

ORDINANCE 366-17

**AN ORDINANCE SUPPLEMENTING AND AMENDING ARTICLE III OF
CHAPTER XXVI, LAND DEVELOPMENT, OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF SAYREVILLE TO PERMIT
INCLUSIONARY MULTI-FAMILY DWELLINGS WITHIN THE
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT OPTION**

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

SECTION 1

Section 26-84, SUPPLEMENTAL ZONING REGULATIONS, of Chapter XXVI, LAND DEVELOPMENT, of the revised General Ordinances of the Borough of Sayreville, is hereby amended and supplemented to add new Sections 26-84.3.1.a, b, c, d, e, f, g, h, i, j and k following the existing Section 26-84.3.h., to read as follows:

Amendment to Zoning Ordinance. Section 26-84.3 Regulations for Planned Unit and

Planned Residential Development District Option, Subsection E (Development Regulations for Residential Uses), to add thereto the following new subsection:

Subsection 3.1 – Multi-Family Dwellings (Inclusionary Sites). The minimum standards for the development of multi-family dwelling units for certain designated inclusionary sites, i.e., Block 136.16, Lots 30.05 and 30.06 (“Camelot at Sayreville I”) and Block 366.01, Lot 1, Block 367.01, Lot 1 and Block 347.01, Lot 3.01 (collectively, “Camelot at Sayreville II”), Block 333, Lot 1; Block 332, Lots 1,2,3 &4 (Cross Avenue /National Lead Site) and Block 175, Lots 9,10 11, 12.03 & 12.04; Block 176, Lots 2.02 and 2.04 (River Road Redevelopment Area) are as follows:

- a. The minimum setback from all lines that coincide with an approved street line shall be fifty (50) feet for Camelot at Sayreville I and forty-five (45) feet for Camelot at Sayreville II, Cross Avenue/National Lead Site and River Road Redevelopment Area and from all lines that coincide with a perimeter lot line (that does not coincide with an approved street line) shall be twenty-five (25) feet for Camelot at Sayreville I and twenty (20) feet for Camelot at Sayreville II, Cross Avenue/National Lead Site and River Road Redevelopment Area.
- b. The maximum buildings coverage shall not exceed twenty-five (25) percent of the total section/land area.
- c. The maximum building heights shall not exceed four (4) stories. Basement dwelling units are not permitted.

- d. Floor plans for each typical dwelling unit shall be required.
- e. Landscaping – Screening shall be provided along all interior lines of multi-family residential clusters having a minimum width of ten (10) feet. This screening shall consist primarily of evergreen trees so as to provide year round visual obstruction. Screening materials shall be at least six (6) feet in height at time of planting. It shall be the responsibility of the owner or developer or their assigns to carry out this program and to maintain the screening and to promote such care as is required to obtain the effect intended by the original plan.
- f. No off-street parking area except garages and adjacent driveways shall be located within fifteen (15) feet of a public street or right-of-way.
- g. The minimum distance between buildings (measured by the average of the line parallel to the farthest and nearest point of the wall of the building):

Camelot at Sayreville I

Front to front, rear or end	1.5 x height
Rear to rear or end	1.5 x height
End to end	twenty (20) feet

Camelot at Sayreville II

Front to front	1.25 x height
Front to rear or end	1.5 x height
Rear to rear or end	forty (40) feet
End to end	twenty (20) feet

Cross Avenue/National Lead Site

Front to front	1.25 x height
Front to rear or end	1.5 x height
Rear to rear or end	thirty-five (35) feet
End to end	twenty (20) feet

River Road Redevelopment Site

Front to front	1.25 x height
Front to rear or end	1.5 x height
Rear to rear or end	forty (40) feet
End to end	twenty (20) feet

- h. The minimum distance from buildings to off-street parking spaces for buildings less than thirty-five (35) feet in height shall be twelve (12)

feet.(Note: Does not apply to garages and driveway parking) The minimum distance from buildings to off-street parking spaces for buildings equal to or greater than thirty-five (35) feet shall be fifteen (15) feet. Parking spaces adjacent to garages shall be considered to be off-street parking spaces if driveways are a minimum of 18 feet in length.

- i. The permitted density and number and type of affordable housing units are as follows:

Camelot at Sayreville I

173 units 15% set aside

For 26 affordable units, 9 shall be affordable to low income, 13 shall be affordable to moderate income, and 4 shall be affordable to very low income. To the extent that the density actually approved for development is less than the density permitted, the set aside units shall be distributed among low income, moderate income, and very low income in the same proportions (fractions on very low and low income units shall be rounded up to the nearest whole number).

Camelot at Sayreville II

300 units 15% set aside

If all 45 affordable units are developed, 17 shall be affordable to low income, 22 shall be affordable to moderate income, and 6 shall be affordable to very low income. To the extent that the density actually approved for development is less than the density permitted, the set aside units shall be distributed among low income, moderate income, and very low income in the same proportions (fractions on very low and low income units shall be rounded up to the nearest whole number).

Cross Avenue/National Lead Site

163 units 15% set aside

If all 24 affordable units are developed, 10 shall be affordable to low income, 10 shall be affordable to moderate income, and 4 shall be affordable to very low income. To the extent that the

density actually approved for development is less than the density permitted, the set aside units shall be distributed among low income, moderate income, and very low income in the same proportions (fractions on very low and low income units shall be rounded up to the nearest whole number).

River Road Redevelopment Site

160 units

15% set aside

If all 24 affordable units are developed, 9 shall be affordable to low income, 12 shall be affordable to moderate income, and 3 shall be affordable to very low income. To the extent that the density actually approved for development is less than the density permitted, the set aside units shall be distributed among low income, moderate income, and very low income in the same proportions (fractions on very low and low income units shall be rounded up to the nearest whole number).

- j. The minimum required open space (25%) of gross tract shall contain, to the extent possible, the environmentally critical land of each site, such as wetlands, flood plains, steep slopes, water bodies, and utility easement areas. Required buffer areas between lots and minor arterials shall be included in the calculation of open space.
- k. If Borough vacant lands are surrounded by inclusionary private open space or other vacant land or parcels within the project site; the Borough's vacant land or parcels shall merge with connecting private vacant parcels to provide, to the greatest extent possible, general continuous vacant land for general community open space purposes to service the population of the individual inclusionary housing project.

SECTION 2

Section 26-81.2, "ZONING MAP", of Chapter XXVI, LAND DEVELOPMENT, of the revised General Ordinances of the Borough of Sayreville, is hereby amended and supplemented to describe the properties to be included as inclusionary multi-family dwellings projects in a Planned Residential Development District Option as follows:

- 1). Block 136.16, Lots 30.05 and 30.06 (“Camelot at Sayreville I” - Site 1)
- 2). Block 366.01, Lot 1; Block 367.01, Lot 1; and Block 347.01, Lot 3.01 (collectively, “Camelot at Sayreville II” – Site 2)
- 3). Block 333, Lot 1; Block 332, Lots 1, 2, 3 & 4 (Cross Avenue/National Lead Site)
- 4). Block 175, Lots 9, 10, 11, 12.03 &12.04; Block 176, Lots 2.02 and 2.04 (River Road Redevelopment Area)

SECTION 3. SEVERABILITY CLAUSE

If any article, section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

SECTION 4. REPEALER

All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

 Pasquale Lembo, Councilman
 Planning & Zoning Committee

ATTEST:

APPROVED:

 Theresa A. Farbaniec, R.M.C.
 Municipal Clerk

 Kennedy O’Brien
 Mayor

APPROVED AS TO FORM:

 Larry Sachs, Esq.
 Special Counsel - COAH