

**PRELIMINARY INVESTIGATION STUDY FOR AREA IN NEED OF REDEVELOPMENT  
FORMER JCP&L POWER PLANT and ADJACENT PARCEL LOCATED AT  
BLOCK 174, LOTS 1.01 & 1.02**

**BOROUGH OF SAYREVILLE  
MIDDLESEX COUNTY, NEW JERSEY**



May 21, 2025

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May 21, 2025

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## 1.0 INTRODUCTION

The purpose of this preliminary investigation is to determine whether the existing conditions of the area designated as Block 174, Lots 1.01 & 1.02, on the Tax Map of the Borough, located off River Road, inclusive of any and all streets, paper streets, private drives, and right of ways (“the Study Area”) in Sayreville Borough, Middlesex County, New Jersey, qualifies as “an area in need of redevelopment”.

Under statutory power instituted by the State of New Jersey (C.40A:12A-5) and Sayreville Borough Council Resolution (Resolution No. 2025-69) adopted on January 6, 2025 (hereinafter the “Resolution”) the Borough Council authorized and directed the Borough of Sayreville Planning Board to (hereinafter “Planning Board” or “Board”) to undertake a preliminary area investigation study of the area consisting of Block 174, Lots 1.01 & 1.02.

The Study has been conducted pursuant to the Local Redevelopment and Housing Law of the State of New Jersey (N.J.S.A. 40A:12A-1, et seq.) which specifies the conditions that must be satisfied within the delineated area and the process to be undertaken by the Planning Board during the Study.

If determined as an area in need of redevelopment, the subsequent plan will be a non-condemnation plan; in other words, the Borough will not exercise the power of eminent domain.

## 1.1 REPORT SECTIONS

This report contains 8 sections: Introduction, About the Study Area, Local Redevelopment and Housing Law (LRHL)-The Process, Study Area Characteristics, Consistency, LRHL Statutory Criteria, Study Area Evaluation, and Summary.

## 1.2 METHODOLOGY

We began this investigation by conducting site visits to the Study Area and its vicinity to observe the existing conditions. In order to inventory and better illustrate the physical conditions and issues within the Study Area, a photo survey was completed.

Additionally, the following records and documents were reviewed in preparation of the study:

- Official Tax Maps of Sayreville Borough
- Tax records of the properties within the Study Area

- Sayreville Borough Master Plan and Reexamination Report
- New Jersey State Development and Redevelopment Plan
- Sayreville Land Development Ordinance and Zoning Map
- Historic data regarding police, fire, and building code violations for properties in the Study Area
- Records for existing water, sewer, and road infrastructure for properties in the Study Area
- Ownership and sales information related to each property within the Study Area

## 2.0 ABOUT THE STUDY AREA

### 2.1 STUDY AREA BOUNDARY

The Study Area consists of two (2) parcels totaling approximately 86.197 acres, situated off River Road in the northwest section of the Borough of Sayreville. Specified below in Table 01 are the details of the Study Area.

TABLE 01: PARCEL INFORMATION					
Site	Block	Lot	Zone	Lot Area (acres)	Full Address
1	174	1.01	I	14.432	99 River Road
2	174	1.02	I / MW	71.765	River Road

I = Industrial Zone, MW = Marine Waterfront

### 2.2 AREA MAP

The area map of the Study Area boundary is located on page 3 of this report.

### 2.3 BACKGROUND

The Study Area is located in the northwest section of Sayreville Borough. The entire Study Area contains approximately 86.197 acres of land in the Industrial, I, and Marine Waterfront, MW Zones within Sayreville Borough.

The two (2) parcels within the Study Area, known as Block 174, Lot 1.01 and 1.02, located at 99 River Road are significantly paved and have access through the Borough-owned parcel of Block 175.01, Lot 1. Lots 1.01 & 1.02, are improved with a former coal power plant and its necessary accessory structures, which were previously operated by JCP&L. Additionally, Lot 1.02 contains significant wetlands to the east.

According to both the NJ-GeoWeb GIS wetlands overlay map (Map 02) and the Environmental Constraints Map (Map 03) of Sayreville (sourced from NJDEP, Middlesex County GIS), there are significant environmental constraints from the Raritan River Tributary across Block 174, Lots 1.01 & 1.02, with a majority of these constraints on Lot 1.02.

Maps of the NJGeoWeb wetlands overlay and the Environmental Constraints are on pages 4 and 5 respectively.



# MAP 01: STUDY AREA MAP

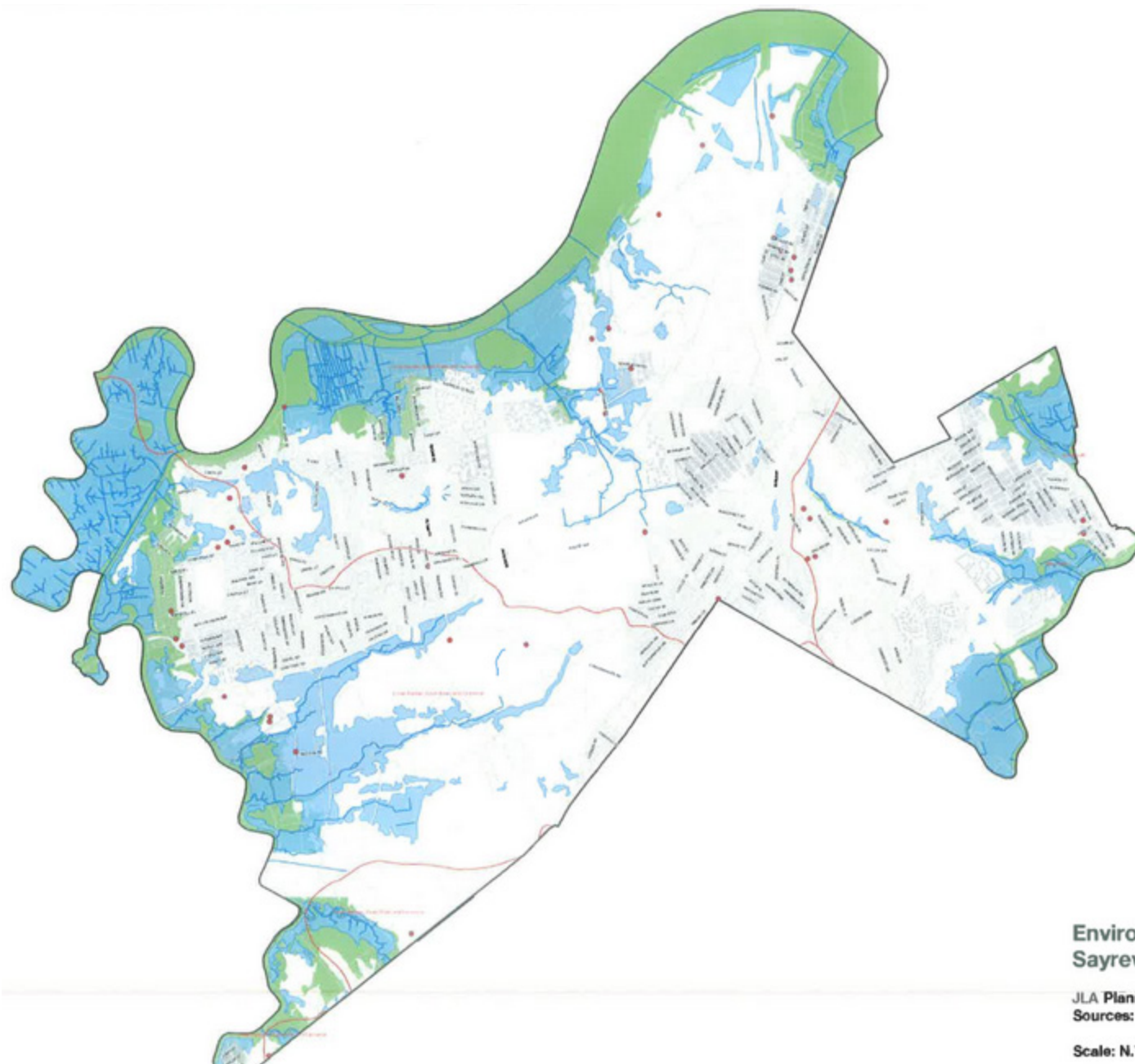




## MAP 02: NJ GEOWEB WETLANDS OVERLAY



# MAP 03: ENVIRONMENTAL CONSTRAINTS – SAYREVILLE



**Environmental Constraints Map  
Sayreville, New Jersey**

JLA Planning October 2012  
Sources: NJDEP, Middlesex County GIS

Scale: N.T.S.

## 3.0 LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)-THE PROCESS

### 3.1 STUDY AUTHORIZATION

On Month January 06, 2025, the Sayreville Borough Council adopted Resolution No. 2025-69; authorizing the Planning Board to undertake the preliminary investigation of the Study Area to determine if the area qualifies as an “area in need of redevelopment” per the criteria outlined in the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq. (hereinafter “LRHL”).

### 3.2 THE PROCESS

This report was written pursuant to Section 6 of the LRHL (N.J.S.A. 40:12A-6) which provides in pertinent part:

(a) No area of the municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992, c.79 (C.40A:12A-5). The governing body of the municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.

(b)(1) Before proceeding to the public hearing on the matter, the planning board shall prepare a map showing the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. There shall be appended to the map a statement setting forth the basis of the investigation.

(2) The planning board shall specify a date for and give notice of a hearing to listen to people who are interested in or would be affected by a determination that the delineated area is a redevelopment area.

(3)(a) The hearing notice shall set forth the general boundaries of the area to be investigated and state that a map has been prepared and can be inspected at the office of the municipal clerk.

(b) If the governing body resolution assigning the investigation to the planning board, pursuant to subsection a. of this section, stated that the redevelopment determination shall establish a Non-Condemnation Redevelopment Area, the notice of the hearing shall specifically state that a redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

(c) If the resolution assigning the investigation to the planning board, pursuant to subsection a. of this section, stated that the redevelopment determination shall establish a Condemnation Redevelopment Area, the notice of the hearing shall specifically state that a redevelopment area determination shall authorize the municipality to exercise the power of eminent domain to acquire property in the delineated area.

(d) A copy of the notice shall be published in a newspaper of general circulation in the municipality once each week for two consecutive weeks, and the last publication shall be not less than ten days prior to the date set for the hearing. A copy of the notice shall be mailed at least ten days prior to the date set for the hearing to the last owner, if any, of each parcel of property within the area according to the assessment records of the municipality. Notice shall also be sent to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of interest in any such parcel. The assessor of the municipality shall make a notation upon the records when requested to do so by any person claiming to have an interest in any parcel of property in the municipality. The notice shall be published and mailed by the municipal clerk, or by such clerk or official as the planning board shall otherwise designate. Failure to mail any such notice shall not invalidate the investigation or determination thereon.

(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5)(a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area.

(b) After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

(c) Upon the adoption of a resolution, the clerk of the municipality shall, forthwith, transmit a copy of the resolution to the Commissioner of Community Affairs for review. If the area in need of redevelopment is not situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation promulgated pursuant thereto, the determination shall not take effect without first receiving the



issue an approval or disapproval within 30 calendar days of transmittal by the clerk, the determination shall be deemed to be approved. If the area in need of redevelopment is situated in an area in which development or redevelopment is to be encouraged pursuant to any State law or regulation promulgated pursuant thereto, then the determination shall take effect after the clerk has transmitted a copy of the resolution to the commissioner. The determination, if supported by substantial evidence and, if required, approved by the commissioner, shall be binding and conclusive upon all persons affected by the determination.

(d) Notice of the determination shall be served, within 10 days after the determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

(e) If the governing body resolution assigning the investigation to the planning board, pursuant to subsection a. of this section, stated that the redevelopment determination shall establish a Condemnation Redevelopment Area, the notice of the determination required pursuant to subparagraph (d) of this paragraph shall indicate that:

(i) the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain and acquire property in the redevelopment area, and

(ii) legal action to challenge the determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.

(f) No municipality or redevelopment entity shall exercise the power of eminent domain to acquire property for redevelopment purposes within a Non-Condemnation Redevelopment Area.

(g) If a municipal governing body has determined an area to be a Non-Condemnation Redevelopment Area and is unable to acquire property that is necessary for the redevelopment project, the municipality may initiate and follow the process set forth in this section to determine whether the area or property is a Condemnation Redevelopment Area. Such determination shall be based upon the then-existing conditions and not based upon the condition of the area or property at the time of the prior Non-Condemnation Redevelopment Area determination.

(h) A property owner who has received notice pursuant to this section who does not file a legal challenge to the redevelopment determination affecting his or her property within 45 days of receipt of such notice shall therefore be barred from filing such a challenge and, in the case of a Condemnation Redevelopment Area and upon compliance with the notice provisions of subparagraph section who does not file a legal challenge to the redevelopment determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge and, in the case of a Condemnation Redevelopment Area and upon compliance with the notice provisions of subparagraph (e) of this paragraph shall further be barred from asserting a challenge to the redevelopment determination as a defense in any condemnation proceeding to acquire the property unless the municipality and the property owner agree otherwise.

(6) The municipality shall, for 45 days next following its determination, take no further action to acquire any property by condemnation within the redevelopment area.

(7) If any person shall, within 45 days after the adoption by the municipality of the determination, apply to the Superior Court, the court may grant further review of the determination by the procedure in lieu of prerogative writ; and in any such action, the court may make any incidental order that it deems proper.

(c) An area determined to be in need of redevelopment pursuant to this section shall be deemed to be a "blighted area" for the purposes of Article VIII, Section III, paragraph 1 of the Constitution. If an area is determined to be a redevelopment area and a redevelopment plan is adopted for that area in accordance with the provisions of this act, the municipality is authorized to utilize all those powers provided in section 8 of P.L.1992, c.79 (C.40A:12A-8), except that a municipality may not acquire any land or building by condemnation pursuant to subsection c. of that section unless the land or building is located within (1) an area that was determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area for which the municipality has complied with the provisions of subparagraph (e) of paragraph (5) of subsection b. of this section.

### 3.3 REDEVELOPMENT OBJECTIVES/REDEVELOPMENT PROCESS

The renewal activities of a study area should be undertaken in conformity with, and should be designed to meet, the following objectives of an area investigation:

- To improve the functional and physical layout of the project area for contemplated new development and the removal of impediments to land deposition.
- To bring to productive use vacant and underutilized parcels within the Study Area.
- To encourage the development of alternative uses on vacant, undeveloped, privately-owned parcels.
- Enhance economic growth and create new employment opportunities for the residents of Sayreville.
- Foster land uses that align with the Borough's Master Plan and enhance area compatibility.

### 3.4 NEXT STEPS

The LRHL provides the statutory authority for a municipality to engage in several redevelopment activities, including designating an Area in Need of Redevelopment; preparing and adopting redevelopment plans; and implementing redevelopment projects. Generally, the LRHL is a planning and financial tool that permits areas meeting the criteria to be overlain with specific zoning and other incentives to stimulate the area's redevelopment. More specifically, a redevelopment designation allows a municipality to:

- (i) adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use, the scale of development and intensity of use;
- (ii) issue bonds for the purpose of redevelopment;
- (iii) acquire property;
- (iv) lease or convey property without having to go through the public bidding process;
- (v) collect revenue from a selected developer; and/or, (vi) grant tax exemptions and abatements.

As such, the Borough can utilize the powers granted to municipalities under the LRHL to improve the existing conditions of the Study Area. The redevelopment statute sets forth a multi-step process that must be observed by the Borough Council and Planning Board to enable the Borough to lawfully exercise the powers, which accrue because of the employment of redevelopment planning. The steps required to declare an area in need of redevelopment must be enacted pursuant to the LRHL. It should be noted that only upon completion of this public process is a municipality able to exercise the powers granted pursuant to the LRHL”.

### 3.5 SCOPE OF THE STUDY

Redevelopment of parcels can help spur economic growth within areas that are underutilized, vacant, with obsolete layout, or deleterious uses. For redevelopment of these areas, the LRHL is an effective tool that can help to revitalize these neglected sections of the municipality that have potential for better and more compatible development and can benefit from redevelopment status. This area investigation study is undertaken as a first step to engage, benefit, and create opportunities through redevelopment planning. The study involves conducting site visits and a photo inventory of properties within the Study Area; describing physical characteristics of the same, illustrating the extent to which the existing characteristics and conditions meet the statutory criteria to determine the need for redevelopment and present findings and recommendations relevant to the determination of the need for redevelopment of the Study Area.

## 4.0 STUDY AREA CHARACTERISTICS

### 4.1 LOCATION

The Study Area consists of two (2) parcels located at the northwest region of the Borough. The Study Area contains approximately 86.197 acres of land.

### 4.2 REGIONAL SETTING AND TRANSPORTATION

The Study Area can be accessed through a driveway located on a Borough-owned parcel that fronts River Road. The closest transportation are the several bus stops along Washington Road which are about a thirty (30) minute walk or five (5) minute drive from the parcels within the Study Area.

### 4.3 ZONING

The zoning of an area indicates uses that are permitted on a particular property and the subsequent ordinance stipulates standards regarding the building height, lot coverage, setbacks, parking requirements, etc. The zoning ordinance also sets forth standards regarding site design such as lighting, landscaping, parking requirements, etc. Sayreville is currently zoned into 19 separate districts and 9 redevelopment areas. The Borough's Zoning Map (Map 04) has not been updated since 1999 and hence does not show all 9 redevelopment plan areas.

The Study Area lies fully within the I, Industrial, and MW, Marine Waterfront Zones. Table 02 indicates the zoning information for the parcels located within the Study Area.

TABLE 02: ZONING					
Site	Block	Lot	Lot Area (acres)	Full Address	Zoning
1	174	1.01	14.432	99 River Road	I
2	174	1.02	71.765	River Road	I / MW

#### The Industrial, I, Zone:

The purpose of the Industrial, I Zone as outlined in the Sayreville Master Plan is to “establish an industrial zoning district that fosters the development of innovative industrial uses that utilize a high standard of environmental and economic performance.

These uses will promote an approach to industrial development that involves connecting within and across industries throughout the central New Jersey region.”

#### PERMITTED USES:

- Child-care centers
- Essential services
- Information services and products/communications industries
- Institutional and public uses
- Manufacturing (including food, beverage, textiles, apparel, leather, wood, paper, printing, chemical, pharmaceutical, plastics and rubber, non-metallic mineral products, iron and steel, fabricated metal excluding ammunition, machinery, computer and electronics, electrical and appliance, transportation equipment, furniture, and miscellaneous)
- Parking facility/public parking garage or lot (excluding freight and towing)

#### The Marine Waterfront, MW, Zone:

The purpose of the Marine Waterfront, MW Zone as outlined in the Sayreville Master Plan is to “encourage water-related and water-dependent uses and the business and commercial uses that serve and support them, including but not limited to fishing, marine transportation, recreation, and tourism. It is recognized that unique natural features of the marine environment contribute significantly to the economic and social environments, therefore performance standards are required to minimize the impact of development on the natural features on which they depend.”

#### PERMITTED USES:

- Bar
- Child-care centers
- Essential services
- Institutional and public use
- Office
- Restaurant (excluding drive-thru)
- Water-related use



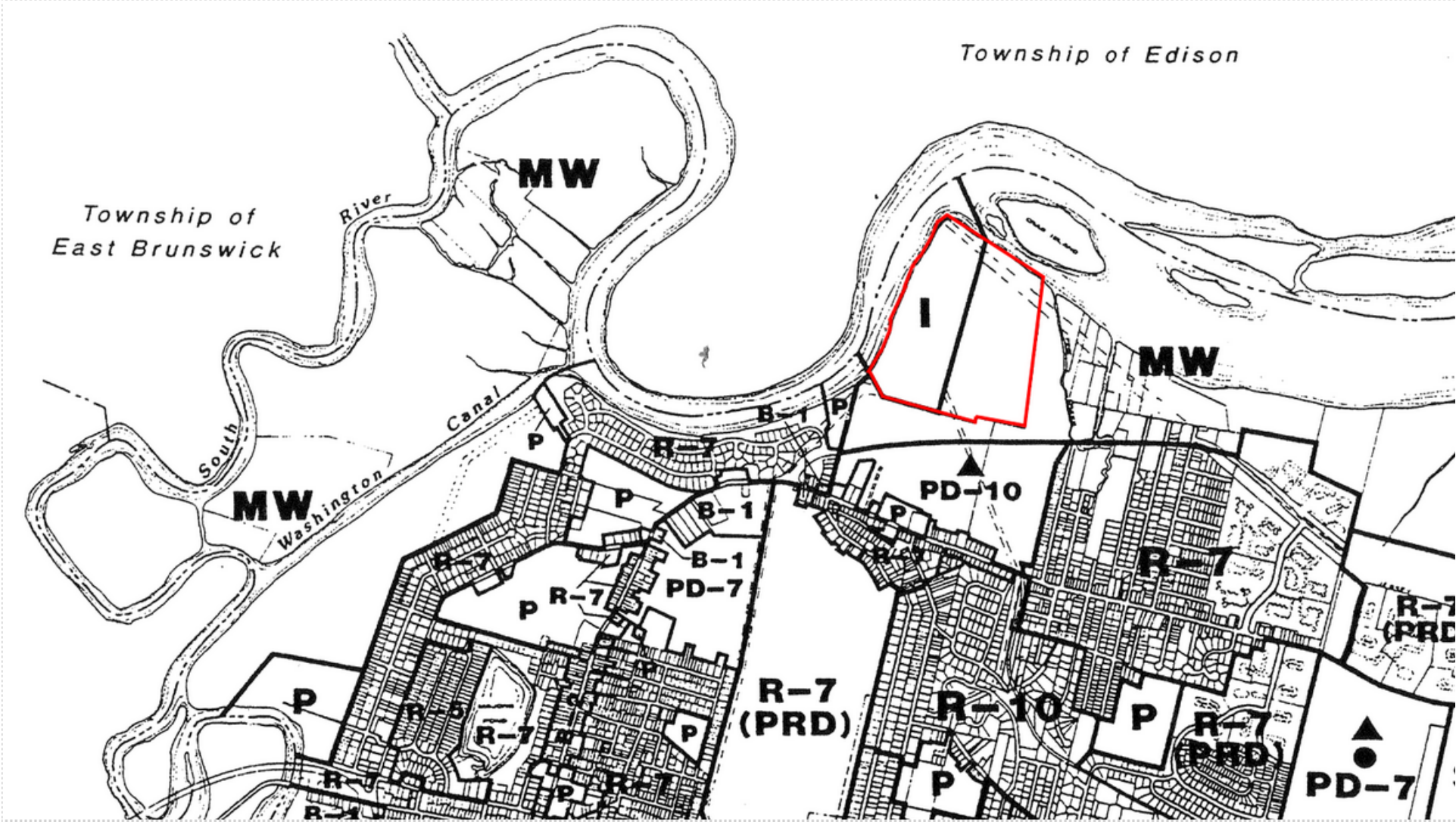
**TABLE 03: INDUSTRIAL, I, ZONING STANDARDS**

<b>Minimum Lot Width</b>	<b>Minimum Lot Area (acres)</b>	<b>Front Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Side Yard Setback</b>	<b>Combined Side Yard Setback</b>	<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (percent)</b>	<b>Maximum Lot Coverage (Buildings and Pavement) (percent)</b>
500 ft.	10	100 ft.	200 ft.	75 ft.	200 ft.	85 ft.	40	80

**TABLE 04: MARINE WATERFRONT, MW ZONING STANDARDS**

<b>Minimum Lot Width</b>	<b>Minimum Lot Area (acres)</b>	<b>Front Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Side Yard Setback</b>	<b>Combined Side Yard Setback</b>	<b>Maximum Height</b>	<b>Maximum Floor Area Ratio (percent)</b>	<b>Maximum Lot Coverage (Buildings and Pavement) (percent)</b>
150 ft.	5	100 ft.	75 ft.	35 ft.	75 ft.	40 ft. / 3 stories	15	40

# MAP 04: STUDY AREA ZONING



#### 4.4 EXISTING LAND USE

This section enumerates the existing land use for parcels within the Study Area. Along with this, there is a land use map that illustrates the location of the former JCP&L coal power plant within the I, Industrial Zone and its related infrastructure in the MW, Marine Waterfront Zone.

The findings of this preliminary land use analysis support the LRHL criteria identified and substantiates the need to deem this area “in need of redevelopment”. The Study Area consists of two (2) parcels, Block 174, Lots 1.01 & 1.02.

The two (2) parcels are privately owned and contain a former coal power plant and infrastructure previously operated by JCP&L. The remainder of lot 1.02 is primarily vacant and contains significant environmental constraints.

**TABLE 05: LAND USE**

Site	Block	Lot	Lot Area (acres)	Full Address	Land Use
1	174	1.01	14.432	99 River Road	Industrial
2	174	1.02	71.765	River Road	Industrial

#### 4.5 MUNICIPAL ACTIONS

The following municipal actions were gathered from various Borough departments reports:

##### Engineering Department:

The width of River Road, from Sayreville Boulevard to its terminus, varies from twenty-eight (28) feet to forty-nine and a half (49.5) feet wide. The terminus of the road is a cul-de-sac which leads into the Raritan River docks and the parking lot for Raritan River Park. The right-of-way is forty-nine and a half (49.5) feet wide and mostly services vehicles with boat trailers and passenger vehicles accessing Raritan River Park. Currently, River Road has faded yellow hatching and curbs with no sidewalks along both sides of the road. The road is deteriorating with potholes, patches, and cracks that have been filled with joint sealer. The access driveway to the former JCP&L power plant is located at the cul-de-sac at the terminus of River Road. The width of this driveway is twenty-five (25) feet with a length to the entrance of the site of approximately five hundred fifty (550) feet. The driveway runs through Block 175.01, Lot 1 with a forty (40) foot wide ingress/egress easement. The driveway is asphalt and is in satisfactory condition.

##### Police Department:

There have been four (4) incidents reported between 2020 and 2023 at Block 174, Lot 1.01 also known as 99 River Road, along the Raritan River Park parking lot adjacent to the Study Area. These reports include suspicious activity, trespassing, and a test.

##### Tax Department:

In February of 2025, the Borough Tax Collector reported that two (2) parcels (Block 174, Lots 1.01 and 1.02) are tax delinquent, as shown below:

- Block 174, Lot 1.01; 99 River Road: Owned by Sayreville Power, LLC has a total tax balance due of \$4,195,96. The last payment, as of the date of this report, was made on February 12, 2025.
- Block 174, Lot 1.02: Owned by Trogon Development, LLC, has a total tax balance due of \$168,927.77. The last payment, as of the date of this report, was made on October 2, 2024.

##### Fire Department:

There have been no fire department responses reported for the properties located within the Study Area in the past 5 years.

##### Building Department:

There have been no building violations recorded for the properties located within the Study Area in the past 5 years.

##### Utility Authority:

There are no utility facilities owned by the Borough of Sayreville located on either of the two (2) parcels located at Block 174, Lots 1.01 & 1.02. The lots are serviced by a private 6” water service connection that traverses through Block 175.01, Lot 2 and is located at Sayreville Boulevard (located to the south of the parcel).

The existing water main in the adjacent area is a 12” line in Sayreville Boulevard. A sanitary sewer main is also located on Sayreville Boulevard.

Utility maps (Maps 05 and 06) of the water and sanitary facilities near the Study Area are on pages 13 and 14, respectively.

# MAP 05: WATER FACILITIES NEAR THE STUDY AREA





# MAP 06: SANITARY FACILITIES NEAR THE STUDY AREA



## 4.6 PROPERTY EVALUATIONS

Below is a property evaluation of the Study Area. Table 06 contains information from the Borough's tax records, including land values, property improvements values, total assessed values, and overall improvement ratios.

Properties with an improvement value that is equal to or less than the land value generate normal economic productivity. Properties where the land is worth more than the improvements often indicate that the improvements are old, obsolete, and/or deteriorated such that they depreciate, rather than appreciate, in value, as would be the case with economically productive properties. Table 06 is an indicator of the general improvement values versus the land value. The two (2) parcels within the Study Area have an improvement value that is less than the land value, which indicates that the improvements are old, obsolete, and/or deteriorated. These sites contain the former JCP&L owned power plant and infrastructure.

TABLE 06: PROPERTY EVALUATIONS								
Site	Block	Lot	Zone	Lot Area (acres)	Land Value	Improvement Value	Total Value	Improvement Ratio
1	174	1.01	I	14.432	\$1,443,200	\$479,200	\$1,922,400	0.25
2	174	1.02	I / MW	71.765	\$3,558,500	\$2,244,500	\$5,803,300	0.39

Source: Property Records, Middlesex County Board of Taxation



## 5.0 CONSISTENCY

### 5.1 MASTER PLAN

Sayreville Borough Master Plan adopted February 6, 2013, and reexamined May 1, 2023, included several goals and objectives related to the industrial areas within the Borough. Especially, goal 2 enumerates the following: To continue to encourage aesthetic and site improvements in the Borough's major industrial areas. The Master Plan Reexamination has the following information and recommendations for the Marine Waterfront, MW and Industrial, I Zones as follows:

#### **Marine Waterfront, MW Zone:**

- The majority of the District is appropriate for restaurants and retail sales and service operations that are associated with a marine commercial use. Hotel and banquet uses may also be appropriate. Selective areas of the marine recreational district in already disturbed areas have tremendous redevelopment potential that can provide significant benefits to the Borough. These benefits include a stable tax base, employment opportunities and amenities such as recreation, facilities and access to the waterfront. The use of redevelopment and rehabilitation powers in accordance with provisions of the LRHL may be appropriate when environmental contamination is present and where properties have remained idle for over 10 years or more.

#### **Industrial, I Zone:**

- Revise the range of permitted uses to eliminate specific heavy industrial uses.
- Create floor area ratio standard to proportionally regulate development intensity according to lot size.

### 5.2 NJ STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan, which was adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies, and mapping that reflects desired growth patterns within a series of state planning areas.

The Study Area is located within an area that has been designated as a Smart Growth Area by the New Jersey Office of Planning Advocacy.

Smart Growth refers to development that preserves the environment, the economy, and the community equally. It attempts, when possible, to concentrate new

development into already existing communities, which is also known as infill development.

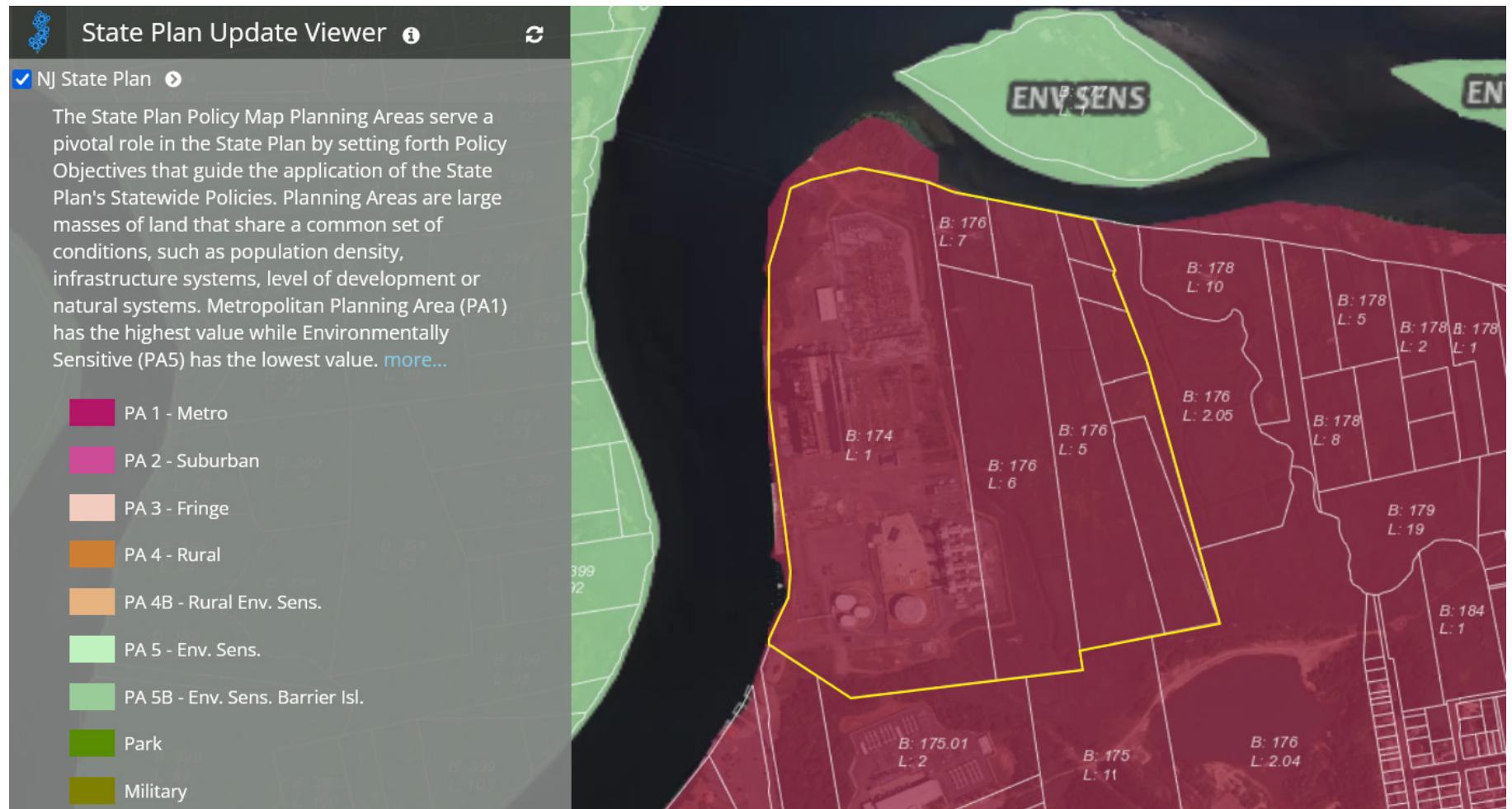
Additionally, it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. Selected areas throughout the State of New Jersey are designated as a Smart Growth Area. They are designated by the Department of State Office of Planning Advocacy, from spatial data relating to the New Jersey State Development and Redevelopment Plan, and several other master plans.

Regarding the state planning areas, the Study Area is located within the Metropolitan (PA-1) Planning Area. See Map 07.

#### **Metropolitan (PA-1) Planning Area:**

The purpose of the Metropolitan Planning Area (PA-1) is to provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. This planning area includes a variety of municipalities that range from a large urban center to newer towns that are shaped by commuter rail. The communities in the area have strong ties to major metropolitan centers: the New York/Newark/Jersey Township Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale, the Easton/Phillipsburg Metropolitan Region.

# MAP 07: NJ STATE PLANNING AREAS



\*Note: While this State Plan Area map shows multiple lots within the Study Area, the State GIS has not been updated; a lot consolidation has since been made.

### 5.3 MUNICIPAL LAND USE LAW

The area designation and the subsequent preparation of a redevelopment plan would not only be consistent with the general smart growth approach of encouraging infill development and reusing land but also will promote several purposes of the Municipal Land Use Law. The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) assigns planning and regulatory authority to municipalities and establishes the procedural framework for how local governments plan. The Municipal Land Use Law has several purposes, all of which are based upon ensuring the public health, safety, welfare, and morals for communities. Specifically, redevelopment and rehabilitation of parcels within the Study Area would promote the following purposes of the Municipal Land Use Law:

**Purpose a.** To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner that will promote public health, safety, morals, and general welfare.

**Purpose g.** To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.

**Purpose m.** To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

## 6.0 LRHL STATUTORY CRITERIA-Criteria for Area in Need of Redevelopment

The laws governing redevelopment by the municipalities in New Jersey is set forth in the LRHL which grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. Such an area may be determined to be in need of redevelopment only after an investigation by the Planning Board and a publicly noticed hearing, and it's found to meet one or more of the following eight criteria:

**“Criteria A.”** The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

**“Criteria B.”** The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

**“Criteria C.”** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

**“Criteria D.”** Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

**“Criteria E.”** A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

**“Criteria F.”** Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.

**“Criteria G.”** In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

**“Criteria H.”** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

**“Section 3.”** In addition to the above criteria, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as “Section 3” and is set forth under N.J.S.A. 40A:12A-3, which states in part that “a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

## **6.1 APPLICATION FOR STATUTORY CRITERIA**

The finding that an area is in need of redevelopment is an area-wide determination. As such, the statutory charge for a positive finding of redevelopment eligibility requires a demonstration that physical deterioration by the presence of improvements which are dilapidated, obsolete, and faulty in terms of the arrangement, lack of ventilation, light and sanitary facilities, or in any way detrimental to the safety, health, morals for the welfare of the community. The conditions evidenced by the Needs Determination Study are measured against the criteria for designation of an area in need of redevelopment and summarized in a fashion that enables a determination to be made regarding whether one or more criteria is prevalent among the properties within the Study Area.

## **7.0 STUDY AREA EVALUATIONS**

### **7.1 STUDY APPROACH**

We conducted numerous site visits and prepared a photo survey of structures to establish existing conditions, land uses, and external property conditions. Relevant plans and municipal documents (Sayreville Borough Master Plan Reexamination Report and Land Development Ordinance) related to the Study Area were also reviewed.

Various departments (Engineering, Police, Tax, Fire, Building, and Utility Authority) were contacted to provide reports on the parcels within the Study Area. These reports allowed us to make accurate and appropriate evaluations of the conditions of the parcels for consideration as an “Area in Need of Redevelopment”. The following pages enumerate site evaluation for each parcel within the Study Area.



# BLOCK 174, LOT 1.01

# SITE 1



## PROPERTY DESCRIPTION

This parcel (Block 174, Lot 1.01) contains 14.432 acres of land, situated on River Road. The site is paved and has access through the Raritan River Park parking lot. This site contains the front of the former JCP&L power plant and lies fully within the I, Industrial Zone.

## SITE CHALLENGES

- Obsolete layout with access in poor condition
- Outstanding tax balance

## SATISFIES LRHL CRITERIA

- D** - Obsolete layout, deleterious land use, and excessive impervious coverage
- H** - Consistent with Smart Growth Planning principles

**Section 3** - *Additionally, the definition of a “redevelopment area” at Section 3 of the LRHL permits the inclusion of additional parcels by stating: A redevelopment area may include land, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part.*

## RECOMMENDATIONS

The site currently has an obsolete layout with the access in poor condition. This parcel is part of the only access to the larger lot in the rear which also contains the former JCP&L power plant (Block 174, Lot 1.02) which is also included in this study. The inclusion of this parcel would be necessary for the effective redevelopment of this area.

# BLOCK 174, LOT 1.02

# SITE 2



## PROPERTY DESCRIPTION

The subject property (Block 174, Lot 1.02) encompasses 71.765 acres and constitutes a portion of the former Jersey Central Power & Light (JCP&L) power plant site. A section of the Raritan River Tributary runs through this site which divides it into western and eastern sections. The western section, which contains a majority of the power infrastructure, is situated in the I, Industrial Zone while the remainder of the parcel (to the east) which accommodates some power infrastructure, and contains wetlands lies in the Marine Waterfront, MW, Zone.

## SITE CHALLENGES

- Discontinued power plant / industrial use
- Underutilized lot
- Access and parking in poor condition
- Constrained by wetlands
- Outstanding tax balance

## SATISFIES LRHL CRITERIA

- B** - Discontinuance of buildings used as a power plant / industrial use
- D** - Obsolete layout, deleterious land use, and excessive impervious coverage
- H** - Consistent with Smart Growth Planning principles

**Section 3** - *Additionally, the definition of a “redevelopment area” at Section 3 of the LRHL permits the inclusion of additional parcels by stating: A redevelopment area may include land, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part.*

## RECOMMENDATIONS

The site currently contains industrial improvements and infrastructure that have been discontinued in their use. Additionally, the site has an obsolete layout, deleterious land use, with the only access and parking in poor condition. While the overall site is currently underutilized and the presence of wetlands from the Raritan River Tributary impose constraints, it is located in a potential economic growth area, and therefore should be included for the effective redevelopment of the area.



## 8.0 SUMMARY

Based on the analysis of existing conditions within the Study Area, it can be concluded that the parcels within the Study Area meet at least one of the LRHL statutory criteria. The area that was investigated is in need of redevelopment and rehabilitation for reasons articulated herein, including:

- Most of the parcels within the Study Area are vacant and/or underutilized.
- The existing conditions and/or improvements do not support the development goals of the Master Plan and Zone Plan.

### 8.1 AREA IN NEED OF REDEVELOPMENT

- B**– 1 parcels within the Study Area qualify for Criterion B.
- D** – 2 parcels within the Study Area qualify for Criterion D.
- H**– 2 parcels within the Study Area qualify for Criterion H.

TABLE 07: REDEVELOPMENT CRITERIA											
Site	Block	Lot	Criterion A	Criterion B	Criterion C	Criterion D	Criterion E	Criterion F	Criterion G	Criterion H	Section 3
1	174	1.01				X				X	X
2	174	1.02		X		X				X	X

## 8.2 SECTION 3

All parcels, Block 174, Lots 1.01 & 1.02 within the Study Area can be considered under Section 3 of the LRHL, as the definition of “redevelopment area” permits the inclusion of additional parcels as follows: “A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part.”

### 8.3 CONCLUSION

The investigation report has been prepared pursuant to the Local Redevelopment and Housing Law P.L. 1992, Chapter 79 (“LRHL”) to determine whether the parcels within the Study Area meet the statutory criteria for designation as an “Area in Need of Redevelopment”.

For the reasons set forth herein, it is recommended that the Borough of Sayreville Planning Board and Borough Council take the required action prescribed by the LRHL to declare the parcels identified within the Study Area as an area in need of redevelopment. Once the Study Area is declared as such, the Borough Council may direct the Planning Board to prepare and implement a redevelopment plan to ensure proper utilization and development of the properties within the Study Area.