

29. Self-Storage facilities, provided that the facility is in a multi-story format and offers climate-controlled storage options. No more than three such facilities shall be permitted within the Redevelopment Area.

30. Mid-rise Vehicle Sales, which shall be defined as a facility that includes a vehicle storage and display tower of three or more stories, with automated retrieval systems, for the display and sale of new or used vehicles (which may also be used for storage and customer pickup of vehicles purchased or reserved via the internet) and that has an associated land area of no more than one and a half (1.5) acres. No more than two such facilities shall be permitted within the Redevelopment Area.

31. Facilities producing alcoholic beverages for wholesale or retail distribution, including breweries, wineries, meaderies, and distilleries, which may include related ancillary activities such as tours, sampling, entertainment, and food service.

IV. **The following Accessory Use for Parcel B and Parcel C, as last modified by the 2013 Amendment, shall be amended as follows** (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [~~thus~~):

7. Auto repair, fuel sales and car washes, when associated with a permitted retail use measuring at least 40,000 square feet (which accessory uses shall not be subject to the cap on Gas Stations). Used car lots, other than Mid-rise Vehicle Sales, shall be prohibited.

V. **The following Standard as it applies to uses in Parcel B and Parcel C, as last modified by the 2013 Amendment, shall be amended as follows** (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [~~thus~~):

Configuration of property. Redeveloper may consolidate, subdivide and condominiumize the property. The redeveloper may also create one or more property associations for the management of common amenities and facilities.

VI. **Standards 2, 7, and 9 for the construction of the Waterfront Walkway, presently found on Page 12 of the Redevelopment Plan, shall be amended as follows** (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [~~thus~~):

2. The walkway shall be a minimum of twelve (12) feet in unobstructed width, except that in limited areas, the walkway may be reduced to no less than eight (8) feet due to physical, environmental or development constraints or in areas with lower anticipated pedestrian traffic. The walkway shall be ~~and~~ an average of ~~twenty (20)~~ sixteen (16) feet throughout and shall be constructed of concrete or similarly durable material, subject to specific site conditions. It shall be constructed of the same types of materials throughout its entire length, except (i) in certain focal areas, where complementary higher quality or ornamental material may be used; and (ii) where the use of other materials is required due to physical, regulatory or environmental constraints. Additional width shall be provided in areas with additional amenities such as benches or planters. A walkway right-of-way width of twenty-five (25) feet is recommended.

\* \* \*

7. The waterfront walkway shall be constructed by the redeveloper(s) in conjunction with the development of the adjacent property. No walkway shall be required on Parcel A or those portions of Parcel C3 between the Raritan River and property owned by the Middlesex County Utilities Authority where no vertical development is proposed to be constructed. Mechanisms to guarantee the timely completion of the walkway shall be imposed on the redeveloper(s) at the time of site plan approval.

\* \* \*

9. Property owners shall be responsible for maintenance of the portion of the walkway on their property, provided that the maintenance obligation may be assumed by a property owners association, in which case the individual property owner shall not be responsible for such maintenance.

VII. **Paragraphs 5, 6, and part of 7 on Page 21 of the Redevelopment Plan, within the Off-Street Parking and Circulation Section, shall be amended as follows** (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [~~thus~~):

5. ~~[All ninety (90) degree parking spaces that are long-term in usage shall be a minimum of nine (9) feet in width by eighteen (18) feet in depth. Aisles shall be a minimum of twenty-four (24) feet in width.]~~ All ninety (90) degree parking spaces in surface lots shall be a minimum of nine feet (9') in width by eighteen feet (18') in depth, provided that up to ten percent (10%) of required parking spaces may be compact spaces measuring eight feet six inches (8'6") in width by seventeen feet (17') in depth. All ninety (90) degree parking spaces in multi-level parking garages shall be a minimum of eight feet six inches (8'6") in width by eighteen feet (18') in depth, provided that up to ten percent (10%) of required parking spaces may be compact spaces, interspersed throughout the garage and not concentrated in adjacent bays, measuring eight feet (8') in width by sixteen feet (16') in depth. The above notwithstanding, compact spaces may be located in parking garages only where physical obstructions or anomalies (such as

structural components, utility lines or equipment, geometric irregularities, stairwells, elevator lobbies, pedestrian walkways) make full-size spaces impracticable, or to address turning radius considerations with respect to spaces located on aisle end-caps. Aisles in ninety-degree (90) parking fields shall be a minimum of twenty-four feet (24') in width. Diagonal parking fields are permitted, provided that the spaces shall have an angle of not less than sixty (60) degrees, and the aisles shall be one-way and not less than eighteen feet (18') in width. On street parallel parking spaces shall be seven feet (7') in width by twenty three feet (23') in length. The Borough agrees to seek a Special Area Designation under the Residential Site Improvement Standards, N.J.A.C. 5:21-3.5, to obtain formal approval of the standards within this paragraph from the Site Improvement Advisory Board.

6. All parking garages shall be designed using compatible or complementary materials as the principal buildings so that they blend in architecturally. ~~[All voids in structures shall be screened so that lights and vehicles are not individually visible.]~~

7. . . . Street names should be chosen from the list of Veterans maintained by the Borough.

VIII. **Paragraph 1 on Page 22 of the Redevelopment Plan, within the Screening of Exterior Mechanical Equipment Section, shall be amended as follows** (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [~~thus~~):

1. In areas where rooftops can be viewed from ~~[adjacent]~~ public roadways directly adjacent to the building, rooftop equipment shall be screened to commercially reasonable standards as approved by SERA ~~[the greatest extent possible, and/or shall be painted to match the roof. If such rooftop equipment is visible from the public road, it shall be finished to match the façade of the building].~~ This provision does not require rooftop equipment to be painted or screened from view from the Garden State Parkway, Route 9 or Route 35, as it is acknowledged that rooftops will be visible from such roadways and any attempts at screening or camouflaging would be impracticable.

IX. **Paragraph 3 on Page 23 of the Redevelopment Plan, within the Signage Section, shall be amended as follows** (insertions are indicated by

underlining thus; deletions are indicated by brackets and strikethrough [thus]):

3. ~~[No rooftop signs shall be permitted.]~~ Rooftop signs shall be permitted for the identification of the proper name of the business or place where the sign is located or for the identification of an actual bona fide and principal activity, product or service, or for an event that is conducted, available, offered or produced on the property where the sign is located. In addition, rooftop signs may state the name of the overall development project (i.e. "Riverton"), a district within the project, or a geographic reference such as the name of the Borough, County or State. Rooftop signs must contribute to the overall aesthetic of the development and must be approved by SERA in its reasonable discretion and must be consistent with the scale of the buildings on which they are located.

X. **The following paragraph on Page 28 of the Redevelopment Plan shall be amended as follows** (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [thus]):

The Redevelopment Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this amendment to the Plan by Mayor and Council.

/s/ Kevin Dalina, Councilman  
(Planning & Zoning) 6-10-19 Intro.

**ATTEST:**

**APPROVED:**

/s/Theresa A. Farbaniec, RMC  
Municipal Clerk

/s/Kennedy O'Brien  
Mayor

**APPROVED AS TO FORM:**

/s/Michael DuPont, Esq.  
Borough Attorney

**ORDINANCE 485-20**

**AN ORDINANCE AMENDING THE WATERFRONT REDEVELOPMENT PLAN OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

16:20 & PASSED 1st READING 1/27/20  
ADVERTISED ACCORDING TO LAW 1/31/20  
ADOPTED ON 2nd & FINAL READING 2/24/20  
ADVERTISED ACCORDING TO LAW 2/28/20  
Jenica Morales  
MUNICIPAL CLERK

**WHEREAS**, the Sayreville Economic Redevelopment Agency ("SERA") has designated Sayreville Seaport Associates Urban Renewal, L.P. ("SSA") as the designated redeveloper of a portion of the Sayreville Waterfront Redevelopment Area ("S.W.R.A."); and

**WHEREAS**, the Sayreville Borough Council adopted the Waterfront Redevelopment Plan ("the Redevelopment Plan") dated January 1999 to guide the redevelopment of the S.W.R.A.; and

**WHEREAS**, the Redevelopment Plan was amended on August 21, 2006 by Ordinance No. 951-06 (which was subsequently repealed), on February 9, 2009 by Ordinance No. 76-09, on April 8, 2013 by Ordinance No. 214-13, and on July 22, 2019 by Ordinance 458-19; and

**WHEREAS**, during the redevelopment of the S.W.R.A., it is anticipated that new streets will be constructed; and

**WHEREAS**, through collaborative process among the Sayreville Veterans Alliance, SSA, SERA and the Borough, a process for naming streets has been agreed upon; and

**WHEREAS**, this amendment to the Sayreville Waterfront Redevelopment Plan is intended to memorialize and codify that street-naming process; and

**WHEREAS**, SERA has reviewed and supports this proposed amendment to the Sayreville Waterfront Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY THAT THE TEXT CONTAINED WITHIN THE REDEVELOPMENT PLAN SHALL BE AMENDED AS FOLLOWS:**

- I. **Part of Paragraph 7 on Page 21 of the Redevelopment Plan, within the Off-Street Parking and Circulation Section, shall be amended as follows (insertions are indicated by underlining thus; deletions are indicated by brackets and strikethrough [~~thus~~]):**

7... Street names, except as set forth below, shall be chosen from the list of Veterans maintained by the Borough. Street names for streets within Parcel B and Parcel C shall be determined as follows:

**Street Naming Process for Parcel B and Parcel C**

The Riverton Street Names Schematic Map is annexed hereto as Schedule A. Although the exact street layout is subject to modification as part of the site

Intro:  
1/27/20  
adopted:  
2/28/20  
copy sent  
to 2/24/20



plan and subdivision process, the Riverton Street Names Schematic Map is illustrative of the protocol that shall be employed when naming the streets within Parcel B and Parcel C, which is as follows:

1. Names of streets located entirely within residential neighborhoods (“Residential Streets”) shall be chosen from the list of Veterans maintained by the Borough and approved by the Veterans Alliance pursuant to Borough Code Section 13-3.2. In selecting names for Residential Streets from that list, the Veterans Alliance shall consult in advance with the designated redeveloper and shall use good-faith efforts to address any concerns or considerations expressed by the designated redeveloper about specific Residential Street names. After consultation, the final decision shall rest with the Veterans Alliance. (For illustrative purposes, planned Residential Streets on Parcel C are shown in grey on the Riverton Street Names Schematic Map, although the final configuration of streets shall be subject to change based on final project design and approvals.)
  
2. Streets other than Residential Streets shall be named in a manner that reflects their general place, order, location, historical reference or project identification, as determined by the designated redeveloper (subject to approval by the SERA Board) in accordance with the following guidelines:
  - a. The parallel streets running roughly east to west on Parcel C (shown in yellow on the Riverton Street Names Schematic Map) shall be named as indicated: South Avenue, 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue. Those east-west streets shall also be given secondary names to honor Sayreville Veterans who have been awarded Silver Stars, in accordance with records maintained by the Veterans Alliance.
  
  - b. The gateway roadways that provide connection to the Main Street Extension, Chevalier Avenue, Garden State Parkway, and that ultimately will connect under Garden State Parkway to Parcel B and through Parcel B to SR35 (which roadways are shown in orange on the Riverton Street Names Schematic Map) shall be named Riverton Boulevard and Riverton Crossing or such other similar name that reflects the name and branding of the overall development.
  
  - c. The gateway roadway showing in blue on the Riverton Street Names Schematic Map, connecting to Main Street Extension and Garden State Parkway, shall continue to be identified as Peter Fisher Boulevard to reflect Sayreville’s history.
  
  - d. The streets running roughly north to south (shown in green on the Riverton Street Name Schematic Map) shall be named in a manner

that is reflective of place, direction, historical reference or project branding. Preliminary proposed names are as reflected on the Schematic Map: Waterfront Way, Market Street and Brick Street.

- e. The Main Street Bypass extension (shown in brown and labelled "Crossman Road North" on the Riverton Street Name Schematic Map) shall be named by the Borough to be consistent with the remainder of the Main Street Bypass once constructed.

The waterfront walkway to be constructed on Parcel C shall be designated as "Heroes Walk" as reflected on the Riverton Street Name Schematic Map. The designated redeveloper for Parcel C shall collaborate with the Veterans Alliance to identify at least three (3) ways to honor Veterans and to celebrate the military service and sacrifice of Sayreville's families along Heroes Walk.

INTRODUCED/APPROVED ON FIRST READING DATED: January 27, 2020

Jessica Morelos  
Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

Kevin Dalina  
Kevin Dalina, Councilman  
(Planning/Zoning Committee)

ADOPTED ON SECOND READING

DATED: February 24, 2020

Jessica Morelos  
Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

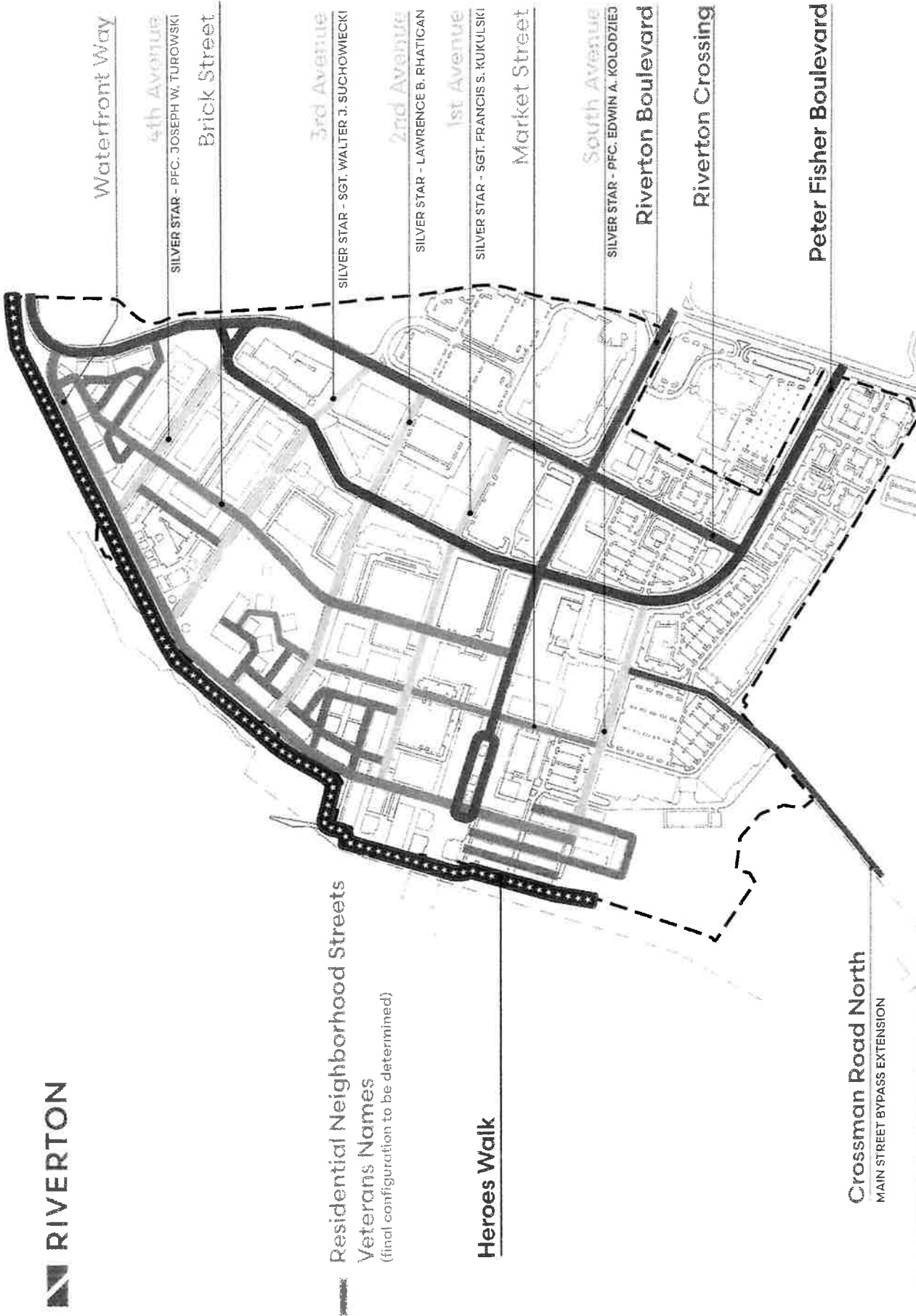
Kevin Dalina  
Kevin Dalina, Councilman  
(Planning/Zoning Committee)

APPROVAL BY THE MAYOR ON THIS 24<sup>th</sup> DAY OF February 2020

Michael DuPont  
Michael DuPont, Esq., Borough Attorney

Victoria Kilpatrick  
Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:



**Residential Neighborhood Streets**  
**Veterans Names**  
 (final configuration to be determined)

**Heroes Walk**

**Crossman Road North**  
 MAIN STREET BYPASS EXTENSION

**RIVERTON STREET NAMES SCHEMATIC MAP**