

RIVER ROAD REDEVELOPMENT PLAN AMENDMENT

**Borough of Sayreville
Middlesex County, New Jersey**

May 2018 and Adopted June 25, 2018
Amended April 2019 and Adopted May 13, 2019

Prepared by
HGA
HEYER, GRUEL & ASSOCIATES
COMMUNITY PLANNING CONSULTANTS



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Community Planning Consultants
63 Church Street, 2nd Floor
New Brunswick, New Jersey 08901
732-828-2200

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, reading 'Susan S. Gruel', written over a horizontal line.

Susan S. Gruel P.P. #1955

A handwritten signature in black ink, reading 'M. McKinley Mertz', written over a horizontal line.

M. McKinley Mertz A.I.C.P., P.P. #6368

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INTRODUCTION

The Borough of Sayreville's River Road Redevelopment Area is an 87-acre area to the east of River Road and north of Main Street. With the exception of the Neptune Gateway Facility, the entire Area is owned by the Sayreville Economic and Redevelopment Agency (SERA). The Area consists of the following blocks and lots (see R Aerial Map):

Block 175, Lots 9 (which comprises former lots 10 and 11) 12.03, 12.04, and 12.05

Block 175.01, Lots 1 and 2

Block 176, Lots 2.02 and 2.04.

The Area was deemed an "Area in Need of Redevelopment " by the Borough Council on January 27, 2003. A Redevelopment Plan was subsequently adopted by the Borough Council in March 2003 ("2003 Plan").

A portion of Block 175 Lots 9, 10, 11, and 12.04 ("Site") is a component of the Settlement Agreement between the Borough of Sayreville and the Fair Share Housing Center (FSHC). The site is also one of the affordable housing sites identified in the Sayreville Housing Element/Fair Share Plan (HE/FSP) adopted by the Planning Board on August 2, 2017. The Settlement Agreement and HE/FSP determined that the Site was appropriate and suitable for a family rental inclusionary development of 160 total units with a mandatory affordable housing set aside. This mandatory set aside would result in 24 affordable family rental units.

Recently, the Borough, SERA, and the designated redeveloper determined that it is more appropriate to significantly increase the number of affordable family rental units on site and reduce the number of market rate units by developing a 100% affordable housing development on a portion of the site and thereby increasing the proposed number of family rental affordable units from 24 to 88 units.

As such, this Redevelopment Plan amends the adopted 2003 Plan in order to redevelop a portion of the Area for a 100% affordable family rental development. As noted, this Plan amendment provides for approximately three times the number of affordable family rental units than are proposed in the Settlement Agreement and the adopted HE/FSP.



Neptune Gateway Facility

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.

AREA AND SITE DESCRIPTION

The 87-acre Redevelopment Area is located east of River Road and the River Road Waterfront Park. The Sayreville Senior Center fronts on Main Street to the south of the Area. The Area is surrounded by a mix of residential and commercial uses to the east, south and west. The Reliant Energy New Jersey Generating Facility is located to the north of the Area. Since the 2003 Plan was adopted, a high density direct current converter station has been developed on an 11.6 acre site in the Area (Block 175.01 Lot 2). The remaining Area is vacant and mostly wooded. The Area, however, contains an existing, large manmade lake, a byproduct of clay mining and brick manufacturing operations (see Aerial Map of the Area).

The Area is constrained by utility easements and environmental conditions. A Middlesex County Utilities Authority force main traverses the Area. A 50 foot wide Jersey Central Power & Light easement containing high tension power lines runs from the Reliant Energy facility through the Area. An abandoned railroad Right of way bisects the Area in an east to west direction (see Tax Map).

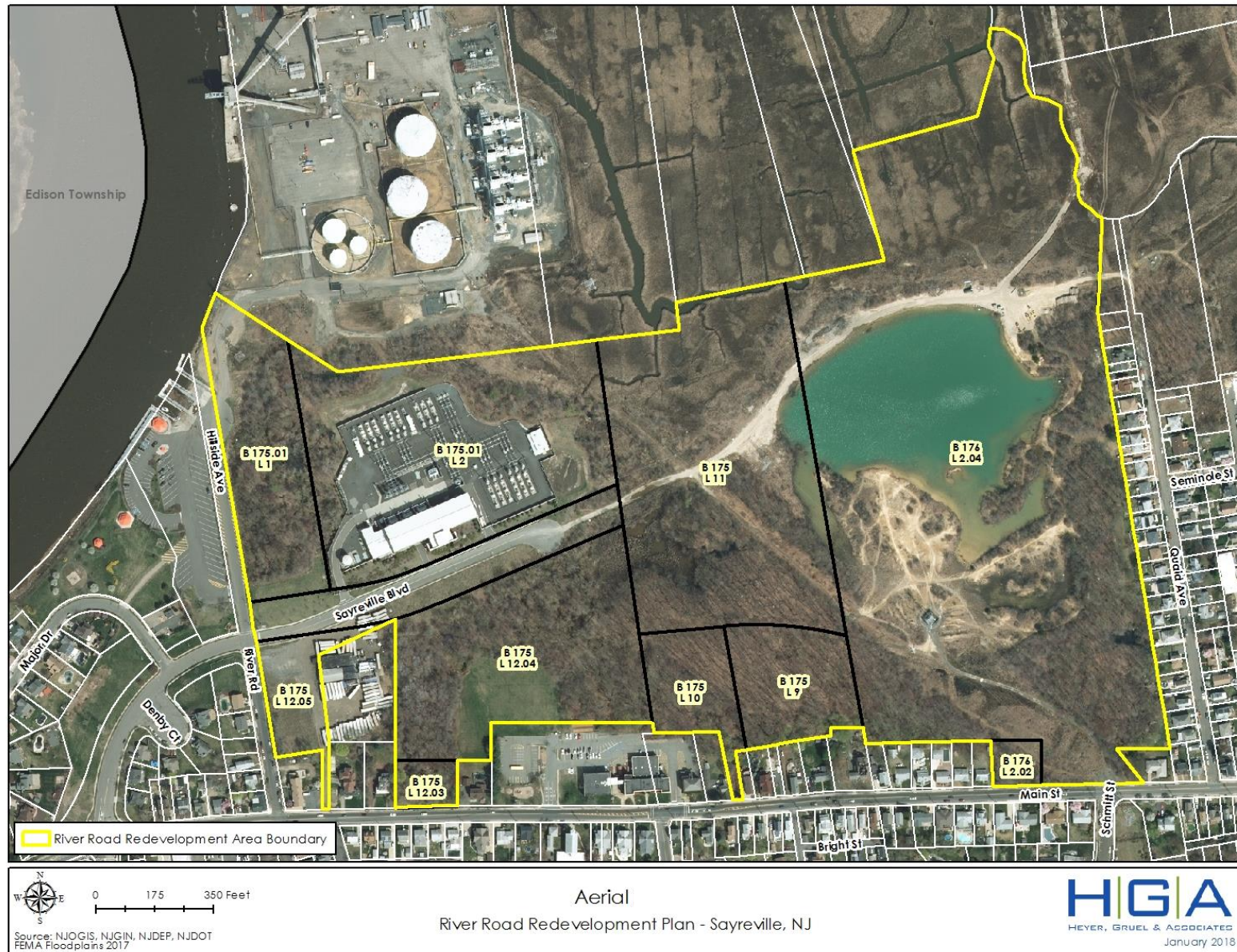
There are significant wetlands particularly in the eastern half of the Area. The Area is also constrained by 100 year flood plains (see 100-Year Floodplain Map).

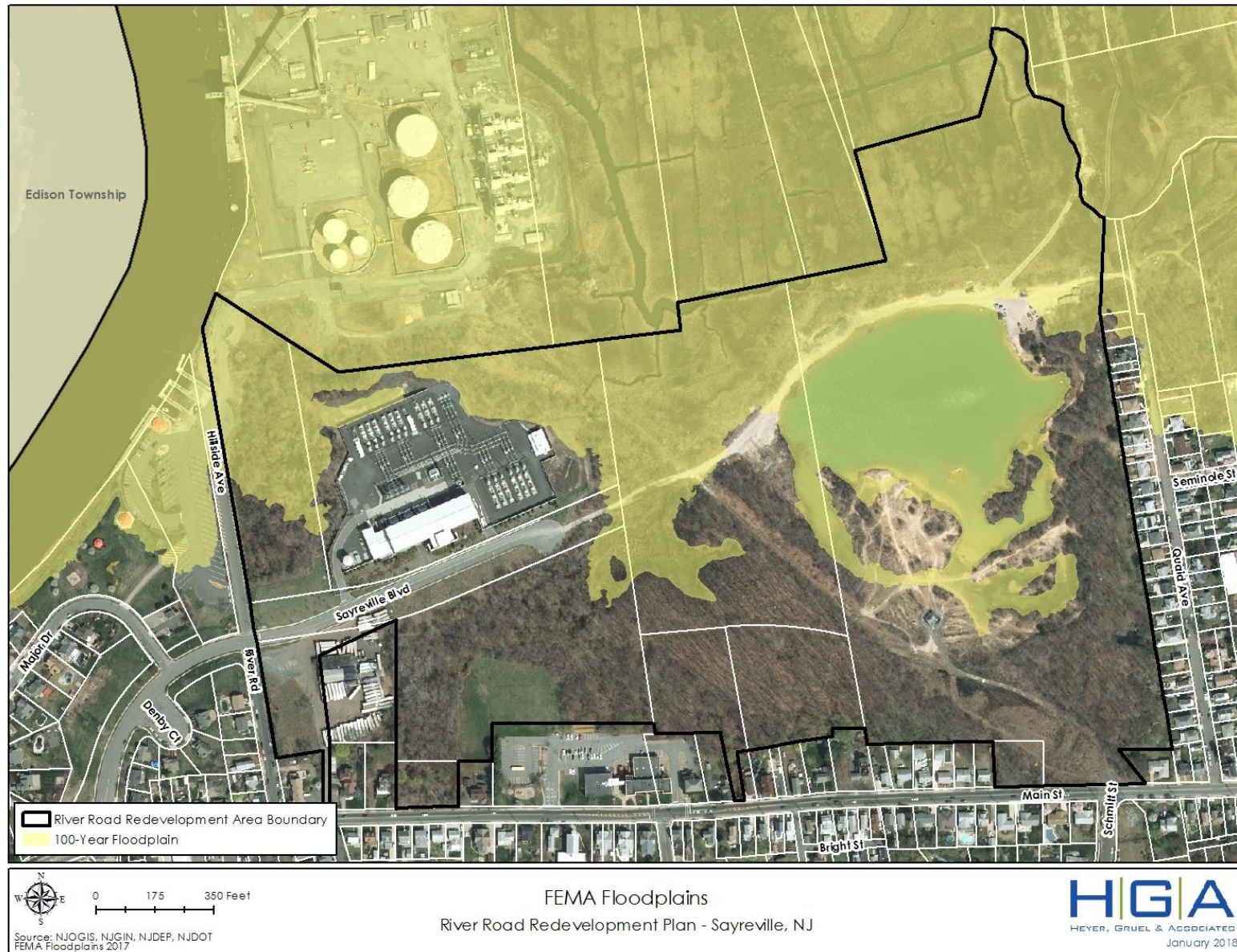


Wooded, undeveloped portion of the Area



Jersey Central Power & Light easement, seen from Main Street





GOALS AND OBJECTIVES

A number of goals and objectives contained in the 2003 Plan continue to remain valid, although there are new objectives that have been added.

-Create economic opportunity

Objectives:

- Stimulate private economic investment in the Area.
- Create new jobs.

-Improve functionality

Objectives:

- Improve the relationship between River Road, Sayreville Boulevard, and adjacent existing residential neighborhoods as well as improving pedestrian linkages.
- Improve access and circulation within the Area through the construction of a by-pass road, Sayreville Boulevard.
- Create pedestrian and bike linkages between the proposed residential developments, the Senior Citizen Center, and parks and open space.

-Address a portion of the Borough's affordable housing obligation

Objective:

- Provide a variety of new residential opportunities, including senior housing and family-rental affordable.

-Improve the physical appearance of the Area

Objectives:

- Improve the appearance of the River Road Corridor through streetscape improvements.
- Establish Sayreville Boulevard as an alternate by-pass to Main Street.

-Create new recreational opportunities

Objectives:

- Expand and improve the existing adjacent River Road Marina and park.
- Create areas of new active and passive open space and parks.
- Establish linkages between the existing Senior Citizen Center and new open space areas.
- Establish linkages between existing residential neighborhoods located to the north and south of Main Street and new open space areas.

-Improve residential quality

Objectives:

- Encourage developers to meet sustainable / green standards
- Protect environmentally sensitive areas through appropriate landscaping and stormwater management controls.

INFRASTRUCTURE

Circulation Plan

Sayreville Boulevard, also known as the Main Street bypass road, is proposed to serve as the main access to the internal part of the Area. The Area is now accessed by River Road and the portion of Sayreville Boulevard that was completed when the Neptune Gateway Facility was constructed. This completed portion of Sayreville Boulevard expands eastward from River Road into the Redevelopment Area, before terminating at a cul-de-sac.

Utilities

Water

The Redevelopment Area has municipal water available from Main Street.

Sanitary Sewerage

Facilities near the Redevelopment Area can be available to tie into the Borough-operated collection system, which connects into the Middlesex County Utilities Authority (MCUA) Treatment Facility located at the north end of the Borough.

Electricity

Power is available to the Redevelopment Area by Jersey Central Power & Light, a GPU entity.

Natural Gas

Natural gas is available from both Tranco and New Jersey Natural Gas to accommodate the type of land uses permitted in this Redevelopment Plan.



Intersection of Sayreville Boulevard and River Road



Existing termination of Sayreville Boulevard

RELATIONSHIP OF PLAN TO BOROUGH LAND DEVELOPMENT REGULATIONS

The Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the 2003 Plan as well as the use and bulk provisions of the Borough's Land Development Regulations (Chapter 26) for the Redevelopment 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 shall apply.

No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70d 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 Redevelopment 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 from requirements 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 this Redevelopment Plan by the Borough Council shall be considered an amendment to the Borough of Sayreville's Land Development Ordinance and Zoning Map. Unless otherwise defined in the Plan, terms used in this Plan shall have the same meaning as defined in the Borough's Land Development Ordinance.

LAND USE PLAN

This Redevelopment Plan proposes six land use districts:

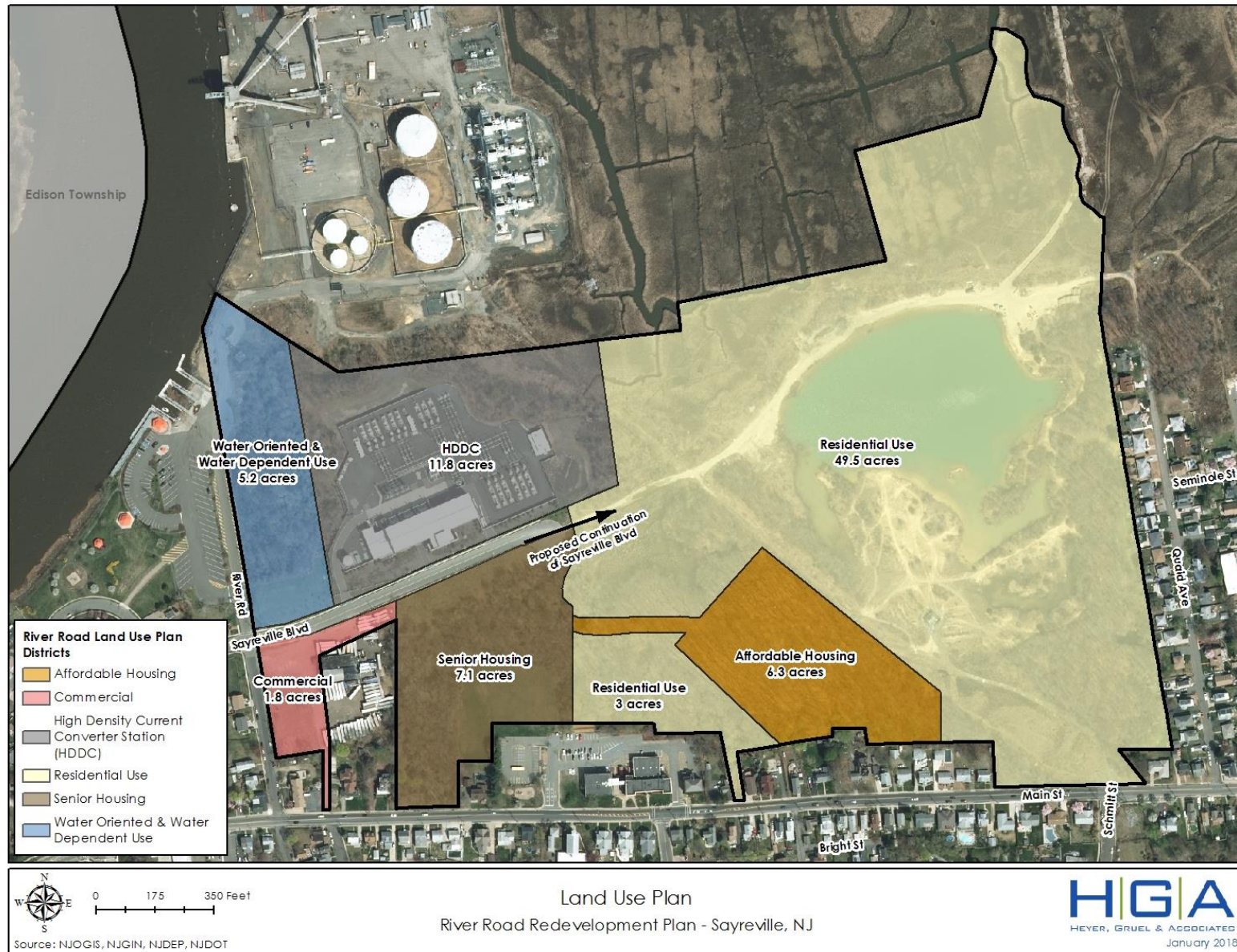
1. Affordable Housing
2. Senior Housing
3. Residential
4. Water Oriented and Water Dependent
5. Commercial
6. High-Density Direct-Current Converter Station

The evaluation of any proposal submitted under this Redevelopment Plan shall be based upon the sections of this Plan entitled "Relationship of Plan to Borough Land Development Regulations" as well as "District Standards" and "Design Standards."

It is understood an LOI was previously prepared. However, it has likely expired, and a new one will need to be prepared.



Proposed Water Oriented and Water Dependent Use District



The following district standards contain information pertaining to the permitted and accessory uses, bulk standards, and other district-specific standards.

Affordable Housing District

Principal Permitted Uses

- Multi-family affordable residential, including a 100% affordable family rental development of 88 units. The number of units shall be at the discretion of the Borough consistent with the Housing Plan.
 - 50 percent of the units shall be affordable to low-income households – of these, 13 percent shall be affordable to very low-income households.
 - 50 percent shall be affordable to moderate-income households.

Permitted Accessory Uses

- Uses which are customary and incidental to the principal use, such as parking, fencing, signage, open space and recreation, and stormwater management facilities.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum lot size	5 acres
Minimum setbacks from any existing property line	50 feet
Maximum building coverage	25%
Maximum impervious coverage	65%
Maximum building height	3 stories
Minimum parking	RSIS
Maximum gross site density	Maximum of 100 dwelling units
Minimum open space or landscaped area	20%

Minimum landscaped buffer area from adjacent residential land uses and residential zones	50 feet
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Additional Standards

Any deviations from the Additional Standards shall require "c" variance relief.

- A development application shall provide evidence at the site plan hearing that any proposed development complies with all applicable standards as required by all relevant regional, state, and federal entities, including but not limited to the New Jersey Department of Environmental Protection.
- Access shall be provided to the residential development by way of Sayreville Boulevard.



Portion of the Area to be developed for residential use

Senior Housing District

Principal Permitted Uses

- Senior citizen housing

Permitted Accessory Uses

- Uses which are customary and incidental to the principal use, such as parking, fencing, signage, open space and recreation, and stormwater management facilities

Bulk Standards for Senior Housing District

Any deviations from bulk standards shall require "c" variance relief.

Minimum lot size	5 acres
Minimum building setback to any exterior property line	50 feet
Maximum building coverage	25%
Maximum impervious coverage	65%
Maximum building height	3 stories
Minimum parking	RSIS
Maximum gross site density	20 dwelling units per acre
Minimum open space or landscaped area	20%
Minimum landscaped buffer area from existing adjacent residential land uses and residential zones	50 feet

Additional Standards

Any deviations from the Additional Standards shall require "c" variance relief.

- A development application shall provide evidence at the site plan hearing that any proposed development complies with all applicable standards as required by all relevant regional, state, and federal entities, including but not limited to the New Jersey Department of Environmental Protection.
- Access shall be provided to the residential development by way of Sayreville Boulevard.
- No dwelling unit shall be permitted in any basement area.
- In multi-family structures, coin/card-operated laundry washing and drying machines shall be supplied in an adequate number for the sole use and convenience of the occupants.
- All units constructed shall be designed to accommodate a barrier-free life-style and shall comply with all applicable minimum design standards for barrier-free dwelling units, pursuant to the Americans with Disabilities Act, as well as all other federal and state laws or regulations.
- Alarm switches shall be installed in each dwelling unit for summoning aid in an emergency. At least two (2) switches shall be installed in each dwelling unit, which shall be located in the bedroom and bathroom of each unit. The switches shall be connected to a central location and shall emit an audio and visual signal alarm when activated.
- Storage Space: A minimum of 100 square feet of gross floor area storage space shall be provided within the floor plan design of each senior dwelling unit.
- Security: The entire senior housing project shall be provided with a security system and physical security measures. The design plan of the security system and the security measures shall be submitted to the Borough Police Department. Police Department recommendations will be considered by the Board when reviewing the application.
- Recreational, cultural and community facilities for the use of the residents of the senior citizen housing project and their

guests may be permitted. Such facilities may include, but are not limited to: community multi-purpose room, dining room, kitchen, lobby-sitting areas, library, indoor recreation activities, exterior activities and passive recreation areas, picnic areas, etc.

- Pedestrian access shall be provided from the residential development to the adjacent Senior Citizen Center.



Sayreville Senior Citizen Center, located adjacent to the Redevelopment Area along Main Street



Approximate location of proposed Senior Housing District

Residential District

Principal Permitted Uses

Multiple principal uses and multiple principal structures shall be permitted on a single property within the Residential District.

- Passive outdoor recreational uses, including but not limited to walking, reading, bird watching, wildlife observation, camping, nature trails, and fitness trails.
- Active outdoor recreational uses, including but not limited to baseball fields, football fields, basketball courts, soccer fields, and tennis courts
- Public utilities
- Municipal uses
- Multi-family residential
- Single- and two-family residential
- Townhomes
- Wetlands mitigation

Permitted Accessory Uses

- Uses which are customary and incidental to the principal use, such as parking, fencing, signage, and stormwater management facilities.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum setbacks	50 feet from perimeter
Maximum building coverage	40%
Maximum impervious coverage	60%
Maximum residential building height Single-, Two-Family, and Townhouse: Multi-Family	2 ½ stories / 35 feet 3 stories / 40 feet
Minimum residential parking standards	RSIS
Maximum gross residential density	6 dwelling units per gross acre

Additional Standards

Any deviations from the Additional Standards shall require "c" variance relief.

- A development application shall provide evidence at the site plan hearing that any proposed development complies with all applicable standards as required by all relevant regional, state, and federal entities, including but not limited to the New Jersey Department of Environmental Protection.
- Any residential development of five (5) or more units shall be required to have a 20% affordable housing set-aside.



Location of proposed extension of Sayreville Boulevard that will provide access to the Residential District

Water Oriented and Water Dependent Use District

Principal Permitted Uses

Multiple principal uses and multiple principal structures shall be permitted on a single property.

- Marina activity
- Public waterfront recreation
- Docks
- Public boat launches
- Boat storage
- Rack systems for boat storage
- Boat repair facilities
- Short term parking for boaters
- Hotels/motels
- Restaurants, bars, and taverns
- Retail sales of goods and services

Permitted Accessory Uses

- Uses which are customary and incidental to the principal use, such as parking, fencing, signage, and stormwater management facilities.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum lot size	80,000 square feet
Minimum setback	30 feet from public rights-of-way
Maximum building height	50 feet

Additional Standards

Any deviations from the Additional Standards shall require "c" variance relief.

- A development application shall provide evidence at the site plan hearing that any proposed development complies with all applicable standards as required by all relevant regional, state, and federal entities, including but not limited to the New Jersey Department of Environmental Protection.
- The storage and repair of automobiles is prohibited.



Northwest end of the proposed Water Oriented and Water Dependent Use District



Existing River Road Marina located adjacent to the proposed Water Oriented and Water Dependent Use District

Commercial District

Principal Permitted Uses

Multiple principal uses and multiple principal structures shall be permitted on a single property.

- Retail sales of goods and services
- Medical and professional offices
- Restaurants, bars, and taverns
- Child care centers, which requires a license from the NJ Department of Human Services

Permitted Accessory Uses

- Uses which are customary and incidental to the principal use, such as parking, fencing, signage, and stormwater management facilities.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Maximum building coverage	60%
Maximum impervious coverage	85%
Maximum building height	3 stories
Minimum parking	Per Ordinance Section 26-88.1

Additional Standards

Any deviations from the Additional Standards shall require "c" variance relief.

- A development application shall provide evidence at the site plan hearing that any proposed development complies with all applicable standards as required by all relevant regional, state, and federal entities, including but not limited to the New Jersey Department of Environmental Protection.
- Retail commercial buildings may contain more than one principal use.



Proposed Commercial District

High Density Direct Current Converter Station District (HDDC)

Principal Permitted Uses

Multiple principal uses and multiple principal structures shall be permitted on a single property within the HDDC District.

- High density direct current converter stations

Permitted Accessory Uses

- Uses which are customary and incidental to the principal use, such as parking, fencing, signage, and stormwater management facilities.

Bulk Standards

Any deviations from bulk standards shall require "c" variance relief.

Minimum lot size	10 acres
Minimum setbacks: Perimeter setback Sayreville Blvd. River Road	50 feet 40 feet 300 feet
Maximum building coverage	40%
Maximum impervious coverage	80%
Maximum building height (including rooftop equipment and accessory structures)	85 feet
Maximum accessory gantry tower height	90 feet
Minimum parking	1 space per employee at a maximum shift, plus 2 additional spaces; a minimum of 4 spaces shall be provided

Additional Standards

Any deviations from the Additional Standards shall require "c" variance relief.

- The location of structures shall be located toward the interior of the buildable area of the site to the extent possible.
- Structures over 90 feet in height shall be as visually unobtrusive as possible.
- All lots shall have access to either a public roadway, or, in the alternative, a private roadway with a cartway width of at least 30 feet, and shall be designed to accommodate emergency vehicles.
- The removal of mature trees shall be subject to the Planning Board approval.
- Performance Standards:
 - Uses shall meet the performance standards for noise, vibration and disposal, emission or handling of hazardous materials as required by the New Jersey Administrative Code as amended.
 - Glare, dust, and odors shall not be discernible at any property line.



Existing high density direct current converter station

Design Standards

This section details the overall design standards for the Redevelopment Area in terms of architectural building design, open space and landscaping design, off-street parking and circulation. 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 waiver, except where otherwise indicated.

Architectural Building DC for D.C. Converter Stations

Buildings should be constructed of durable, attractive materials and should have architectural interest. The following standards have been created to achieve such goals:

1. Groups of related buildings shall be designed to present a harmonious appearance in terms of building silhouette, architectural style; scale; massing of building form; surface material, finish, and texture; decorative features; window and doorway proportions, entryway placement; and location signage and landscaping.
2. Buildings shall be designed so as to have attractive, finished appearances. Building facades in excess of 100 horizontal feet in length shall incorporate recesses, projections, variations in rooflines, and other techniques to diminish massive building appearance and to add visual interest.
3. Roof and cornices shall be articulated and varied to conceal flat roofs and mechanical equipment.

Architectural Building Design for Residential Structures

1. The use of natural façade materials, such as stone, brick, wood, stucco, hardy board, and combination thereof, shall be required.
2. The design of each senior residential unit shall be varied, with differentiation in façade materials, utilizing different window and door placement and design, and variations in front

façade setbacks and rooflines. Single- and two-family structures shall have pitched roofs.

3. Pedestrian access to the units shall be directly from the sidewalk or by means of a walkway or stairs, with the remaining front yard area landscaped with trees, shrubs, and law. Covered entranceways or porticos shall be provided at all building entrances on the street. Such covered entranceways or porticos shall be exempt from the setback requirements.
4. All buildings shall appear architecturally pleasing and inviting when viewed from vehicular and pedestrian routes within the Redevelopment Area and from vantage points outside of the Redevelopment Area.
- 5.

Open Space Design and Lighting

The goal of the open space design standards is to mitigate any visually obtrusive elements of new development through landscaping and other amenities. The following standards have been created to achieve this goal.

1. Streetscape requirement: Deciduous street trees should be planted 50 feet on-center. Trees should be over 12 feet in height; a minimum 3-inch caliper (dbh) and shall be planted within 10 feet of the property line.
2. All areas not covered by building, pavement or other impervious surface shall be landscaped by a mix of evergreen and deciduous trees, shrubbery, and herbaceous plants, including grass.
3. All unimproved open space left in its natural state for purposes of preservation of natural systems such as wetlands, floodplain or significant wildlife habitat shall be maintained and planted with supplemental plantings where appropriate, and where permitted by NJDEP regulations. Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship between buildings and the open space throughout the Area.
4. All improved open space shall incorporate elements such as shrubbery, attractive paving materials, street furniture, lighting,

low walls, and other architectural and artistic amenities so as to produce and provide a pleasant environment at all levels.

5. All plantings shall be with species proved to resist the urban environment in this area. Evergreen screen planting shall be a minimum of four (4) feet in height. Deciduous planting shall be a minimum of three (3) feet in height. Material shall be planted, balled, and burlapped and be of specimen quality as established by the American Association of Nurserymen. At initial planting, said material shall be dense and of specimen quality as determined above. All deciduous trees shall be a minimum of three (3) inches in caliper.
6. Adequate, appropriate lighting shall be provided to promote a sense of security in the open space.
7. All trash receptacles, including dumpsters, shall be adequately secured, enclosed, and screened on all sides by landscaping or other type of attractive materials, and shall be positioned for efficient emptying.
8. All fences and walls shall be designed as integrated parts of the overall architectural and site design. All fence and wall materials shall be durable and finished in textures and colors complementary to the overall architectural design.
9. Fencing shall be subject to Board approval. The use of barbed or razor wire shall be prohibited.
10. All essential utilities, which provide service to the site, shall be located underground.

Off-Street Parking and Circulation

Off-street parking is encouraged to be as inconspicuous as possible and incorporate landscaping and screening to the greatest extent possible to minimize its physical and visual impact.

1. Not more than 50% of off-street parking shall be located between the front building line and the roadway.
2. All parking and loading areas shall be landscaped about their periphery with shrubs, trees, and/or ground cover.

3. With the exception of boat and/trailer parking, all 90 degree parking spaces that are long-term in usage shall be a minimum of 9 feet in width by 18 feet in depth. Aisles shall be a minimum of 24 feet in width.
4. Circulation:
 - a. The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
 - b. To the extent possible, service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances.
 - c. Sidewalks shall be a minimum of 4 feet in width, exclusive of car overhang areas, and shall be set back a minimum of 5 feet from all buildings.

Storage, Service, and Loading Areas for Commercial Uses (Excluding the Water Related Uses District)

1. A minimum of one (1) loading space for each 10,000 square feet of gross floor area.
2. Loading areas are permitted in rear yards, centralized courtyards, or side yard areas, provided that they are screened from public view.
3. No loading, storage or service area shall be located between the building line and the roadway line.
4. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon a site except inside a closed building or behind a durable material wall not less than 6 feet in height screen such materials, supplies, or vehicles from adjacent sites so as to be visible from neighboring properties and streets. Any outdoor storage areas shall be located within the rear portions of a site. No storage areas may extend into a setback area. Temporary storage transportables shall not be permitted.

5. Provisions shall be made on each site for any necessary vehicle loading, and no on-street vehicle loading or idling shall be permitted.

Signage

1. Building Signs

- a. One (1) square foot for each linear foot of front façade or 50 square feet, whichever is less, shall be permitted.
- b. An additional building sign shall be permitted that identifies the address of the building. This building sign shall not exceed 10 square feet in area.
- c. Sign area shall include signage on any building, canopy or awning.
- d. Window signs shall not be permitted.
- e. Building signs shall not exceed 10% of the first story portion of wall to which affixed.

2. Freestanding signs

- a. One (1) free standing sign per building shall be permitted
- b. Freestanding signs shall be permitted at a maximum of 50 square feet per side and at a maximum height of 10 feet.

- c. Freestanding signs shall be setback from property lines by a minimum of 25 feet.

3. Signs shall be restricted to tenant identification and directional signs, either building or freestanding.
4. Signs visible from the exterior of any building, if illuminated, shall be internally illuminated without a halo, but no signs or any other contrivances shall be devised or constructed so as to rotate, gyrate, blink, move or appear to move in any fashion.
5. The following signs shall be prohibited:
 - a. Exposed neon
 - b. Searchlights, or any derivative thereof
 - c. Inflatable signs or devices
 - d. Fixed or airborne signs
 - e. Rooftop signs
 - f. Mobile signs, both lighted and static, self-propelled, towed or parked.
6. Directional signage shall be sized as per industry standard and shall be consistent with the standards in this section.
7. All other standards pertaining to signage not specifically addressed in this Plan shall be governed by the signage standards in the Borough's Land Development Regulations (Section 26-89).

RELATIONSHIP TO OTHER PLANS

2013 Master Plan

The Borough of Sayreville adopted its Master Plan on February 6, 2013. The following goals and objectives from the 2013 Master Plan are supported by this Redevelopment Plan:

- Preserve existing residential neighborhoods.
- Provide for desirable, new commercial development.
- Encourage improved visual and physical access to the Raritan River.
- Encourage water-related activities along the Raritan River.
- Prepare detailed redevelopment plans in coordination with S.E.R.A. to provide design and priority guides for significant development.
- Promote appropriate multi-use development, which will provide for shared uses of infrastructure elements.
- Encourage and continue to promote establishment of open space.

Additionally, the proposed land use map envisions age-restricted housing on portions of the Redevelopment Area as well as open space, light industrial, and marina commercial uses.

The Reexamination Report also discusses the status of the proposed Sayreville Boulevard. The Report confirms the intent of the Boulevard is to extend through the Redevelopment Area, connecting to a completed section east of the Redevelopment Area. The purpose of Sayreville Boulevard is to lessen traffic congestion along Main Street.

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 closest municipality to this Redevelopment Area is the Township of Edison, which is directly across the Raritan River from the Redevelopment Area. The second closest municipality is the Borough of

South River, which is west of the Area. The development of the Redevelopment Area is not anticipated to have any impacts on the adjacent municipalities.

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.

2012 Draft State Strategic Plan

The Final Draft of the New Jersey State Strategic Plan for Development and Redevelopment, which has yet to be adopted by the State Planning Commission, was intended to be an update to the State Development and Redevelopment Plan. This document takes a strategic approach to setting goals and a vision for the State of New Jersey. The purpose of the State Strategic Plan is to help the state capitalize on assets while managing and preserving natural resources.

While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to review the relationship between this Redevelopment Plan and the State Strategic Plan draft. The River Road Redevelopment Plan is consisted with the stated goals of the State Strategic Plan.

This Plan meets the following stated goals of the Strategic Plan:

- Concentrate development and mix uses.
- Increase job and business opportunities near housing, infrastructure, and transportation.
- Create high-quality, livable places.
- Advance equity.
- Diversify housing opportunities.
- Provide for healthy communities through environmental protection and enhancement.



Adjacent walkway along the Raritan River

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Duration of Redevelopment Plan

The Redevelopment 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.

Amending the Redevelopment Plan

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

Property Acquisition

Property acquisition through the use of eminent domain is not proposed.

Affordable Housing Units

No affordable housing units are identified to be removed as part of the implementation of this Redevelopment Plan.

Redeveloper(s) Agreement

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 Redevelopment Plan.
2. The redeveloper(s), its successors or assigns shall devote land within the Redevelopment to the uses specified in this Redevelopment Plan.
3. The redeveloper(s) shall begin and complete the development of said land for the use(s) required in this Redevelopment Plan within a period of time which the Mayor and Council fixes as reasonable.
4. The redeveloper(s) will not be permitted to sell, lease, or otherwise transfer or dispose of property within the Redevelopment Area without prior written consent of the Mayor and Council.

5. Upon completion of the required improvements, the conditions determined to exist at the time the Redevelopment Area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations.
6. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the redeveloper(s), the Mayor and Council, 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 Mayor and Council, 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 Redevelopment Area.
8. Any other provisions as may be deemed necessary to effectuate the purposes of the Local Redevelopment and Housing Law.

PROVISION OF NEW AFFORDABLE HOUSING UNITS

Redevelopment Plans are permitted to require the provision of affordable housing units per the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-7.b).

All affordable housing units shall comply with the Uniform housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation, with the exception that in lieu of 10% of affordable units in rental projects being required to be affordable households earning at or below 35% of the regional median household income, 13% of affordable units in such projects is required to be affordable to households earning at or below 30% of the regional median household income.

The River Road Redevelopment Area shall be a component of the Housing Element/Fair Share Plan the Planning Board adopts and the Borough endorses.