

Borough of Sayreville Landfill and Melrose Redevelopment Plan

Middlesex County, New Jersey

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TABLE OF CONTENTS

1. INTRODUCTION	1
2. STATUTORY BASIS FOR THE PLAN	1
2.1 Locations and Existing Conditions	2
2.1.1 Former Landfill Tract	2
2.1.2 Former Melrose Sewer Plant Tract	2
2.2 Plan Area Blocks and Lots	2
3. PLAN PRINCIPLES	7
3.1. Eco-Industrial Parks	7
3.2 Redevelopment Plan Goals and Objectives	7
4. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES	7
4.1 Master Plan	7
4.2 Relationship of the Plan to the Borough's Land Development Regulations	8
4.3 Existing District Standards	8
5. PROPOSED LAND USES AND BUILDING REQUIREMENTS	9
5.1 Eco-Industrial Redevelopment Area (RA-EI)	9
5.2 Principal Permitted Uses	9
5.3 Accessory Uses	9
5.4 Bulk Standards	9
5.5 Pointe Service Redevelopment Area (RA-PS)	9
5.6 Permitted Uses	10
5.7 Accessory Uses	10
5.8 Bulk Standards	10
6. DEFINITIONS	13
7. PERMITTED ENCROACHMENTS	13
7.1 Projections	13
8. DESIGN STANDARDS	13
8.1 Site Design	13
8.1.1 Site Design Objectives	13
8.2 Parking/Loading	14
8.2.1 – Off-Street Parking Requirements	14
8.2.2 - Off-Street Parking Design Standards	14
8.2.3- Off-Street loading requirements	14
8.3 Landscape/Basin Design	14
8.4 Screening and Buffering	15
8.5 Signs	15
8.6 Building Design	15
8.7 Exterior and Interior Material Design Objectives	15
9. RELOCATION/PROPERTY TO BE ACQUIRED	15
10. MASTER PLAN RELATIONSHIPS	16
10.1 Sayreville Borough Master Plan	16
10.2 Adjacent Municipalities	16
10.3 Middlesex County	16
10.4 State Development and Redevelopment Plan (SDRP)	16

11. ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS	16
11.1 Amending the Redevelopment Plan	16
11.2 Duration of Plan	16
11.3 Conveyance of Land	16
11.4 Zoning	17
11.5 Environmental	17
12. REDEVELOPER SELECTION	17
13. DEVELOPMENT REVIEW PROCESS	17
13.1 Concept Review	19

MAPS

- Figure 1 – Locational Context
- Figure 2A – Landfill Tract Aerial Photo
- Figure 2B – Melrose Tract Aerial Photo
- Figure 3A – Landfill Tract Block and Lot
- Figure 3B – Melrose Tract Block and Lot
- Figure 4A – Eco-Industrial Redevelopment Area (RA-EI)
- Figure 4B – Pointe Service Redevelopment Area (RA-PS)

1. INTRODUCTION

The Borough of Sayreville has determined that the utilization of the powers of the State redevelopment statute known as the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A-1 et seq.) is the most effective approach to revitalize the properties formerly known as Landfill #3 and the Melrose Treatment Plant. The Landfill #3 and Melrose Treatment Plant Preliminary Investigation Report concluded that the properties commonly known as Landfill #3 and the Melrose Treatment Plant (hereinafter referred to as the Landfill and Melrose tracts, respectively) qualify as an area in need of redevelopment. The area has been characterized by properties resulting from a discontinuance of the use of buildings for industrial purposes, not a fully productive condition of land and the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to the LRHL.

The Plan Areas present a unique opportunity for the Borough of Sayreville to create the level and quality of development that will transform the Landfill and Melrose tracts from their current condition of low-intensity development to sustainable land uses.

The Landfill's property size, energy (methane), location and mature vegetation along its perimeter create a unique opportunity to develop an eco-industrial park (EIP) or industrial park in which businesses cooperate with each other and the community to efficiently share resources, i.e., such as information, materials, water, energy, infrastructure and natural resources. The concept is to encourage an environment of economic gains while improving environmental quality. The intent is to plan an EIP in a manner that makes it easier for businesses to co-operate, and that results in a more financially sound, environmentally friendly project. Potentially collaborative development opportunities include by-product synergy (waste-to-feed exchanges), but may also take the form of wastewater treatment, shared facilities (shipping and receiving), shared parking, shared use of green technology and district energy systems.

Strategically located adjacent to the Waterfront Redevelopment Area ("the Pointe"), the Melrose tract provides an ideal location for a full range of water-

Figure 1 - Locational Context



front redevelopment service related uses.

The Landfill and Melrose Redevelopment Plan (hereafter also referred to as "Redevelopment Plan") sets forth the terms and conditions under which the Plan Area may be redeveloped by a redeveloper designated by the Borough. The Plan establishes allowable land uses and intensities, building massing and design standards, necessary public improvements and an overall project phasing schedule.

2. STATUTORY BASIS FOR THE PLAN

The Redevelopment Plan has been prepared in furtherance of the Borough of Sayreville's Council's original determination in November 2010 (Resolution #2010-70) that the area meets the statutory criteria for designation as an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. The Plan Area includes the former Sayreville Landfill #3 and former Melrose Sewage Treatment Plant tracts described in the 2010 Redevelopment Study for two select areas within the Borough of Sayreville, New Jersey.

2.1 Locations and Existing Conditions

2.1.1 Former Landfill Tract

Is located on the west side of Jernees Mill Road bounded on the north by Pond Creek, on the west by the South River, and on the South by an unnamed tributary to the South River. The Area's location is shown in Figures 2A and 3A.

Formerly a municipal landfill, Sayreville Landfill #3 is presently on the National Priorities List "Superfund, and expectations are that the property will be de-listed in the immediate future. Proposed re-use of the former landfill may proceed without disturbing the landfill. However, if a proposal for re-use of the property in question requires disturbance of the landfill or relocation of any waste that constitutes the landfill, a landfill disturbance permit will be required subject to NJDEP regulations and permitting standards.

From a ground location approximating the center high point of the landfill, the landfill cap slopes downward in all directions at an approximate 4% grade. The landfill cap incorporates a 100% impervious surface cap sand bed lining layer, a 60 millimeter HDE membrane, non-woven heat bonded geotextile, 18 inches clean fill and 6 inches of soil capable of supporting vegetation. The tow of the slope is protected by rip rap and erosion control matting. There are passive gas vents within the dome area and soil gas probes are located around the perimeter of the landfill. Utility easements in portions of the site on top of which structures may not be constructed exist on the property.

Access to the Landfill Tract is provided directly from Jernees Mill Road. Municipal water, sanitary sewer, stormwater provision, natural gas and electricity are available at the site. The project site is located within the service area of the Borough of Sayreville's Water Utility that owns and maintains an independent water distribution system that is subject to a payment of connection, meter and user fees.

Sanitary sewer collection can be provided on site and conveyed by pump station and force main to the Borough of Sayreville's Wastewater Collection system and then to the Middlesex County Utilities Authority

(MCUA) for treatment. Electric service to the area is provided by JCP&L. Natural Gas is available from Public Service Electric and Gas Company. Lastly, proper authorization will be required from NJDEP, regarding re-utility of the capped landfill for additional land uses.

2.1.2 Former Melrose Sewer Plant Tract

Located on Scott Avenue off State Highway 4 (Lower Main Street), the tract is the site of an active sanitary pump station. Since only a portion of the site is utilized by the Borough, the remaining area of the lot is available for property lease by a clean-use private entity.

Formerly the site of a sewage treatment plant, the facility has been re-purposed as a sewer pump station only. The Area's location is shown in Figures 2B and 3B. As noted in the Preliminary Investigation Report, environmental constraints, i.e., wetlands are located on-site. To date, a wetland delineation nor a letter of interpretation from NJDEP has been completed establishing an official regulatory line.

2.2 Plan Area Blocks and Lots

The Plan Area consists of the following tax blocks and lots, as shown in Figure 3, Block and Lot Map. The total Plan Area is approximately 53 acres.

Sayreville Landfill Site

Block 56	Lots 1.01 and 2.02
Block 57.02	Lot 1
Block 57.04	Lot 1
Block 57.05	Lot 1
Block 58	Lots 6 and 7

Melrose Site

Block 283	Lot 3
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Figure 2A: Aerial of the Landfill Tract
Block 56, Lots 1.01 & 2.02; Block 57.02, Lot 1
Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58, Lots 6 & 7

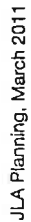
JLA Planning, March 2011
Source: Google Earth, July 5, 2007

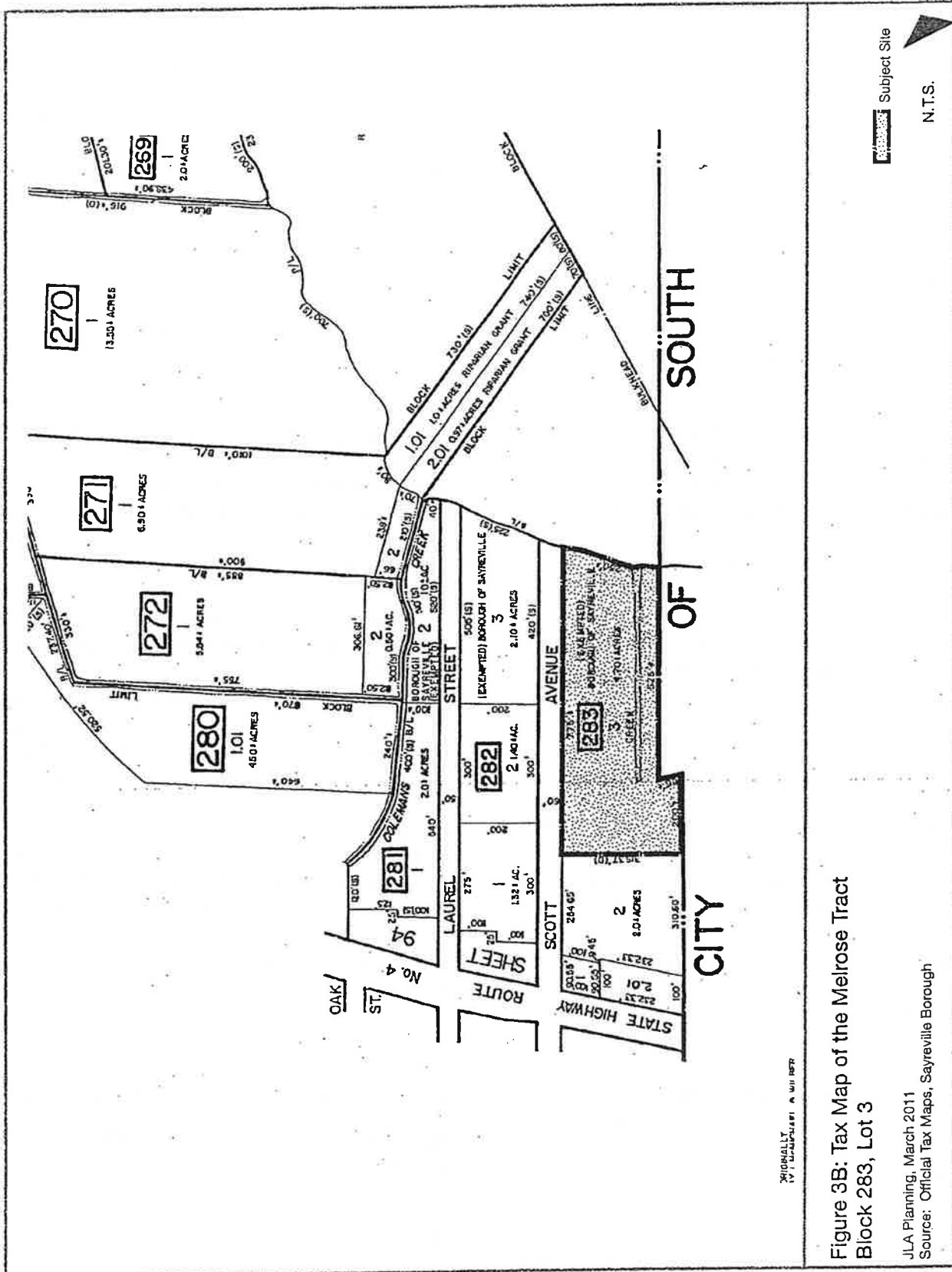
i Subject Tract



Figure 2B: Aerial of the Melrose Tract
Block 283, Lot 3

JLA Planning, March 2011
Source: Google Earth, July 5, 2007





3. PLAN PRINCIPLES

3.1. Eco-Industrial Parks

The President's Council on Sustainable Development workshop (1996) defines an eco-industrial park (EIP) as: "A community of businesses that cooperate with each other and with the local community to efficiently share resources (information, materials, water, energy, infrastructure and natural habitat), leading to economic and environmental quality gains, and equitable enhancement of human resources for the business and local community." EIPs are one way of encouraging sustainable development by creating a development where the collective benefit is greater than the sum of individual benefits that each company would realize by only optimizing its individual performance.

The goal of a EIP is to improve the economic performance of the participating companies while minimizing their environmental impacts. EIP's include green design of park infrastructure and plants, cleaner production, pollution prevention, energy efficiency and inter-company partnering. Essential characteristics include:

1. Involve community in the design of the park.
2. Reduce environmental impacts or ecological footprint
3. Maximize energy efficiency
4. Conserve materials
5. Link network companies with suppliers and customers
6. Continuously improve environmental performance
7. Have a regulatory system
8. Use economic instruments which discourage waste and pollution
9. Employ an information management system
10. Facilitate the flow of energy and materials
11. Create management education programs
12. Orient marketing to attract companies which fill niches and complement other businesses

3.2 Redevelopment Plan Goals and Objectives

1. Protect the health, safety, and welfare of the citizens of Sayreville Borough by redeveloping underutilized and stagnant vacant properties that could more effectively contribute to the economic well-being of the Borough.
2. Promote the overall economic and redevelopment

ment objectives of the Borough's Master Plan and related redevelopment plans and programs.

3. To recognize the particular suitability of new uses of certain properties of the Borough and to maximize the appropriate utilization of such properties.
4. Increase visibility of Sayreville as a leader in sustainability and the green industry.
5. Promote the practice of alternative energy use.
6. Provide leadership for Eco Industrial Park Development in New Jersey.
7. Create opportunities to attract "green" businesses into the community.
8. Attract young professionals and recent graduates who are seeking "green" communities and employment.
9. Minimize waste and maximize efficiency of businesses on site.
10. Foster and promote innovation and forward-thinking energy and resource use.
11. Create job and energy security.
12. Create and adhere to design guidelines that promote efficiency.
13. Reduce overhead costs by employing alternative energy technologies on site.
14. To promote the conservation of energy resources and promote the utilization of renewable energy sources.
15. To promote the recovery and recycling of materials from municipal and commercial solid waste.
16. To promote the creation of job opportunities in the Borough that will provide opportunities for both existing residents and as well as for others in the region.
17. To improve business opportunities through promotion of new and diverse economic activities.
18. To exclude residential uses from industrial areas.
19. To maximize the leveraging of public and private funds to accomplish comprehensive redevelopment of the Area.
20. To provide sufficient parking spaces to support demand, however, provide opportunities for reducing automobile trips due to development design and opportunities for shared parking.

4. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

4.1 Master Plan

The Borough of Sayreville and its Planning Board has

adopted a number of planning documents, reports, and studies through the years. Among these documents are the following:

- 1998 Master Plan
- 1999 Waterfront Redevelopment Plan
- 2004 Master Plan Reexamination Report
- 2010 Master Plan Reexamination Report

The Borough's 1998 Master Plan within the Land Use Plan identify the Redevelopment Plan properties within the Special Economic Development and Planned Commercial Development future land use districts. The intent of these districts are located on pages III-16 and III-17 of the Borough's 1998 Master Plan. On page III-17, the 1998 Land Use Plan Element indicates:

Planned Commercial Development

"This new designation is intended to encourage coordinated and comprehensive development and redevelopment of a 200 acre area in the northeastern section of the Borough bounded by the Garden State Parkway, the Raritan River and the municipal boundary line. This land use category would balance office and commercial development with the environmental characteristics of the area and maximize the proximity of the site adjacent to the water and major transportation routes."

Special Economic Development

"The second tract in this category is located within the Jernees Mill Road corridor and is generally bounded by the Raritan River railroad to the north and east and the South River to the west."

While the Master Plan does not provide a vision for the Special Economic Development land use classification, the districts title clearly identifies this area for economic development of a special purpose.

4.2 Relationship of the Plan to the Borough's Land Development Regulations

The Area shall be redeveloped in accordance with the standards detailed in this Plan. In order to implement the Plan consistent with the goals and objectives herein, the Plan supersedes the use, bulk and design standards provisions of the Borough Land Development Ordinance (Chapter 26) as they

relate to the area governed by this Redevelopment Plan. Other Borough regulations affecting development that are in conflict are superseded by this Plan; however, existing engineering standards, definitions and sections of the Land Development Ordinance not covered by his Plan shall apply.

No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan, as provided herein. Final adoption of this Plan by the Borough Redevelopment Agency shall be considered an amendment of the Borough Zoning Map.

4.3 Existing District Standards

The Borough's Zoning Ordinance currently identifies the Landfill Tract as being within the SED Special Economic Development District and the Melrose Tract within the B-3 Highway Business District. Development in these districts are intended to serve the needs of local residents and contribute to the economic development and fiscal soundness of the Borough.

Special Economic Development (SED) District
The SED District permits the following uses: Automotive electronic and precision equipment, commercial and industrial machinery and equipment, and personal and household goods repair and maintenance, excluding truck maintenance facilities; child care centers; essential services; health club, gym or recreational facility; information services and products/communications industries; institutional and public uses; manufacturing (full list on page IV-67 of the Borough's Land Development Ordinance); office, including medical office and research lab; parking facility/public parking garage or lot, excluding freight trucking and motor vehicle towing; warehousing and indoor storage, excluding bulk fuel storage.

Conditionally permitted uses include: houses of worship and public utilities.

B-3 Highway Commercial District
Principal permitted uses in the B-3 district include: automatic car wash; automobile repair; automobile sales; bar; child care center; essential service; health

club, gym or recreational facility; indoor theater; institutional and public use; nightclub; nursing home, assisted living facility, continuing care retirement community; restaurant, excluding drive-in; retail sales and service; wholesale sales and service.

Conditionally permitted uses include: full service or suite hotel; gasoline service station; house of worship; and public utility.

5. PROPOSED LAND USES AND BUILDING REQUIREMENTS

In order to implement this Plan, a Eco-Industrial Redevelopment Area (RA-EI) and Pointe Service Redevelopment Area (RA-PS) district are created to regulate the redevelopment area at the Landfill and Melrose tracts respectively.

5.1 Eco-Industrial Redevelopment Area (RA-EI)

Purpose: The purpose of this zone is to establish an Industrial zoning district where multiple uses and buildings are permitted on one lot that fosters the development of innovative industrial uses which utilize a high standard of environmental and economic performance. These uses will promote an approach to industrial development that involves connecting within and across industries throughout the central New Jersey region, and demonstrate well thought out practices that results in waste energy being used as resources.

5.2 Principal Permitted Uses:

1. Aquaculture Operations/Facility
2. Brewing or Distilling
3. Construction and Building Trade Workshops
4. Greenhouse or Plant Nursery
5. Industrial Vehicle, Construction Equipment Sales or Materials Service Establishment
6. Industrial Service Establishments
7. Manufacturing, Processing, Packaging or Assembly of Goods, Chemicals or Materials / Large Scale
8. Office
9. Paper Products Manufacturing
10. Petroleum and Fuel Products Storage and Wholesale
11. Power Plant - Gas Fired Combination Cycle or More Efficient Technology up to 1000MW

12. Processing, Assembly, Fabricating Operations, Manufacturing, Sales or Storage of Natural Resources
13. Recycling Depot
14. Transportation Service Provider
15. Warehouse, distribution centers, and light manufacturing facilities that support reuse, recycling, compost processing and manufacturing businesses
16. Wireless Telecommunications Facilities
17. Solar Panel Power Generation Facilities
18. Boat and Water Related Storage, Launching, and Maintenance Facilities

5.3 Accessory Uses:

Uses accessory and incidental to the principal use.

5.4 Bulk Standards

Table 1 - Area, Yard and Building Requirements for the Eco-Industrial Redevelopment Area (RA-EI)	
Bulk Standards	Minimum Required/ Permitted
Minimum Lot Size (acres)	5
Front Yard Setback – Principal and Accessory Buildings (feet)	50
Side Yard Setback - Principal and Accessory Buildings (feet)	50
Rear Yard Setback - Principal and Accessory Buildings (feet)	50
Height – Principal Building (feet)	60
Height – Accessory Buildings and Outdoor Storage of Materials	25 Storage - 8
Height - Stacks and Towers	170
Max. Impervious Lot Coverage (percent)	85

5.5 Pointe Service Redevelopment Area (RA-PS)

Purpose: The purpose of this zone is to establish a commercial zoning district that helps provide service-related uses for the anticipated Waterfront Redevelopment (RA-W) Area ("The Pointe") which is anticipated to include 2,000 residential units, 1 million square feet of office space, 2.6 million square feet of retail space and 1 million square feet of entertainment/hotel space.

5.6 Permitted Uses

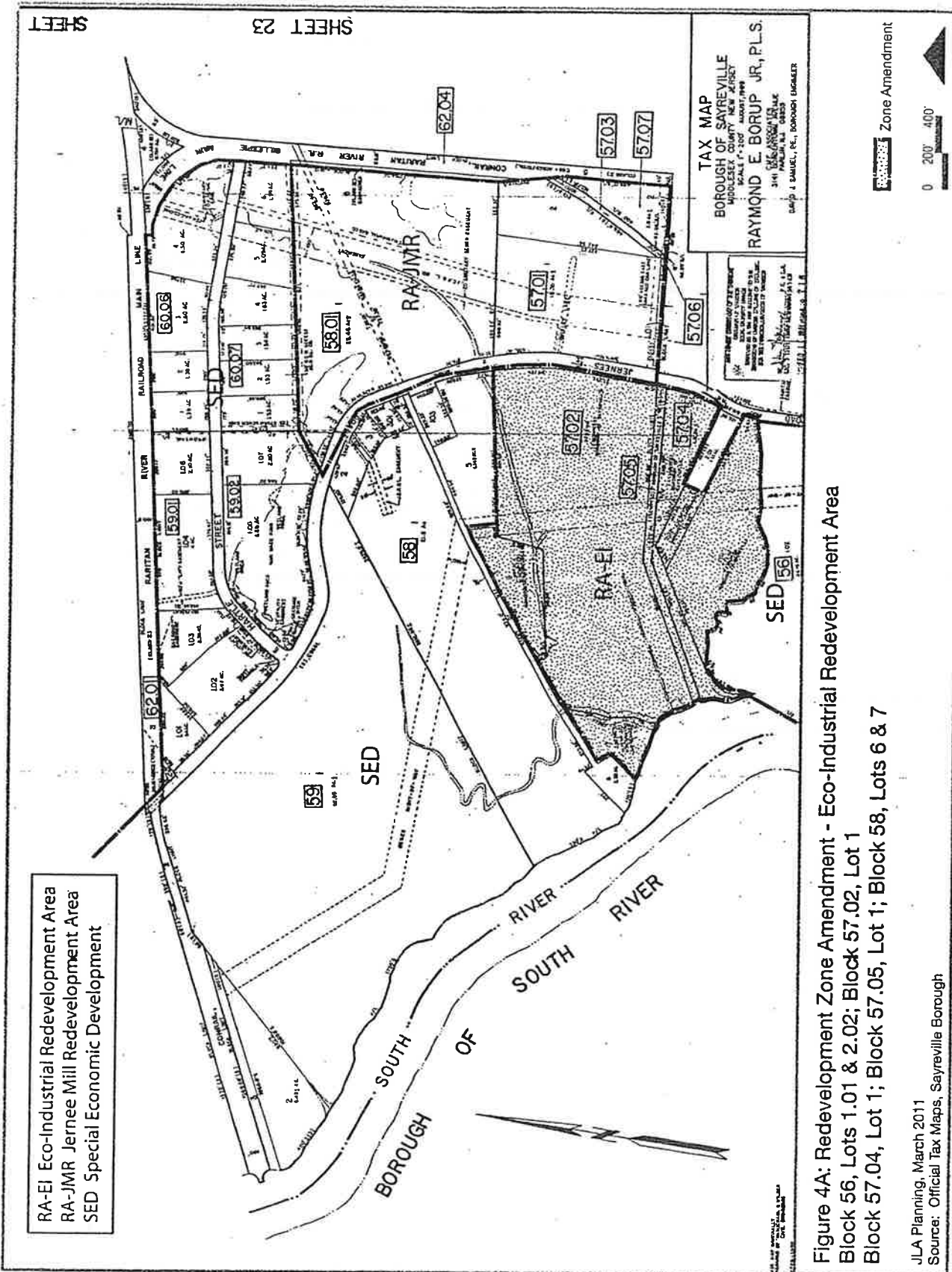
1. Commercial service related uses providing specialized equipment and supplies used in offices, stores, hotels, restaurants, schools, health and medical facilities, photographic facilities and specialized equipment used in transportation and construction activities including, but not limited to:
 - Beach maintenance and cleaning services
 - Boat and Water Related Storage and Maintenance Facilities
 - Computer equipment repair and maintenance services without retailing new computers
 - Dry cleaning and laundry services, including dry cleaning plants
 - Food service equipment, commercial, merchant wholesalers
 - Garbage disposal units, commercial-type, merchant wholesalers
 - Hotel equipment and supplies merchant wholesalers
 - Lawn and garden equipment repair and maintenance services
 - Lockers merchant wholesalers
 - Merchandising machines, coin-operated, merchant wholesalers
 - Ovens, commercial-type, merchant wholesalers
 - Partitions merchant wholesalers
 - Professional service apparel contractors
 - Restaurant equipment merchant wholesalers
 - Shelving, commercial, merchant wholesalers
 - Showcases merchant wholesalers
 - Signs, electrical, merchant wholesalers
 - Soda fountain fixtures merchant wholesalers
 - Store equipment merchant wholesalers
 - Store fixtures merchant wholesalers
 - Vending machines merchant wholesalers

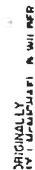
5.7 Accessory Uses:

Uses accessory and incidental to the principal use.

5.8 Bulk Standards

Table 2 - Area, Yard and Building Requirements for the Pointe Service Redevelopment Area (RA-PS)	
Bulk Standards	Minimum Required
Minimum Lot Size (acres)	4.5
Front Yard Setback - Principal and Accessory Buildings (feet)	25
Side Yard Setback - Principal and Accessory Buildings (feet)	15
Rear Yard Setback - Principal and Accessory Buildings (feet)	25
Height - Principal Building (feet)	40
Height - Accessory Buildings and Outdoor Storage of Materials	25 Storage - 8
Max. Impervious Lot Coverage (percent)	65
Accessory Building Setback (feet)	10





JLA Planning, March 2011
Source: Official Tax Maps, Sayreville Borough

Zone Amendment

N.T.S.

6. DEFINITIONS

Aquaculture - the active cultivation (maintenance or production) of marine and freshwater aquatic organisms (plants and animals) under controlled conditions.

Bio-fuel Production Facility - the creation of a wide range of fuels which are some way derived from biomass, including but not limited to solid biomass, liquid fuels and biogases.

Compost Recycling Facility - A commercial facility where the production of compost from materials takes place outside or in an open structure. For purposes of this definition, materials mean leaves, grass clippings, yard and garden debris, and brush, including clean woody vegetative material not greater than six inches in diameter that results from landscape maintenance and land-clearing operations.

Dry cleaning and Laundry Services (except Coin-Operated) This industry comprises establishments primarily engaged in one or more of the following: (1) providing dry cleaning services (except coin-operated); (2) providing laundering services (except linen and uniform supply or coin-operated); (3) providing drop off and pickup sites for laundries and/or dry cleaners; and (4) providing specialty cleaning services for specific types of garments and other textile items (except carpets and upholstery), such as fur, leather, or suede garments; wedding gowns; hats; draperies; and pillows. These establishments may provide all, a combination of, or none of the cleaning services on the premises.

Green Power Plant - is an industrial facility for the generation of electric power sunlight, wind, rain, tides and geothermal heat.

Recycling Depot - A facility utilized to recycle all ferrous and non-ferrous metals to include steel, copper, aluminum (including aluminum cans), insulated copper and aluminum wire, radiators, stainless steel, iron, aluminum and brass, corrugated cardboard, newspaper and white ledger paper.

Transportation Service Provider - Any individual, company, or corporation commercially engaged in transporting household goods.

7. PERMITTED ENCROACHMENTS

7.1 Projections

Projections are small architectural elements that are permitted to extend out from the primary façade plane. They serve to break up the building mass and create variety and interest in the façade design. Projections may extend up to three (3) feet into the minimum required building setback, but shall not extend into the public right-of-way.

8. DESIGN STANDARDS

This section provides specific design standards for the Eco-Industrial Redevelopment Area (RA-EI). The Pointe Service Redevelopment Area (RA-PS) shall continue to utilize existing design standards located within Chapter 26 of the Borough's Land Development Ordinance.

This section contains specific regulations for eco-industrial park development. Other pertinent sections of Chapter 26 of the Borough's Land Development Ordinance also remain applicable. Where there is an overlap of standards, the regulations in this Plan supersede the Borough's Land Development Ordinance.

8.1 Site Design

Purpose: Promote adaptive reuse in the RA-EI district that recognizes existing environmental constraints; wetland and floodplain influence; existing environmental cap and NJDEP remediation requirements; a need to improve existing infrastructure (streets, storm drains, sidewalks, etc.). Sustainable site design should address water quality and quantity issues, shared connections and services.

A written design concept statement shall be submitted as part of the design review application which identifies the significant site features, supports the reasoning behind the architecture and site plan proposed and explains how and why the site features are incorporated into the project design.

8.1.1 Site Design Objectives

- Develop an integrated design that shares resources with other industrial/commercial uses.
- When feasible, orient buildings for passive solar heat gain.

- c. Create areas or utilize natural areas of visual interest.
- d. Develop integrated parking lots that have multiple uses, address storm water through bio-swales or permeable pavement.
- e. Connect open spaces between parcels, multiple uses for landscaped areas, irrigation practices and design.
- f. Encourage the integration of heating / cooling systems between parcels.
- g. Design stormwater systems to encourage waste water re-use among adjacent land uses.
- h. Encourage building design to meet or incorporate LEED standards.
- i. Encourage a cohesive look throughout a development.
- j. Separate truck traffic from automobile traffic

8.2 Parking/Loading

8.2.1 – Off-Street Parking Requirements

- a. Office: 3 spaces per 1,000 square feet of gross floor area.
- b. Light Industrial and Manufacturing: 1 parking space for each employee employed at the time of the maximum shift, plus 10% for visitors.
- c. Warehouse and Distribution Facilities: 1 parking space per 1,000 square feet of gross floor area, except multi-tenant building shall provide 1 parking space per 700 square feet of gross floor area.
- d. Research and Development Facilities: 3 spaces per 1,000 square feet of gross floor area.
- e. Other Uses: Off-street parking requirements can not be considered for all potential uses for the tract. For this reason, the Planning Board, with the assistance of professionals may determine a suitable off-street parking requirement for a site taking into consideration, the number of anticipated employees, visitors, and shared parking opportunities.

8.2.2 - Off-Street Parking Design Standards

- a. Driveways shall be set back at least 10 feet from all buildings to provide room for a landscaped area.
- b. Parking lot layout, landscaping, buffering and screening shall be provided to minimize direct views of parked vehicles from the street right-of-way and sidewalks, avoid spill-over light, glare, noise onto adjacent properties. Parking lots visible from a public right-of-way shall be surrounded by a minimum of a two to three foot landscaped berm. The height of the berm shall gradually decrease in size where driveways, walkways and sidewalks approach to provide adequate sight triangles.

- c. The interior of all parking lots shall be landscaped to provide shade and visual relief. At a minimum, at least one deciduous tree shall be planted for every 11 parking spaces inside a planter or landscape island is required. Landscaping should be utilized to soften edges of parking lots and to provide a sense of lot borders or boundaries.
- d. A minimum of 10% of all parking areas shall be landscaped.
- e. Parking lot layout should take into consideration pedestrian movement. Pedestrian crossings should be installed where deemed necessary by the Planning Board.
- f. Parking for all structures shall be prohibited in front yard setback areas.

8.2.3- Off-Street loading requirements

- a. Less than 10,000 square feet: None
- b. 10,000-50,000 square feet: 1 space
- c. 50,000-75,000 square feet: 2 spaces
- d. 75,001 – 100,000 square feet: 3 spaces
- e. Each additional 50,000 square feet: 1 additional space

8.3 Landscape/Basin Design

- a. Landscaping is to be provided as part of all development applications and is to be integrated into building arrangements, topography, parking, buffering and other site features. Landscaping may include trees, shrubs, ground cover, berms, flowers, sculpture, art and similar materials, and shall be designed to provide aesthetic, buffering, environmental, ornamental, and other related functions. All landscaping plans shall be prepared by a New Jersey licensed landscape architect.
- b. Landscaping should define entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.
- c. Landscaping shall permit adequate site distance for motorists and pedestrians entering and exiting a site and shall not interfere with circulation patterns.
- d. Walls that can be viewed from public streets shall be designed using landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate landscaping for at least 30% of the wall length.
- e. Retention areas shall be designed as amenities within the Redevelopment Area.
- f. Retention areas shall be accented with natural form edges, native landscaping and water features.
- g. Shared retention is encouraged to minimize land consumption

8.4 Screening and Buffering

- a. Landscaping shall be provided adjacent to and within parking areas to screen vehicles from view and to minimize the expansive appearance of parking fields. Landscaping should include fast growing trees in parking lots to create summer shade.
- b. Any development that abuts an existing residential development or an unimproved residentially zoned parcel, shall be screened from view using a combination of fencing, plantings and/or berming.
- c. Any outdoor storage area shall be screened from view from any public right-of-way and to the satisfaction of the Planning Board.
- d. Screen sources of mechanical noise, odors and loading operations from public open space areas and adjacent properties.
- e. Screen or locate roof-top mechanical equipment so it is not visible from the street.

8.5 Signs

- a. Signs shall not exceed (10) percent of the first story portion of the façade to which it is fixed or 200 square feet, whichever is less.
- b. Buildings with more than one use are allowed one (1) sign for each additional use.
- c. There shall be a consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination.
- d. Freestanding pole mounted signs are prohibited.
- e. Illuminated box signs are prohibited.
- f. A master sign submission is required for any building or group of buildings that contain 3 or more businesses that indicates the location, dimension, area, color and materials of all existing and proposed signs and a detail of each proposed sign.
- g. See Section 26-89 for additional sign requirements.

8.6 Building Design

- a. Design a principal façade and obvious entrance parallel to the street edge. Do not face blank walls towards public streets.
- b. Utilize brick (reclaimed or new), architectural pre-cast concrete panels, decorative concrete block or cut stone. Corrugated sheet metal, vinyl siding, reflective glass and imitation stone siding are discouraged.
- c. Locate utility meters and exhaust vents on the side or rear of a building.

- d. Design to accommodate areas for recycling of waste materials. Provide a centralized ground-floor location for collection and storage of recyclables.
- e. Strive to obtain LEED certification.

8.7 Exterior and Interior Material Design Objectives

- a. Reuse existing building shells and components where feasible.
- b. If on-site reuse is not possible, create a demolition management plan that identifies opportunities to reuse, recycle or sell salvaged materials.
- c. Where feasible, develop rooftop gardens or install photovoltaic (solar) panels for on-site renewable energy generation.
- d. In material selection strive to achieve the following goals:
 1. Use 25% materials with post-consumer and post-industrial recycled content.
 2. Use 20% materials and products that are manufactured within a radius of 500 mile radius.
 3. Specify mold- and moisture-inhibiting construction materials.
 4. Use low-VOC sealants and adhesives.
 5. Use paints and coatings that are certified by Green Seal for VOC and chemical component limits.
 6. Use carpet systems that meet the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program. <http://www.carpet-rug.org/residential-customers/selecting-the-right-carpet-or-rug/green-label.cfm>.
 7. Use composite wood and agrifiber products that do not contain added urea-formaldehyde resins.
 8. Specify building materials (e.g. insulation, carpet pad) that do not use CFC's or HCFC's as foaming agents or in other parts of the manufacturing products.

9. RELOCATION/PROPERTY TO BE ACQUIRED

All of the properties that have been designated in need of redevelopment and included as part of the Plan are Borough Owned properties that are either vacant or partially contain utility-type uses. Consequently, no relocation or property to be acquired is necessary or proposed for these properties.

10. MASTER PLAN RELATIONSHIPS

10.1 Sayreville Borough Master Plan

Pursuant to the LRHL, "all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan." (N.J.S.A. 40A:12A-7d) As described in the prior sections, the Redevelopment Plan is substantially consistent with the Borough's Master Plan and Land Use Plan Element of the Master Plan and is designed to effectuate the goals and objectives of the Master Plan and its Land Use Plan Element.

10.2 Adjacent Municipalities

The Borough's Master Plan contained an analysis of the land use planning relationships between the Borough of Sayreville and the its adjoining municipalities—East Brunswick, Edison, Old Bridge, Perth Amboy, South Amboy, South River and Woodbridge. The Master Plan found no substantial land use planning conflicts or issues arising from the recommendations and land uses proposed in the Borough's Land Use Plan and those of the adjoining communities.

10.3 Middlesex County

The Redevelopment Plan is consistent with the County's Master Plan in that it proposes environmentally friendly redevelopment practices.

10.4 State Development and Redevelopment Plan (SDRP)

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June of 1992 and adopted a revised SDRP on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. New growth and development should be located in "centers", which are "compact" forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will

consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently.

To achieve these goals, the SDRP proposes a number of statewide policies and objectives. Among these is the redevelopment and revitalization of New Jersey's cities and urban areas. As set forth in the 2001 SDRP: "Revitalizing the State's cities and towns cannot be a simple matter of restoring them to their former glory, but rather of transforming them. To be sustainable, a new vision of the economic, environmental, and social role each community will play within a larger region should be developed and pursued cooperatively in the context of a Regional Strategic Plan."

11. ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

11.1 Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Redevelopment Entity may amend, revise or modify the Redevelopment Plan in general or for specific properties within the redevelopment area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL.

11.2 Duration of Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect for 30 years from the date of its approval by the Redevelopment Entity. The redeveloper agreement may include provisions for a certificate of project completion in accordance with The Redevelopment Plan.

11.3 Conveyance of Land

The Borough may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to restrictions, controls and requirements of the Redevelopment Plan, all or any of the properties designated in need of redevelopment within the redevelopment area that it currently owns or may acquire. The Borough may also use its redevelopment powers pursuant to the LRHL to enter into other agreements with a designated redeveloper or developers in connection with the

construction of any aspect of the Redevelopment Plan.

The Borough may propose the consolidation / subdivision of any number of the lots. In addition, the Borough may vacate, realign or improve public rights-of-way pursuant to the requirements and purposes of the Plan.

11.4 Zoning

The Zoning Map of the Borough of Sayreville is hereby amended and shall be revised to show boundaries of the Plan Area defined in this plan and identify the districts as "Eco-Industrial Redevelopment Area (RA-EI) and the Pointe Service Redevelopment Area (RA-PS)."

11.5 Environmental

The Borough recognizes that certain environmental issues may exist within the Redevelopment Area, including, but not limited to significant amounts of wetlands on site, possible soils contamination, and / or the location of endangered species (flora and / or fauna) on site. Upon adoption of this Redevelopment Plan, the Developer shall provide proof to the Borough that a site(s) proposed for development will not disturb existing wetlands on site, or have a negative impact upon any endangered species (flora and / or fauna). Additionally the developer must prove that the site is free of contamination prior to any construction on site. Responsibility for any clean-up or any environmental action shall be assigned between parties within the context of the Developer's Agreement.

12. REDEVELOPER SELECTION

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper for any property or properties included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force.

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 develop the property in accordance with the uses

and building requirements specified in the Redevelopment Plan.

3. Until the required improvements are completed and a Certificate of Completion is issued, the redeveloper will not be permitted to sell, lease, or otherwise transfer or dispose of any interest in the property within the Redevelopment Area without the express prior written consent of the Redevelopment Entity or, if a redeveloper agreement has been executed, pursuant to the terms of the redeveloper agreement. This condition shall not apply to the transfers of mortgage interests in the property to any lender to the redeveloper in connection with the Redevelopment Plan.
4. The redeveloper agreement shall include the provision of affordable units or payment in lieu of constructing affordable housing on-site in accordance with the latest applicable State affordable Housing requirements for the number, size and cost of affordable units.

13. DEVELOPMENT REVIEW PROCESS

Pursuant to N.J.S.A. 40A12A-13, all development applications for development of sites governed by the Redevelopment Plan shall be submitted to the Borough's Planning Board and Technical Review Committee for review and approval. The following provisions shall govern review of any proposed redevelopment and rehabilitation projects for these sites:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the area of the Redevelopment Plan without prior review and approval of the work by the Planning Board.
2. Regular maintenance and minor repair shall not require Planning Board review and approval.
3. The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55d-1 et seq. and the Borough's Land Development Ordinance.
4. As part of site plan approval, the Planning Board may require the redeveloper to furnish perfor-

mance guarantees pursuant to N.J.S.A. 40:55D-53 and provisions within its Land Development Ordinance. The performance guarantees shall be in favor of the Borough of Sayreville, and the Borough Engineer shall determine the amount of any performance guarantees.

5. Any subdivision of lots or parcels of land within the Redevelopment Plan area shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40A:55D-1 et seq.
6. Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
7. The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, whereby there is by reason of exceptional narrowness, shallowness, or shape of specific piece of property, exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or an extraordinary and exceptional situation uniquely affecting a specific piece of property or structures, or where the strict application of any area, yard, bulk, or design objective or regulation adopted in compliance with this Redevelopment Plan would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the redeveloper of the property.
8. The Planning Board may grant a deviation from the regulations contained within this Redevelopment Plan related to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by such deviation from the strict requirements of this Redevelopment Plan, or the benefits of granting the deviation would outweigh any detriments of this Redevelopment Plan.
9. The Planning Board may grant exceptions or waivers from design standards when the requirements for site plan or subdivision approval may be reasonable and within the general purpose and intent of this Redevelopment Plan, or if the literal enforcement of one or more provisions of this Redevelopment Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site.
10. No deviations may be granted under the terms of this redevelopment Plan, unless such deviations can be granted without resulting in detriment to the public good and will not impair the intent and purpose of this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan under the provisions within the Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12(a) and (b).
11. Any changes to the uses permitted in the Plan, and increase in the permitted floor area, an increase in the permitted density or an increase in the height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted, shall be permitted only by means of an amendment of the Plan by the Redevelopment Entity, and only upon a finding that such deviation would be consistent with the furtherance of the goals and objectives of this Plan.
12. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants, or other provisions, or through agreements for land disposition and conveyance between the redeveloper and municipality pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
13. Any and all definitions contained within the Redevelopment Plan shall prevail. In the absence of a definition, the definition found within the Borough's Zoning Ordinance shall prevail. Any and all definitions inconsistent with N.J.S.A. 40A:12A-3 shall be invalid.
14. A redeveloper shall be required to pay all appli-

cable escrow fees and other required charges in accordance with applicable provisions of the Borough's Land Development Ordinance and New Jersey law. Additionally, a redeveloper may be required to pay for their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Borough or its designated redevelopment entity as part of the Redevelopment Plan. Any such payments required to reimburse the Borough or the redevelopment entity shall be specified in the redeveloper agreement.

15. The above provisions are all subject to approval by ordinance and/or resolution according to law. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of the Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

13.1 Concept Review

All buildings within the Redevelopment Areas are subject to concept review and shall be subject to a concept review process in addition to the Planning Board's site plan review proceedings. Applicants are required to attend a pre-application workshop meeting with the Concept Review Committee of the Redevelopment Entity. The workshop meeting would be utilized for the applicant to demonstrate how their proposal conforms to the Redevelopment Plan and to seek input and clarification. During concept review of non-residential buildings, the Concept Review Committee shall consider consistency with this Redevelopment Plan. Review shall focus on more specific details of individual buildings and sites under review, consistency with Plan design principals and concepts, and how the use or structure is integrated with and contributes to, the quality and function of the area as reflected in this Redevelopment Plan. Prior to the approval of a site plan by the Planning Board, the Concept Review Committee must make the findings that the proposal is largely consistent with the Redevelopment Plan.

ORDINANCE #304-15

AN ORDINANCE ADOPTING THE AMENDED SAYREVILLE LANDFILL #3 AND
MELROSE REDEVELOPMENT PLAN TO THE GENERAL ORDINANCES OF THE
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY

WHEREAS, the Mayor and Council of the Borough of Sayreville (the "Borough Council"), by Resolution #2010-70 adopted on March 22, 2010, authorized the Sayreville Planning Board (the "Planning Board") to conduct an investigation and hold a public hearing to determine whether Block 56, Lots 1.01 and 2.02; Block 57.02, Lot 1; Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58 Lots 6 & 7 (the "Sayreville Landfill #3 Site") and Block 283, Lot 3 (the "Melrose Site") constitute an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, the Sayreville Planning Board conducted an investigation in accordance with applicable law and determined that the aforementioned sites meet the statutory criteria for an "area in need of redevelopment" within the meaning of Sections 6(c) and (e) of the LRHL; and

WHEREAS, the Planning Board recommended that the Borough of Sayreville declare the aforementioned sites to be "an area in need of redevelopment," pursuant to the LRHL; and

WHEREAS, the Mayor and Council by Resolution No. 2010-157 declared the Sayreville Landfill #3 Site and the Melrose Site to be "areas in need of redevelopment" and directed the Planning Board to prepare a redevelopment plan for these sites; and

WHEREAS, a redevelopment plan entitled "Borough of Sayreville Landfill and Melrose Redevelopment Plan" dated March, 2011 (revised September, 2013), was prepared by John Leoncavallo, PP (the "Redevelopment Plan"), and presented to the Borough Council for review and consideration; and

WHEREAS, certain amendments to the Redevelopment Plan are necessary and appropriate for the redevelopment of the Sayreville Landfill #3 Site, including, but not limited to, the inclusion therein of Tax Map Block 56, Lot 2.01; and

WHEREAS, the attached Redevelopment Plan, revised through July 24, 2015, has been prepared by John Leoncavallo, PP, and presented to the Borough Council for review and consideration; and

WHEREAS, the Borough Council desires that the Redevelopment Plan, as revised through July 24, 2015, become the formal planning document for revitalization of the Sayreville Landfill #3 Site and the Melrose Site.

/s/ Daniel Buchanan, Councilman
(Planning & Zoning Committee)

/s/ Theresa A. Farbaniec, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor

APPROVED AS TO FORM:

/s/ Michael R. DuPont, Esquire
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 that was adopted at a Regular Meeting of the Mayor and Borough Council held on the 15th day of September, 2015.

Theresa A. Farbaniec
Municipal Clerk

INTRO & PASSED 1st READING 8/24/15

ADVERTISED ACCORDING TO LAW 8/28/15

ADOPTED ON 2nd & FINAL READING 9/15/15

ADVERTISED ACCORDING TO LAW 9/18/15

Theresa A. Farbaniec
BOROUGH CLERK

RESOLUTION #2015-258

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, NEW JERSEY, DETERMINING THAT LOT 2.01 IN BLOCK 56, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF SAYREVILLE QUALIFIES AND IS DETERMINED FOR INCLUSION IN THE PREVIOUSLY DESIGNATED AREA IN NEED OF REDEVELOPMENT KNOWN AS BLOCK 56, LOTS 1.01 AND 2.02; BLOCK 57.02, LOT 1; BLOCK 57.04, LOT 1; BLOCK 57.05, LOT 1; BLOCK 58, LOTS 6 AND 7, COMMONLY KNOWN AS THE SAYREVILLE LANDFILL #3 PROPERTY PURSUANT TO THE PROVISIONS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 et seq.)

WHEREAS, by Resolution #2010-70, the Mayor and Borough Council (the “Borough Council”) authorized the Planning Board of the Borough of Sayreville to, among other things, undertake a preliminary investigation to determine whether certain properties commonly known as the Sayreville Landfill and the former Melrose Sewage Treatment Plant, identified on the tax map of the Borough of Sayreville as Block 56, Lots 1.01 and 2.02; Block 57.02, Lot 1, Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58, Lots 6 and 7 (collectively known as the “Sayreville Landfill #3 Property”); and Block 283, Lot 3 (the “Melrose Property”), constitute areas in need of redevelopment pursuant to the criteria established in Section 5 of the Local Redevelopment and Housing Law (the “LRHL”); and

WHEREAS, the Planning Board did (i) provide appropriate public notice of the conduct of their preliminary investigation of the Sayreville Landfill #3 Property and the Melrose Property (ii) conduct a public hearing its preliminary investigation of the Sayreville Landfill #3 Property and the Melrose Property in accordance with the provisions of the LHRL, and (iii) recommend to the Borough Council the designation of the Sayreville Landfill #3 Property and the Melrose Property as “areas in need of redevelopment”; and

WHEREAS, by Resolution #2010-157, the Borough Council determined that Sayreville Landfill #3 and the Melrose Property qualified and were each determined as an “area in need of redevelopment” pursuant to the provisions of the LRHL; and

WHEREAS, Middlesex Energy Center, LLC (“MEC”) has been designated as the redeveloper of the Sayreville Landfill #3 Property; and

WHEREAS, MEC has requested an amendment to the designated area and redevelopment plan for the Sayreville Landfill #3 Property to include Borough Tax Map Block 56, Lot 2.01; and

WHEREAS, the Sayreville Economic Redevelopment Agency (“SERA”), by Resolution adopted on April 23, 2015, has recommended, among other things, that the Mayor and Borough Council take appropriate action to amend the designation of the Sayreville Landfill #3 Property to include Borough Tax Map Block 56, Lot 2.01; and

WHEREAS, by Resolution #2015-171 adopted on June 22, 2015, the Borough Council authorized the Planning Board to undertake an amended preliminary investigation to determine whether Borough Tax Map Block 56, Lot 2.01 meets one or more of the criteria under Section 5 of the LHRL for inclusion in the previously designated Sayreville Landfill #3 Property redevelopment area; and

WHEREAS, on August 5, 2015, the Planning Board conducted a preliminary investigation hearing upon proper newspaper and property owner notice relative to the inclusion of Borough Tax Map Block 56, Lot 2.01 in the previously designated Sayreville Landfill #3 Property redevelopment area in accordance with Section 6 of the LHRL; and

WHEREAS, by Resolution adopted on August 5, 2015, the Planning Board determined that Borough Tax Map Block 56, Lot 2.01 did meet one or more of the criteria under Section 5 of the LRHL for inclusion in the previously designated Sayreville Landfill #3 Property redevelopment area..

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

1. The inclusion of Tax Map Block 56, Lot 2.01 meets one or more of the criteria under the LRHL for inclusion in the previously designated "area in need of redevelopment" known as the Sayreville Landfill #3 Property and is hereby designated as part of said previously designated Sayreville Landfill #3 Property area in need of redevelopment; and
2. The Borough Clerk is hereby authorized and directed to forward a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs; and
3. The Borough Clerk is hereby authorized and directed to forward a copy of this Resolution to the Planning Board; and
4. The Borough Clerk is hereby authorized and directed for forward a copy of this Resolution to each and every owner of the properties in the Sayreville Landfill #3 Property redevelopment area; and
5. The Borough Clerk is hereby authorized and directed to forward a copy of this this Resolution to any person who filed a written objection and sated, in or upon the written submission, an address to which notice of determination may be sent; and
6. The Borough Clerk is hereby authorized and directed to publish and post notice of this Resolution as required by applicable law; and

7. The Planning Board is hereby directed to prepare an Amended Redevelopment Plan for the Sayreville Landfill #3 Property; and
8. This Resolution shall take effect immediately.

/s/ Daniel Buchanan, Councilman
(Planning and Zoning Committee)

ATTEST:

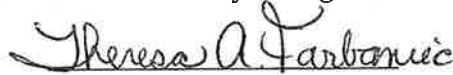
BOROUGH OF SAYREVILLE

/s/ Theresa A. Farbaniec, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor

	Buchanan	KILPATRICK	McGill	Melendez	Novak	Rittenhouse
Ayes	X	X	X	X	X	X
Nays						
Abstain						
Absent						

I, Theresa A. Farbaniec, Municipal Clerk of the Borough of Sayreville do hereby certify that the foregoing is a true copy of a Resolution adopted at a Regular Meeting of the Mayor and Borough Council held on the 24th day of August, 2015.


Municipal Clerk

INTRO & PASSED 1st READING

11-25-13

ADVERTISED ACCORDING TO LAW

12-3-13

ADOPTED ON 2nd & FINAL READING

12-16-13

ADVERTISED ACCORDING TO LAW

12-19-13

BOROUGH CLERK

ORDINANCE # 239-13

AN ORDINANCE ADOPTING THE SAYREVILLE LANDFILL AND MELROSE REDEVELOPMENT PLAN TO THE GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY

WHEREAS, the Mayor and Council of the Borough of Sayreville, by Resolution #2010-70 adopted on March 22, 2010 authorized the Sayreville Planning Board to make an investigation and hold a public hearing to determine whether Block 56, Lots 1.01 and 2.02; Block 57.02, Lot 1; Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58 Lots 6 & 7 (Sayreville Landfill Site) and Block 283, Lot 3, Block 283 (Melrose Site) constitute an area in need of redevelopment; and

WHEREAS, the Sayreville Planning Board conducted an investigation in accordance with applicable law and determined that the aforementioned lots meet the statutory criteria for a Redevelopment Area within the meaning of N.J.S.A. 40A:12A-6(c) and (e); and

WHEREAS, the Sayreville Planning Board recommended that the Borough of Sayreville declare the aforementioned lots to be "an area in need of redevelopment," pursuant to N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, the Mayor and Council by Resolution No. 2010-70 declared Block 56, Lots 1.01 and 2.02; Block 57.02, Lot 1; Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58 Lots 6 & 7 (Sayreville Landfill Site) and Block 283, Lot 3, Block 283 (Melrose Site) to be an area in need of redevelopment and directed the Planning Board to prepare a redevelopment plan for the area; and

WHEREAS, a redevelopment plan entitled "Borough of Sayreville Landfill and Melrose Redevelopment Plan" has been prepared and presented to the Governing Body for review and consideration; and

WHEREAS, the Governing Body desires that the Borough of Sayreville Landfill and Melrose Redevelopment Plan become the formal planning document for revitalization of the Borough of Sayreville Landfill and Melrose Redevelopment area.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Redevelopment Plan, attached hereto a Rider "A" is hereby adopted as the Redevelopment Plan for the Borough of Sayreville Landfill and Melrose Redevelopment Plan as defined within the Plan; and

BE IT FURTHER ORDAINED that Section 26-81.2, Zoning Map, of the Land Development Ordinance for the Borough of Sayreville, is hereby amended as shown on the proposed amended Zoning Map appended to Borough of Sayreville Landfill and Melrose Redevelopment Plan, and that all parcels within the Redevelopment Area set forth on Table 1 of the Borough of Sayreville Landfill and Melrose Redevelopment Plan shall be subject to the standards detailed in such Redevelopment Plan; and

BE IT FURTHER ORDAINED that this Ordinance or parts of Ordinances inconsistent herewith are hereby repealed and this Ordinance shall take effect immediately upon final passage and publication in accordance with law.

/s/ David McGill

APPROVED:

/s/ Kennedy O'Brien
Mayor

ATTEST:

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

APPROVED AS TO FORM:

/s/ Michael DuPont, Esq.
Borough Attorney

ORDINANCE #304-15

AN ORDINANCE ADOPTING THE AMENDED SAYREVILLE LANDFILL #3 AND
MELROSE REDEVELOPMENT PLAN TO THE GENERAL ORDINANCES OF THE
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY

WHEREAS, the Mayor and Council of the Borough of Sayreville (the "Borough Council"), by Resolution #2010-70 adopted on March 22, 2010, authorized the Sayreville Planning Board (the "Planning Board") to conduct an investigation and hold a public hearing to determine whether Block 56, Lots 1.01 and 2.02; Block 57.02, Lot 1; Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58 Lots 6 & 7 (the "Sayreville Landfill #3 Site") and Block 283, Lot 3 (the "Melrose Site") constitute an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, the Sayreville Planning Board conducted an investigation in accordance with applicable law and determined that the aforementioned sites meet the statutory criteria for an "area in need of redevelopment" within the meaning of Sections 6(c) and (e) of the LRHL; and

WHEREAS, the Planning Board recommended that the Borough of Sayreville declare the aforementioned sites to be "an area in need of redevelopment," pursuant to the LRHL; and

WHEREAS, the Mayor and Council by Resolution No. 2010-157 declared the Sayreville Landfill #3 Site and the Melrose Site to be "areas in need of redevelopment" and directed the Planning Board to prepare a redevelopment plan for these sites; and

WHEREAS, a redevelopment plan entitled "Borough of Sayreville Landfill and Melrose Redevelopment Plan" dated March, 2011 (revised September, 2013), was prepared by John Leoncavallo, PP (the "Redevelopment Plan"), and presented to the Borough Council for review and consideration; and

WHEREAS, certain amendments to the Redevelopment Plan are necessary and appropriate for the redevelopment of the Sayreville Landfill #3 Site, including, but not limited to, the inclusion therein of Tax Map Block 56, Lot 2.01; and

WHEREAS, the attached Redevelopment Plan, revised through July 24, 2015, has been prepared by John Leoncavallo, PP, and presented to the Borough Council for review and consideration; and

WHEREAS, the Borough Council desires that the Redevelopment Plan, as revised through July 24, 2015, become the formal planning document for revitalization of the Sayreville Landfill #3 Site and the Melrose Site.

/s/ Daniel Buchanan, Councilman
(Planning & Zoning Committee)

/s/ Theresa A. Farbaniec, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor

APPROVED AS TO FORM:

/s/ Michael R. DuPont, Esquire
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 that was adopted at a Regular Meeting of the Mayor and Borough Council held on the 15th day of September, 2015.

Theresa A. Farbaniec
Municipal Clerk

INTRO & PASSED 1st READING 8/24/15

ADVERTISED ACCORDING TO LAW 8/28/15

ADOPTED ON 2nd & FINAL READING 9/15/15

ADVERTISED ACCORDING TO LAW 9/18/15

BOROUGH CLERK

