

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:

/s/Theresa A. Farbaniec, RMC
Municipal Clerk

APPROVED:

/s/Kennedy O'Brien
Mayor

APPROVED AS TO FORM:

/s/Michael DuPont, Esq.
Borough Attorney

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, 1st Avenue, 2nd Avenue, 3rd Avenue and 4th 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

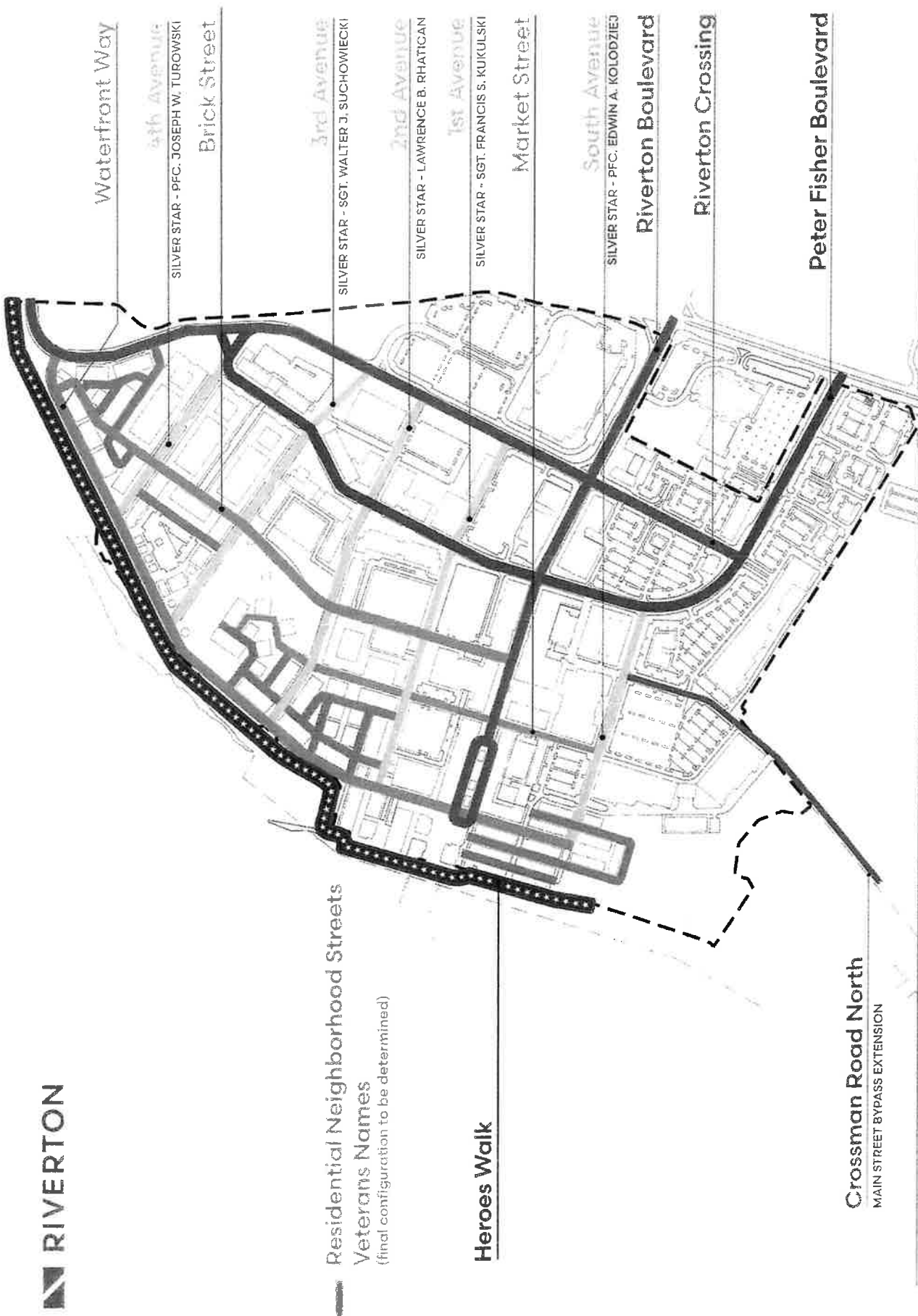
Kevin Dalina
Kevin Dalina, Councilman
(Planning/Zoning Committee)

APPROVAL BY THE MAYOR ON THIS 24th DAY OF February 2020

Michael DuPont
Michael DuPont, Esq., Borough Attorney

Victoria Kilpatrick
Victoria Kilpatrick, Mayor
Borough of Sayreville

RIVERTON



RIVERTON STREET NAMES SCHEMATIC MAP

ORDINANCE #02-25

AN ORDINANCE OF THE BOROUGH OF SAYREVILLE APPROVING REVISIONS TO RIVERTON STREET NAMES SCHEMATIC MAP AND AMENDING THE WATERFRONT REDEVELOPMENT PLAN TO INCORPORATE SAID REVISIONS

WHEREAS, the Sayreville Economic Redevelopment Agency (“SERA”) 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 Plan”) dated January 1999, as amended, to guide the redevelopment of the S.W.R.A.; and

WHEREAS, in 2020 the Borough approved a certain Riverton Street Names Schematic Map dated 07/29/19 (the “Street Map”); and

WHEREAS, through collaborative process among the Sayreville Veterans Alliance, SSA, SERA and the Borough, the parties wish to make revisions to said Map, which revisions are shown in red on Exhibit A (the “Revised Street Map”); and

WHEREAS, the Borough Council has reviewed said Revised Street Map and wishes to approve the same and amend the Plan to include said Revised Street Map; and

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

Section 1. The Borough hereby approves the Revised Street Map, which is attached hereto as Exhibit A, and further authorizes that said Plan be amended to include the aforementioned Revised Street Map (the “Revised Plan”).

Section 2. The Revised Plan shall supersede all provisions of the Zoning and General Ordinances of the Borough of Sayreville regulating development in the area addressed by the Revised Plan, unless otherwise noted in same.

Section 3. Final adoption of the Revised Plan by the Borough Council shall be considered an amendment of the Borough of Sayreville Zoning Map. The Zoning District Map in the Zoning Ordinances of the Borough shall be amended to include the boundaries described in the Revised Plan and the provisions therein.

Section 4. All of the provisions of the Revised Plan shall supersede the applicable development regulations of the Borough’s Ordinances, as and where indicated, for the properties subject to said Revised Plan. In the event of any inconsistencies between the provisions of the Plan and any prior ordinance of the Borough of Sayreville, the provisions of the Revised Plan shall govern.

Section 5. A copy of this Ordinance shall be forwarded to the Planning Board in accordance with N.J.S.A 40A:12A-7e.

Section 6. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this

Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

Section 8. The within Ordinance shall take effect in the time and manner provided by law.

Exhibit A

INTRODUCED/APPROVED ON FIRST READING

DATED: January 27, 2025

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

/s/John Zebrowski, Councilman
(Planning and Zoning Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED: February 10, 2025

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

/s/John Zebrowski, Councilman
(Planning and Zoning Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS 10th DAY OF February, 2025.

/s/Kennedy O'Brien, Mayor
Borough of Sayreville

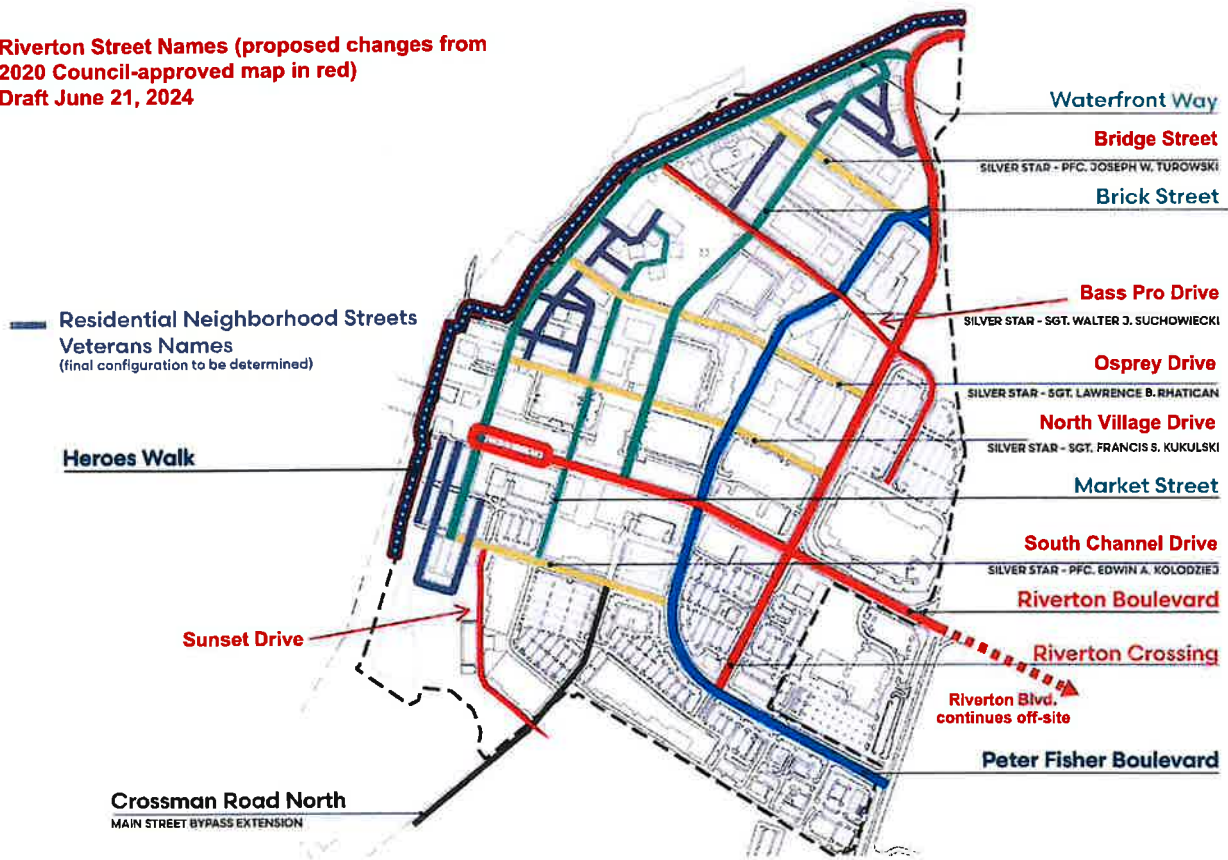
APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

I, Jessica Morelos, Municipal Clerk of the Borough of Sayreville do hereby certify that the foregoing is a true copy of an Ordinance that was *Introduced* at a regular meeting of the Mayor and Borough Council held on the 27th day of January, 2025 and a Public Hearing was held and the Ordinance was *Adopted* on February 10, 2025.

Jessica Morelos

**Riverton Street Names (proposed changes from 2020 Council-approved map in red)
Draft June 21, 2024**



Configuration of all Residential Neighborhood Streets and all roads north of North Village Drive subject to change based on final design and engineering

ORDINANCE #10-26

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

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

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

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

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

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

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

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

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

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

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

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Sayreville, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby

repealed. All other parts, portions and provisions of the Ordinances of the Borough of Sayreville are hereby ratified and confirmed, except where inconsistent with the terms hereof.

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

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

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

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

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

INTRODUCED/APPROVED ON FIRST READING

DATED: April 13, 2026

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

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

ADOPTED ON SECOND READING

DATED: April 27, 2026

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

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

APPROVAL BY THE MAYOR ON THIS 27th DAY OF April, 2026.

/s/Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

I, Jessica Morelos, Municipal Clerk of the Borough of Sayreville do hereby certify that the foregoing is a true copy of an Ordinance that was *Introduced* at a regular meeting of the Mayor and Borough Council held on the 13th day of April, 2026 and a Public Hearing was held and the Ordinance was *Adopted* on April 27, 2026.

Jessica Morelos

Introduction:

The Borough of Sayreville's *Waterfront Redevelopment Plan* prepared by Heyer, Gruel & Talley, PA and dated January 1999, is hereby amended to include the following addendum. This document enumerates separate development and design standards specific to Parcel J which was initially included in section Parcels D through K, Land Use Plan of the 1999 Waterfront Redevelopment Plan and amended in 2009 with Ordinance 85-09 and last amended in 2016 with Ordinance 319-16 to accommodate the existing Gillette Complex. Parcel J contains the following parcels: Block 330.04, Lot 1.01; Block 331.01, Lot 2; Block 332.01, Lots 2 and 3; and Block 333.02, Lots 1, 2, 3 and 4.

Parcel J: ± 9 acres

Redevelopment Objective:

To encourage development of the parcel with age-restricted rental inclusionary housing development that helps address the Borough's Fourth Round affordable housing obligation. The parcel shall be developed with a maximum of 105 age-restricted rental units including 16 special needs, one-bedroom housing units to be spread equally among the one new and two existing buildings that will comprise the expanded age restricted complex. The parcel benefits from easy access and connectivity to the existing major highways and a proximity to bus transit facilities.

Principal Permitted Uses:

- Age-restricted Housing
- Special Needs Housing

Accessory Uses:

- Refuse and recycling enclosures;
- Recreational amenities such as, pool facilities, basketball courts, tot lots, dog run and play area and similar uses intended to be used by the residents of the housing development;
- Leasing/Administrative office and/or Property management office;
- Roadways, driveways and utilities;
- Public walking trails/paths through open space areas providing connection to the adjacent residential use;
- Off-street parking facilities;
- Fencing;
- Signs; and,
- Other uses customarily incidental and accessory to the principal use.

Standards:

1. Minimum lot size: 4 acres
2. Minimum front yard setback from Main Street: 50 feet

3. Minimum front yard setback from GSP exit ramp: 40 feet from the edge of the pavement and 10 feet from the property line. *
4. Minimum rear yard setback from GSP exit ramp: 40 feet from the edge of the pavement and 25 feet from the property line.
5. Minimum side yard setback: 40 feet
6. Maximum impervious coverage: 75%
7. Maximum building coverage by site elements: 25 %
8. Minimum Buffer from adjacent residential use: 0 feet
9. Minimum Buffer from adjacent non-residential uses: 5 feet
10. Minimum parking setback from residential use: 0 feet
11. Minimum parking setback from nonresidential use: 5 feet
12. Minimum parking setback from GSP: 0 feet from the property line
13. Maximum Building Height: 4 stories

* The front lot lines along the Garden State Parkway exit ramp shall be defined as the lot line extending from Main Street along the Garden State Parkway in the direction of the Discroll Bridge.

General Design Standards

The Parcel J shall follow all the general design standards enumerated in the original Waterfront Redevelopment Plan with the exception of the following:

6. Off-Street Parking and Circulation:

1. Maximum Off-Street Parking Standards:

Age-restricted housing: Maximum 0.8 space per 1-bedroom unit; 1.3 spaces per 2-bedroom unit and a Minimum of one (1) space per housing unit, regardless of the bedroom count and not including special needs housing units.

Special Needs Housing: 0.5 spaces per unit

2. Off-street parking and loading areas shall be coordinated with the public street system serving the Area in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular thoroughfares. Shared parking among mixed uses shall be encouraged and may be factored in for purposes of calculations.
3. A minimum of ten (10) percent of any surface parking facility shall be landscaped and shall include one (1) shade tree for every twenty (20) parking spaces. The perimeter of the parking area shall be landscaped. Large concentrations of surface parking shall be avoided whenever possible.
4. All parking and loading areas shall be landscaped about their periphery with shrubs, trees, and/or ground cover.
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.
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. Circulation:

1. The relationship between vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
2. Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.
3. Trash receptacles and dumpsters shall be effectively screened by landscaping and/or low walls.
4. Sidewalks shall be designed to be part of a comprehensive system to access all facilities within the newly expanded Gillette Towers property.
5. Sidewalks shall be a minimum of four (4) feet in width, exclusive of car overhang areas, and shall be set back a minimum of five (5) feet from all buildings.
6. Street and directional signage and street lighting should be aesthetically unified or complementary.
7. Street names should be chosen from the list of Veterans maintained by the Borough.
8. There shall be access connecting Lots 1,2, 3 and 4 with the existing Gillette Towers property. There must be a shared access easement between these two properties (Block 332.02, Lots 1, 2, 3 and 4 and Block 332.02, Lot 1.01.)
9. The driveway on Main Street shall be right-in only directing all traffic towards Kennedy Drive similar to the other driveways on the existing Gillette Towers property.