

CROSSWAY CREEK REDEVELOPMENT PLAN

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

Prepared by

Heyer, Gruel & Associates, PA
Community Planning Consultants
732-828-2200

August 2000

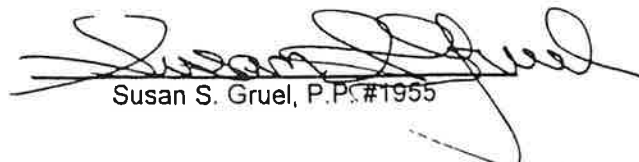
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Borough of Sayreville, Middlesex County, New Jersey

August 2000

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Heyer, Gruel & Associates, PA
Community Planning Consultants
63 Church Street, 2nd Floor
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732-828-2200

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



Susan S. Gruel, P.P. #1955

INTRODUCTION

The Mayor and Borough Council have determined that one of the most effective planning and implementation strategies is the use of the redevelopment process in accordance with State statute. The first step in the process is designation of "an area in need of redevelopment." In October 1998, the Planning Board recommended that certain areas known as the Crossway Creek Redevelopment Area be declared "an area in need of redevelopment." In response, the Mayor and Borough Council adopted a resolution in November of 1998 which formally declared the Crossway Creek Redevelopment Area as "an area in need of redevelopment."

CONTENTS OF REDEVELOPMENT PLAN

The Redevelopment Plan will become the formal planning document for revitalization of the Redevelopment Area. According to State statute, 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 definitive 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 which is 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.).

AREA DESCRIPTION

The area in need of redevelopment (the "Redevelopment Area") as adopted by the Mayor and Borough Council consists of the area off of Ernston Road with the exception of Harbour Club bounded to the northeast by the marinas abutting Cheesequake Creek, to the northwest by Crossway Creek and to the southwest by the Garden State Parkway. (See Location Map.)

The area is approximately 75 acres in size and is essentially vacant other than an abandoned 10,000 square foot warehouse on Lot 1.021, Block 451. Surrounding land uses are a municipal wastewater treatment plant, the Harbour Club townhouse development, the Garden State Parkway, vacant land and marinas.

GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN

The overall goal of the Redevelopment Plan is to establish an area in the Borough which will provide housing to meet the needs of senior citizens. Detached single-family housing for the independent seniors with associated amenities, assisted living residences and continuing care retirement communities are proposed housing options. The Plan also provides for a small portion of the area to be developed for a maximum of 30 townhouses.

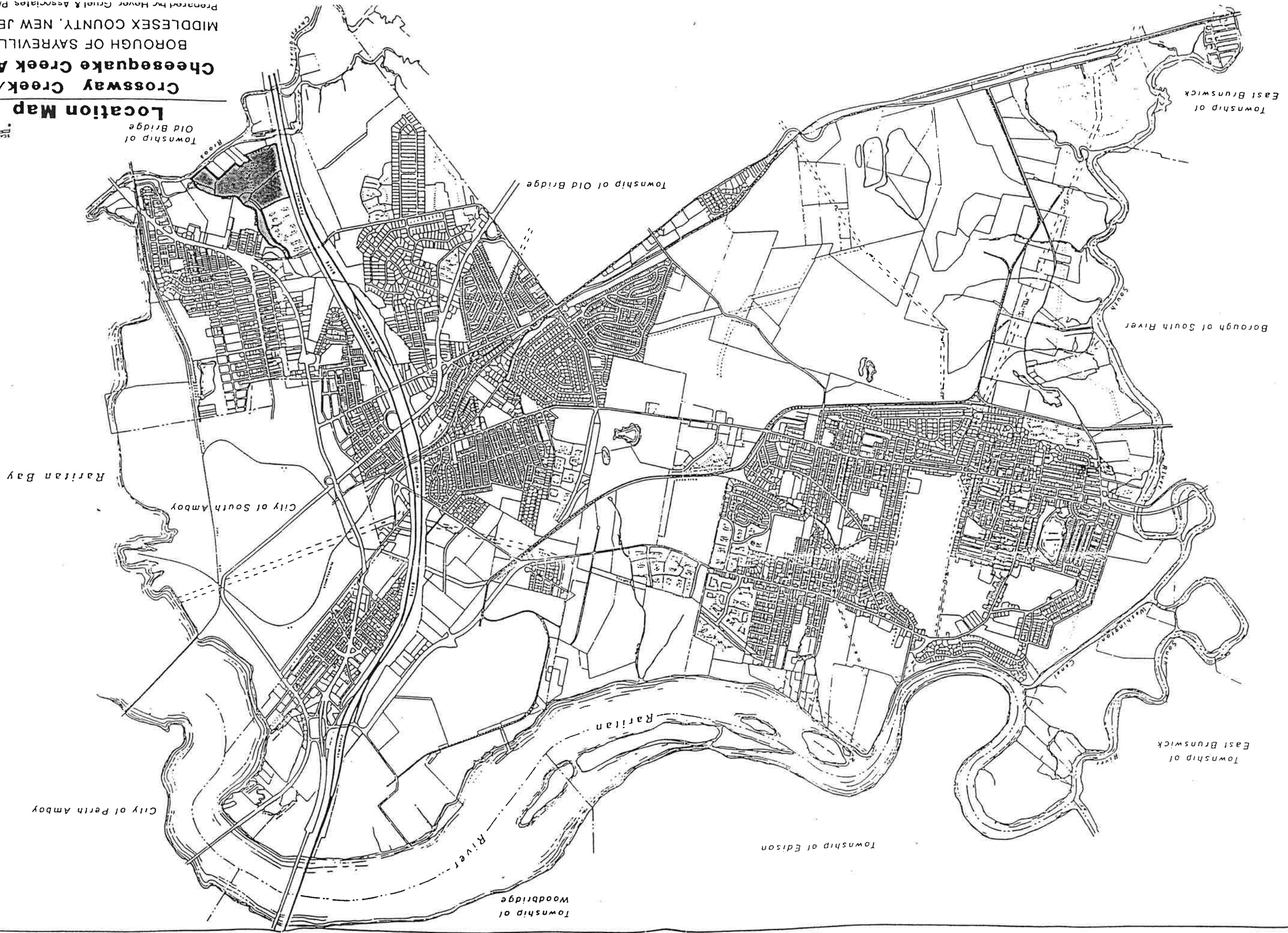
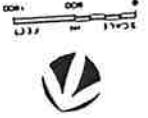
The following objectives are specifically related to the Redevelopment Plan. These objectives relate to appropriate land uses, density of population, improved traffic and recreational and community facilities.

1. To reclaim underutilized and constrained land for productive uses which will be more effectively utilized for the community benefit.
2. To accommodate the growing demand for senior housing in the Borough.
3. To improve property values in the Redevelopment Area.
4. To promote the preservation of natural systems and environmentally sensitive areas.
5. To improve access to the Redevelopment Area and the adjacent waterfront.

RELATIONSHIP OF PLAN TO BOROUGH LAND DEVELOPMENT REGULATIONS

The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. In order to implement the Redevelopment Plan consistent with the goals and objectives of

Location Map
Crossway Creek/
Cheesquake Creek Area
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY
Prepared by Hoyer, Grisel & Associates, P.A. - 2000



this Plan, the Plan supersedes the use, bulk and design standards provisions of the Borough Land Development Regulations unless specifically referenced. Other standards and submission requirements not specifically enumerated herein, as detailed in the Borough's Land Development Regulations that are in conflicts are superseded by this Plan; however, existing engineering and design standards and definitions shall apply. The Borough Zoning Map included in the Land Development Regulations shall be amended to indicate the Redevelopment Area to which the Redevelopment Plan applies.

Any deviation from standards of this Plan that result 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 Zoning Board of Adjustment. "C" variance relief pursuant to Section N.J.S.A 40:55D-70c may be addressed by the Planning Board through the development application process. All development must be approved by the Borough 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.

DISTRICT STANDARDS

Two new zoning districts are created herein to regulate land use and development in the Redevelopment Area: Crossway Creek PD-10 (Planned Development-10) and Crossway Creek SH/TH (Senior Housing/Townhouses) (see Proposed Zoning Map). The following standards pertain to the permitted, conditional and accessory uses and the zone-specific standards.

Crossway Creek PD-10

This zone district is located along both sides of Gondek Drive and consists of approximately 22 acres.

Permitted Principal Uses

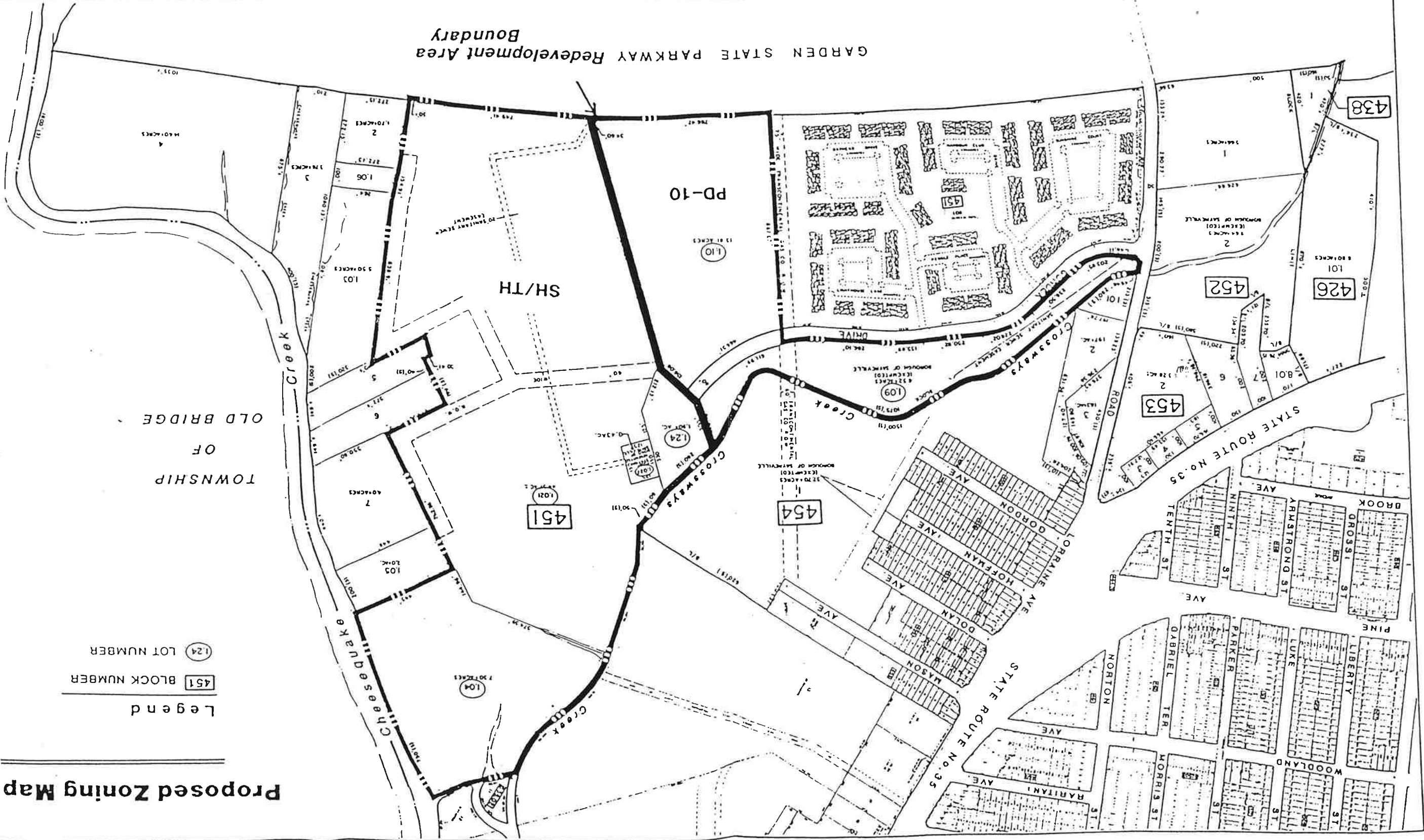
- Detached single-family dwellings.
- Essential services.
- Institutional and public uses.
- Assisted Living Facility (ALF).
- Community shelters and residences.

Permitted Accessory Uses

- Uses customary, incidental and accessory to the principal use such as signs, off-street parking and family day care.

Proposed Zoning Map

Legend
451 BLOCK NUMBER
124 LOT NUMBER



Crossway Creek/
Cheesecake Creek Area
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY
Prepared by: Hever, Gruel & Associates, PA - 2000

Conditional Use

- Continuing Care Retirement Community (CCRC) .

Standards for Single-Family Residential Uses

- Minimum tract size: 10 acres.
- The bulk standards of the PD-10 zone as detailed in Schedule II of the Borough Land Use Ordinance shall apply.
- The standards as detailed in Sections 26-84.1 and 5, 8, 9, 11 and 12 shall apply.

Standards for Assisted Living Facility

- Minimum lot area: 5 acres.
- Minimum lot width: 300 feet.
- Minimum lot depth: 400 feet.
- Maximum height: 35 feet and 2-1/2 stories.
- Maximum floor area ratio (FAR): 0.3.
- Maximum impervious coverage: 40 percent.
- Minimum setbacks:
 - Front yard: 50 feet.
 - Side and rear yards:
 - From single-family residential zone and/or single-family residence property line: 100 feet.
 - From multi-family residential zone and/or multi-family building property line: 50 feet.
 - A minimum of 50 feet of the setback area (except in the front yard) shall be considered a buffer strip. Buffers are fences, landscaping, berms and mounds used to minimize any adverse impacts on the site or from adjacent areas. Within said buffer zone, no structure or off-street parking or loading area shall be permitted except utility easements, fences and signs. Driveways may only cross the buffer strip.
 - Minimum number of parking spaces: 1 space for every 3 occupants. The Board may allow construction of two-thirds of the required number of spaces with the remaining one-third (1/3) spaces deferred for future construction if needed. All calculations shall be required to be done in accordance with the full amount of parking spaces required as if none were deferred.
- No parking shall be permitted in any required front yard setback area.
- Minimum parking setbacks:
 - From building: 10 feet.

- From single-family residential zone and/or single-family residence property line: 50 feet.
- From multi-family residential zone and/or multi-family building property line: 50 feet.
- No accessory structures shall be permitted.
- Minimum gross floor area per unit:
 - Single occupant unit: 300 square feet.
 - Double occupant unit: 450 square feet.

Standards for Continuing Care Retirement Communities

- Continuing care retirement community (CCRC) shall be permitted as a conditional use subject to meeting the following conditions:
- Site plan approval shall be conditioned upon receipt of a Certificate of Authority from the State of New Jersey, Department of Community Affairs, pursuant to the Continuing Care Retirement Community Regulator and Financial Disclosure Act (N.J.S.A. 52:27D-330 et seq.).
- The development shall include all of the following:
 - Independent living residences.
 - Assisted living facility.
 - Long-term care facility/skilled nursing home.
- The development shall include at least some level of each of the following:
 - Health care facilities and services.
 - Facilities and services for providing meals for residents who will require residential health care and nursing care, with or without common dining facilities.
 - Physical therapy facilities and services.
 - Meeting rooms.
 - Recreation facilities.
- The application for development shall include a statement generally describing the health care services, meal services for residents who will require residential health care or nursing care, and physical therapy services that will be provided. Such statement may be, but is not required to be, the developer's disclosure statement (or a portion of it) which is required by N.J.S.A. 52:27D-336 (P.L. 1986, c. 103, sec. 7).
- It shall be a condition of final subdivision approval or final site plan approval that residency in the CCRC shall be age restricted to persons at least sixty-two (62) years of age, with or without a spouse or other members of such person's housekeeping unit in the event of the death of such resident. This condition shall not be construed as requiring the CCRC to permit surviving members below the age of sixty-two (62) to remain in residence following such death.

- Permissible accessory uses shall include houses of worship and religious facilities, garages, sheds, fences, swimming pools, recreational facilities designed for use by residents, maintenance buildings, gate houses, employee living quarters, child care centers and retail and personal services restricted to residents, guests and employees, and other uses customarily associated with and ancillary to a CCRC, as long as such accessory uses are subordinate to and serve only the conditional use.
- Area and setback requirements shall be as follows:
 - Minimum lot area: 40 acres.
 - Minimum perimeter tract setback (buffered): 100 feet.
 - Maximum impervious lot coverage: 50 percent.
 - Maximum building coverage: 30 percent.
 - Maximum building height: 3 stories.
 - Maximum and minimum number of units.
 - The maximum number of independent living and assisted living residences shall be 5 units per acre.
 - A minimum of 4 independent living units shall be provided for each nursing unit.
 - Assisted living residence units shall be counted as independent living units in meeting the 4 to 1 ratio requirement above.
 - The maximum number of detached single-family dwellings shall not exceed 30 percent of the total permitted number of independent living units.
 - Minimum percentage of tract as common open space: 40 percent.
- Parking requirements. Sufficient off-street parking shall be required to meet the needs of the residents, employees and guests in accordance with the following minimum requirements:
 - Independent living units: 1.0 per dwelling unit.
 - Assisted living residences: .3 per unit.
 - Nursing beds: .3 per bed.
 - Staff: 1 off-street parking space per full time staff, plus 1 for every 2 part-time staff, on the maximum shift.
 - Visitors: an additional 10 percent above the total required parking.
- Standards for single-family detached housing:
 - Minimum lot size: 5,000 square feet.
 - Minimum lot width: 50 feet.
 - Minimum yard requirements:
 - Front: 25 feet.
 - Side: 5 feet (one), 15 feet both.
 - Rear: 25 feet.

- Design standards for other structures.
 - Minimum distance between residential buildings and other buildings: 30 feet.
 - Minimum distance between accessory buildings and principal buildings: 10 feet.
 - Minimum distance between parking areas and buildings: 10 feet.
- Buffering and screening. All CCRC's shall be landscaped and buffered. A landscaped buffer not less than 25 feet shall be planted or installed around the perimeter of the developed area of any CCRC site.

Crossway Creek SH/TH

This zone district is located along the right-of-way of the extension of Gondek Drive towards Cheesequake Creek and consists of approximately 52 acres.

Permitted Principal Uses

- Detached single-family housing for senior citizens.
- Townhouses.
- Essential services.
- Institutional and public uses.
- Community shelters and residences.
- Uses permitted in the MW zone as detailed on zoning schedule 1-B in the Borough's Land Development Ordinance for Block 451, Lot 1.04.

Permitted Accessory Uses

- Uses customary, incidental and accessory to the principal use such as signs, off-street parking and family day care.

Conditional Use

- Continuing Care Retirement Community (CCRC).

General Development Standards

- A minimum of 40 acres shall be developed which may contain a mix of senior housing and townhouses.
- A minimum of 25 percent of the tract shall be common open space.
- The 60 foot wide right-of-way of the extension of Gondek Drive shall be improved to Borough standards to provide access to Brown's marina.
- A 50 foot wide right-of-way road shall be constructed to Borough standards which shall connect to Gondek Drive and shall provide access to Morgan marina.

- The existing right-of-way alignments may be modified subject to the approval of the Mayor and Council and Planning Board.
- A dual access entrance road with a landscaped median shall be provided into any senior housing development. A gated entrance shall be provided.

Standards for Senior Housing

- All units shall be single-family detached housing.
- Minimum lot size: 4,400 square feet.
- Minimum lot width: 40 feet.
- Minimum lot depth: 110 feet.
- Density: A maximum of 130 units.
- Minimum setbacks:
 - Front yard: 20 feet.
 - Side yard: 0 feet to one side; 10 feet total of two sides.
 - Rear yard: 25 feet.
- Off-street parking: In accordance with the Residential Site Improvement Standards (RSIS).
- Maximum coverage per lot:
 - Building: 45 percent.
 - Total impervious: 60 percent.
- Buffers: A 7 foot landscaped buffer shall be provided along all collector roadways which abut the rear yards of single-family lots in order to provide a visual privacy screen. Decorative fencing may replace or supplement landscaping at the discretion of the Planning Board.

Standards for Townhouses

- Maximum lot area: 6 acres.
- Maximum density of parcel used for townhouses: 6 dwelling units per acre with a maximum of 30 units.
- No more than 8 units in a building.
- Minimum building separation: 30 feet.
- Minimum building setbacks:
 - To pavement along parking curb: 10 feet.
 - To internal collector roads: 50 feet.
 - To tract boundary: 50 feet.
- Off-street parking: In accordance with the Residential Site Improvement Standards (RSIS)
- Maximum coverage:
 - Building: 20 percent.

- Total impervious coverage: 35 percent.

Standards for MW Uses

- The bulk standards of the MW zone as detailed in Schedule II of the Borough Land Use Ordinance shall apply.

Standards for Continuing Care Retirement Communities

The standards as detailed in the Crossway Creek PD-10 zone shall apply.

PROPERTY TO BE ACQUIRED

The Borough plans to work with affected property owners and businesses to promote private redevelopment of the parcels within the Redevelopment Area. This Redevelopment Plan authorizes the Borough to exercise its condemnation powers on all properties in the Redevelopment Area to acquire property or to eliminate any restrictive covenants, easements or similar property interests which may undermine the implementation of the redevelopment project.

RELOCATION

Since all the parcels are vacant or not utilized, no relocation is necessary to implement the Redevelopment Plan.

PLAN RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

The proposed Redevelopment Plan is substantially consistent with the Master Plan of Sayreville Borough, the master plans of the adjacent municipality (Old Bridge), Middlesex County and the State Development and Redevelopment Plan.

Borough of Sayreville

Master Plan

The 1998 Master Plan designates the Redevelopment Area for Planned Development and Marine Waterfront. The intent of the Planned Development category is to "recognize and protect environmentally constrained areas from inappropriate development and at the same time protect single-family homes from 'nuisances' through adequate buffers." The Master Plan recommends that a number of the larger vacant parcels are appropriate for planned single-family development

with a common open space component. Finally, the Master Plan recognizes the need for senior housing as acknowledged through demographic data and trends.

Adjacent Municipalities

Township of Old Bridge

A portion of the Redevelopment Area is adjacent to the Township of Old Bridge. The area of Old Bridge which borders the Redevelopment Area is zoned ER (Environmentally Sensitive/Recreation). The purpose of the zone is to preserve and protect environmental resources and recognize existing and proposed parkland.

Middlesex County Master Plan

The 1979 Middlesex County Master Plan shows the expected land development pattern for the year 2000 and the Redevelopment Plan is consistent with the County Master Plan. The land proposed for residential development within the County Plan is consistent with the Redevelopment Plan.

1995 Growth Management Strategy Phase III Report

The Crossway Creek Redevelopment Plan is also consistent with the Middlesex County Growth Management Strategy Phase III Report dated December 1995.

The Growth Management report presents land use and regional design goals for the County, as well as recommendations to assist the County and its municipalities in guiding the pattern, location and timing of growth and economic development. Phase III contains a case study of the Arthur Kill/Raritan Bay area, which includes the Redevelopment Area.

The growth management strategies in Sayreville include transportation projects and shoreline recreational opportunities.

State Development And Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) adopted June 12, 1992 designates the Crossway Creek Redevelopment Area as part of the Metropolitan Planning Area (PA1). According to the SDRP, most of the communities within this planning area are fully developed or almost fully developed with much of the new growth occurring through redevelopment.

The following policy objectives are intended as guidelines for planning within communities located in the Metropolitan Planning Area:

1. Land Use: Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.
2. Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
3. Economic Development: Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.
4. Transportation: Capitalize on the high-density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.
5. Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, any remaining wildlife habitats and to Critical Environmental/Historic Sites generally. Give special emphasis to addressing air quality concerns; provide open space and recreational amenities.
6. Recreation: Provide maximum recreational opportunities by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding the system through redevelopment and reclamation projects.
7. Historic Preservation: Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop.
8. Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and enable future development and redevelopment efforts.
9. Intergovernmental Coordination: Provide for the regionalization of as many public services as feasible and economical, and coordinate the efforts of State, county and municipal governments to ensure sound redevelopment, by encouraging private sector investment and providing supportive government regulations, innovative tax policies and other governmental policies and programs.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Amending The Redevelopment Plan

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

Duration Of Redevelopment Plan

This Redevelopment Plan, as amended, shall be in full force and effect for a period of 30 years from the date of approval of this Plan by the Mayor and Borough Council.

Conveyance Of Land

The Mayor and Borough Council may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to the restrictions, controls and requirements of this Redevelopment Plan, all or any portion of the land within the Redevelopment Area which becomes available to disposal by the municipality as a result of public action under this Plan.

Criteria And Procedures For Implementation Of Redevelopment Plan

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. The following shall be implemented by appropriate covenants or other provisions in redeveloper agreements and/or disposition instruments.

1. The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
2. The redeveloper, its successors or assigns shall devote land within the Redevelopment Area to the uses specified in this Redevelopment Plan.
3. The redeveloper 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 Borough Council fixes as reasonable.
4. Until the completion of the improvements, the redeveloper 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 Borough 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 redevelopers, the Mayor and Borough 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 nor the Mayor and Borough Council, nor the successors, lessees, or assigns or 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.

ORDINANCE #77-09
AN ORDINANCE OF THE BOROUGH OF SAYREVILLE
AMENDING THE CROSSWAY CREEK REDEVELOPMENT PLAN

WHEREAS, the Mayor and Council of the Borough of Sayreville declared the Crossway Creek Redevelopment Area to be an area in need of redevelopment in November of 1998; and

WHEREAS, Heyer, Gruel & Associates, PA prepared a redevelopment plan, dated August 2000, entitled, Crossway Creek Redevelopment Plan, which plan was duly adopted by Ordinance of the Mayor and Council of the Borough of Sayreville; and

WHEREAS, by Ordinance 968-06, adopted on November 13, 2006, the Mayor and Council of the Borough of Sayreville amended the Crossway Creek Redevelopment Plan; and

WHEREAS, Section 3, Paragraph c. of Ordinance 968-06 deleted entirely the list of permitted principal, accessory and conditional uses and area, bulk and other standards for the Crossway Creek PD-10 zone district contained at pages 3 through 7 of the Crossway Creek Redevelopment Plan and replaced it with the following text:

Crossway Creek PD-10

This zone district is located along both sides of Gondek Drive and consists of approximately 22 acres.

a. Permitted Principal Uses.

- Townhouses
- Flats integrated with townplex type units
- Essential services
- Institutional and public uses
- Community shelters and residence

b. Permitted Accessory Uses.

Uses customary, incidental and accessory to the principal use such as signs, off-street parking, clubhouses, swimming pools, active recreational uses and family day care.

c. Standards for Townhouses.

- Minimum lot area: 10 acres
- Minimum lot width: 450 feet
- Minimum lot depth: 775 feet

INTRO & PASSED 1st READING 2-9-09
ADVERTISED ACCORDING TO LAW 2-12-09
ADOPTED ON 2nd & FINAL READING 2-23-09
ADVERTISED ACCORDING TO LAW 2-27-09
Borough Clerk

- Maximum density of parcel use for townhouses: 6.1 dwelling units per acre with a maximum of 83 units.
- No more than 8 units in a building.
- Minimum building separation: 35 feet rear to rear, 20 feet side to side.
- Minimum building setbacks:

Front yard 100 Ft.

Side and rear yards:

Single-family residential zone/property line 30 Ft.

Multi-family residential zone/property line 100 Ft.

To tract boundary: 30 Ft.

To internal Rd.: 24 Ft
with
sidewalk

22 Ft.
without
sidewalk

Buffer strip: 30 Ft.

- Off-street parking: In accordance with the Residential Site Improvement Standard (RSIS).

- Maximum Coverage:

Building: 25 percent
Total impervious cover: 40 percent
Maximum building height: 35 feet

; and

WHEREAS, following a public hearing held on July 2, 2008, the Sayreville Planning Board recommended that the portion of the Crossway Creek Redevelopment Plan addressing the PD-10 zone district be amended (1) to increase the permitted density of townhouse units on the parcel from 6.1 dwelling units per acre to 7 dwelling units per acre with a maximum of 96 dwelling units in the zone, (2) to permit decks, patios and pools for both residences and recreation areas to extend up to 10 feet into the required buffer strips, internal and external setbacks, (3) to increase the maximum permitted building coverage to 30 percent, (4) to increase

the total permitted impervious coverage to 50 percent, and (5) to provide that any development in the PD-10 zone district will be age-restricted; and

WHEREAS, the Mayor and Council have accepted the recommendation of the Planning Board, and determined that the recommended amendments to the Crossway Creek Redevelopment Plan are in the best interests of the residents and taxpayers of the Borough of Sayreville,

NOW THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Sayreville, in the County of Middlesex, and State of New Jersey as follows:

SECTION 1. The list of permitted principal, accessory and conditional uses and area, bulk and other standards for the Crossway Creek PD-10 zone district contained at pages 3 through 7 of the Crossway Creek Redevelopment Plan, as amended by Section 3, Paragraph c. of Ordinance 968-06, is hereby amended (1) to increase the permitted density of townhouse units on the parcel from 6.1 dwelling units per acre to 7 dwelling units per acre with a maximum of 96 dwelling units in the zone, (2) to permit decks, patios and pools for both residences and recreation areas to extend up to 10 feet into the required buffer strips, internal and external setbacks, (3) to increase the maximum permitted building coverage to 30 percent, (4) to increase the total permitted impervious coverage to 50 percent, and (5) to provide that any development in the PD-10 zone district will be age-restricted, by deleting the text {**marked in bold and enclosed in brackets**} and inserting the text **underlined and marked in bold**, to read as follows:

Crossway Creek PD-10

This zone district is located along both sides of Gondek Drive and consists of approximately 22 acres.

a. Permitted Principal Uses.

- **Age-restricted** townhouses
- **Age-restricted** Flats integrated with townplex type units
- Essential services
- Institutional and public uses
- Community shelters and **age-restricted** residence

b. Permitted Accessory Uses.

Uses customary, incidental and accessory to the principal use such as signs, off-street parking, clubhouses, swimming pools, active recreational uses and family day care.

c. Standards for Townhouses **and flats integrated with townplex type units.**

- Minimum lot area: 10 acres
- Minimum lot width: 450 feet
- Minimum lot depth: 775 feet
- Maximum density of parcel use for townhouses: {6.1} 7 dwelling units per acre with a maximum of {83} 96 units.
- No more than 8 units in a building.
- Minimum building separation: 35 feet rear to rear, 20 feet side to side.
- Minimum building setbacks:

Front yard 100 Ft.

Side and rear yards:

Single-family residential zone/property line 30 Ft.

Multi-family residential zone/property line 100 Ft.

To tract boundary: 30 Ft.

To internal Rd.: 24 Ft
with
sidewalk

22 Ft.
without
sidewalk

Buffer strip: 30 Ft.

- **Decks, patios and pools for both residences and recreation areas shall be permitted to extend up to 10 feet into the required buffer strips, internal and external setbacks.**

- Off-street parking: In accordance with the Residential Site Improvement Standard (RSIS).

- Maximum Coverage:

Building: {25} 30 percent

Total impervious cover: {40} 50 percent

Maximum building height: 35 feet

SECTION 2. 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 3. 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 Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. Effective Date.

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

/s/ David Kaiserman

APPROVED:

/s/ Kennedy O'Brien
Mayor

ATTEST:

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

APPROVED AS TO FORM:

/s/ Judy A. Verrone, Esq.
Borough Attorney

**I, Theresa A. Farbaniec, Municipal Clerk of the
Borough of Sayreville do hereby certify that the foregoing
is a true copy of an Ordinance adopted at a Regular Meeting
of the Mayor and Borough Council held on the 23rd day of
February, 2009.**

Theresa A. Farbaniec
Municipal Clerk