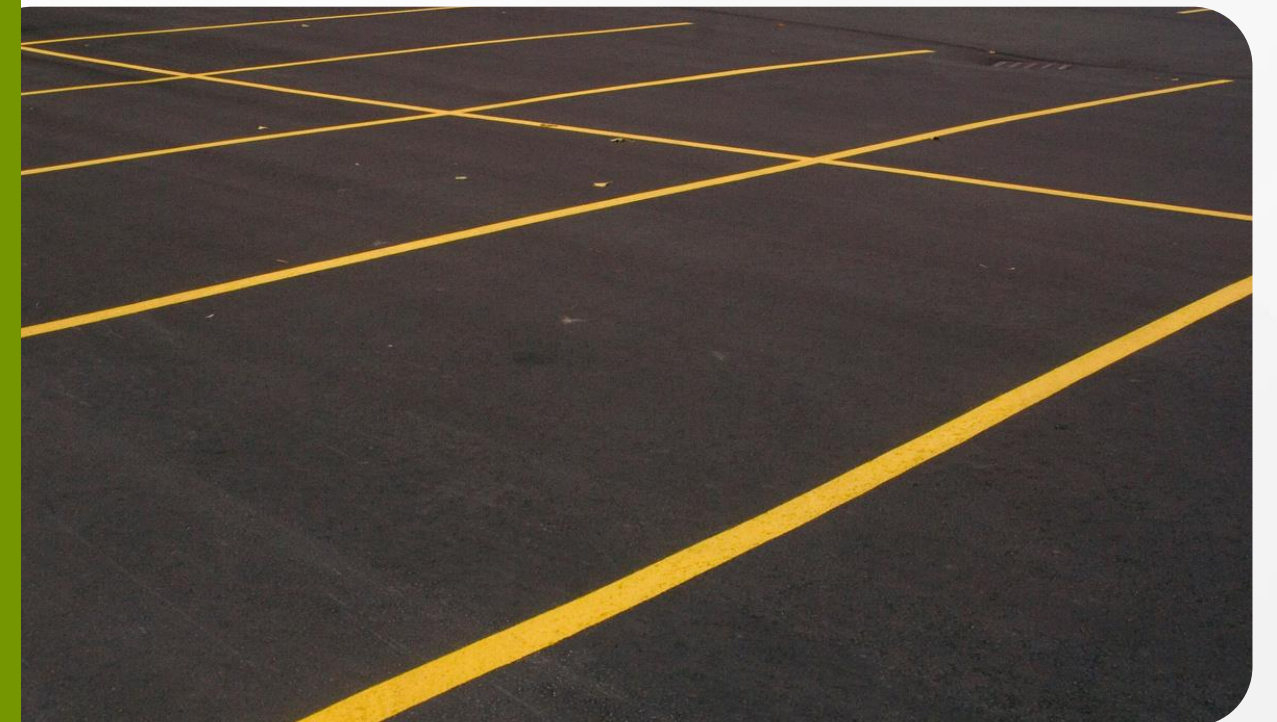
# DOWNTOWN **PARKING REGULATIONS**

---

Reduced parking minimums by 50% in the downtown district

Prior parking minimums became parking maximums

Created Payment in Lieu of Parking (PILOP) program





# 2007

Downtown Metuchen

665 Middlesex Ave

Google Earth

Image © U.S. Geological Survey

600 ft



# 2018

Downtown Metuchen

665 Middlesex Ave

Google Earth

Image © U.S. Geological Survey

600 ft











# WOODMONT METRO

273 residential apartment units, 767 space  
parking garage, public plaza



# METUCHEN WHOLE FOODS

Whole Foods' 18th NJ location is 45,000 square foot store and  
has created 160 new local jobs





# THE HUB AT METCUHEN

The Hub at Metuchen consists of 79 rental apartments along with over 11,000 square foot of retail space.



# CITIVILLAGE @ METUCHEN

Boutique 22 unit residential building





## DOWNTOWN METRO IN METUCHEN

19 unit pet-friendly apartment building  
with 1 & 2 bedroom units.



## 21 STATION PLACE

15 unit building with ground floor retail





# 212 DURHAM AVE

---

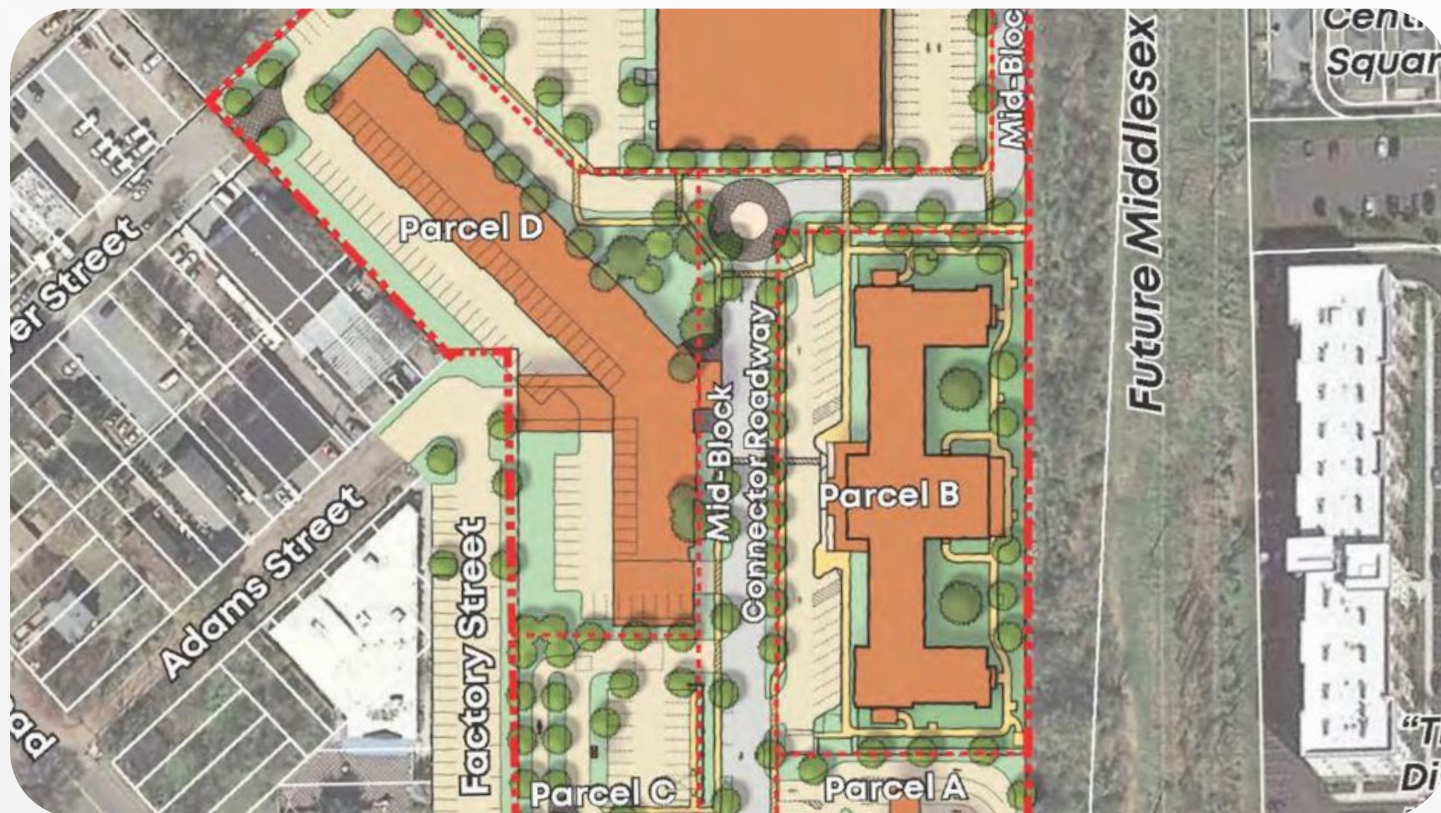
272 Class A studio, one-, two-, and three-bedroom units



## REDEVELOPMENT PLAN OAKITE SITE

---

Possible age-restricted housing, senior housing, independent, assisted living and nursing and convalescent homes offering memory loss care and other types of care.





## REDEVELOPMENT PLAN **67 PEARL STREET**

---

Multi-story mixed-use building with first floor retail space.



## REDEVELOPMENT PLAN **MIDDLESEX & CENTER**

---

Multi-story residential building beyond the retail core.

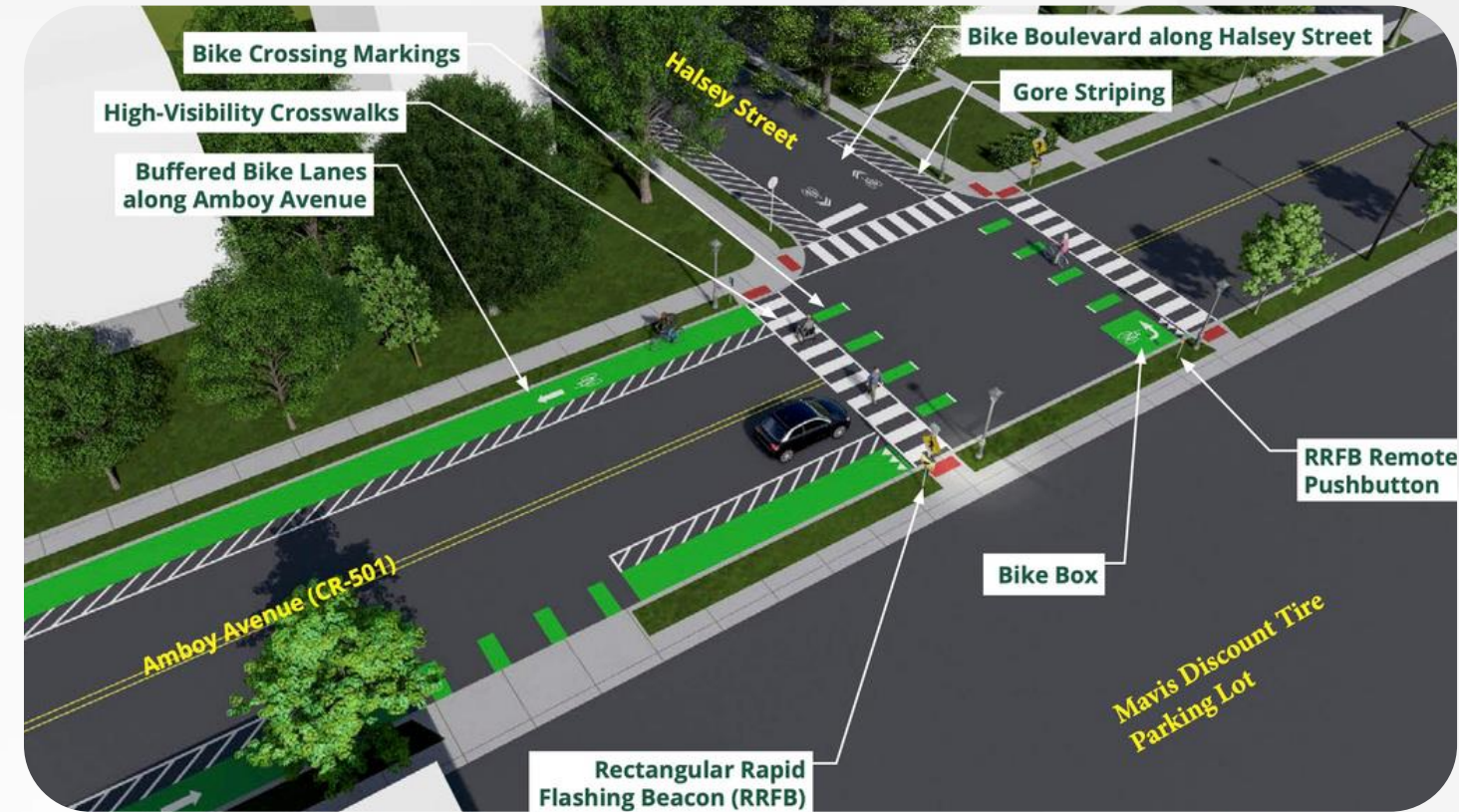




# GREENWAY TO METUCHEN STATION

## PLANNING STUDY

NJ Transit study to connect the Middlesex Greenway to the train station.



## GROVE AVE

### BIKE LANE

Borough's first bike lane approximately 1 mile



# MAIN STREET SAFETY GRANT

---

\$9m+ grant for safety improvements including bumpouts, green infrastructure, new signals, and leading pedestrian interval.



# NEW STREET SIDEWALK PROJECT

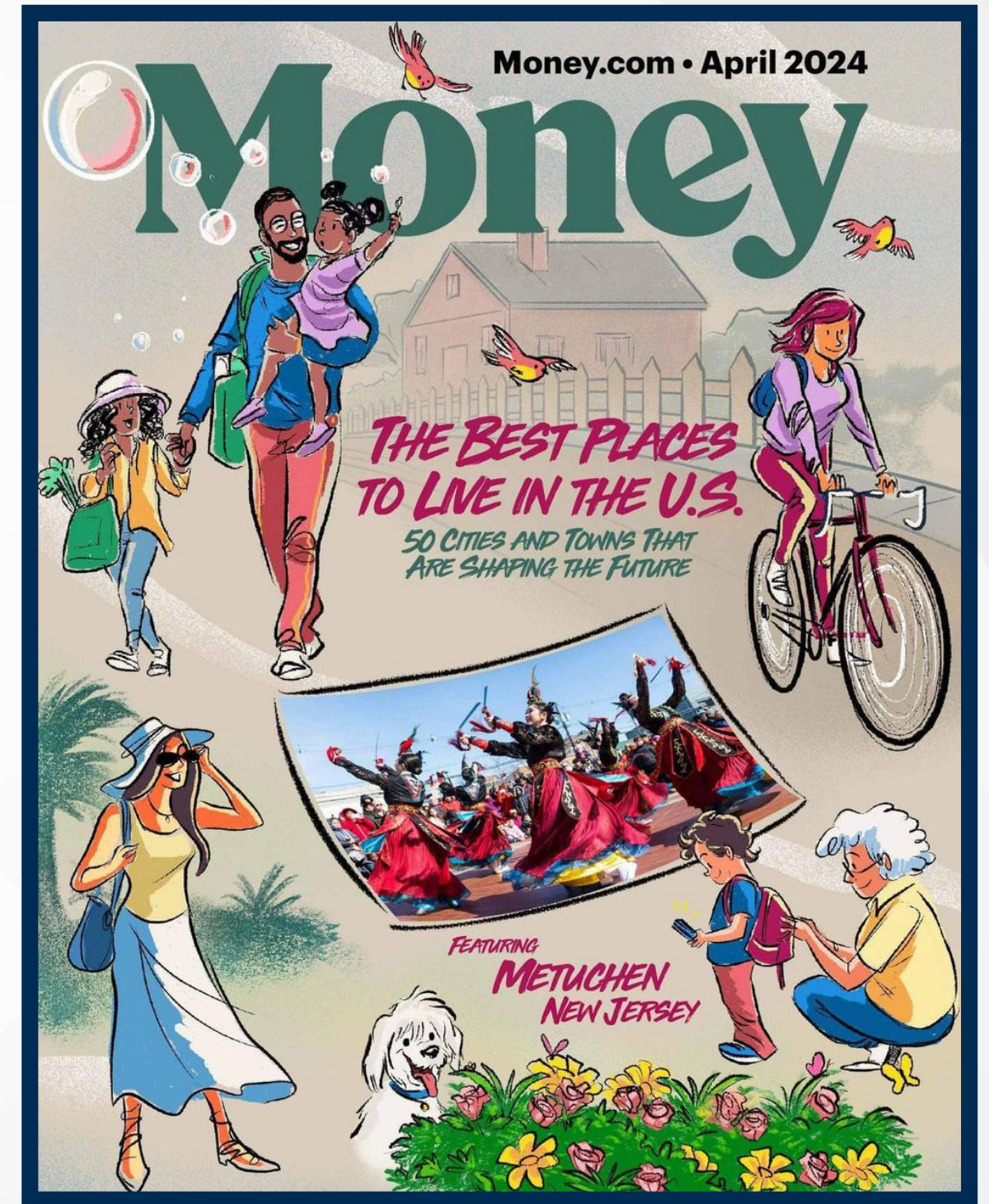
---

Improved sidewalks and pedestrian crossings





# IT'S WORKING





2023

# GREAT AMERICAN MAIN STREET AWARD

---





2024

# JERSEY'S BEST DESTINATION OF THE YEAR

---

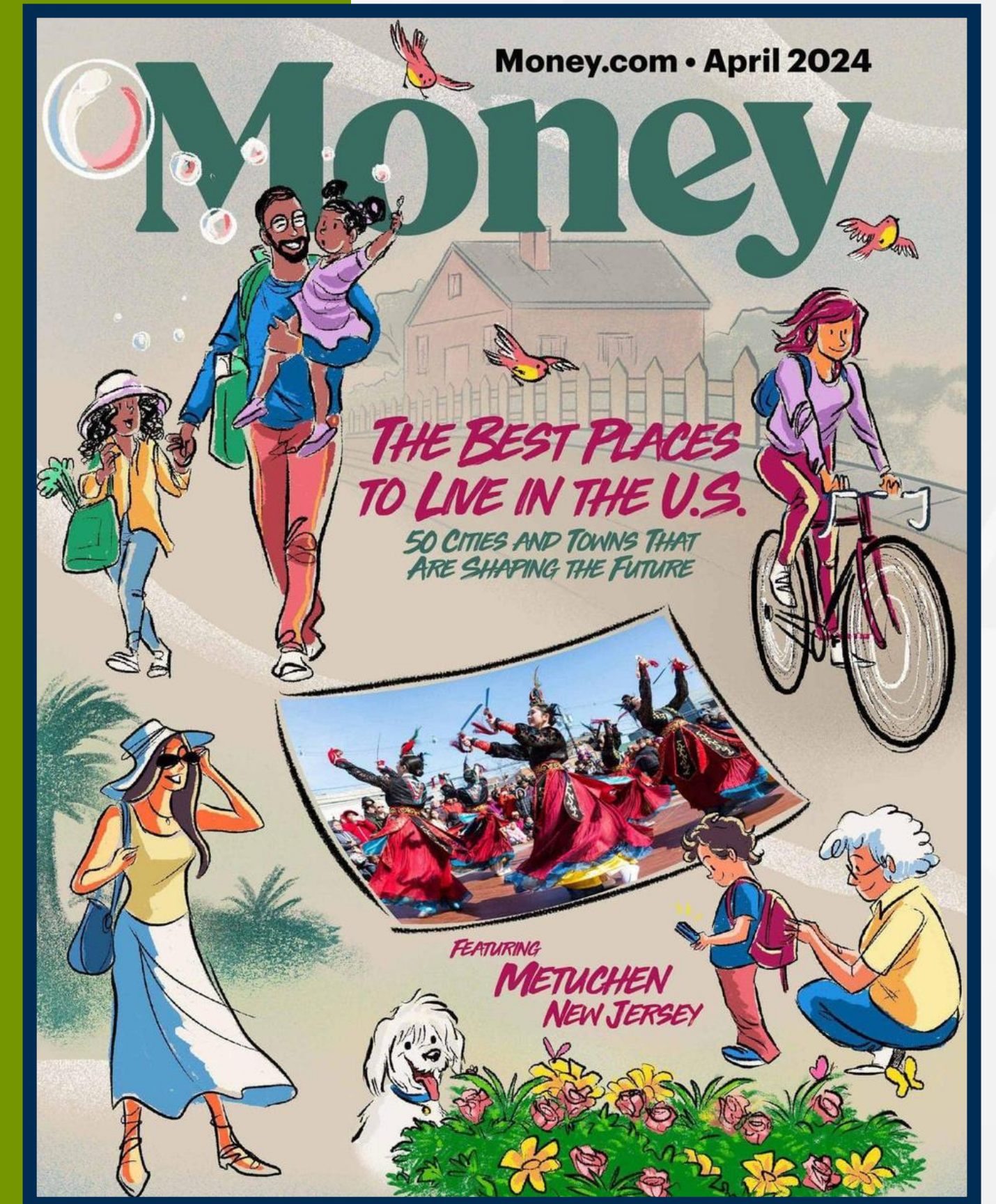




2024

# MONEY'S 50 BEST PLACES TO LIVE IN THE U.S.

---





# DOWNTOWN VACANCY RATES

APPROXIMATELY

22%

2016

LESS THAN

4%

2024



# FUTURE METUCHEN ARTS DISTRICT





# METUCHEN ARTS DISTRICT

Borough acquired the historic Forum theater in 2019

Expansion of the downtown footprint further south

Will help to activate South Main St businesses and public spaces

Major economic opportunity

