

PRELIMINARY INVESTIGATION STUDY FOR AREA IN NEED OF REDEVELOPMENT AND/OR REHABILITATION MINIMALL DRIVE AND THE INTERSECTION OF MINIMALL DRIVE AND ERNSTON ROAD

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



August 20, 2025

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August 20, 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 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04; Block 446, Lots 2.01 and 2.02; and Block 449.07, Lots 1.01, 2.01 and, 3.01, on the Tax Map of the Borough, located on either side of Ernston Road and along part of U.S. Highway 9 North, 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 and/or Rehabilitation”.

Under statutory power instituted by the State of New Jersey (C.40A:12A-5) and Sayreville Borough Council Resolution (Resolution No. 2024-289) adopted on November 25, 2024 (hereinafter the “Resolution”) the Borough Council authorized and directed the Borough of Sayreville Planning Board (hereinafter “Planning Board” or “Board”) to undertake a preliminary area investigation study of the area consisting of Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04; Block 446, Lots 2.01, 2.02; and Block 449.07, Lots 1.01, 2.01 and, 3.01. 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 and/or rehabilitation, 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 seventeen (17) parcels totaling approximately 11.85 acres, situated on either side of Ernston Road and along part of U.S. Highway 9 in the southeast section of the Borough of Sayreville, near its boundary with Old Bridge Township. 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	445	1.01	B-3	0.32	Ernston Road
2	445	1.02	B-3	0.91	491 Ernston Road
3	445	1.03	B-3	2.05	499-A1-B40 Ernston Road
4	445	2.03	B-3	0.86	999 US Highway 9
5	445	2.04	B-3	0.18	999 US Highway 9
6	445	3.01	B-3	0.52	995 US Highway 9
7	445	4.03	B-3	0.20	993 US Highway 9
8	445	4.04	B-3	0.20	989-991 US Highway 9
9	445	4.05	B-3	0.08	US Highway 9
10	445	4.06	B-3	0.01	US Highway 9
11	445	5.03	B-3	1.16	989-991 US Highway 9
12	445	5.04	B-3	1.12	987 US Highway 9
13	446	2.01	B-3	0.32	Ernston Road
14	446	2.02	B-3	0.20	Ernston Road
15	449.07	1.01	B-3	0.55	Ernston Road
16	449.07	2.01	B-3	0.47	500 Ernston Road
17	449.07	3.01	B-3	2.70	520 Ernston Road

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 southeast section of Sayreville Borough, adjacent to its border with Old Bridge Township. The entire Study Area contains approximately 11.85 acres of land in the Highway Business, B-3, Zone within the Borough.

Thirteen (13) of the seventeen (17) parcels are developed with various improvements, including their associated parking and are significantly paved. The remaining four (4) parcels are vacant; however, two (2) of these (Block 445, Lot 2.04 and Block 446, Lot 2.02) are utilized for parking. All seventeen (17) parcels are on either side of Ernston Road with access from Minnall Drive to the northern parcels and Westminster Boulevard to the southern parcels of the Study Area. One (1) parcel (Block 445, Lot 5.04) can also be accessed directly from U.S. Highway 9 North and is improved with a fast-food drive-thru restaurant.

Two parcels (Block 445, Lot 1.03 and Block 446, Lot 2.01) comprise a “mini mall” which contains several uses including, restaurants, a food store, a liquor store, a pharmacy, a laundromat, a hair salon, a post office, and office space on the upper level. The remaining parcels within the Study Area are improved with standalone buildings containing restaurant, salon, and food store uses, as well as one parcel containing a water tower and another containing a cell tower and its related improvements.

MAP 01: STUDY AREA BOUNDARY



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

3.1 STUDY AUTHORIZATION

On November 25, 2024, the Sayreville Borough Council adopted Resolution No. 2024-289; 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 and/or Rehabilitation” 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. 40A: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-Condernation 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 7 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.

Additionally, this report is written pursuant to Section 14 of the LRHL (N.J.S.A. 40A:12A-14) which provides in pertinent part:

(a) A delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in Section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

(b) A delineated area shall be deemed to have been determined to be an area in need of rehabilitation in accordance with the provisions of this act if it has heretofore been determined to be an area in need of rehabilitation pursuant to P.L. 1975, c.104 (C.54:4-3.72 et seq.), P.L. 1977, c.12 (C.54:4-3.95 et seq.) or P.L. 1979, c.233 (C.54:4-3.121 et seq.).

(c)(1) A municipality may adopt an ordinance declaring a renovation housing project to be an area in need of rehabilitation for the purposes of Article VIII, Section 1, paragraph 6 of the New Jersey Constitution if the need for renovation resulted from configuration.

(2) For the purposes of this subsection, “renovation housing project” means any work or undertaking to provide a decent, safe, and sanitary dwelling, to exclusively benefit a specific household, by the renovation, reconstruction, or replacement of the household’s home on the same lot by either a charitable entity organized to perform home renovations or by a for-profit builder using 75% or more volunteer labor-hours to accomplish the construction of the project. The undertaking may include any buildings; demolition, clearance, or removal of buildings from land; equipment; facilities; or other personal properties or interests therein which are necessary, convenient, or desirable appearances of the undertaking.

(d)(1) A municipality may adopt an ordinance declaring a renovation housing project to be an area in need of rehabilitation for the purposes of Article VIII, Section 1, paragraph 6 of the New Jersey Constitution if at least half of the number of people occupying the dwelling as their primary residence qualify for a federal income tax credit pursuant to 26 U.S.C. s.22 as a result of being permanently and totally disabled and the improvements to be made to the dwelling are made substantially to accommodate those disabilities.

(2) For the purposes of this subsection, “renovation housing project” means any work or undertaking to provide a decent, safe, and sanitary single-family dwelling, to exclusively benefit at least half of the number of people occupying a dwelling as their primary residence, by the renovation, reconstruction, or replacement of that dwelling on the same lot either by a

charitable entity organized to perform home renovations or by a for-profit builder using 75% or more volunteer labor-hours to accomplish the construction for the project. The undertaking may include any buildings; demolition, clearance, or removal of buildings from land; equipment; facilities; or other personal properties or interests therein which are necessary, convenient, or desirable appurtenances of the undertaking.

3.3 REDEVELOPMENT AND REHABILITATION OBJECTIVES

- 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 and/or Rehabilitation; 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.

Additionally, a rehabilitation designation allows municipalities to:

- (i) Undertake a program of rehabilitation, including the repair and improvement of residential and non-residential buildings and structures;
- (ii) Exercise all redevelopment powers in Section 8 of the LRHL, except the ability to acquire private property by eminent domain, unless the area is subsequently designated in need of redevelopment or if the use of the eminent domain is permitted under the statute; and/or
- (iii) Grant five-year property tax exemption and abatement.

The process for an area in need of rehabilitation determination is much simpler than the redevelopment process. There is no formal investigation or public hearing required and the governing body must only adopt a resolution designating the area in need of rehabilitation. There is no special public notice required, except the normal requirements for publicizing any meeting of Borough Council.

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 seventeen (17) parcels located at the southeast region of the Borough. The Study Area contains approximately 11.85 acres of land.

4.2 REGIONAL SETTING AND TRANSPORTATION

The Study Area can be accessed from Ernston Road.

The closest transportation are the Academy bus stops located within the Study Area along Ernston Road and Westminster Boulevard. Additionally, there is a main park and ride facility serviced by NJ Transit located in the adjacent Old Bridge Township. This facility is located less than a mile from the Study Area.

The NJ Transit bus service (139) within Old Bridge Township with a line to New York is a five (5) minute drive or a twenty (20) minute walk from 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 Highway Business, B-3 Zone. Table 02 indicates the zoning information for the parcels located within the Study Area.

Business Highway, B-3, Zone:

The Highway Business district area includes portions of the existing highway commercial uses along Route 9 and 35. The area currently permits retail sales and service uses, business and other commercial uses.

Based on the Borough's Master Plan the district is intended to allow community and regional-scale commercial uses that rely heavily on automobile and truck access. Opportunities exist to improve community design in the areas planned for Highway Commercial land use. Future development, expansions, or building alterations need to follow the recommended community design

guidelines. Benefits will include the creation of a more business-friendly environment and improved circulation patterns on public streets and within the parking lots of existing business.

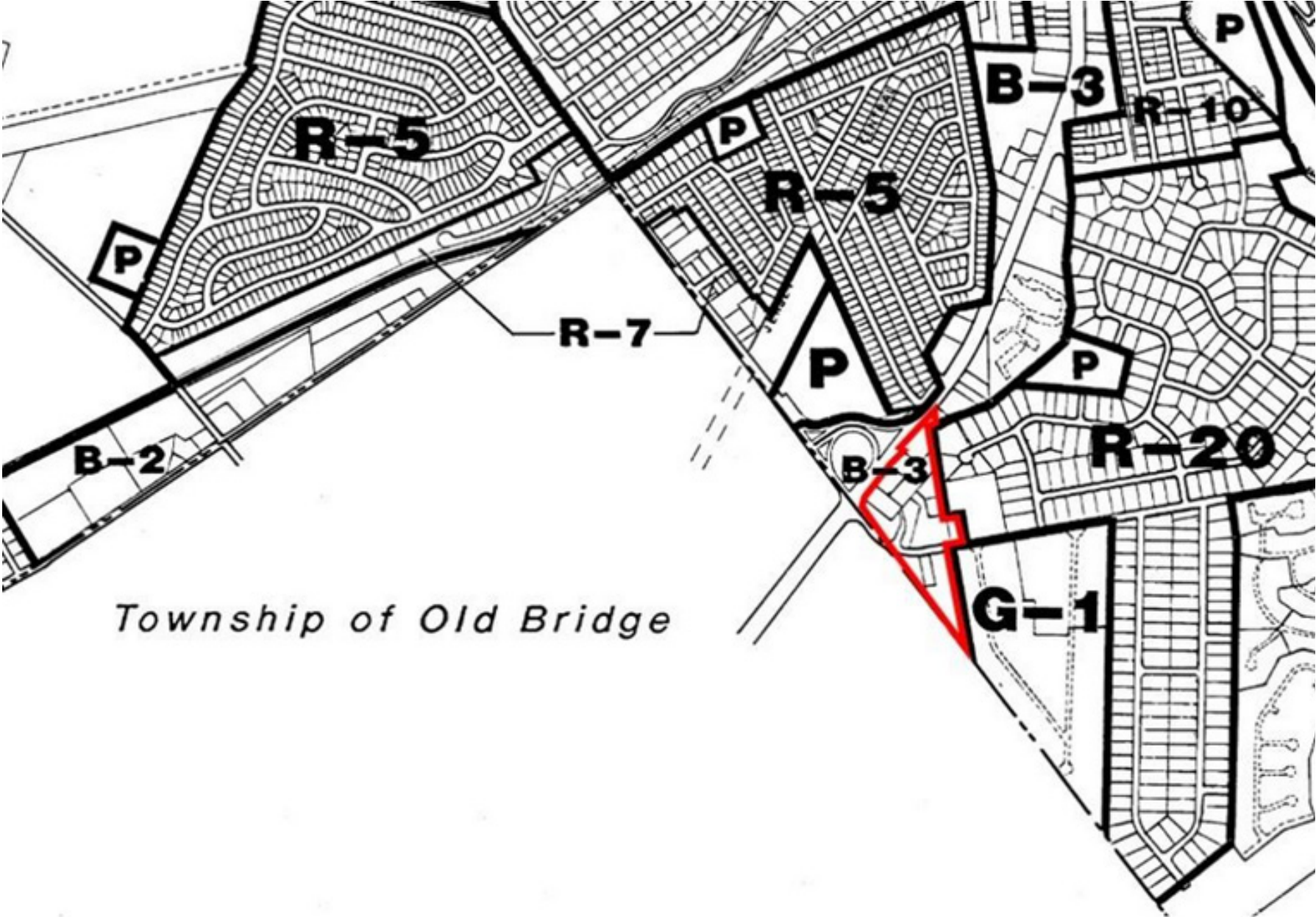
PERMITTED USES:

- 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
- Restaurant (excluding drive-in)
- Retail Sales and Services
- Wholesale Sales and Services

TABLE 02: ZONING					
Site	Block	Lot	Lot Area (acres)	Full Address	Zoning
1	445	1.01	0.32	Ernston Road	B-3
2	445	1.02	0.91	491 Ernston Road	B-3
3	445	1.03	2.05	499-A1-B40 Ernston Road	B-3
4	445	2.03	0.86	999 US Highway 9	B-3
5	445	2.04	0.18	999 US Highway 9	B-3
6	445	3.01	0.52	995 US Highway 9	B-3
7	445	4.03	0.20	993 US Highway 9	B-3
8	445	4.04	0.20	989-991 US Highway 9	B-3
9	445	4.05	0.08	US Highway 9	B-3
10	445	4.06	0.01	US Highway 9	B-3
11	445	5.03	1.16	989-991 US Highway 9	B-3
12	445	5.04	1.12	987 US Highway 9	B-3
13	446	2.01	0.32	Ernston Road	B-3
14	446	2.02	0.20	Ernston Road	B-3
15	449.07	1.01	0.55	Ernston Road	B-3
16	449.07	2.01	0.47	500 Ernston Road	B-3
17	449.07	3.01	2.70	520 Ernston Road	B-3

TABLE 03: HIGHWAY BUSINESS, B-3, ZONING STANDARDS								
Minimum Lot Width	Minimum Lot Area (acres)	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Combined Side Yard Setback	Maximum Height	Maximum Floor Area Ratio (percent)	Maximum Lot Coverage (Buildings and Pavement) (percent)
100 ft.	0.459	50 ft.	25 ft.	10 ft.	20 ft.	35 ft.	25	85

MAP 02: 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 existing commercial and retail improvements within the B-3, Highway Business 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 and/or rehabilitation”. The Study Area consists of seventeen (17) parcels, Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04; Block 446, Lots 2.01, 2.02; and Block 449.07, Lots 1.01, 2.01 and, 3.01.

The parcels are privately owned and contain various uses including a mixed use “mini mall” and several other separate buildings with restaurants and stores. There is also a water tower adjacent to the mini mall on the eastbound side of Ernston Road and a vacant, wooded lot on the westbound side of Ernston Road.

The parcels and parking contained within the Study Area are fragmented.

TABLE 01: PARCEL INFORMATION

Site	Block	Lot	Lot Area (acres)	Full Address	Land Use
1	445	1.01	0.32	Ernston Road	Public
2	445	1.02	0.91	491 Ernston Road	Commercial
3	445	1.03	2.05	499-A1-B40 Ernston Road	Commercial
4	445	2.03	0.86	999 US Highway 9	Commercial
5	445	2.04	0.18	999 US Highway 9	Vacant
6	445	3.01	0.52	995 US Highway 9	Commercial
7	445	4.03	0.20	993 US Highway 9	Commercial
8	445	4.04	0.20	989-991 US Highway 9	Vacant
9	445	4.05	0.08	US Highway 9	Other Exempt / Vacant
10	445	4.06	0.01	US Highway 9	Vacant
11	445	5.03	1.16	989-991 US Highway 9	Commercial
12	445	5.04	1.12	987 US Highway 9	Commercial
13	446	2.01	0.32	Ernston Road	Commercial
14	446	2.02	0.20	Ernston Road	Vacant
15	449.07	1.01	0.55	Ernston Road	Vacant
16	449.07	2.01	0.47	500 Ernston Road	Commercial
17	449.07	3.01	2.70	520 Ernston Road	Commercial

4.5 MUNICIPAL ACTIONS

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

Engineering Department:

The Area in Need Study consists of the following roadways within its limits:

Ernston Road: from east of Minimall Drive to Westminster Boulevard, Minimall Drive from Ernston Road to its terminus, Westminster Boulevard from Ernston Road to Meleta Way and various parking lots for the Minimall shopping centers. Ernston Road from east of Minimall Drive to Westminster Boulevard is oriented in the east/west direction with an approximate width of seventy-eight (78') feet through this Area. The lane configuration at the intersection of Ernston Road and Westminster Boulevard in the eastbound direction consists of two (2) thru lanes, one (1) shared thru/right turn lane, and one (1) left turn lane, the westbound direction consists of one (1) thru lane, one (1) shared thru/right turn lane and one (1) left turn lane. The northbound and southbound directions consist of one lane for all directions. The traffic signal appears to meet MUTCD compliance, however the backplates, and overhead mast arms signs have deteriorated and should be replaced. There is curb and sidewalk on both sides of the road both in acceptable condition, with only minor settling occurring on the sidewalk. The roadway has been recently paved and is in good condition.



Westminster Boulevard: from Ernston Road to Meleta Way is a privately owned road oriented in the north/south direction with an approximate width of thirty (30') feet. The road has curb on both sides, and sidewalk on the western side for a majority of this stretch of road. The sidewalk has settled and is not ADA compliant. The roadway has numerous utility trenches, patches, and flat stretches that hold water. The entire road should be milled and repaved.



Minimall Drive: from Ernston Road to its terminus is oriented in the north/south direction with a varying width from thirty (30') to sixty (60') feet wide. The road has curb on both sides of the road and some sidewalk on the western side. The lane configuration at the Minimall Drive and Ernston Road intersection in the southbound direction consists of one (1) left turn lane, and one (1) shared thru/right turn lane next to a center island. The roadway has numerous cracks and settling trenches and should be milled and repaved. The terminus for this road ties directly into the Mini mall parking lot.



Parking Lots: Included within the limits of the AIN Study are the parking lots for the various mini mall shopping centers. The parking lots are in disrepair, with potholes, cracks, faded striping, ponding, and unpaved areas. The parking lots all have inefficient and misleading circulation, requiring vehicles to navigate tight turns, misaligned parking spaces and even K-turn to leave the parking lot. All parking lots need to be repaved, and the circulation reviewed.



Tax Department:

Table 05 (below) outlines the tax information for each parcel within the Study Area. One parcel is delinquent.

Site	Block	Lot	Property Address	Property Owner	DELINQUENT? YES/NO
1	445	1.01	Ernston Road	Borough of Sayreville	NO
2	445	1.02	491 Ernston Road	AT & T Co.	NO
3	445	1.03	499-A1-B40 Ernston Road	Glenkat Realty, Co LTD	NO
4	445	2.03	999 US Highway 9	511 Lincoln Highway Realty, LLC	NO
5	445	2.04	999 US Highway 9	511 Lincoln Highway Realty, LLC	NO
6	445	3.01	995 US Highway 9	ANSH Realty, LLC	NO
7	445	4.03	993 US Highway 9	993 Route 9, LLC	YES
8	445	4.04	989-991 US Hwy 9	Shakti Jahu, Inc.	NO
9	445	4.05	US Highway 9	NJ Department of Transportation	NO
10	445	4.06	US Highway 9	NJ Department of Transportation	NO
11	445	5.03	989-991 US Highway 9	Shakti Jahu, Inc.	NO
12	445	5.04	987 US Highway 9	PMK Associates	NO
13	446	2.01	Ernston Road	Glenkat Realty, Co LTD	NO
14	446	2.02	Ernston Road	Borough of Sayreville	NO
15	449.07	1.01	Ernston Road	ECS-Old Bridge, LLC	NO
16	449.07	2.01	500 Ernston Road	Ernston Road II, Associates, LLC	NO
17	449.07	3.01	520 Ernston Road	Ernston Road Associates, LLC	NO

Building Department:

Within the Study Area, the following two parcels have recorded building code violations:

499 Ernston Road (Block 445, Lot 1.03 & Block 446, Lot 2.01), which comprises the mini mall along Ernston Road, has 15 violations recorded.

520 Ernston Road (Block 449.07, Lot 3.01), which contains the commercial storefronts facing Westminster Boulevard and Ernston Road, has 12 violations recorded.

The documented building code violations for both parcels include property maintenance violations, notices of unsafe structures, notice of violations and orders to correct or penalty, and notices of imminent hazards. The timeframe of recorded violations span from 2002 through 2023. At the time of obtaining the materials included in this report, only three (3) of violations are noted as “open”.

Fire Department:

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

Police Department:

A total of 283 incidents have been recorded by the Sayreville Borough Police Department at 499 Ernston Road (Block 445, Lot 1.03 and Block 446, Lot 2.01, the location of the mini mall. These incidents encompass a wide range of report types, which are included in Table 06.

TABLE 06: POLICE DATA (499 Ernston Road)	
Incident Type	Number of Incidents
911 Abandoned	13
Abandoned / Disabled Vehicle	9
Aggressive Driver	1
Alarms	17
Animal Calls	1
Area / Building Check	13
Assault	2
Assisting Citizens	6
Attempting to Serve	4
Burglary	4
Controlled Dangerous Substance (CDS)	1
Customer Problems	11
Disorderly	13
Disturbance	5
Domestic	1
Escort	1
Fire Call	1
First Aid Call	20
Found Property	2
Gun Call	1
Harassment	3
Impound	1
Lost or Stolen Property	1
Motor Vehicle Stops	20
Motor Vehicle Taken Without Consent	1
Motor Vehicle Hit and Run / Accident	53
Notification	1
Officer's Report	1
Overdose	1
Parking Complaint	7
Private Tow	11
Property Damage	2
Restraining Order	3
Sex Offense	1
Stolen Vehicle	1
Suspicious Vehicle	11
Suspicious Activity	3
Theft	4
Threats	2
Traffic	1
Trespassing	4
Utility	6
Verbal Dispute	8
Verbal Family Dispute	1
Welfare Check	19

Utility Authority:

Block 446, Lot 2.02 has as 12" cast iron water main that supplies the three-million-gallon water storage tank located on Block 445, Lot 1.01. This main reduces to 8" and terminates at the dead end of Driftwood Drive through block 447.10, Lot 9.

A 16" water line traverses through Block 445, Lots 1.03, 2.03, 2.04, 4.03, 4.04, and 4.05.

Additionally, a 12" water main runs along U.S. Highway 9 North, within Block 445, Lots 4.03, 5.03, and 5.04.

Block 449.07, Lot 3.01 is served by an existing 6" cast iron water main service and an 8" sewer main that services the retail mall building. Lot 1.01 does not currently have existing utilities.

Sanitary sewer mains are presently located along Ernston Road.

All existing water and sewer services for the buildings located on the aforementioned lots are connected to the main utility piping described above. Determining the exact location for water services would require utility mark outs, which can be conducted for a future survey, if necessary.

Please note that the Utility Authority does not have or provide mark-outs for gravity sanitary sewer.

4.6 PROPERTY EVALUATIONS

Below is a property evaluation of the Study Area. Table 05 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 05 is an indicator of the general improvement values versus the land value. Of the seventeen (17) parcels within the Study Area, two (2) have an improvement value that is less than the land value, which indicates that the improvements are old, obsolete, and/or deteriorated.

TABLE 07: PROPERTY EVALUATIONS								
Site	Block	Lot	Zone	Lot Area (acres)	Land Value	Improvement Value	Total Value	Improvement Ratio
1	445	1.01	B-3	0.32	\$62,000	\$712,400	\$774,400	0.92
2	445	1.02	B-3	0.91	\$95,500	\$199,100	\$294,600	0.68
3	445	1.03	B-3	2.05	\$839,000	\$1,907,000	\$2,800,000	0.68
4	445	2.03	B-3	0.86	\$121,200	\$198,800	\$320,000	0.62
5	445	2.04	B-3	0.18	N/A	\$0	N/A	-
6	445	3.01	B-3	0.52	\$112,500	\$81,600	\$194,100	0.42
7	445	4.03	B-3	0.20	\$43,800	\$168,900	\$212,700	0.79
8	445	4.04	B-3	0.20	Part of Block 445, Lot 5.03			
9	445	4.05	B-3	0.08	\$5,000	\$0	\$5,000	0
10	445	4.06	B-3	0.01	N/A	\$0	N/A	-
11	445	5.03	B-3	1.16	\$202,100	\$1,048,500	\$1,250,600	0.84
12	445	5.04	B-3	1.12	\$240,500	\$159,500	\$400,000	0.40
13	446	2.01	B-3	0.32	Part of Block 445, Lot 1.03			
14	446	2.02	B-3	0.20	Part of Block 445, Lot 1.03 / 2.01			
15	449.07	1.01	B-3	0.55	\$60,200	\$0	\$60,200	0
16	449.07	2.01	B-3	0.47	\$95,700	\$126,900	\$222,600	0.57
17	449.07	3.01	B-3	2.70	\$337,500	\$512,500	\$850,000	0.60

5.0 CONSISTENCY

5.1 MASTER PLAN

Sayreville Borough Master Plan adopted February 6, 2013, and reexamined May 1, 2023, has several recommendations for the B-3, Business Highway Zone, including:

- Implement community design improvements recommended in the route 9 and Route 35 Overlay District.
- Investigate designating portions of this district as a rehabilitation designation to encourage reinvestment into properties.
- Evaluate the potential for a limited number of condominium-style residential apartments or townhouses on deep properties that adjoin existing residential uses.

While the permitted types of businesses in this district will remain similar, the building and parking layouts, the types of and styles of signage, landscaping, lighting and other guidelines should be improved consistent with the Route 35 and Route 9 Overlay section within the Master Plan.

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 03 on page 17.

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 03: NJ STATE PLANNING AREA MAP



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 h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.

Purpose i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

Purpose j. To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

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.”

CRITERIA FOR AREA IN NEED OF REHABILITATION

The Resolution included provisions regarding the determination of certain parcels as an area in need of rehabilitation. The purpose of the designation is to prevent further deterioration and promote the overall development of the community based on the conditions listed below. Designating an area in need of rehabilitation permits a municipality to use all powers of redevelopment with the exception of eminent domain. This designation also permits municipalities to grant five-year tax abatements and exemptions that may encourage private property owners to rehabilitate and reinvest in their properties. Thus, the acquisition, clearance, and assemblage of properties is not required where the rehabilitation of existing buildings and structures is the primary objective.

- (1) A significant portion of structures therein are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on the properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

6.1 APPLICATION FOR STATUTORY CRITERIA

The finding that an area is in need of redevelopment and/or rehabilitation is an area-wide determination. As such, the statutory charge for a positive finding of redevelopment and/or rehabilitation 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/ or Rehabilitation” 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.

SITE 1 - BLOCK 445, LOT 1.01



PROPERTY DESCRIPTION: The subject property, Block 445, Lot 1.01 is a square lot that contains 0.32 acres of land and is improved with a water tower and a metal fence encompassing the tower and gravel base. The lot is situated within a cluster of commercial parcels also included in the Study Area and can be accessed through the adjoining parking lots of the additional lots within the Study Area. The property is located fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Significant impervious coverage

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D- Lack of landscaping and significant 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- N/A

RECOMMENDATIONS: The site contains a water tower which is serviced by water mains on nearby lots within the Study Area. This lot is situated within several commercial buildings included in the study which meet criteria for redevelopment/rehabilitation. The inclusion of this parcel is necessary for the effective redevelopment/rehabilitation of the area.

SITE 2 - BLOCK 445, LOT 1.02



PROPERTY DESCRIPTION: The subject property, Block 445, Lot 1.02 is a triangular lot that contains 0.91 acres of land and is improved with a cell tower and its associated building and infrastructure. The lot is encompassed by a metal fence and is adjacent to the water tower and situated within a cluster of commercial parcels also included in the Study Area. The cell tower can be accessed through the adjoining parking lots of the additional lots within the Study Area. The property is located fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Significant impervious coverage

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D - Lack of landscaping 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

SATISFIES LRHL CRITERIA FOR REHABILITATION:

N/A

RECOMMENDATIONS: The site contains a cell tower and its associated building and infrastructure which is situated between several commercial use buildings that meet the criteria for an area in need of redevelopment/rehabilitation. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 3 - BLOCK 445, LOT 1.03



PROPERTY DESCRIPTION: The subject property, Block 445, Lot 1.03 contains 2.05 acres of land and is improved with a commercial mixed use “mini mall”. The property is located fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Outdated building
- Inadequate site circulation
- Obsolete layout

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D - Obsolete layout, lack of landscaping, 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 – Vacancy of stores

RECOMMENDATIONS: The site contains a mini mall with mixed commercial uses and offices. The site has inadequate site circulation , lack of landscaping, excessive impervious coverage and vacancy of stores. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 4 - BLOCK 445, LOT 2.03



PROPERTY DESCRIPTION: The subject property Block 445, Lot 2.03, is an irregularly shaped parcel that contains 0.86 acres of land and is improved with a single building that contains a restaurant. The lot is significantly paved. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Significant impervious coverage
- Inadequate site circulation
- Parking lot in poor condition
- Obsolete layout

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D – Obsolete layout, lack of landscaping, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

N/A

RECOMMENDATIONS: The site contains a restaurant and significant impervious coverage. This lot has poor site circulation and an obsolete layout which does not make for the effective use of the site. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area

SITE 5 - BLOCK 445, LOT 2.04



PROPERTY DESCRIPTION: The subject property Block 445, Lot 2.04, contains 0.18 acres of land and is unimproved and vacant. The lot is asphalt in poor condition and gravel and used for parking. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Vacant
- Inadequate site circulation
- Parking lot in poor condition/undelineated parking
- Undersized lot

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- C - Vacant
- D – Obsolete layout, excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 - Vacant and underutilized.

RECOMMENDATIONS: The site is an undersized lot that is currently unimproved and used for parking. The lot is adjacent to the access road, Minimall Drive, which allows connection to the parcels at the rear of the Study Area. The lot is also adjacent to the parking lot behind the mini mall. The inclusion of this parcel is necessary for the effective redevelopment/rehabilitation of the area.

SITE 6 - BLOCK 445, LOT 3.01



PROPERTY DESCRIPTION: The subject property Block 445, Lot 3.01, contains 0.52 acres of land and is improved with a single building that is currently vacant. The lot is significantly paved. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Significant impervious coverage
- Inadequate site circulation
- Parking lot in poor condition/unmarked parking
- Obsolete layout

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D – Obsolete layout, lack of landscaping, inefficient site circulation, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 - Pattern of vacancy

RECOMMENDATIONS: The site contains a building that is vacant and underutilized with significant impervious coverage. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 7 - BLOCK 445, LOT 4.03



PROPERTY DESCRIPTION: The subject property Block 445, Lot 4.03, contains 0.20 acres of land and is improved with a single building that has a split use between a restaurant and smoke shop. The lot shares an access drive with several other buildings in the Study Area. The parking is within the access drive. The lot has a food truck and outdoor seating on the site. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Inadequate site circulation
- Obsolete layout
- Significant impervious coverage

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D – Deleterious land use, obsolete layout, lack of landscaping, inefficient site circulation, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 4 – Delinquent taxes.

RECOMMENDATIONS: The site contains a building that is shared between two tenants. This lot has poor site circulation with parking spaces in front of the building that are in the neighbor’s access drive. The site is devoid of any landscaping and has excessive impervious coverage. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 8 - BLOCK 445, LOT 4.04



PROPERTY DESCRIPTION: The subject property Block 445, Lot 4.04, contains 0.20 acres of land and is improved with a food store which is part of the building on Lot 5.03 on Block 445. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Inadequate site circulation
- Inadequate parking

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D – Obsolete layout, lack of landscaping, inefficient site circulation, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

N/A

RECOMMENDATIONS: The site contains a food store which is the same building shared with Lot 5.03. Some of the associated parking is within the access drive. This lot has obsolete layout with poor site circulation and has excessive impervious coverage. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 9 - BLOCK 445, LOT 4.05



PROPERTY DESCRIPTION: The subject property Block 445, Lot 4.05, is a rectangular lot that contains 0.08 acres of land and is unimproved and vacant. The lot contains some trees. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Vacant
- Undersized lot

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- C - Vacant
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 – Vacant and underutilized.

RECOMMENDATIONS: The site is undersized and vacant. It is a wedge between Lots 3.01 and 4.03 of Lot 445. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 10 - BLOCK 445, LOT 4.06



PROPERTY DESCRIPTION: The subject property Block 445, Lot 4.06, is a triangular shaped lot that contains 0.01 acres of land and is unimproved and vacant. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Vacant
- Undersized lot

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- C - Vacant
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 – Vacant and underutilized.

RECOMMENDATIONS: The site is undersized and vacant. It is a wedge between Lots 3.01 and 4.03 of Lot 445. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 11 - BLOCK 445, LOT 5.03



PROPERTY DESCRIPTION: The subject property Block 445, Lot 5.03, is an irregularly shaped lot that contains 1.16 acres of land and is improved with a building shared with Lot 4.04 of Block 445. This part of the building has two store front uses. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Inadequate site circulation
- Significant impervious coverage
- landlocked

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D – Obsolete layout, lack of landscaping, inefficient site circulation, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

N/A

RECOMMENDATIONS: The site contains a majority of the building shared with Lot 4.04 of Block 445. The site is landlocked with access via an access driveway. The site has obsolete layout, lack of landscaping, inefficient site circulation, and excessive impervious coverage. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 12 - BLOCK 445, LOT 5.04



PROPERTY DESCRIPTION: The subject property Block 445, Lot 4.06, is an irregularly shaped lot that contains 1.12 acres of land and is improved with a single building used as a drive-thru fast-food restaurant. The lot is significantly paved. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

N/A

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

N/A

RECOMMENDATIONS: The site contains a single drive-thru fast-food restaurant with direct means of ingress/egress on US Highway 9. The site only has walking access between other parcels in the Study Area. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 13 - BLOCK 446, LOT 2.01



PROPERTY DESCRIPTION: The subject property Block 446, Lot 2.01, is a rectangular shaped lot that contains 0.32 acres of land and is part of the mini mall located on Block 445, Lot 1.03. This portion of the building also contains commercial uses and office space on the upper floors. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Obsolete layout
- Outdated
- Poor site circulation

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D - Obsolete layout, lack of landscaping, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 - Vacancy.

RECOMMENDATIONS: The site contains a mini mall with mixed commercial uses and offices. The site has inadequate site circulation, lack of landscaping, excessive impervious coverage and vacancy of stores. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area

SITE 14 - BLOCK 446, LOT 2.02



PROPERTY DESCRIPTION: The subject property Block 445, Lot 2.02, is a rectangular shaped lot that contains 0.20 acres of land and is improved with a paved and striped parking lot adjacent to the mini mall building. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Vacant
- Significant impervious coverage

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- C - Vacant
- D - Lack of landscaping, and excessive impervious coverage.
- H – Consistent with Smart Growth 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

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 - Vacancy and underutilization.

RECOMMENDATIONS: The site is utilized as a parking lot for the mini mall. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area

SITE 15 - BLOCK 449.07, LOT 1.01



PROPERTY DESCRIPTION: The subject property Block 449.07, Lot 1.01, is a pizza-slice shaped lot that contains 0.55 acres of land and is unimproved and vacant and heavily wooded. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Vacant

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- C - Vacant
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 - Vacancy and underutilization.

RECOMMENDATIONS: The site is vacant and heavily wooded. It is at the corner of the southern parcels in the Study Area and is adjacent to the ingress/egress of US Highway 9 North. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 16 - BLOCK 449.07, LOT 2.01



PROPERTY DESCRIPTION: The subject property Block 449.07, Lot 2.01, is a rectangular shaped lot that contains 0.47 acres of land and is improved with a single building utilized as a restaurant. The site can be accessed through Lot 3.01 of Block 449.07 from Westminster Boulevard. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Obsolete layout
- Inadequate site circulation

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D - Obsolete layout, lack of landscaping, and excessive impervious coverage.
- H – Consistent with Smart Growth 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.

SATISFIES LRHL CRITERIA FOR REHABILITATION:

N/A

RECOMMENDATIONS: The site contains a single building with a restaurant. The lot does not have direct access to Ernston Road and must be accessed through Lot 3.01 of Block 449.07. There is poor site circulation with one means of ingress/egress. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation of the area.

SITE 17 - BLOCK 449.07, LOT 3.01



PROPERTY DESCRIPTION: The subject property Block 449.07, Lot 2.01, is a irregularly shaped lot that contains 2.70 acres of land and is improved with a single building that has several uses including a convenience store, a laundromat, a beauty salon, restaurants, and food stores. There is also a single small building toward the north of the site nearest to Ernston Road which houses a cell phone repair shop. The lot is significantly paved. The site can be accessed from Westminster Boulevard. The property lies fully within the Highway Business (B-3) Zone.

SITE CHALLENGES:

- Obsolete layout
- Significant impervious coverage
- Poor site circulation

SATISFIES LRHL CRITERIA FOR REDEVELOPMENT:

- D - Obsolete layout, lack of landscaping, and excessive impervious coverage.
- H – Consistent with Smart Growth 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

SATISFIES LRHL CRITERIA FOR REHABILITATION:

- 3 - Pattern of vacancy

RECOMMENDATIONS: The site contains several uses between two buildings and has poor site circulation and is significantly paved. The inclusion of this parcel would be necessary for the effective redevelopment/rehabilitation 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 for reasons articulated herein, including:

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

C — Five (5) lots (Block 445, Lots 2.04, 4.05, 4.06; Block 446, Lot 2.02; and Block 449.07, Lot 1.01) qualify under Criteria C.

D – Thirteen (13) lots (Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 5.03; Block 446, Lot 2.01 and 2.02; and Block 449.07, Lots 2.01 and 3.01) qualify under Criteria D

H – Seventeen (17) lots qualify under Criteria H.

8.2 AREA IN NEED OF REHABILITATION

3 – Nine (9) lots (Block 445, Lots 1.03, 2.04, 3.01, 4.05, and 4.06; and Block 446, Lot 2.01 and 2.02; Block 449.07, Lots 1.01 and 3.01) qualify under Criteria 3.

4 – One (1) lot (Block 445, Lot 4.03) qualify under Criteria 4.

8.3 SECTION 3

All seventeen (17) parcels, Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04; Block 446, Lots 2.01, 2.02; Block 449.07, Lots 1.01, 2.01 and, 3.01, 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”.

Site	Block	Lot	Redevelopment Criteria								Rehabilitation Criteria						Section 3
			A	B	C	D	E	F	G	H	1	2	3	4	5	6	
1	445	1.01				X				X							X
2	445	1.02				X				X							X
3	445	1.03				X				X			X				X
4	445	2.03				X				X							X
5	445	2.04			X	X				X			X				X
6	445	3.01				X				X			X				X
7	445	4.03				X				X				X			X
8	445	4.04				X				X							X
9	445	4.05			X					X			X				X
10	445	4.06			X					X			X				X
11	445	5.03				X				X							X
12	445	5.04								X							X
13	446	2.01				X				X			X				X
14	446	2.02			X	X				X			X				X
15	449.07	1.01			X					X			X				X
16	449.07	2.01				X				X							X
17	449.07	3.01				X				X			X				X

8.4 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 and/or Rehabilitation”. 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 and/or Rehabilitation. 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.