



1970 Route 35 Redevelopment Plan

Borough of Sayreville

Middlesex County, NJ

May 20, 2022

Prepared by HGA

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Borough of Sayreville

Middlesex County, New Jersey

Reviewed by the Sayreville Borough Planning Board: June 15, 2022

Adopted: _____

Prepared by



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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in black ink, appearing to read 'J. Barree', is written over a horizontal line.

John Barree, AICP, PP #6270, LEED Green Associate

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INTRODUCTION

The property at 1970 Route 35, known on the tax map of the Borough of Sayreville as Block 425, Lot 2.02 has been used for decades as a nightclub and event venue. Most recently, the property was the home of Pure, a club and event center. From 1992 to 2011, it was the home of Club Abyss one of several nightclubs along Route 35. In recent years, the character of the Route 35 corridor in Sayreville has evolved as new developments have begun to replace old nightclubs and other facilities.

To continue the growth and evolution of the corridor, the Borough directed the Planning Board to undertake an area in need of redevelopment investigation of the Club Pure property at 1970 Route 35. On February 16, 2022, the Planning Board held a public hearing, at which a report was presented by Michael Fowler, PP, that concluded that the property met the statutory criteria to be designated as an area in need of redevelopment. The Planning Board made a recommendation to the Borough Council concurring with Mr. Fowler's report and testimony. At its March 14, 2022 meeting, the Borough Council adopted resolution 2022-75 designating Block 425, Lot 2.02 (the "Area") as a non-condemnation area in need of redevelopment, and authorizing HGA to prepare this Redevelopment Plan.

The purpose of this Redevelopment Plan is to establish standards under which the Club Pure facility can be redeveloped pursuant to the statutory requirements set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) (the "LRHL"). The Plan envisions the development of a self-storage facility, which will serve as a more appropriate transitional use between the residential neighborhoods to the east of the Area and Route 35 than a nightclub and event venue. The Plan anticipates that the redevelopment of the Area will benefit the Borough and neighboring properties while limiting negative externalities.

STATUTORY REQUIREMENTS

The Redevelopment Plan is a formal planning document for the Redevelopment Area. According to the Local Redevelopment and Housing Law (NJSA 40A:12A-7), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities;
 - b. The master plan of the County in which the municipality is located; and
 - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low- and moderate- income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of the implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing units that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the Redevelopment Plan.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

AREA AND SITE DESCRIPTION

The Redevelopment Area is Block 425, Lot 2.02, an approximately 138,000 square foot parcel along the east side of State Highway 35. The Area is developed with a single-story masonry building that housed Club Pure and several other structures at the north end of the property near the terminus of Olsen Street. The club / event center building is located near the Route 35 frontage just to the north of a jug-handle that provides the ability for northbound traffic to turn around and head southbound.

Access is provided by a one-way entrance driveway at the north end of the Area and a one-way exit driveway near the jug handle. There is also uncontrolled cross access at the south end of the Area where it abuts the Morgan Rescue Squad property on Lot 2.01. There is uninterrupted pavement between the two properties and parking spaces used by the Rescue Squad are located on Lot 2.02.

Most of the property is covered with impervious surfaces. The north end of the site has several grass lawn and gravel areas and there are some narrow strips of landscaping along the property frontage. Mature trees run along the common property line with the neighboring residences to the east.

The surrounding area is characterized by a mix of commercial uses along State Route 35 and residential neighborhoods set just off the highway. The commercial uses along the corridor include several auto repair, sales, and service businesses, contractor businesses, and other miscellaneous retail and wholesale businesses. The former Deko Lounge is located just across the Highway. The Borough Zoning Board of Adjustment approved an application to construct townhouses at that site, of which construction has not yet commenced.

The residential neighborhoods to the east of the property are characterized by a typical post-war suburban development style with modest lot and home sizes. The neighborhood blends seamlessly into South Amboy several hundred feet north of the Area. Both municipalities have similar residential zoning off the highway and similar commercial zoning along the Route 35 frontage.

The Area is not located in the Flood Hazard Area. Based on its nearly total impervious coverage and long history of development, there do not appear to be any environmental features of note, nor are there any known contaminated sites associated with the Area.

A 36" storm sewer pipe traverses the Area, generally from northeast to southwest through the middle of Lot 2.02.



Figure 1 - Aerial Map (2020) of Redevelopment Area

EXISTING ZONING

The Area is in the B-3 Highway Business Zone. The B-3 Zone runs along portions of the Route 35 and Route 9 corridors in the Borough. The B-3 Zone permits a variety of commercial uses that benefit from highway frontages. The permitted principal uses include:

- Car Washes
- Auto repair and sales
- Bars
- Child Care
- Health Clubs / Gyms
- Theaters
- Nightclubs
- Nursing Homes
- Offices
- Restaurants
- Retail Sales and Service
- Wholesale Sales and Service

The minimum lot area for properties in the B-3 Zone is 20,000 square feet. Setbacks are required to be 50 feet to the front lot line, 10 feet to each side, and 25 feet to the rear. The maximum permitted building height is 35 feet. The maximum permitted building coverage is 25 percent, and the maximum permitted impervious coverage is 85 percent.

The neighboring R-7 Residential Zone permits single-family dwellings on lots with a minimum area of 7,500 square feet. The lot and development pattern on the nearby streets generally follows the prescribed lot size.



Figure 2 - Former Pure Nightclub Building

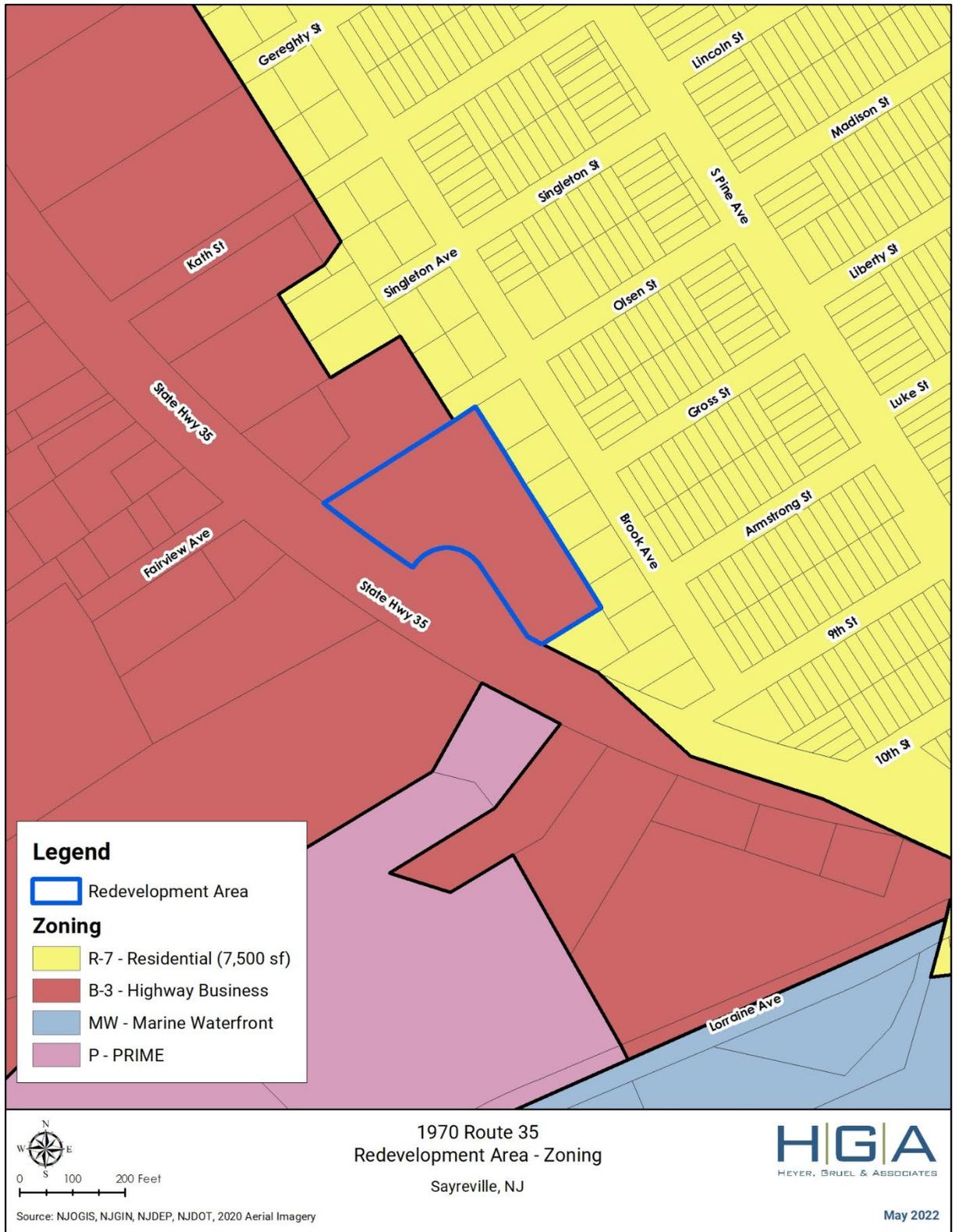


Figure 3 - Existing Zoning Map

PLAN PURPOSE, GOALS, AND OBJECTIVES

PURPOSE

The purpose of the 1970 Route 35 Redevelopment Plan is to permit the redevelopment of the former Club Pure site into a self-storage facility.

Self-storage has become an increasingly common use with steady annual growth for decades and an evolution in the built form of the facilities. Older self-storage facilities tend to occupy a larger footprint and have multiple single-story buildings with exterior access to each unit. Modern self-storage facilities typically range from three to six stories in height and tend to require a building floor area of 100,000+ square feet to be economically attractive development opportunities. The facilities are climate controlled with multiple unit sizes and configurations. The properties tend to have cameras and controlled access to promote safety and security. Self-storage facilities tend to be relatively passive, especially after the initial period of construction and lease-up. Traffic volumes on a daily basis are low, and there are relatively few employees and visitors.



Figure 4 - Typical Modern Self-Storage Facility

The traffic, noise, and general activity impacts associated with the historic nightclub use of the property and potentially associated with other uses permitted by the current B-3 Zoning likely far exceed any potential impacts associated with a self-storage facility. Self-storage tends to be an excellent combination of commercial ratable with limited demand for municipal services and virtually no impacts on traffic patterns and neighboring properties.

GOALS AND OBJECTIVES

1. Provide for the comprehensive redevelopment of a former commercial property with an outdated nightclub use and other structures.
2. Implement modern stormwater management design while redeveloping a previously disturbed site.
3. Create improvements to the site access along Route 35.
4. Provide adequate fencing and landscape buffering to shield neighboring residential properties from the commercial use.

5. Promote the economic well-being of the Borough of Sayreville by attracting a strong commercial ratable that will have minimal impact on municipal services.
6. Maintain access to existing utilities for future maintenance.
7. Ensure that the Morgan Rescue Squad can use and access overflow parking that has historically been available to its members.

RELATIONSHIP OF THE PLAN TO THE BOROUGH LAND DEVELOPMENT REGULATIONS

The Area shall be redeveloped in accordance with the standards detailed in this Plan and will be coordinated through the Sayreville Economic Redevelopment Authority (SERA) which is responsible for redevelopment areas in Sayreville. SERA may use any and all redevelopment powers granted to it pursuant to the LRHL and consistent with resolutions adopted by the Borough Council, and any redevelopment agreement to effectuate this Plan. SERA may enter into agreements with a designated redeveloper or redevelopers in connection with the construction of any aspect of the Redevelopment Plan, including off-site improvements.

The Plan supersedes the regulations set forth in the Borough's Land Development Regulations (Chapter 26) for the Area, unless specifically referenced. Other Borough regulations affecting development that are in conflict are superseded by this Plan. However, existing engineering standards, performance standards, and definitions not provided in the Plan shall apply.

All applications for development and requests for deviations shall be submitted to SERA for review and recommendation prior to being submitted to the Planning Board.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70(d) shall be addressed as an amendment to the Plan rather than via variance relief through the Borough's Zoning Board of Adjustment. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a.&b. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq.

Any deviations from bulk standards shall require "c" variance relief. The Planning Board shall have the power to grant relief to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to N.J.S.A. 40:55D-70.c.

The Planning Board may grant exceptions or waivers from design standards for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within the Plan. The Board may grant exceptions or waivers if it is determined the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan.

Final adoption of the Plan by the Borough Council shall be considered an amendment to the Borough of Sayreville's Land Development Ordinance and Zoning Map.

LAND USE PLAN

The Land Use Plan provides for the redevelopment of the Area as a single development containing a self-storage facility. In addition to the self-storage facility, it is the Plan's intent to continue to permit certain uses that are permitted in the Borough's B-3 Zone. The following standards shall apply to the entire Redevelopment Area.

USE STANDARDS

Principal Permitted Use

1. Self-storage facilities consisting of one or more buildings providing enclosed storage units for lease by the public.
2. The following uses currently permitted in the B-3 Zone:
 - a) Child Care Center
 - b) Essential Service
 - c) Health Club, Gym, or Recreational Facility
 - d) Institutional and Public Use
 - e) Office
 - f) Retail Sales and Service
 - g) Wholesale Sales and Service

Accessory Permitted Uses

1. Roof-mounted solar panels.
2. Outdoor storage of Recreational Vehicles and Boats within parking spaces designated on an approved site plan. No other outdoor storage shall be permitted.
3. Other customarily incidental uses accessory to a permitted principal use.

BULK STANDARDS

The height, area, yard, parking, loading, fence and wall, and utility easement requirements for the Redevelopment Area shall be as specified in the table and subsections below. Any deviation from these standards will require variance relief pursuant to the standard at *N.J.S.A. 40:55D-70c*.

Minimum Lot area	3 acres
Minimum front yard setback (measured to the NJ State Route 35 Right-of-Way)	35 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum building coverage	40%
Maximum lot coverage	85%
Maximum Height*	3 stories / 40 feet
Minimum Building Separation	5 feet
*Building height shall be measured to the top of a flat roof or the peak of a sloped roof. Appurtenances such as stair towers, elevator overruns, and architectural features shall be permitted to exceed the maximum height by up to eight (8') feet provided they do not occupy more than 10% of the roof area.	

Parking Standards

Parking Requirements

1. One parking space shall be required for every 10,000 square feet of gross floor area associated with a self-storage facility. This requirement shall be inclusive of any square footage used for office or sales functions.
2. Five (5) parking spaces shall be provided for use by the Morgan Rescue Squad in a location near the common property line. Cross-access shall be maintained to allow movement between the properties, which shall be formalized in a recorded easement.
3. Parking for any use other than a self-storage facility shall be provided in accordance with the standards in the Borough Ordinance at 26-88.1 "Calculation of Required Off-Street Parking Spaces."

Parking Location

1. Parking spaces shall not be located closer than five (5') feet to any property line.
2. Parking spaces shall not be located within any required buffer area.

Electric Vehicle Charging

1. Electric vehicle charging infrastructure shall be provided in accordance with the Municipal Land Use Law (*N.J.S.A. 40:55D-66.20*).

2. For parking lots with 25 or fewer spaces, electric vehicle charging stations shall not be required.
3. Spaces designated for the storage of recreational vehicles or boats shall not be considered parking spaces for purposes of this calculation.

Loading Standards

1. One loading space, large enough to accommodate an SU-30 box truck, shall be provided in a location appropriate for loading and unloading items into the storage facility.

Fence and Wall Standards

1. A solid fence, 6 feet in height, shall be constructed along property lines abutting residential properties for screening and privacy purposes.
2. Security fencing shall be permitted around the perimeter of the property at a maximum of 6 feet in height. Security fencing shall be at least 50% open in portions of the site within the required front yard setback. Security fencing shall not be uncoated chain link fence, nor shall it include barbed wire, razor wire, or similar features.
3. Gates shall be provided to control access to the storage facility and grounds. Access control shall be provided to the Morgan Rescue Squad for the purpose of accessing parking spaces set aside for its members' use.
4. Retaining walls are permitted in any side or rear yard area without height limit when necessary for site grading subject to review and approval by the Board Engineer.

Utility Easement

1. A utility easement, a minimum of 20 feet in width centered on the existing 36" RCP storm sewer pipe that traverses the site, shall be established, and recorded. The easement shall provide the Borough of Sayreville with rights to access the pipe for maintenance, inspection, and other necessary activity. No structures shall be permitted to be constructed within the easement area.

DESIGN STANDARDS

The section details the design standards for architectural design and site layout within the Redevelopment Area. These standards are to be used in conjunction with the redevelopment district standards. Any deviation from these standards should be considered by the Planning Board and may be granted as a design exception pursuant to the standard for exceptions from site plan regulations at *N.J.S.A.40:55D-51.a*.

Where design or engineering standards are not specified in this Plan, the standards set forth in the Borough Ordinance shall apply. In some cases, specific sections of the Borough Ordinance are cited by number and title. If the Ordinance is re-numbered, the new section with the corresponding title shall apply for purposes of this Plan.

Architectural Standards

1. Buildings shall be designed to provide consistent finishes around all sides of the structure.
2. Where multiple buildings are proposed as part of a redevelopment project, the design and exterior finish of the buildings shall be consistent.
3. Durable materials shall be utilized including brick and stone veneer, cementitious panels, and similar materials. EIFS shall not be utilized on the ground floor, but may be utilized on upper stories with appropriate drainage membranes installed.
4. To the extent practicable, vertical and horizontal bands of color and / or material change shall be used to create architectural interest and disrupt the massing of large blank walls.
5. Windows are encouraged to the extent practicable. A prominent corner feature featuring glazing and articulation is encouraged to create visual interest along the Route 35 frontage.
6. Roof-mounted mechanical equipment shall be screened with parapet walls or other architectural features to limit visibility at the property line.

Landscaping, Buffers, and Screening Design

1. The existing mature trees along the northeastern property line abutting Lots 6-11 in Block 425 shall be preserved to the extent feasible (see figure 5).
2. Buffers shall be provided along common property lines with residential uses in accordance with the following standards:
 - a. The buffer area shall consist of a solid and continuous landscaped screen to be planted and maintained. The landscaping shall consist of lawns, evergreens and deciduous trees and shrubs of such species and density as will provide, within two (2) growing seasons, a

continuous, year-long screen not less than six (6') feet in height. The proposed vegetation should be spaced according to industry standard to allow for the growth of the species.

- b. Where there is not sufficient space to provide for a healthy, mature evergreen screen, a six (6') foot tall solid fence shall be provided and supplement with landscaping to the extent possible.
- c. All trees shall be balled and burlapped and all planting shall be of specimen quality as established by the American Association of Nurserymen. All trees within the buffer area shall be watered weekly throughout the first growing season.
- d. Specimen trees located within the buffer area shall be saved whenever possible. Existing vegetation within buffer areas is encouraged to be retained, if appropriate. Trees should be retained in clumps. Existing vegetation should be saved by not varying the grade around trees by more than six (6") inches; construction of temporary tree wells and erection of protective fences around the drip line of the trees prior to construction.
- e. Buffers shall not obstruct required sight triangles.
- f. All buffer areas shall be maintained and kept free of all debris, garbage and weeds.
- g. No structure, activity, storage or materials or parking of vehicles shall be permitted within the buffer area except where permitted by the Board.



Figure 5 - Trees along the property line of Lots 6-11 in Block 425

3. A landscape plan shall be provided for the front yard that includes ground cover and shrubs in an attractive, low-maintenance design to be reviewed and approved by the Board.
4. Native plant species shall be used for all site landscaping to the extent feasible. If native species are unavailable, or inappropriate, a non-invasive replacement may be permitted subject to Board Approval.
5. Landscape design shall comply with the requirements of the Borough Ordinance at 26-96.7 except that a minimum of fifteen (15%) percent of the lot shall be landscaped, and foundation plantings around non-residential buildings shall not be required.
6. Street trees shall be provided to the extent feasible, and permitted by NJDOT, in accordance with Ordinance Section 26-97.2.c.

Lighting Design

1. Site lighting shall be provided in accordance with Borough Ordinance Section 26-96.8 "Lighting Design" except as noted in the following sections.
2. Lighting shall be reduced after operating hours by at least fifty (50%) percent throughout the site. Motion-sensor security lighting or other lighting needed for safety purposes shall be permitted to exceed this threshold if the redeveloper demonstrates that it is necessary.
3. All light fixtures shall be LEDs with a maximum color temperature of 4,000 degrees Kelvin.
4. All light fixtures shall be shielded to prevent off-site spillage and glare.
 - a. Lighting levels shall not exceed 0.1 foot-candles at the property line of any residential use.
 - b. Lighting levels shall not exceed 0.5 foot-candles at commercial or industrial property lines.
 - c. Lighting levels shall be permitted to exceed 0.5 foot-candles along Route 35 and the common property line with the Morgan Rescue Squad.

Parking and Circulation Design

1. On-site parking and circulation design shall comply with the Borough Ordinance at 26-98 "Off-Street Circulation, Parking, and Loading" inclusive of sub-sections 98.1 "Off-Street Parking", 98.2 "Off-Street Loading", and 98.3 "Driveways" with the following exceptions:
 - a. Stalls designated for the storage of boats or recreational vehicles shall be exempt from the dimensions required for passenger vehicles. Spaces for storage shall be clearly delineated and dimensioned to accommodate the proposed storage.

- b. Due to the low volume of traffic and limited pedestrian activity associated with self-storage facilities, sidewalks or crosswalks between parking areas and building entrances shall not be required for self-storage uses.
- c. Parking spaces shall be permitted within a required front-yard setback area.
- d. The requirements of Ordinance Section 26-98.2 "Off-Street Loading" shall not apply to self-storage facilities. Loading requirements set forth elsewhere in this Plan shall apply.

Recycling and Refuse Collection

1. Site and architectural plans shall provide ample space for the collection of refuse and recyclable materials associated with the operation of the self-storage facility.
2. All outdoor recycling and refuse containers shall be screened with an enclosure constructed with durable fencing and/or masonry block.

Sidewalks

1. A sidewalk, a minimum of five (5') feet in width, designed to the engineering specifications in the Borough Ordinance shall be provided between the Area and the Morgan Rescue Squad.
2. Sidewalks shall be provided along the Route 35 frontage subject to NJDOT requirements and approval.

Signage

Signs shall be used to identify the businesses located in the Redevelopment Area, as well as to provide direction when navigating the site. All signage shall conform with the standards set forth below and Section 26-89 "Signs" of the Sayreville Borough Revised General Ordinances. Where there is a conflict between the Plan and the Ordinance, this Plan takes precedence.

1. Freestanding signs
 - a) One freestanding monument sign shall be permitted in the Redevelopment Area.
 - b) Freestanding signs shall be no taller than 18 feet in height.
 - c) Freestanding signs shall be set back at least 15 feet from any property line.
 - d) The surface area of the freestanding sign shall not exceed 90 square feet.
 - e) Freestanding signs may be lit with internal non-glare lights, or illuminated by shielded floodlights
2. Wall signs
 - a) Signs shall be mounted against the façade of the building and may project a maximum of 12 inches.
 - b) A maximum of two wall signs shall be permitted.

- c) A maximum of three canopy signs shall be permitted
- d) Wall signs shall only be permitted on building facades facing State Route 35.
- e) The surface area of the primary (larger) wall sign shall not exceed 280 square feet and the surface area of the secondary (smaller) wall sign shall not exceed 100 square feet.
- f) No sign shall project above the roof line.
- g) Signs may be lit with internal, non-glare lighting, or illuminated by shielded floodlights.

Stormwater Management

1. All development shall comply with Section 26-99.6 "Stormwater Control" of the Borough Ordinance, applicable State regulations, and best management practices.

Sustainability

1. Installation of roof-mounted solar panels is encouraged, but not required.
2. Sustainability measures to reduce the development and operational environmental impacts are encouraged. Some measures include, but are not limited to:
 - a. Heating and cooling units should be energy-efficient and appropriately suited for the size of the facility.
 - b. Heat recovery ventilators (HRV) and energy recovery ventilators (ERV) should be utilized to improve indoor air quality while maintaining the energy efficiency of the building.
 - c. Occupancy sensors, timers, and other mechanisms should be utilized to optimize interior and exterior lighting usage.

RELATIONSHIP TO OTHER PLANS

2013 MASTER PLAN

The Borough of Sayreville's most recent Master Plan was adopted in 2013. The Plan includes four general policies, from which flow more specific goals and objectives. The General Policies are:

1. Social – The primary residential character and community cohesiveness of the Borough should be maintained and where possible, reinforced.
2. Aesthetic – The quality and character of the Borough should be maintained and improved by emphasizing a desirable visual environment.
3. Economic – A viable commercial community entity should be maintained and desirable business growth encouraged consistent with the social and aesthetic policies. It is necessary to maintain a stable tax and employment base while facilitating the Borough's strategic location within Middlesex County and the State.
4. Functional – Maintenance, and where necessary, expansion of improvement of community services, facilities and other physical infrastructure should be encouraged in support of the social, aesthetic and economic policies.

The Plan is consistent with the Master Plan, but most specifically advances policies number 2 and 3. The following more specific Goals and Objectives are also relevant to, and advanced by the Plan:

- Goal 2 – To continue to encourage aesthetic and site improvements in the Borough's major commercial and industrial areas.
 - Objective 2C – Maintain strict limits on the location of nonresidential development, particularly high intensity uses, to discourage urban/commercial intrusion in residential areas.
- Goal 3 – To encourage and promote an improved visual environment and the preservation of natural systems and environmentally sensitive areas.
 - Objective 3A – Review development regulations with respect to height, coverage, setback, landscaping and similar items in order to achieve desirable development without artificial or arbitrary restrictions.
- Goal 4 – Encourage the maintenance of the exiting business community and provide for desirable new commercial development.
 - Objective 4A – Develop a growth strategy to properly position the Borough with regard to anticipated regional / county growth.

- Objective 4B – Continue to encourage and promote economic reuse of existing structure.
- Objective 4E – Prepared detailed redevelopment plans in coordination with SERA to provide design and priority guides for significant development and initiate programs to study the desirability of additional redevelopment initiatives.

ADJACENT MUNICIPALITIES

The Borough of Sayreville shares its borders with the City of South Amboy, Township of Old Bridge, Borough of South River, and the Township of East Brunswick. The Townships of Edison and Woodbridge are located across the Raritan River from the Borough.

The Redevelopment Area is within several hundred feet of the municipal border with South Amboy. The portions of South Amboy and Sayreville that abut each other in this location consist of residential neighborhoods with similar patterns of development and character.

MIDDLESEX COUNTY TRANSPORTATION PLAN ELEMENT, 2013

Middlesex County's most recent, relevant Master Plan Element is the 2013 Transportation Plan Element. Several improvements are noted for Sayreville including the Main Street Bypass and Main Street – Route 35 Interchange, which have been completed or are being completed. No specific recommendations apply to the portion of Route 35 on which the Redevelopment Area is located. None of the policies or recommendations in the County Transportation Plan Element has any direct relationship to the Redevelopment Area or this Redevelopment Plan.

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted on March 1, 2001. This plan compared the planning policies among various government levels with the purpose of attaining compatibility among local, county and State plans. The SDRP allocates land into five (5) different categories called Planning Areas. The majority of Sayreville is located within Planning Area 1 (PA1), the Metropolitan Planning Area. The Metropolitan Planning Area includes a variety of older, developed cities and towns that have a compact, close-knit development pattern. The SDRP is a unique document that, while not binding, guides State-level development and redevelopment policy as well as local and regional planning efforts. The Plan includes eight statewide goals and dozens of policies which are intended to implement the goals. The goals are as follows:

1. Revitalize the State's cities and towns.
2. Conserve the State's natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.

6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

This Plan is broadly consistent with the SDRP and specifically advances Goals 1, 3, and 8. The return of the former nightclub facility to a new, productive use that will minimize impacts on neighboring properties will promote the revitalization of the Route 35 corridor and the Borough of Sayreville. Self-storage facilities are an in-demand land use that will boost the Borough's ratable base with minimal demand for public services.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

REDEVELOPMENT ENTITY

The Sayreville Economic and Redevelopment Authority (SERA) shall serve as the Redevelopment Entity. The Redevelopment Entity shall designate a Redeveloper and enter into a Redeveloper Agreement prior to the submission of any application for approval to the Planning Board.

PROPERTY ACQUISITION

The Area has been designated as a "Non-Condemnation" Area in Need of Redevelopment. Property acquisition using eminent domain is not authorized.

RELOCATION ASSISTANCE

Eminent Domain is not authorized as part of this Plan. Any transfer of property and subsequent relocation are purely voluntary so no plan for relocation assistance is necessary.

AFFORDABLE HOUSING UNITS

There is no residential development currently on the site. Therefore, no affordable housing units are identified to be removed as part of the implementation of this Plan.

AMENDING THE REDEVELOPMENT PLAN

Upon compliance with the requirements of applicable law, the Borough of Sayreville may amend, revise or modify this Plan, as changing circumstances may make such changes appropriate.

DURATION OF REDEVELOPMENT PLAN

The Plan shall remain in effect for 30 years from the date of adoption of this Plan by the Borough Council. After that period, the Zoning Ordinance will regulate the development of the Area.

IMPLEMENTATION OF THE REDEVELOPMENT PLAN

REDEVELOPER(S) AGREEMENT

The following restrictions and controls on redevelopment are statutorily imposed by the Local Redevelopment and Housing Law in connection with the selection of a redeveloper or redevelopers and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. The restrictions and restraints shall be implemented by appropriate covenants or other provisions in the redeveloper agreements.

All agreements with redeveloper(s) shall contain the following provisions:

1. The redeveloper(s) will be obligated to carry out the specific improvements in accordance with the Plan.
2. The redeveloper(s), its successors or assigns shall devote land within the Redevelopment to the uses specified in the Plan.
3. The redeveloper(s) shall begin and complete the development of said land for the use(s) required in the Plan within a period of time which the Redevelopment Entity fixes as reasonable.
4. The redeveloper(s) will not be permitted to sell, lease, or otherwise transfer or dispose of property within the Area without prior written consent of the Redevelopment Entity.
5. Upon completion of the required improvements, the conditions determined to exist at the time the Area was determined to be in need of redevelopment shall be deemed to no longer exist.
6. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the Redevelopment Entity, or the successors, lessees, or assigns of either of them, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.
7. Neither the redeveloper(s) nor the Redevelopment Entity, nor the successors, lessees, or assigns of either of them shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part thereof, in the Area.
8. Any other provisions as may be deemed necessary to effectuate the purposes of the LRHL.