

Amended Housing Plan Element and Fair Share Plan



Borough of Sayreville 4th Round 2025

Adopted by the Planning Board on June 18, 2025

Amended by the Planning Board on March 4, 2026

Endorsed by the Mayor and Council via Resolution #2025-197, on July 21, 2025
Re-Endorsed by the Mayor and Council via Resolution #2026- 83 on March 9, 2026

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Introduction

The Borough of Sayreville is an established suburban community that is located in the eastern section of Middlesex County. The Borough consists of 15.8 square miles. Sayreville is bordered by seven other municipalities, which include Edison Township, Woodbridge Township, and City of Perth Amboy to the north; City of South Amboy to the east; Old Bridge Township to the south; and East Brunswick Township and South River Borough to the west.

This Housing Plan Element and Fair Share Plan has been prepared in accordance with the provisions of N.J.A.C. 5:93 and the requirements set forth in A4/S50 (Senate Bill No. 50), including the methodology and procedures established for the Fourth Round of affordable housing obligations. While the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) does not require municipalities to adopt a Fair Share Plan, doing so provides protection from exclusionary zoning litigation, including builder's remedy lawsuits. Similarly, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) does not mandate a Housing Plan Element, but it is a prerequisite for adopting or amending zoning ordinances. Together, the FHA and MLUL require that any adopted Housing Element address the municipality's present and prospective housing needs, with particular attention to low- and moderate-income housing. In accordance with the Fair Housing Act (N.J.S.A. 52:27D-310), as implemented through the Fourth Round methodology and procedures established in A4/S50 (P.L. 2024, c.____), the Housing Element shall include at minimum the following components:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated. In conducting this inventory, the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to property record cards.
2. A projection of the municipality's housing stock for the next ten years, including the probable future construction of low- and moderate-income housing, taking into account construction permits issued, approved applications for development, and anticipated residential development of lands.
3. An analysis of the municipality's demographic characteristics, including but not limited to household size, income level, and age.
4. An analysis of the existing and projected employment characteristics within the municipality.
5. A determination of the municipality's present and prospective fair share obligation for low- and moderate-income housing, and an assessment of its capacity to accommodate those housing needs, in accordance with the methodologies outlined in A4/S50.
6. A consideration of lands and structures most appropriate for the development, conversion, or rehabilitation of low- and moderate-income housing, including consideration of sites owned by or offered by developers committed to providing affordable housing.
7. A map of all sites designated for the production of low- and moderate-income housing and a listing that includes the owner, acreage, lot, and block for each site.

8. The location and capacity of existing and proposed water and sewer lines and facilities relevant to the designated housing sites.
9. Copies of applications or approvals required for amendments or consistency determinations with applicable area-wide water quality management plans, including wastewater management plans.
10. A copy of the most recently adopted master plan, and where required, the immediately preceding adopted master plan.
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. If unavailable, appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service shall be submitted.
12. A copy of the appropriate United States Geological Survey (USGS) topographic quadrangle maps for each designated site.
13. Any other documentation reasonably necessary to support review and evaluation of the Housing Element under the standards applicable to the Fourth Round.

The Borough of Sayreville has a substantial history of providing its fair share of affordable housing. Sayreville began its New Jersey Fair Share Housing Act compliance through the preparation of a Housing Element and Fair Share Plan in 1987 and received first round certification from the Council on Affordable Housing (COAH) on March 11, 1993. Sayreville prepared a Housing Element and Fair Share for second round certification on March 20, 2000. Sayreville received a second round certification on January 7, 2004, which had an expiration date of January 7, 2010.

Sayreville filed a Declaratory Judgement with the Superior Court of New Jersey on July 6, 2015. The Borough also filed a motion for temporary immunity from Mount Laurel litigation on July 27, 2015. The Court allowed the K-Land Corporation (“K-Land”) to intervene in the Borough’s Declaratory Judgement action. A settlement agreement was executed that involved three parties, which included Fair Share Housing Center (“FSHC”) on July 18, 2016, K-Land on July 20, 2016, and by the Mayor on August 8, 2016. The Borough challenged the agreement’s viability. As previously mentioned, a Housing Element and Fair Share Plan was initially adopted by the Borough Planning Board in August 2017. The Court permitted NL Industries, Inc (“NL”) to also intervene in the Borough’s Declaratory Judgement action on September 26, 2017.

An ordinance was adopted that rezoned two K-Land parcels (Camelot I and Camelot II) to allow for the construction of inclusionary development. On February 23, 2018, Judge Natali, Jr., P.J.Ch. issued an order requiring the Borough to provide notice of a Final Compliance Hearing that was scheduled on May 9, 2018. An amended Housing Element and Fair Share was subsequently adopted on March 29, 2018. New settlement agreements were executed on May 21, 2018, which later included the Borough; FSHC; K-Land; and NL. The previously executed settlement agreements were nullified. Following the adoption of the Housing Element and Fair Share Plan and settlement agreement, the fairness hearing was scheduled for June 28, 2018. The Court entered a Conditional Judgment of Compliance and Repose on December 20, 2018, and a Final Judgment of Compliance and Repose (JOR) on December 4, 2019.

Inventory of Housing Stock

Age of Housing Stock

The majority of the Borough's housing stock was constructed between 1950 and 1990. During the aforementioned time period, approximately 70% of the Borough's housing stock was constructed, while approximately 58% of Middlesex County's housing stock was constructed during the same period. Since 2010, only 5.2% of Borough's housing units have been constructed. Following 2010, Middlesex County resembled Sayreville's housing construction data; 6.9% of the County's housing units were constructed.

Table 1 - Housing Characteristics				
Time of Construction	Sayreville		Middlesex County	
	Number of Units	Percent of Units	Number of Units	Percent of Units
Prior to 1939	1,220	7.0%	33,680	10.6%
1940 to 1949	461	2.6%	17,314	5.5%
1950 to 1959	3,029	17.4%	48,834	15.4%
1960 to 1969	3,314	19.0%	47,041	14.9%
1970 to 1979	2,442	14.0%	37,063	11.7%
1980 to 1989	3,210	18.4%	51,121	16.1%
1990 to 1999	1,365	7.8%	32,181	10.2%
2000 to 2009	1,488	8.5%	27,554	8.7%
2010 to 2019	857	4.9%	20,101	6.3%
2020 or later	49	0.3%	1,744	0.6%
Total	17,345	100%	316,633	100%

Source: DP-04, 2023 American Community Survey 5-year Estimates

Condition of Housing Stock

This plan utilizes the 2023 American Community Survey 5-Year Estimates, where available, to estimate the number of substandard housing units in Sayreville that are occupied by low and moderate income households. ACS data considers the following factors to estimate the number of substandard housing units:

- Persons per room: 1.01 or more persons per room is an index of overcrowding.
- Plumbing facilities: Inadequate plumbing facilities is indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- Kitchen facilities: Inadequate facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing in the Borough of Sayreville and Middlesex County.

Table 2				
Condition of Housing Stock				
	Sayreville		Middlesex County	
	Total	Percentage	Total	Percentage
Number of Persons per Room				
● 1.01 or more	880	5.2%	15,523	5.1%
Plumbing Facilities				
● Units Lacking Complete Plumbing Facilities	42	0.2%	1,005	0.3%
Kitchen Equipment				
● Lacking Complete Kitchen Facilities	122	0.7%	1,890	0.6%
Source: DP-04, American Community Survey 5-year Estimates				

The 2023 American Community Survey (ACS) indicators were used to estimate the number of substandard housing units in the Borough of Sayreville. As shown in Table 2, a total of 164 units meet the New Jersey Department of Community Affairs (DCA) criteria for deficient housing, which includes units that are overcrowded, lack complete plumbing or kitchen facilities, or were built more than 50 years ago. In accordance with the methodology outlined in A4/S50 and implemented by the DCA, this figure is used directly to calculate present need. No additional adjustments based on income levels or duplicative household factors were applied, consistent with the standardized present need calculation now utilized statewide.

Purchase or Rental Value of Housing Stock

According to the 2023 ACS, the median value of housing in Sayreville was \$407,600. The median value of housing in Middlesex County was \$439,300. Table 3 shows the percentage of housing units in each value category.

Table 3 Value of Owner-Occupied Units				
Value	Sayreville		Middlesex County	
	Units	Percentage	Units	Percentage
Less than \$50,000	399	3.8%	4,112	2.1%
\$50,000 to \$99,999	176	1.7%	2,241	1.2%
\$100,000 to \$149,999	121	1.1%	2,815	1.5%
\$150,000 to \$199,999	170	1.6%	4,396	2.3%
\$200,000 to \$299,999	1,190	11.3%	23,362	12.0%
\$300,000 to \$499,999	5,615	53.2%	86,661	44.7%
\$500,000 to \$999,999	2,812	26.6%	65,317	33.7%
\$1,000,000 or more	71	0.7%	5,059	2.6%
Total	10,554	100%	193,963	100%
Median (dollars)	\$407,600		\$439,300	

Source: DP-04, 2023 American Community Survey 5-year Estimates

For rental units, the median gross rent was \$1,641. Of Sayreville’s 6,183 occupied rental units listed by the 2023 ACS, approximately 33.7% and 38.7% of the Borough’s rental units were identified in the \$1,000-\$1,499 and \$1,500-\$1,999 categories, respectively. Moreover, the largest concentration of the Borough’s rental unit pricing was identified in the two aforementioned categories. Conversely, approximately 24.3% and 33.7% of the County’s rental units were identified in the \$2,000-\$2,499 and \$1,500-\$1,999 categories, respectively. The two categories represented the County’s largest rental unit pricing categories.

Table 4 Cost of Rent				
Occupied Units Paying Rent	Sayreville		Middlesex County	
	Units	Percentage	Units	Percentage
Less than \$500	168	2.7%	4,968	4.6%
\$500-\$999	171	2.8%	4,691	4.3%
\$1,000-\$1,499	2,084	33.7%	21,863	20.2%
\$1,500-\$1,999	2,371	38.3%	36,441	33.7%
\$2,000-\$2,499	698	11.3%	26,270	24.3%
\$2,500-\$2,999	525	8.5%	9,099	8.4%
\$3,000 or more	166	2.7%	4,894	4.5%
No Rent Paid	116	-	3,421	-
Total Occupied Units Paying Rent	6,183	100.0%	108,226	100%
Median (dollars)	\$1,641		\$1,810	

Source: DP-04, 2023 American Community Survey 5-year Estimates

Occupancy Characteristics and Types of Housing Units

Out of the 17,345 total housing units in the Borough, 16,853 were occupied (97.1 percent). Of those occupied housing units in the Borough, 10,554 (62.6 percent) were owner-occupied and 6,299 (37.3 percent) were renter-occupied. The ACS indicated that Middlesex County’s occupancy characteristics for each of the types of housing units are similar to Sayreville’s housing data.

Table 5a Owner Occupied/Rentals and Total Occupied Units				
	Sayreville		Middlesex County	
	Total	Percentage	Total	Percentage
Total Number of Housing Units	17,345	100%	316,633	100%
Total Number of Occupied Housing Units	16,853	97.1%	305,610	96.5%
Total Number of Owner-Occupied Housing Units	10,554	62.6%	193,963	63.5%
Total Number of Renter-Occupied Housing Units	6,299	37.3%	108,226	36.5%

Source: DP-04, 2023 American Community Survey 5-year Estimates

The 2023 ACS indicated that there were 17,435 housing units in Sayreville and 316,633 housing units in Middlesex County, which is shown in Table 5b. Single family detached units consist of approximately 50 percent of the Borough’s and the County’s housing stock. The second largest category was identified as single-family attached units for Sayreville and Middlesex County, which represented 13.9% and 11.1%, respectively.

Table 5b Housing Units				
Units in Structure	Sayreville		Middlesex County	
	Numbers in Structure	Percentage	Numbers in Structure	Percentage
1 - Unit Detached	8,987	51.5%	166,704	52.6%
1 - Unit Attached	2,418	13.9%	35,180	11.1%
2 Units	1,135	6.5%	20,734	6.5%
3 or 4 Units	879	5.0%	16,032	5.1%
5 to 9 Units	1,206	6.9%	18,693	5.9%
10 to 19 Units	1,558	8.9%	26,224	8.3%
20 Units or more	1,243	7.1%	30,205	9.5%
Mobile Home	0	0.0%	2,821	0.9%
Other	9	0.1%	40	0.0%
Total	17,435	100%	316,633	100%

Source: DP-04, 2023 American Community Survey 5-year Estimates

Units Affordable to Low and Moderate Income Households

Low income households are defined as those earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. Formerly issued by COAH, the Affordable Housing Professionals of New Jersey (AHPNJ) publish annual income limits, which define low and moderate income limits based on household size from one (1) occupant up to eight (8) persons per household. Housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current Affordable Housing rules require that an efficiency unit be affordable to a household of one (1) as shown below in Table 6.

Table 6 2024 AHPNJ Income Limits for Middlesex County					
	1 Person	2 Person	3 Person	4 Person	5 Person
Median Income	\$102,340	\$116,950	\$131,580	\$146,200	\$152,048
Moderate (80% of Median)	\$81,872	\$93,568	\$105,264	\$116,960	\$121,638
Low (50% of Median)	\$51,170	\$58,480	\$65,790	\$73,100	\$76,024
Very Low (30% of Median)	\$30,702	\$35,088	\$39,474	\$43,860	\$45,614

Source: April 2024, AHPNJ 2024 Affordable Housing Regional Income Limits by Household Size

To be considered affordable, an owner-occupied household should not pay more than 28 percent of its gross income on principal, interest, taxes and insurance, subsequent to a minimum down payment of 5 percent. A rental unit is deemed affordable if a household pays no more than 30 percent of its gross income on rent and utilities. The following table displays the number of homeowners and renters who are paying more than 30% of their gross income on mortgage and rent payments.

The majority of Borough’s owner-occupied households contributed less than 20% of their household income towards housing costs. The second largest category represented households that had housing costs that exceeded 30% of their household income, which represented approximately 25%. By contrast, approximately 45% of the Borough’s households residing in rental units contributed more than 30% of their income towards housing costs.

Table 7a Sayreville Monthly Housing Costs as a Percentage of Household Income in Owner Occupied Units		
Percentage of Income	Number	Percentage
Less than 20%	5,516	52.7%
20% to 29%	2,233	21.3%
30% or more	2,715	25.9%
Total	10,464	100%
Not computed	90	X

Source: DP-04, 2023 American Community Survey 5-year Estimates

Table 7b Sayreville Monthly Housing Costs as Percentage of Household Income in Rental Units		
Percentage of Income	Number	Percentage
Less than 15%	1,009	16.4%
15% to 19.9%	501	8.2%
20% to 24.9%	1,106	18.0%
25% to 29.9%	749	12.2%
30% to 34.9%	634	10.3%
35% or more	2,142	34.9%
Total	6,141	100%
Not computed	158	(X)

Source: DP-04, 2023 American Community Survey 5-year Estimates

Projected Housing Stock

Between 2013 and 2023, Sayreville issued building permits for 1,390 housing units. During the same time period, the Borough also issued permits to demolish 47 units, which is shown below in Table 8.

Table 8 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2013	139	3	136
2014	17	9	8
2015	125	2	123
2016	143	1	142
2017	5	2	3
2018	45	5	40
2019	137	2	135
2020	109	0	109
2021	147	1	146
2022	182	2	180
2023	228	14	214
2024	113	6	107
Total	1,390	47	1,343

Source: New Jersey Department of Community Affairs, Division of Codes and Standards

Municipality’s Demographic Characteristics

Sayreville has generally grown over the last seven decades, with one period of decrease between 1970 and 1980. Following that decade of population decline, Sayreville’s population began to stabilize. The data from the North Jersey Transportation Authority indicated that the Borough will experience slower growth rates between 2015 and 2050. Middlesex County has experienced continued population growth since 1950. The County is also projected to experience additional population growth through 2050. The table below summarizes the Borough’s and the County’s population trends since 1950.

Table 9 Sayreville Borough and Middlesex County Population Characteristics 1950-2050 (Projected)						
Year	Sayreville Borough			Middlesex County		
	Total	Population Increase	Percentage Increase	Total	Population Increase	Percentage Increase
1950	10,338	-	-	264,872	-	-
1960	22,553	12,215	118.15%	433,856	168,984	63.79%
1970	32,508	9,955	44.14%	583,813	149,957	34.56%
1980	29,969	-2,539	-7.81%	595,893	12,080	2.06%
1990	34,986	5,017	16.74%	671,780	75,887	12.73%
2000	40,377	5,391	15.40%	750,162	78,382	11.66%
2010	42,704	2,327	5.76%	809,858	59,696	7.95%
2015	43,327*	623	1.45%	830,798*	20,940	2.58%
2020	45,345	2,018	4.65%	863,162	32,364	3.98%
2050	48,366*	3,021	6.66%	939,723*	76,561	8.86%

Sources: US Census, New Jersey Department of Labor and North Jersey Transportation Planning Authority*

The median age in Sayreville at 39.6 years is slightly greater than the median age of Middlesex County (39.4 years) as shown below in table 10. The table shows that the age cohorts for Sayreville were relatively similar to the data for Middlesex County for a ten-year time span. However, the under 5, 25 to 44, and 45 to 64 age cohorts represented larger populations in Sayreville than Middlesex County.

Table 10 Population Comparison by Age				
Age	Sayreville Borough		Middlesex County	
	2013	2023	2013	2023
Under 5	6.3%	6.1%	6.1%	5.4%
5 to 19	17.9%	17.8%	19.5%	19.2%
20 to 24	5.9%	5.1%	7.1%	6.9%
25 to 44	27.9%	28.2%	28.1%	26.8%
45 to 64	28.7%	27.9%	26.4%	26.5%
Over 65	13.6%	15%	12.6%	15.8%
Total	100%	100%	100%	100%
Median Age	39.2	39.6	37.4	39.4

Source: DP-05, 2023 American Community Survey 5-year Estimates

The 2023 ACS indicated that Sayreville’s median household income was \$98,629, which was lower than Middlesex County’s median income of \$109,028. Approximately 50% of the Borough’s households earned an income of more than \$100,000, which also largely resembled the County’s income distribution. A distribution of households by income for Sayreville and Middlesex County are presented below in table 11.

Table 11 Households by Income		
Income Level	Sayreville Borough	Middlesex County
Less than \$10,000	2.3%	3.2%
\$10,000-\$14,999	1.2%	2.5%
\$15,000-\$24,999	4.6%	4.5%
\$25,000-\$34,999	3.9%	4.1%
\$35,000-\$49,999	9.4%	7.2%
\$50,000-\$74,999	15.3%	12.5%
\$75,000-\$99,999	13.7%	11.8%
\$100,000-\$149,999	21.0%	19.6%
\$150,000-\$199,999	12.2%	13.5%
\$200,000 or more	16.3%	21.0%
Median Household Income	\$98,629	\$109,028

Source: DP-03, 2023 American Community Survey 5-year Estimates

The 2023 ACS indicated that there were 16,853 households in the Borough. Approximately 50% of the Borough’s households were classified as married-couple households. The second largest household type was identified as female householder, no spouse and partner present, which represented approximately 25% of the Borough’s total households. Middlesex County largely resembles Sayreville’s household type data. See table 12.

Table 12 Household by Type				
Household Type	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Total Occupied Households	16,853	100%	305,610	100%
Married-couple Households	8,424	50%	167,769	54.9%
Cohabiting couple family	831	4.9%	18,743	6.1%
Female householder, no spouse and partner present	4,139	24.6%	74,719	24.4%
> Female householder living alone	1,915	11.4%	39,301	12.9%
Male householder, no spouse and partner present	3,459	20.5%	44,379	14.5%
> Male householder living alone	2,353	14.0%	29,648	9.7%

Source: DP-02, 2023 American Community Survey 5-year Estimates

Employment Characteristics

Of the 24,129 employed residents in the Borough, approximately 80% worked in the private sector. The second largest category was represented by government workers. Middlesex County primarily resembles Sayreville’s employment classification data. See table 13.

Table 13 Classification of Workers				
Class	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Private Wage and Salary	19,841	82.2%	357,925	82.0%
Government Workers	3,478	14.4%	60,211	13.8%
Self Employed	779	3.2%	17,642	4.0%
Unpaid Family Workers	33	0.1%	522	0.1%
Total	24,129	100%	436,300	100%

Source: DP-03, 2023 American Community Survey 5-year Estimates

An analysis of the employed workforce indicated that Sayreville employees work in a broad array of economic sectors. The highest concentration of workers are employed in the retail trade; transportation, and warehousing, and utilities; and professional, scientific, management, administrative, and waste management services employment sectors. The Borough’s workforce sector data is shown below in table 14.

Table 14 Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fishing and Hunting, and Mining	62	0.3%
Construction	1,463	6.1%
Manufacturing	1,861	7.7%
Wholesale trade	823	3.4%
Retail Trade	2,893	12.0%
Transportation and Warehousing, and Utilities	2,706	11.2%
Information	654	2.7%
Finance, Insurance & Real Estate	1,780	7.4%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,963	12.3%
Educational, Health, and Social Services	5,325	22.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,377	5.7%
Other Services	1,098	4.6%
Public Administration	1,124	4.7%
Total	24,129	100%

Source: DP-03, 2023 American Community Survey 5-year Estimates

The workforce occupation characteristics in Sayreville were compared to those of Middlesex County. As indicated in Table 15, the occupation characteristics of the Borough’s residents closely resemble those of workers residing in Middlesex County. The Borough maintained a slightly higher percentage of workers in the construction; retail trade; and transportation and warehousing, and utilities occupation sectors than the County’s overall totals. Conversely, the County has a higher percentage of workers in the manufacturing; professional, scientific, management, administrative, and waste management services; and educational, health and social services occupation sectors. Table 15 reflects the Borough’s and County’s occupational characteristics.

Table 15 Occupation Characteristics		
Sector	Sayreville (Percentage)	Middlesex County (Percentage)
Agriculture, Forestry, Fishing and Hunting, and Mining	0.3%	0.2%
Construction	6.1%	4.9%
Manufacturing	7.7%	9.0%
Wholesale trade	3.4%	3.3%
Retail Trade	12.0%	10.3%
Transportation and Warehousing, and Utilities	11.2%	8.2%
Information	2.7%	2.5%
Finance, Insurance & Real Estate	7.4%	9.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	12.3%	16.0%
Educational, Health, and Social Services	22.1%	23.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	5.7%	5.3%
Other Services	4.6%	3.7%
Public Administration	4.7%	4.0%
Total	100%	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates		

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Sayreville Borough and Middlesex County, the New Jersey Department of Labor (NJL) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2032. This data has been summarized and is illustrated within table 16.

Table 16 Middlesex County Projected Employment				
Industry	2022 Actual Employment	2032 Projected Employment	Numeric Change	Outlook
Accommodation and Food Services	23,384	26,193	2,809	Growing
Administrative and Support and Waste Management and Remediation Services	51,487	58,289	6,802	Growing
Arts, Entertainment and Recreation	4,374	5,322	948	Growing
Construction	15,674	16,799	1,125	Growing
Educational Services	42,893	45,322	2,429	Growing
Finance and Insurance	13,219	13,862	643	Stable
Government	15,882	15,908	26	Stable
Health Care and Social Assistance	53,941	60,645	6,074	Growing
Information	9,185	8,892	-293	Declining
Management of Companies and Enterprises	8,031	9,137	1,106	Growing
Manufacturing	31,594	32,995	1,401	Stable
Other Services (except Government)	16,115	17,183	1,068	Growing
Professional, Scientific, and Technical Services	48,178	51,791	3,613	Growing
Real Estate and Rental and Leasing	5,603	5,897	294	Growing
Retail Trade	39,391	39,830	439	Stable
Transportation and Warehousing	54,211	66,886	12,675	Growing
Utilities	926	998	72	Growing
Wholesale Trade	32,406	34,758	2,352	Growing
Total (All Industries)	494,425	541,552	46,627	Growing
Source: DP-03, New Jersey Department of Labor and Workforce Development				

As indicated above, it is projected that in 2032 the County’s employment sectors will increase or remain stable in almost all of the industries except for one particular industry, which is identified as the information industry. Overall, the county’s economy will grow by 46,627 jobs, a percentage of which will likely be located in Sayreville. Administrative and support and waste management and remediation services; health care and social assistance; and transportation and warehousing employment sectors are projected to have the largest growth increase during the 2022-2032 time period.

Analyses

Analysis of Multigenerational Family Continuity

The 2024 FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the Borough's ordinances indicates that there are no ordinances that would specifically create a detraction from meeting the Commission's goal of enabling senior citizens to reside at the homes of their extended families. Notable characteristics of the Borough's housing stock, which promote multigenerational family continuity include the presence of many homes and residential structures that contain three or more bedrooms, and a variety of housing stock in terms of for-sale and rental units in the form of single-family and multi-family units.

Analysis of consistency with the State Development and Redevelopment Plan

The Borough's Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in the Fair Share Plan provide ample opportunity for the construction of affordable housing. Most of Sayreville is designated as Metropolitan Planning Area (PA1). Pursuant to the SDRP, PA1 is the preferred location for redevelopment and compact growth. The development of dense, affordable housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing "centers" where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development.

Additional areas of the Borough are designated PA5 – Environmentally Sensitive. These areas are located at the eastern and western edges of the municipality, along the Raritan and South River and Cheesequake Creek. Lastly, a small area in the south western portion of the municipality is designated Park, which contains the Sayreville Sports Complex, water department, recycling center, and Julian L. Capik Nature Preserve. None of the non-PA1 areas are identified for residential development in this plan.

Fair Share Plan

Satisfaction of Rehabilitation Obligation

PRESENT NEED (REHABILITATION OBLIGATION) – 194

The Borough has contacted with Triad Associates to implement its rehabilitation program for both Owner Occupied and Rental housing units. An average of \$10,000 for hard costs will be budgeted within the Borough’s spending plan.

Satisfaction of Prior Round Obligation

PRIOR ROUND (1987-1999) - 261 UNITS

The Borough has a Prior Round obligation of 261 units. The Borough has addressed its obligation through the following mechanisms:

Lakeview at Sayreville

Lakeview at Sayreville is located at 1 Kulas Lane (Block 254.01 Lot 2) in the Parlin neighborhood of Sayreville. This 100% affordable development is a HUD Section 8 Project-Based Rental Assistance development that is comprised of 200 age-restricted rental units in a six-story building and 100 family rental units in six, two-story buildings. The building was originally placed into service in 1983 with a 20-year control period, formalized by a HUD Housing Assistance Payment (HAP) Contract. The project’s second control period that expired on December 31, 2023. The Borough applied 65 of the age-restricted units towards its Prior Round obligation.

Riverton (Luxury Point)

Riverton (formerly called Luxury Point) is a mixed-use development located within the Borough’s Waterfront Redevelopment Area. The site, located along the Raritan River and southwest of the Driscoll Bridge, encompasses a large portion of the 440-acre redevelopment area and will house a total of 2,000 residential units. Pursuant to the settlement agreement with FSHC, dated October 2, 2015, 300 of the 2,000 units will be affordable, non-age restricted, rental units, representing a 15% set-aside. This project is currently under construction and the Borough will apply 130 of the 300 units to its Prior Round obligation.

PRIOR ROUND CREDITS

The Borough has satisfied its 261-unit Prior Round obligation as follows:

Table 17 – Satisfaction of Prior Round Obligation

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
Lakeview at Sayreville (Age-Restricted Units)	Rental	Age Restricted	65		65
Riverton (Luxury Point) – <i>under construction</i>	Rental	Family	130	66	196
Totals			195	66	261

Satisfaction of Third Round Obligation

Third Round Credit Obligation Requirements

The May 2018 settlement agreement between the Borough, FSHC, K-Land, and NL assigned a Third Round obligation of 785 units. As of December 31, 2024, the Borough has realized the construction of the vast majority of its Third Round projects, and all of the remaining proposed projects and mechanisms remain viable and fully creditworthy. The Third Round projects/mechanisms are outlined below.

Prior Cycle Credits (4/1/1980 - 12/31/1986):

Lakeview at Sayreville

Of the remaining age-restricted units, 90 will be applied to the Borough's Third Round obligation.

Existing 100% Affordable Development

Gillette Manor

Gillette Manor, located at 650 Washington Road (Block 399 Lots 1, 16 and 20), is a 100% affordable, age-restricted project, managed by the Sayreville Housing Authority and owned by the Sayreville Housing for Senior Corporation. The project received HMFA tax credits in 1995 conditioned upon affordability controls contained in the property's Deed of Easement and Restrictive Covenant. The affordability controls for Gillette Manor began on January 1, 1995 for an initial period of 15 years. The affordability controls were subject to an extended-use restriction period of an additional 15 years, until January 1, 2025.

The project consists of a single structure with 100 one-bedroom units. Of the 100 age-restricted units, the Borough applied 84 units toward its Third Round obligation. Per the May 2018 settlement agreement, the Sayreville Housing Authority adopted a resolution applying new 30-year affordability controls without any residence preference for the 84 units being applied to the Third Round. The deed restrictions run with each unit for at least 30 years from the date the unit, after becoming vacant and having been affirmatively marketed throughout the housing region, is occupied by a new qualifying low- or moderate-income household who is qualified for the particular unit with no residency preference. This resolution is included in the Appendix.

The Place at Sayreville (River Road Redevelopment Area)

The River Road Redevelopment Area is an 87-acre area to the east of River Road and north of Main Street. Sayreville Boulevard bisects the Area in an east-west direction. Apart from the Neptune Gateway Facility, the entire Area is owned by the Sayreville Economic and Redevelopment Agency (SERA). A portion of the Area south of Sayreville Boulevard was developed as an 88-unit family rental project, with affordability controls applied on May 2, 2023. The Borough will apply all 88 units to its Third Round obligation.

Existing Inclusionary Development

Chase Partners

The Chase Partners site is located on Old Spye Road/Route 35 and is within the Sayreville Route 35-Phase I Redevelopment Area. A redevelopment agreement was signed On July 11, 2013 between the Sayreville Economic and Redevelopment Agency (SERA) and the designated redevelopers, Chase Partners, LLC. The project occupies the northern portion of the Redevelopment Area, as seen on the map in Figure 1. The inclusionary residential development on the site, Morgan’s Bluff, was completed in 2016. The project includes 22 affordable, age-restricted, rental units. The Borough applied all 22 age-restricted affordable units to its Third Round obligation.

K-Land (Camelot I & II)

On May 29, 2018, the Borough authorized the execution of a new settlement agreement with the K-Land Corporation (“K-Land”) regarding several properties K-Land owns within the Borough, called Camelot I (Block 136.16 Lots 30.05 and 30.06) and Camelot II (Block 347.01 Lot 3.01 and Block 366.01 Lot 1). The settlement agreement establishes standards for two new inclusionary zones at Camelot I and Camelot II. Pursuant to the settlement agreement, the two sites were planned for inclusionary developments, comprising a total of 318 units between the two projects. Of the 318 units, 18 will be new affordable, family rental units, divided between the two projects, with 2 units at an off-site location.

CAMELOT I

The Camelot I project is located on Main Street in the eastern portion of the Borough. The area is composed of Block 136.16 Lots 30.05 and 30.06. The project is completed, with a deed restriction executed on September 25, 2025.

LaMer

K-Land produced two (2) additional affordable units by deed-restricting existing units within the existing development known as LaMer, which is also owned by the K-Land Corporation and/or controlled entity. The two (2) units are located at 140 Samuel Circle and 115 Check Avenue (both within Block 449 Lot 10.100). In accordance with the May 29, 2018 settlement agreement, deed restrictions were executed on these properties on February 10, 2020.

Existing Supportive Housing:

Caring House 54

Caring House 54 is a licensed group home located at 1079 Bordentown Avenue (Block 442.19 Lot 6). The project contains 4 units for permanent supportive housing for very-low income, developmentally disabled adults. The group home is currently licensed to support 6 individuals. Caring House received its Business License from the Borough on January 13, 2016. The Borough applied 4 units to its Third Round obligation.

Proposed Inclusionary Development:

Riverton (Luxury Point)

The Borough will apply the remaining 170 affordable, family, rental units from Riverton to its Third Round obligation.

NL Site

The NL site is located on Cross Avenue and US Highway 9. The site is comprised of Block 297 Lot 1, Block 332 Lots 1, 2, 3, and 4, and Block 333 Lot 1 and measures approximately 22 acres in size. The site is planned for an inclusionary development with 132 total units, 7 of which will be affordable, family, rental units, representing an approximately 5.3% affordable set-aside. The Borough will apply all 7 affordable rental units created on the Cross Avenue/National Lead site to its Third Round obligation. This site is currently under construction.

CAMELOT II

The Camelot II project of the K-Land development is located between Main Street and North Ernston Road. The site is composed of Block 347.01 Lot 3.01 and Block 366.01 Lot 1, measuring approximately 24.5 acres in size. The site is currently under construction and will yield eight (8) affordable units when completed.

Ernston Road

The Ernston Road inclusionary site is composed of multiple parcels at the southeastern edge of the Borough at the border with Old Bridge, along Route 9. The southern area of the site, bordered by Ernston and Westminster Boulevard contains an older single story commercial development. The Borough will be including this area within an area of need of redevelopment plan. Within the redevelopment plan, A minimum of 60 residential dwelling units, with a set-aside of 20% for affordable units will be required, creating a minimum of 12 affordable housing units. These units are applied to the RDP. This project replaces the accessory apartment program previously used for compliance purposes in Round 3.

Table 18 – Satisfaction of 3rd Round Obligation

Compliance Mechanism	Rental or Sale	Family/Age Restricted/SN	Units	Bonus Credits	Total Credits
Lakeview at Sayreville (Family Units)	Rental	Family	100	0	100
Lakeview at Sayreville (Age-Restricted Units)	Rental	Age-Restricted	90	0	90
Gillette Manor	Rental	Age-Restricted	84	0	57
Chase Partners	Rental	Age-Restricted	22	0	22
Caring House 54	Rental	Special Needs	4	4	8
Riverton*	Rental	Family	170	170	170
The Place (River Road)	Rental	Family	88	16	104
NL Site*	Rental	Family	7	7	14
Camelot I	Sale	Family	10	0	10
Camelot II*	Sale	Family	8	0	8
LaMer	Sale	Family	2	0	2
Ernston Road**	TBD	Family	12	0	12
Total			597	197	794

* *under construction*

***proposed*

Satisfaction of the 4th Round Obligation

On March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) which required the DCA to produce non-binding estimates of fair share obligations for Sayreville (among other municipalities). The DCA report issued on October 18, 2024 identified an obligation of 270 units, based on a variety of factors, one of which being the “Land Capacity Factor” (LCF). The LCF was based on DCA’s analysis of available land within the municipality that would be available for development (similar to a vacant land analysis). The Borough’s professionals reviewed the LCF against reasonable constraints that DCA may not have been privy to during its analysis. Based on reasonable exclusions, the Borough adopted a resolution on January 27, 2025, that accepted an obligation of 210 units – 60 units less than the DCA figure.

Subsequent to this resolution, negotiations were entered into between the Borough, Fair Share Housing Center, and the New Jersey Builder’s Association (NJBA). The NJBA was included as a party as they had filed suit against all towns that did not accept the DCA figure. A court conference was held on March 10, 2025 with representatives with all parties, facilitated by the Ret. Hon. Judge Mary Jacobson. In the conference, representatives from Fair Share and the Borough discussed an alternative methodology that Fair Share was utilizing to ensure that the broader regional housing need was not fully removed by municipal exclusions to the LCF. Later meetings and correspondence with Fair Share resulted in a negotiated agreement of 240 units for Sayreville’s obligation for the 4th round. The Borough adopted resolution #2025-87 on March 25, 2025 committing to the agreed revised obligation. The Borough will use the following compliance mechanisms to meet its 4th round prospective need obligation:

Gillette Towers Expansion - Located along Main Street near the Garden State Parkway, this project is proposed to be developed to include an 81-unit inclusionary rental development, with an affordable housing set-aside that is anticipated to be in the form of special needs bedrooms. This project is located within a designated area in need of redevelopment area, specifically the Waterfront Redevelopment Area. The Sayreville Economic and Redevelopment Agency designated tova Living LLC as the conditional redeveloper of the property on May 15, 2025, and is working to finalize a redevelopers agreement. The conceptual and final design of the project are pending finalization, however it is anticipated that the set-aside will generate 16 special needs bedrooms at a 20% set-aside for affordable units.

Mobility Special Care Group Home – Sayreville recently approved the Mobility Special Care group home, a four (4) unit special needs facility at 20 Snyder Ave (Block 200 Lot 2). The facility entered into a financing, deed restriction, and regulatory agreement with NJHMFA on February 1, 2021, identifying this facility as having supportive housing for four individuals with developmental disabilities. The funding agreement is included in the appendix.

Raritan Street Transit Village – The Raritan Street Transit Village is located in the eastern section of the Borough, comprised of various parcels around and including the NJ Transit Park & Ride lot at Raritan Street. The Sayreville Economic and Redevelopment Agency (SERA) has requested the Borough Council to authorize an Area in Need of Redevelopment study and has received a letter of support from NJ Transit for the Transit Village concept. When the redevelopment plan and Transit

Village designation is completed, the Borough will apply overlays on targeted lots for housing development that will require a minimum of 864 inclusionary housing units, of which up to 173 housing units would be affordable.

Table 19 – Satisfaction of 4th Round RDP Obligation

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total
Surplus Credits from Round 3	NA	NA	9	0	9
Gillette Expansion	Rental	Age Restricted	16	0	16
Mobility Special Care	Rental	Special Needs	4	4	8
Transit Village	TBD	Family	173	56	229
Total			202	60	262

Category	Required	Provided
Total Credits	240	262
Family Units	120	173
Family Rental Units	60	60
Very Low-Income Units	32	32
Very Low-Income Family Units	16	16
Age Restricted Cap	60	16
Bonus Credits	60	60

Surplus Credits

As demonstrated in Tables 18 and 19, the Borough is proposing to exceed its Third and Fourth Round obligations. The Borough reserves the right to apply all units that are completed over and above the Fourth Round Prospective Need obligation to the Fifth Round. Additionally, the Borough has another potential redevelopment area at Crossman Road that may create affordable housing units during the Fourth Round. While this site is not included as a compliance mechanism, Sayreville may elect to include this site in an amended plan at a future date.

Site Suitability Analyses

In accordance with Court Directive #14-24, a required element of a Housing Element and Fair Share Plan is the inclusion of detailed site suitability analyses, based on the best available data, for each of the un-built inclusionary or 100 percent affordable housing sites in the plan. The following section details the analyses as required for the proposed inclusionary sites included in this plan. Additionally, the Borough Engineer has provided a letter attesting to there being sufficient water and sewer access to each of these sites to support the prospective developments.

Raritan Street Transit Village

The proposed Transit Village covers approximately 40.44 acres in the eastern part of the Borough. It includes and surrounds the existing 4-acre NJ Transit Park-and-Ride facility, which has 290 parking spaces and is adjacent to the Garden State Parkway.

The area contains major infrastructure such as electricity pylons, overhead transmission lines, telecom towers, and a water tower. Most of the land, however, consists of underutilized parcels currently used for parking lots, auto-oriented retail, auto repair shops, light industrial operations, and storage facilities. These parcels present opportunities for transit-oriented development that supports compact, mixed-use, and pedestrian-friendly growth. The site also benefits from existing regional bus network connectivity and synergies with the adjacent NL development (135 units, including 7 affordable units).

Redevelopment will require coordination among multiple property owners, including private parties, the Borough, NJ Central Power and Light, and the Turnpike Authority. Relocation or integration of existing facilities will need to be addressed. Safety and setback requirements for transmission lines will affect site planning but can be but can be addressed through creative design and phased development.

The proposed transit village does not appear to be constrained by water bodies, flood hazards, wetlands, encumbered open space, historic properties, preserved farmland or NJDEP known contaminated sites. While some steep slope areas exist, they are generally located near parcel boundaries or in less desirable locations for development and are unlikely to pose significant limitations.

The area's location within the B3-Highway Business zoning district does not permit dwelling units as a use. Zoning modifications that permit residential uses will be necessary to allow affordable unit construction. As part of the Transit Village designation process, the Borough will need to adopt a redevelopment plan or zoning ordinances that enable compact, mixed-use development with a residential component at an appropriate scale and density, consistent with transit-oriented development.

**Site Suitability Analysis
Transit Village (Raritan Street Park & Ride)
Sayreville, Middlesex County, New Jersey**



Legend

- | | |
|---|--|
|  Waterbody/Stream/River |  Historic Property/Preserved Farm |
|  Flood Hazard Area |  Potential Slope >15% |
|  Wetlands |  NJDEP Known Contaminated Site |
|  Electric Transmission Lines |  Transit Village |
|  Encumbered Open Space | |



Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville
Prepared: December

Raritan Street Park & Ride - Site Suitability

Location & Configuration

Area	Block 335.04 Lot 1.021	2.00 Acres
	Block 335.04 Lot 1.022	2.01 Acres
	Block 335.02 Lot 1.01	1.92 Acres
	Block 335.03 Lot 1	0.58 Acres
	Block 335.01 Lot 3	2.57 Acres
	Block 335 Lots 1, 1.01, 2	12.25 Acres
	Block 334 Lot 1.02	2.76 Acres
	Block 334 Lot 2	0.51 Acres
	Block 334 Lot 1.03	0.76 Acres
	Block 334 Lot 1.04	1.10 Acres
	Block 334 Lot 1.05	1.08 Acres
	Block 333.01 Lot 2.01	0.25 Acres
	Block 333.01 Lot 10	0.27 Acres
	Block 333.01 Lot 7	1.68 Acres
	Block 333.01 Lot 6	5.26 Acres
	Block 333.01 Lot 6.01	0.65 Acres
	Block 333.01 Lot 5	0.33 Acres
	Block 333.01 Lot 4	0.32 Acres
	Block 333.01 Lot 8	0.30 Acres
	Block 333.01 Lot 9	1.75 Acres
	Block 333.03 Lot 3	1.42 Acres
	Block 333.03 Lot 1.02	0.52 Acres
	Block 333.03 Lot 1.01	0.15 Acres
Total	40.44 Acres	

Shape The combined lots are roughly a rectangle with linear dimensions of approximately 2,550 ft. x 1,700 ft. x 1,100 ft. x 850 ft.

Current Land Use NJ Transit park and ride lot and adjacent access roads (including 290 parking spaces, auto-oriented retail, auto repair, light industrial, utility, storage, and telecom.

Existing Structures Electricity pylons and transmission lines; two cell towers, a municipal water tower, bus shelters at the park and ride facility, and 20 single-story buildings.

Zoning

Zoning District B3 - Highway Business

Permitted Uses

Permitted: 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; Office; Retail sales and service; Restaurant, excluding drive-in; Wholesale sales and service.

Conditional: Full-service or suite hotel; Gasoline service station; House of worship; Public utility

Accessory: Outdoor storage; Parking facility/garage (non-truck); Parking for principal use; Signs

Bulk Regulations	Min. Lot Area:	20,000 sq. ft.
	Min. Lot Width:	100 ft.
	Min. Lot Depth:	100 ft.
	Front Setback:	50 ft.
	Side Yard Setback:	10 ft., 20 ft. total
	Rear Yeard Setback:	20 ft.
	Max. Height:	35 ft.
	Max Lot Coverage:	25% buildings, 85% buildings and pavement
Context & Adjacent Uses		
<p>The lots are in the eastern part of the borough. The parcels are bordered by the Garden State Parkway to the west, Washington Road and Conrail’s Amboy Branch to the South, the Borough of South Amboy to the east, and the former Raritan River Railroad right of way to the north. The area is bisected by Raritan Avenue/Street and Washington Road (CR-535), which form one continuous roadway. Main Street/Washington Avenue (CR-670) also crosses the southern portion of the area. Adjacent uses include residential, utility, and light industrial.</p>		
Ownership		
Block 335.04 Lot 1.021	NJ Turnpike Authority	
Block 335.04 Lot 1.022	Borough of Sayreville	
Block 335.02 Lot 1.01	NJ Highway Authority (NJTA)	
Block 335.03 Lot 1	DB Real Estate Assets I, LLC (Inspire Brands)	
Block 335.01 Lot 3	Samex Properties, LLC	
Block 335 Lots 1, 1.01, 2	Raritan International Center, LLC	
Block 334 Lot 1.02	Jersey Central Power & Light Co	
Block 334 Lot 2	Borough Of Sayreville	
Block 334 Lot 1.03	JGM Family, LLC	
Block 334 Lot 1.04	Carreira Realty, LLC	
Block 334 Lot 1.05	Raritan Bay Federal Credit Union	
Block 333.01 Lot 2.01	Wagcar, Inc	
Block 333.01 Lot 10	Wayne Wagner	
Block 333.01 Lot 7	CP DI IOS Sayreville, LP (Dalfen Industrial)	
Block 333.01 Lot 6	100 Gowin Street, LLC (George Drapper, Inc)	
Block 333.01 Lot 6.01	Three Lefties, LLC	
Block 333.01 Lot 5	HMC Leasing, LLC	
Block 333.01 Lot 4	508 Raritan St. Sayreville, LLC	
Block 333.01 Lot 8	Edward & Linda Banach	
Block 333.01 Lot 9	Fayette Realty Corporation	
Block 333.03 Lot 3	Patricia A Kjersgaard	
Block 333.03 Lot 1.02	NJ Highway Authority (NJTA)	
Block 333.03 Lot 1.01	SBA Structures, Inc	

Gillette Towers Expansion

The proposed Gillette Towers expansion covers approximately 4.82 acres in the eastern part of the Borough. It is adjacent to the existing Gillette Towers multifamily residential development, a warehouse and distribution center, and Exit 124 of the Garden State Parkway, providing direct access to regional transportation infrastructure.

The site is bisected by an overhead electric transmission line and an associated pylon. Most of the land, however, is currently vacant. These parcels are located approximately a 10-minute walk from the present Raritan Park and Ride (and proposed transit village). The site would benefit from the connections to the existing regional bus network and may work in coordination with the transit gateway development to support transit-oriented growth.

The Sayreville Economic and Redevelopment Agency has appointed Tovah Living LLC as the conditional redeveloper. Tovah Living LLC is currently the record owner of Block 332.01, Lot 2, and Block 322.02, Lot 4; however, the remaining lots will require coordination with a single private property owner. Safety and setback requirements for transmission lines will affect site planning and would be addressed through creative design strategies.


The proposed development is constrained by a small pond and stream. However, there are no known flood hazards, wetlands, encumbered open space, historic properties, preserved farmland, or NJDEP known contaminated sites. While some steep slope areas exist within the proposed site, they are generally located around the pond and stream or in otherwise less desirable locations for development and are unlikely to pose significant limitations.

The area's location within the B3 - Highway Business zoning district does not permit dwelling units as a use. Zoning modifications that permit residential uses will be necessary to allow affordable unit construction. The Borough will need to amend the redevelopment plan or zoning ordinances to explicitly permit residential development at an appropriate scale and density, consistent with the proposal and broader redevelopment objectives.

**Site Suitability Analysis
Gillette Towers
Sayreville, Middlesex County, New Jersey**



Legend

 Waterbody/Stream/River	 Historic Property/Preserved Farm	 
 Flood Hazard Area	 Potential Slope >15%	
 Wetlands	 NJDEP Known Contaminated Site	Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville Prepared: January 2026
 Electric Transmission Lines	 Encumbered Open Space	

Gillette Towers Expansion - Site Suitability		
Location & Configuration		
Area	Block 332.01 Lot 2	0.56 Acres
	Block 333.02 Lot 1	0.15 Acres
	Block 333.02 Lot 2	2.65 Acres
	Block 333.02 Lot 3	0.78 Acres
	Block 333.02 Lot 4	0.68 Acres
	Total	4.82 Acres
Shape	The combined lots are roughly triangular with linear dimensions of 890 ft. x 400 ft. x 890 ft.	
Current Land Use	Vacant	
Existing Structures	Electricity pylons and transmission lines	
Zoning		
Zoning District	B3 - Highway Business	
Permitted Uses	<p>Permitted: 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; Office; Retail sales and service; Restaurant, excluding drive-in; Wholesale sales and service.</p> <p>Conditional: Full-service or suite hotel; Gasoline service station; House of worship; Public utility</p> <p>Accessory: Outdoor storage; Parking facility/garage (non-truck); Parking for principal use; Signs</p>	
Bulk Regulations	Min. Lot Area:	20,000 sq. ft.
	Min. Lot Width:	100 ft.
	Min. Lot Depth:	100 ft.
	Front Setback:	50 ft.
	Side Yard Setback:	10 ft., 20 ft. total
	Rear Yeard Setback:	20 ft.
	Max. Height:	35 ft.
	Max Lot Coverage:	25% buildings, 85% buildings and pavement
Context & Adjacent Uses		
The lots are in the eastern part of the borough. The parcels are bordered by the Garden State Parkway to the East, Main Street (CR-670) to the South, and Block 330.04 Lots 1.01 and 1.02 to the West. Adjacent uses include existing multifamily residential, utility, warehouse and distribution. Single-family detached home developments are located across Main Street.		
Ownership		
Block 332.01 Lot 2	Tovah Living LLC	
Block 333.02 Lot 1	James Leonard & Frederick H. Kurtz	
Block 333.02 Lot 2	James Leonard & Frederick H. Kurtz	
Block 333.02 Lot 3	James Leonard & Frederick H. Kurtz	
Block 333.02 Lot 4	Tovah Living LLC	

Ernston Road

The Ernston Road Site offers a moderately strong opportunity for development, driven by its size, strategic location near major road corridors, and proximity to existing residential neighborhoods. There are few constraints that impact future development. The site is presently occupied by retail uses. The lots are not in single ownership, however the Borough is proposing to include this area within an area in need of redevelopment plan (non-condemnation), which should help facilitate a single entity acquiring and developing the entirety of the site. Current zoning as B3 - Highway Business does not permit residential uses by right. Zoning modifications through the implementation of the redevelopment plan will be necessary. Existing bulk regulations are favorable for mid-density development, allowing for two- to three-story buildings as-of-right.

**Site Suitability Analysis
Ernston Road Site (South)
Sayreville, Middlesex County, New Jersey**



Legend

- | | |
|-----------------------------------|----------------------------------|
| Proposed Inclusionary Development | Encumbered Open Space |
| Waterbody/Stream/River | Historic Property/Preserved Farm |
| Flood Hazard Area | Potential Slope > 15% |
| Wetlands | NJDEP Known Contaminated Site |



Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville
Prepared: May 2025

**Site Suitability Analysis
Ernston Road Site (South)
Sayreville, Middlesex County, New Jersey**



Legend

- | | |
|-----------------------------------|----------------------------------|
| Proposed Inclusionary Development | Encumbered Open Space |
| Waterbody/Stream/River | Historic Property/Preserved Farm |
| Flood Hazard Area | Potential Slope >15% |
| Wetlands | NJDEP Known Contaminated Site |

Conceptual Site Layout (2 Stories)



0 100 200 400 Feet

Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville
Prepared: May 2025

Ernston Road Site - Site Suitability		
Location & Configuration		
Area	<u>Lot</u>	<u>Acres</u>
	Block 449.07 Lot 1.01	0.610
	Block 449.07 Lot 2.01	0.464
	Block 449.07 Lot 3.01	2.809
	Total	3.883
Shape	The southern lots are a triangular shape with linear dimensions of approximately 810 ft x 450 ft. x 910 ft.	
Current Land Use	Shopping centers, accessory parking, and telecom	
Existing Structures	Several one-story retail buildings and a telecom tower	
Zoning		
Zoning District	B3 - Highway Business	
Permitted Uses	<p>Permitted: 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; Office; Retail sales and service; Restaurant, excluding drive-in; Wholesale sales and service</p> <p>Conditional: Full-service or suite hotel; Gasoline service station; House of worship; Public utility</p> <p>Accessory: Outdoor storage; Parking facility/garage (non-truck); Parking for principal use; Signs</p>	
Bulk Regulations	Min. Lot Area:	20,000 sq. ft.
	Min. Lot Width:	100 ft.
	Min. Lot Depth:	100 ft.
	Front Setback:	50 ft.
	Side Yard Setback:	10 ft., 20 ft. total
	Rear Yead Setback:	20 ft.
	Max. Height:	35 ft.
	Max Lot Coverage:	25% buildings, 85% buildings and pavement
Context & Adjacent Uses		
<p>The lots are in the southeastern part of the Borough near the municipal boundary with Old Bridge Township. Surrounding all portions of the site are auto-oriented retail uses and both single- and multi-family residential.</p> <p>The site is bordered by US Route 9, Ernston Road, the Skytop Garden Apartments, and the municipal border with Old Bridge Township. This portion of the site also includes a driveway, Westminster Boulevard, which provides access to the London Terrace and Parkwood Village development in Old Bridge Township.</p>		
Ownership		
<u>Lot</u>	<u>Owner</u>	
Block 449.07 Lot 1.01	ECS-Old Bridge, LLC	
Block 449.07 Lot 2.01	Ernston Road II Associates, LLC	
Block 449.07 Lot 3.01	Ernston Road Associates, LLC	

Cost Generation

The Borough of Sayreville will focus on complying with N.J.A.C. 5:93-10 regarding ensuring the elimination of unnecessary cost-generating features from municipal land use ordinances. The municipality will eliminate development standards that are not essential to protecting the public welfare and will expedite (“fast track”) approvals/denials on inclusionary development applications. The Borough will cooperate with developers of inclusionary developments in scheduling preapplication meetings, and municipal boards shall schedule regular and special monthly meetings (as needed) and provide ample time at those meetings to consider the merits of the inclusionary development application.