

NOTICE OF PUBLIC HEARING ON ORDINANCE

Notice is hereby given that the following ordinance was introduced at a meeting of the Mayor and Borough Council of the Borough of Sayreville on the 13th day of **April, 2026** and passed on first reading and the same was then ordered to be published according to law and that such ordinance is to be further considered for final passage at a meeting of the Mayor and Borough Council to be held at the Municipal Building, 167 Main Street, in said Borough on the 27th day of **April, 2026** at 7:00 P.M. prevailing time, at which time and place or at any time and place to which such meeting shall from time to time be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

By Order of the Mayor and Borough Council.

Jessica Morelos, RMC
Municipal Clerk

ORDINANCE #10-26

AN ORDINANCE ADOPTING AN AMENDMENT TO THE WATERFRONT REDEVELOPMENT PLAN FOR PARCEL J TO PROVIDE FOR THE DEVELOPMENT OF AN AGE-RESTRICTED, INCLUSIONARY RENTAL HOUSING COMPLEX

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land within the municipality constitute a "non-condemnation area in need of redevelopment," and adopt redevelopment plans setting forth the terms and conditions of the development of such parcels; and

WHEREAS, the Borough previously designated the Waterfront Redevelopment Area as an area in need of redevelopment on June 5, 1996, and adopted the Waterfront Redevelopment Plan for same in January 1999; and

WHEREAS, due to the large size of the Redevelopment Area, the Waterfront Redevelopment Plan divided the Area into Redevelopment Parcels (Parcels A through K) to allow for portions of the Area to be planned for different uses; and

WHEREAS, the Sayreville Economic and Redevelopment Agency ("SERA") has recommended the Borough adopted amendments to Waterfront Redevelopment Plan, specifically for Parcel J, to allow for the development of an age-restricted, inclusionary rental housing development, which will aid the Borough in addressing its Fourth Round affordable housing obligations; and

WHEREAS, Parcel J consists of the following parcels: Block 330.04, Lot 1.01; Block 331.01, Lot 2; Block 332.01, Lots 2 and 3; and Block 333.02, Lots 1, 2, 3 and 4; and

WHEREAS, SERA prepared the proposed Amendment to the Waterfront Redevelopment Plan for Parcel J, which is attached hereto and made a part hereof; and

WHEREAS, the Mayor and Borough Council reviewed the Amendment to the Waterfront Redevelopment Plan for Parcel J and found same to be satisfactory; and now desires to adopt the Amendment as attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, as follows:

SECTION 1. The Amendment to the Waterfront Redevelopment Plan for Parcel J attached hereto and made a part hereof is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 2. The Borough Zoning Map shall be amended to be consistent with the Waterfront Redevelopment Plan, as amended.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Sayreville, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed. All other parts, portions and provisions of the Ordinances of the Borough of Sayreville are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid in any court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION 5. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Middlesex County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

SECTION 6. After introduction, the Borough Clerk is hereby directed to submit a copy of this Ordinance to the Planning Board of the Borough of Sayreville for its review in accordance with N.J.S.A. 40A:12A-7(e). The Planning Board is directed to make and transmit to the Borough Council, within forty-five (45) days after referral, a report including identification of any provisions in the proposed Ordinance, which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 7. Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION 8. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; (iii) approval of the Mayor pursuant to N.J.S.A. 40A:60-5(d); and (iv) filing of the final form of adopted Ordinance by the Clerk with the Middlesex County Planning Board pursuant to N.J.S.A. 40:55D-16.

INTRODUCED/APPROVED ON FIRST READING

DATED: April 13, 2026

/s/John Zebrowski, Councilman
(Planning & Zoning Committee)

ATTEST:

/s/Jessica Morelos, RMC
Municipal Clerk

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq.
Borough Attorney