PRELIMINARY INVESTIGATION STUDY FOR AREA IN NEED OF REDEVELOPMENT AND/OR REHABILITATION

CROSSMAN ROAD NORTH & SOUTH

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

November 03, 2025

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1.0 INTRODUCTION

The purpose of this preliminary investigation is to determine whether the area located on North and South Crossman Road on either side of Main Street in Sayreville Borough, Middlesex County, New Jersey qualifies as "An Area in Need of Redevelopment and/or Rehabilitation".

Under the statutory power instituted by the State of New Jersey (N.J.S.A. 40A:12A-5) and Sayreville Borough Council, Resolution (Resolution No. 2025-68) dated February 25, 2025, the Borough Council authorized the Borough of Sayreville Planning Board (hereinafter "Planning Board" or "Board") to conduct a preliminary area investigation of the North and South Crossman Road Study Area.

The Study Area contains 16 parcels, identified as Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, & 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 & 1.03; and Block 251, Lots 1.01, 2.01, & 2.02. (herein collectively called the "Crossman Study Area" or "Study Area") on the Borough Tax Map. This investigation was prompted by the existence of underutilized and vacant parcels, and vacant stores within the area. The analysis herein 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 Bord during the study.

This will be a non-condemnation plan. The Township 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 is comprised of 16 parcels totaling approximately 236.19 acres of land and is located off North and South Crossman on either side of Main Street. Details of the parcels within the Study Area are enumerated in Table 01.

A majority of the parcels within the Study Area contain industrial or commercial uses and the remaining parcels are vacant and/or shared with the industrial parcels.

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 north-central section of the Borough, with the northernmost parcels near the Raritan River. Several of the parcels within the Study Area are significantly constrained by wetlands.

Following is further information of the parcels within the Study Area which are located off Crossman Road North and South.

PARCELS AT NORTH CROSSMAN ROAD:

- Four (4) of the parcels (Block 246, Lots 1.05, 1.06, and 1.07, and 1.08) are owned by CMC Steel which is an operating steel plant.
- Four (4) parcels (Block 246, Lots 2.02 & 2.11; and Block 247.02, Lots 1.01 & 1.03) contain a building with several storefronts and the associated parking.
- Three (3) lots (Block 246, Lots 1.01 and 2.02 and Block 247.02, Lot 1.03) are owned by JCP&L and contains power infrastructure and has access via dirt road from Main Street.
- One (1) lot, Block 246, Lot 1.03 contains "Sabert Corporation", a food packaging manufacturer.
- One (1) lot, Block 246, Lot 2.04, is largely vacant but contains a transmission tower and access drive through the parcels at the rear of this lot in the Study Area.

PARCELS AT SOUTH CROSSMAN ROAD:

- The three (3) parcels at the southern portion of the Study Area (Block 251, Lots 1.01, 2.01, and 2.02) each contain buildings used for industrial, laboratory, and/or transportation services.

TABLE 01: PARCEL INFORMATION

Site	Block	Lot	Lot Area (acres)	Full Address
1	246	1	50.0	Main St/Crossman Rd North
2	246	1.02	0.85	Horseshoe Rd/Crossman Rd North
3	246	1.04	5.18	Crossman Rd North
4	246	1.05	39.04	101 Crossman Rd North
5	246	1.06	58.73	Crossman Rd North
6	246	1.07	5.88	Off North Crossman Rd
7	246	1.08	16.77	Crossman Rd North
8	246	2.02	2.65	Off Main St
9	246	2.04	2.71	Crossman Rd North
10	246	2.11	3.75	879-899 Main St
11	247	1.03	18.67	879-899 Main St
12	247.02	1.01	2.16	879-899 Main St/Crossman Rd North
13	247.02	1.03	0.57	Main St
14	251	1.01	16.20	4 Crossman Rd South
15	251	2.01	10.03	1 Crossman Rd South
16	251	2.02	3.0	3 Crossman Rd South

MAP 01: STUDY AREA MAP

MAP 02: NJ GEOWEB WETLANDS OVERLAY

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

3.1 STUDY AUTHORIZATION

On February 25, 2025, the Sayreville Borough Council adopted Resolution No. 2025-68, authorizing the Planning Board to undertake a preliminary investigation of the Study Area to determine whether 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. 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

(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

review and the approval of the commissioner. If the commissioner does not 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 I, 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, 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 for the project. The undertaking may include 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.

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 I, paragraph 6 of the New Jersey Constitution if at least half 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 the dwelling as their primary residence, by the renovation, reconstruction, or replacement of that dwelling 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 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 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.
- To 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.
- Reverse the negative impacts of decline/disinvestment.

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.

Additionally, a rehabilitation designation allows municipalities to:

1. Undertake a program of rehabilitation, including the repair and improvement of residential and nonresidential buildings and structures;

2. 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;

3. Grant five-year property tax exemption and abatement.

The process for an area in need of rehabilitation determination is 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 as a result of the employment or redevelopment and/or rehabilitation planning. The steps required to declare an "Area in Need of Redevelopment and/or Rehabilitation" must be pursuant to the LRHL. It should be noted that only upon completion of this public process that a municipality is able to exercise the powers granted pursuant to the LRHL.

3.5 SCOPE OF THE STUDY

The LRHL is an effective tool that can be utilized in the revitalization of neglected or underutilized sections of a municipality that have the potential for development and may benefit from redevelopment status. The redevelopment designation helps spur economic growth while the rehabilitation designation encourages reinvestment within the area. This study is undertaken as a first step to introduce opportunities through redevelopment and/or rehabilitation planning. The study involves inventorying properties included within the Study Area where the physical characteristics of the properties are described and illustrated on how they meet the statutory criteria to determine the need for redevelopment and/or rehabilitation. The findings are presented and recommendations relevant to the determination of the need for redevelopment and/or rehabilitation of the Study Area are given.

4.0 STUDY AREA CHARACTERISTICS

4.1 LOCATION

The Study Area consists of 16 parcels containing approximately 236.19 acres of land in the north-central section of Sayreville Borough.

4.2 REGIONAL SETTING AND TRANSPORTATION

The parcels within the Study Area are located on North and South Crossman Road which is off Main Street.

The closest transportation are the several NJ Transit bus stops, including Bus Line 131, located to the south of the Study Area along Washington Road near its intersection with Ernston Road North (5-minute drive or 40-minute walk). Additionally, there is the Sayreville Park and Ride located within a 5-minute drive or 30-minute walk to the east of 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, and architectural requirements. Sayreville is currently zoned into 19 separate districts and 9 redevelopment areas. The Borough's Zoning Map (Map 03) has not been updated since 1999 and hence does not show all 9 redevelopment plan areas.

The Study Area lies within the Industrial, I Zone as shown in Map 03. Additionally, Table 02 includes zoning information for each property.

The purpose and permitted uses for Industrial, I Zone is indicated below, and the zoning requirements are shown in Table 03.

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:

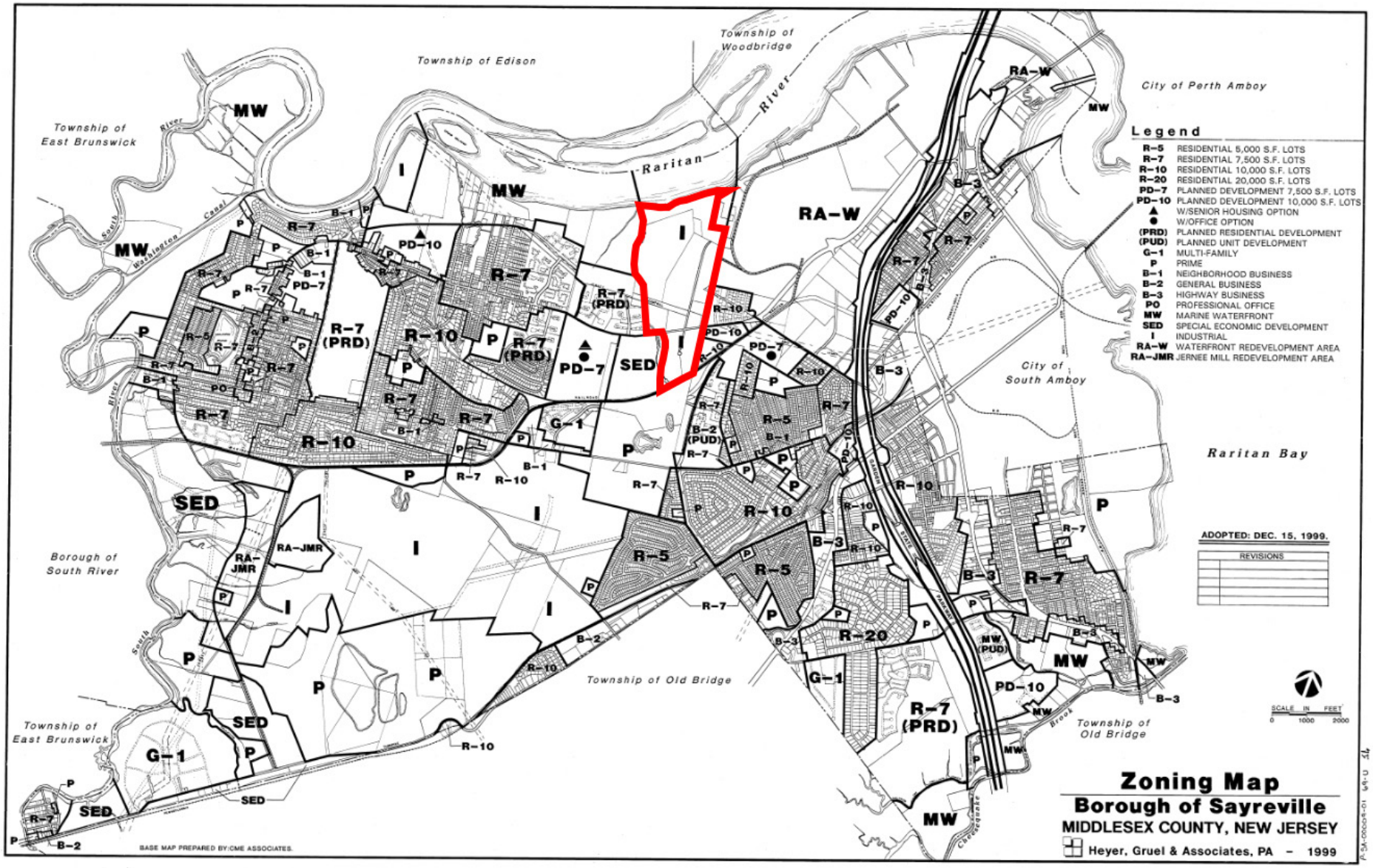
- Child-care centers
- Essential services
- Information services and products/communications industries
- Institutional and public uses
- Manufacturing (including food, beverage, textiles, apparel, leather, wood, paper, printing, chemical, pharmaceutical, plastics and rubber, non-metallic mineral products, 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)

TABLE 02: ZONING

Site	Block	Lot	Lot Area (acres)	Full Address	Zoning
1	246	1	50.0	Main St/Crossman Rd North	I
2	246	1.02	0.85	Horseshoe Rd/Crossman Rd North	I
3	246	1.04	5.18	Crossman Rd North	I
4	246	1.05	39.04	101 Crossman Rd North	I
5	246	1.06	58.73	Crossman Rd North	I
6	246	1.07	5.88	Off North Crossman Rd	I
7	246	1.08	16.77	Crossman Rd North	I
8	246	2.02	2.65	Off Main St	I
9	246	2.04	2.71	Crossman Rd North	I
10	246	2.11	3.75	881 Main St	I
11	247	1.03	18.67	879-899 Main St	I
12	247.02	1.01	2.16	881 Main St/Crossman Rd North	I
13	247.02	1.03	0.57	Main St	I
14	251	1.01	16.20	4 Crossman Rd South	I
15	251	2.01	10.03	1 Crossman Rd South	I
16	251	2.02	3.0	3 Crossman Rd South	I

TABLE 03: INDUSTRIAL, I 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)**
500 ft.	10	100 ft.	200 ft.	75 ft.	200 ft.	85 ft,	40	80

MAP 03: STUDY AREA ZONING



4.4 EXISTING LAND USE

This section outlines the existing land use of parcels within the Study Area. The importance of this section is to highlight and understand the classification of the properties within the area. Table 04 includes the existing land uses for all 16 parcels included in this study.

The existing conditions and findings of this preliminary land use analysis substantiate the need to further investigate the properties within the Study Area for designation as an "Area in Need of Redevelopment and/or Rehabilitation". The Study Area lies fully within the Industrial, I Zone.

TABLE 04: LAND USE

Site	Block	Lot	Lot Area (acres)	Full Address	Land Use
1	246	1	50.0	Main St/Crossman Rd North	Vacant
2	246	1.02	0.85	Horseshoe Rd/Crossman Rd North	Vacant
3	246	1.04	5.18	885 Main Street/ Off Crossman Rd North	Industrial
4	246	1.05	39.04	101 Crossman Rd North	Industrial
5	246	1.06	58.73	Crossman Rd North	Industrial
6	246	1.07	5.88	Off North Crossman Rd	Industrial
7	246	1.08	16.77	Crossman Rd North	Industrial
8	246	2.02	2.65	Off Main St	Commercial/Industrial
9	246	2.04	2.71	Crossman Rd North	Industrial
10	246	2.11	3.75	879-899 Main St	Commercial
11	247	1.03	18.67	879-899 Main St	Commercial
12	247.02	1.01	2.16	879-899 Main St/Crossman Rd North	Commercial
13	247.02	1.03	0.57	Main St	Industrial
14	251	1.01	16.20	4 Crossman Rd South	Industrial
15	251	2.01	10.03	1 Crossman Rd South	Industrial
16	251	2.02	3.0	3 Crossman Rd South	Industrial

4.5 MUNICIPAL ACTIONS

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

Engineering Department:

The intersection of Main Street and Crossman Road, which is adjacent to the majority of the block and lots listed, is currently under construction. The new roadway will consist of curb and sidewalk on all sides of the intersection. Main Street in the Eastbound and Westbound directions will both consist of one (1) protected left turn lane, one (1) through lane, and one (1) thru/right turn lane. Crossman Road in the southbound direction will consist of one (1) left turn lane and one (1) thru/right turn lane. Crossman Road in the northbound direction will consist of one (1) lane.

In addition, the Sayreville Borough Zoning Board has approved an application for a Wawa Convenience Store at Block 251, Lot 1.01. This project has not received Resolution Compliance.

Tax Department:

- In 2025, the Borough Tax Collector reported that eight (8) parcels (some which include additional parcels) within the Study Area are tax delinquent.
- Block 246, Lot 1, located off Main Street, owned by First Connecticut Holding Group, LLC, has a total tax balance of $5,210.56 due. The last payment, as of the date of this report, was made May 06, 2025.
- Block 246, Lot 1.04 (with additional lots 2.02, and Block 247.02, Lot 1.03), located at 885 Main Street, owned by JCP&L Co. First Energy Service Co, has a total tax balance of $4,048.21 due. The last payment, as of the date of this report, was made January 23, 2025.
- Block 246, Lot 1.05 (with additional lot 1.06), located at 101 Crossman Road North, owned by CMC Steel US, LLC, Marvin F. Poer & Co, has a total tax balance of $203,997.53 due. The last payment, as of the date of this report, was made April 28, 2025.
- Block 246, Lot 1.07, located off Crossman Road North, owned by CMC Steel US, LLC/Marvin F. Poer & Co, has a total tax balance of $11,703.73 due. The last payment, as of the date of this report, was made April 28, 2025.
- Block 246, Lot 1.08, located on Crossman Road North, owned by CMC Steel US, LLC/Marvin F. Poer & Co, has a total tax balance of $13,106.57. The last payment, as of the date of this report, was made April 28, 2025.
- Block 246, Lot 2.04, located off Main Street owned by Sayreville Property Holding, LLC has a total tax balance of $638.09 due. The last payment, as of the date of this report, was made May 02, 2025.
- Block 246, Lot 2.11, located at 881 Main Street (with additional Block 247.02, Lot 1.01), owned by 881 Main Street NJ, LLC ET ALS, has a total tax balance of $24,850.38 due. The last payment, as of the date of this report, was made April 30, 2025.
- Block 251, Lot 1.01, located at 4 Crossman Road South, owned by Highpoint Invest of Sayreville, LLC has a total tax balance of $48,475.82 due. The last payment as of the date of this report was made April 21, 2025.

Building Department:

There are no outstanding code enforcement, zoning, or building violations or issuances within the last five years for the properties within the Study Area.

Utility Authority:

- The following utilities exist within the Study Area:
- 6" potable water main running East/West along Main Street on the northerly side of the road.
- 12" potable water main running East/West on Main St. on the southerly side of the road.
- 12 " potable water line running North/South on North Crossman Road for a distance of approximately 150'.
- 12" potable water line running North/South through Block 251 Lot 1.01.
- 12" sanitary sewer line running East/West on Main St. from Modzewleski Terr. to Crossman Rd.
- 12" sanitary sewer line that traverses South/North from Crossman Road (South) to Crossman Road (North). The main on Crossman Road North travels approximately 150'.
- 24" sanitary sewer line that traverses South/North through Block 251 Lot 1.01.

Utility maps for the water and sanitary utility structures near the Study Area are on Pages 14 and 15, respectively, of this report.

Fire Department:

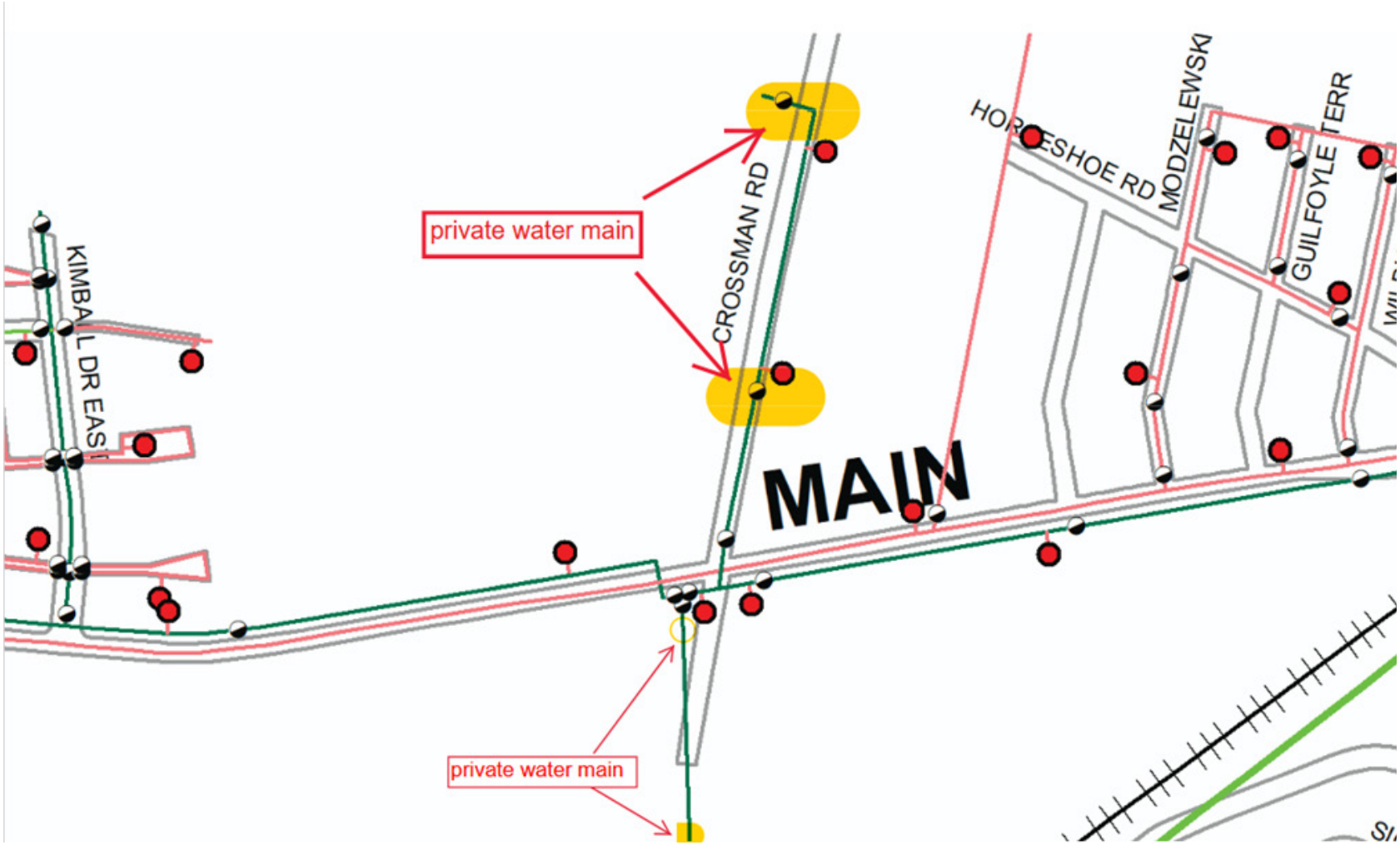
Within the Study Area, there have been numerous Fire Department responses within the last five years to several of the parcel with buildings including:

- Block 246, Lots 1.05, 1.06, and 1.07 (CMC Steel US, LLC – 101 North Crossman Road): Dumpster fire on 11/28/2023 and gas odor/unfounded on 4/8/2024.
- Block 247, Lot 1.03 (STN Realty operating as Sabert Corporation – 885 Main Street): Fire alarm/sprinkler head activation (no fire) on 1/25/2025.
- Block 247.02, Lots 1.01 and 1.03 (storefronts along Main Street – 881 Main Street): Smoke from cooking at 'Taste of Jamaica' on 6/25/24 and 7/11/2024.
- Block 251, Lot 2.01 (Crossman Property Investment, LLC operating Canfield Technologies/Electronic Solders – 1 Crossman Road South): Bathroom exhaust fan fire on 3/25/2024.

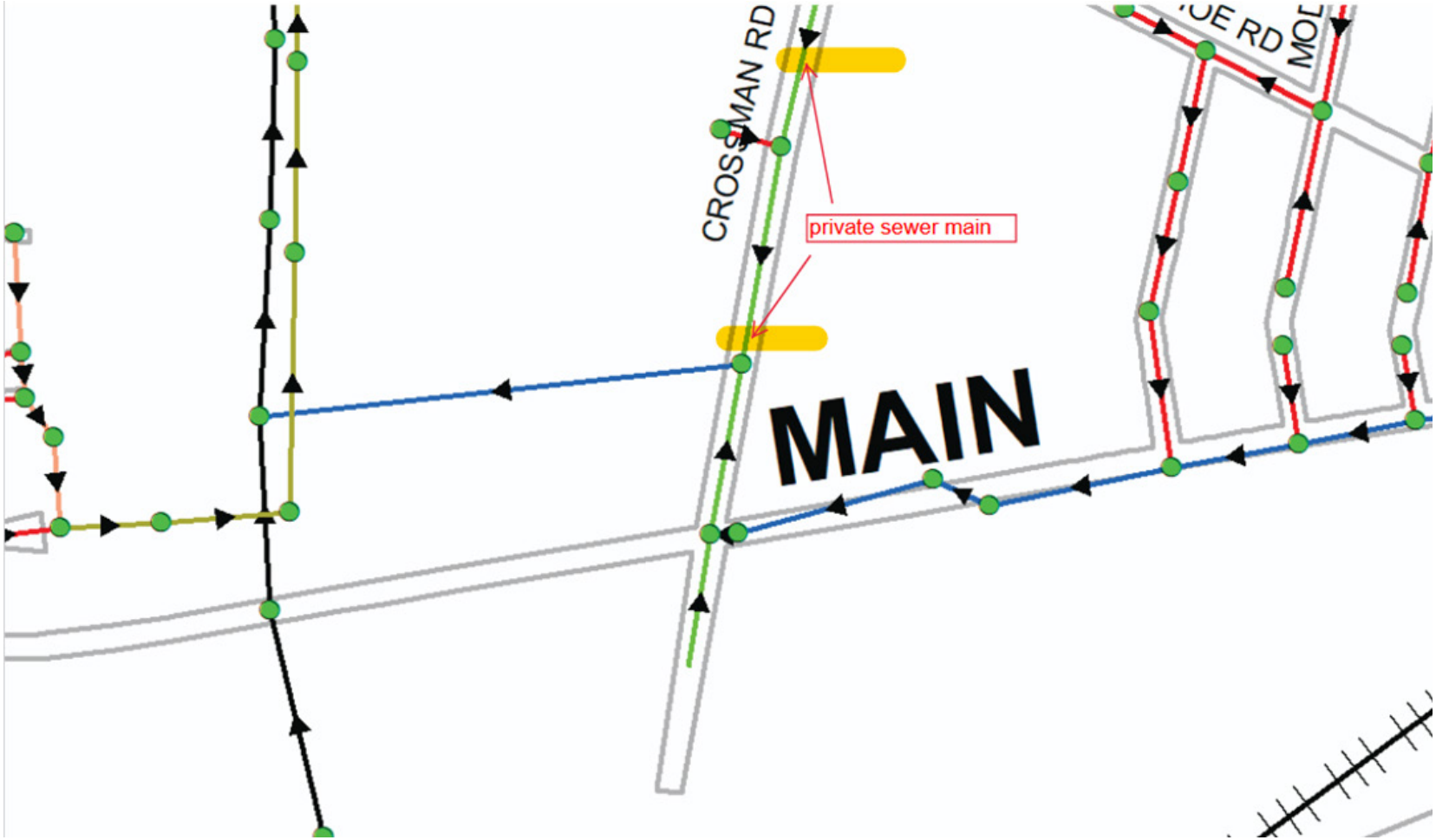
PoliceDepartment:

As of the date of this report, we have not received any documentation or incident reports from the Police Department related to the parcels located within the Study Area

MAP 04: WATER FACILITIES NEAR THE STUDY AREA



MAP 05: SANITARY FACILITIES NEAR THE STUDY AREA



4.6 PROPERTY EVALUATIONS

The properties within the Study Area were evaluated using the Borough's tax records, including land accessed values, property improvement accessed values, total assessed values, and overall improvement values, shown in Table 05.

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 can be used as an indicator of the general improvement values for the residential and commercial structures. Of the total 16 parcels in the Study Area, five (5) parcels have an improvement value of 0, an indication that no improvements have been proposed on these parcels.

TABLE 05: PROPERTY EVALUATIONS

Site	Block	Lot	Zone	Lot Area (acres)	Land Value	Improvement Value	Total Value	Improvement Ratio
1	246	1	I	50.0	$325,000	$0	$325,000	0
2	246	1.02	I	0.85	**Part of Block 246, Lot 1.08 - individual information not available**			
3	246	1.04	I	5.18	$252,500	$0	$252,500	0
4	246	1.05	I	39.04	$3,755,600	$8,968,400	$12,724,000	0.70
5	246	1.06	I	58.73	**Part of Block 246, Lot 1.05 - individual information not available**			
6	246	1.07	I	5.88	$243,600	$486,400	$730,000	0.67
7	246	1.08	I	16.77	$817,500	$0	$817,500	0
8	246	2.02	I	2.65	**Part of Block 247.02, Lot 1.01 - individual information not available**			
9	246	2.04	I	2.71	$39,800	$0	$39,800	0
10	246	2.11	I	3.75	**Part of Block 247.02, Lot 1.01 - individual information not available**			
11	247	1.03	I	18.67	$1,026,900	$4,937,200	$5,964,100	0.83
12	247.02	1.01	I	2.16	$550,000	$1,000,000	$1,550,000	0.64
13	247.02	1.03	I	0.57	**Part of Block 247.02, Lot 1.01 - individual information not available**			
14	251	1.01	I	16.20	$1,255,500	$0	$1,255,500	0
15	251	2.01	I	10.03	$552,100	$735,900	$1,288,000	0.57
16	251	2.02	I	3.0	$275,000	$347,800	$622,800	0.56

5.0 CONSISTENCY

5.1 MASTER PLAN

On February 6, 2013, the Sayreville Borough adopted its Master Plan Reexamination Report, which was last revised May 1, 2023. The recommendations of the Master Plan Reexamination Report that relates to redevelopment and this Study Area are enumerated below.

Industrial, I Zone:

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

5.3 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 fully within an area that has been designated as a Smart Growth area by the New Jersey Office of Planning Advocacy. Smart Growth is commonly referred to as growth that preserves the environment, the economy, and the community equally. It attempts to concentrate development into already existing communities when possible. This type of development is also called 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 NJ State Development and Redevelopment Plan, and several other Master Plans.

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.

5.3 MUNICIPAL LAND USE LAW

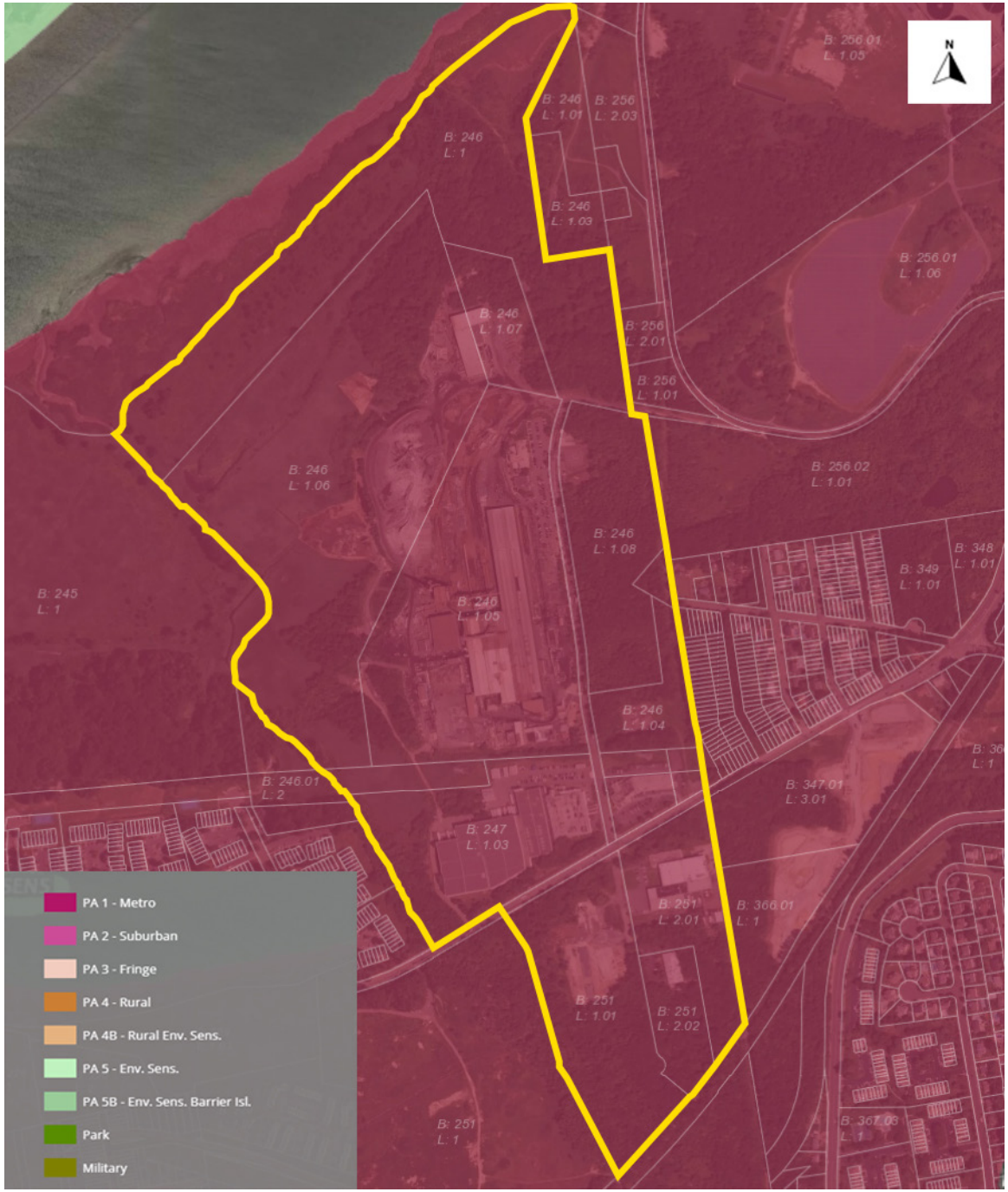
The area designation and the subsequent preparation of a redevelopment plan would not only be consistent with the general smart growth approach of encouraging infill development and reusing land but also will promote several purposes of the Municipal Land Use Law. The Municipal Land Use Law (N.J.S.A. 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.

MAP 06: NJ STATE PLANNING AREAS



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

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; there is a pattern of vacancy, abandonment or underutilization of properties in the area;

3. There is a persistent arrearage of property tax payments on properties in the area;

4. Environmental contamination is discouraging improvements and investment in properties in the area; or

5. 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, of the welfare of the community. The conditions evidenced by the Needs Determination Study are measured against the criteria for designation as an “Area in Need of Redevelopment and/or Rehabilitation” and summarized in the 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

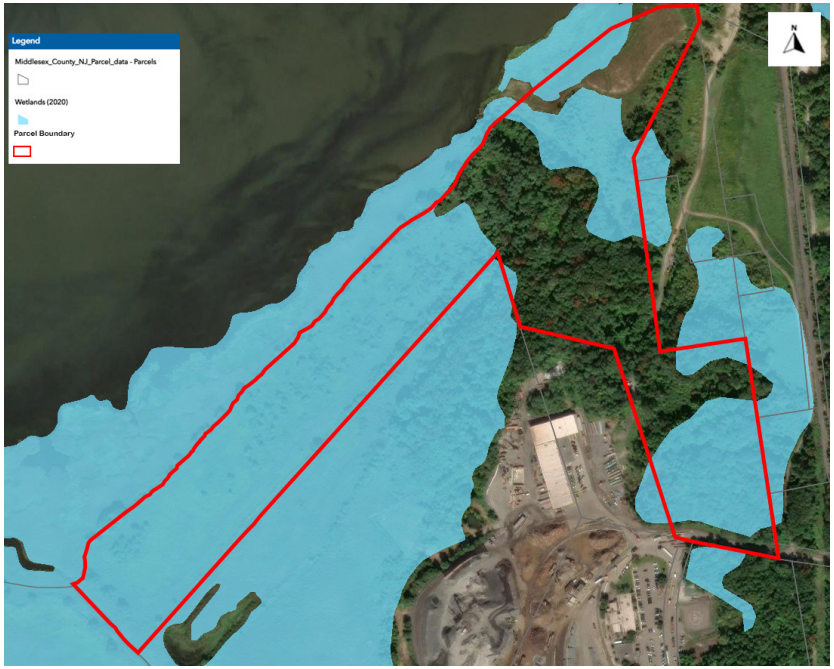
We conducted numerous site visits and prepared a photo survey of structures to establish existing conditions, land uses, and external property conditions. Relevant plans and municipal documents (Sayreville Borough Master Plan and Reexamination Report and Land Development Ordinance) related to the Study 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 and/or Rehabilitation". The following pages enumerate site evaluations for each parcel within the Study Area.

BLOCK 246, LOT 1

SITE 1

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1, is an irregularly shaped lot containing approximately 50 acres of land. The northeast portion of this parcel lies adjacent to the Raritan River and the entire lot is vacant and significantly wooded. Significant wetlands encompass the parcel. The site can be accessed via Crossman Road North where an access road and railroad are located along the southeast corner of the site. The site lies fully within the Industrial, I Zone.



SITE CHALLENGES:

- Vacant
- Significant wetlands
- Irregularly shaped
- No delineated ingress/egress

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

C - Vacant

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:
This is an irregularly shaped parcel which lies in the north of the Study Area. The site contains approximately 50 acres and is significantly constrained by wetlands and has one point of access across from the termination of Crossman Road North. This parcel lies adjacent to the Raritan River and larger parcels within the Study Area. There are pockets of land that are developable and so, the inclusion of this parcel would be necessary for the effective redevelopment and/or rehabilitation of the area.

BLOCK 246, LOT 1.02

SITE 2

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1.02, is a triangular shaped lot which lies to the east of Crossman Road North in the northern parcels of the Study Area. This site contains approximately 0.85 acres of land and has one means of direct access via Horseshoe Road. The access road follows through on the eastern side of the site.The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Vacant

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

C - Vacant

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.

REHABILITATION:

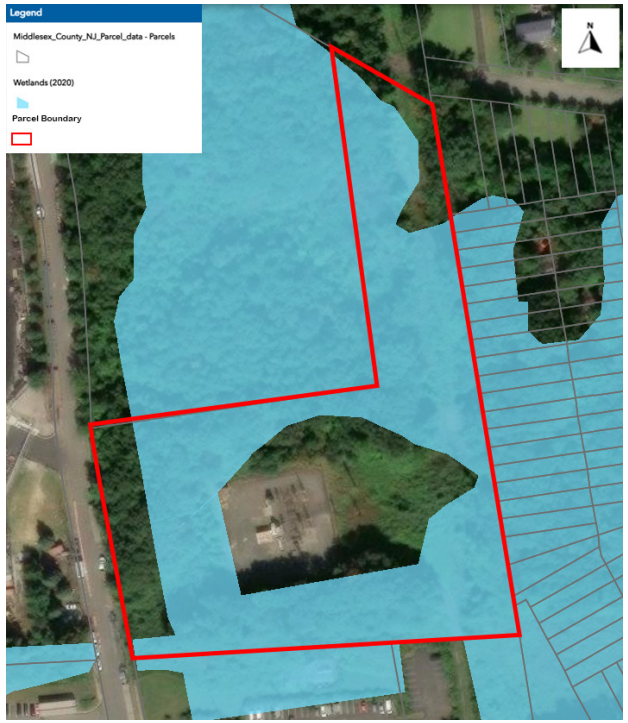
3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:

This lot is vacant and does not have direct access from Crossman Road or Main Street. The lot is adjacent to other parcels which have direct access to the rest of the Study Area, therefore the inclusion of this parcel would be necessary for the effective redevelopment and/or rehabilitation of the area.

BLOCK 246, LOT 1.04 SITE 3

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1.04, is an irregularly shaped parcel that contains approximately 5.18 acres of land and is owned by JCP&L. The site has a transmission tower and its related infrastructure. There is access to the site via dirt/gravel access road that runs through another parcel in the Study Area off Main Street. The site contains environmental constraints but contains areas that may be developed. The site lies fully within the Industrial, I Zone.



SITE CHALLENGES:

- Irregularly shaped

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

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.

REHABILITATION:

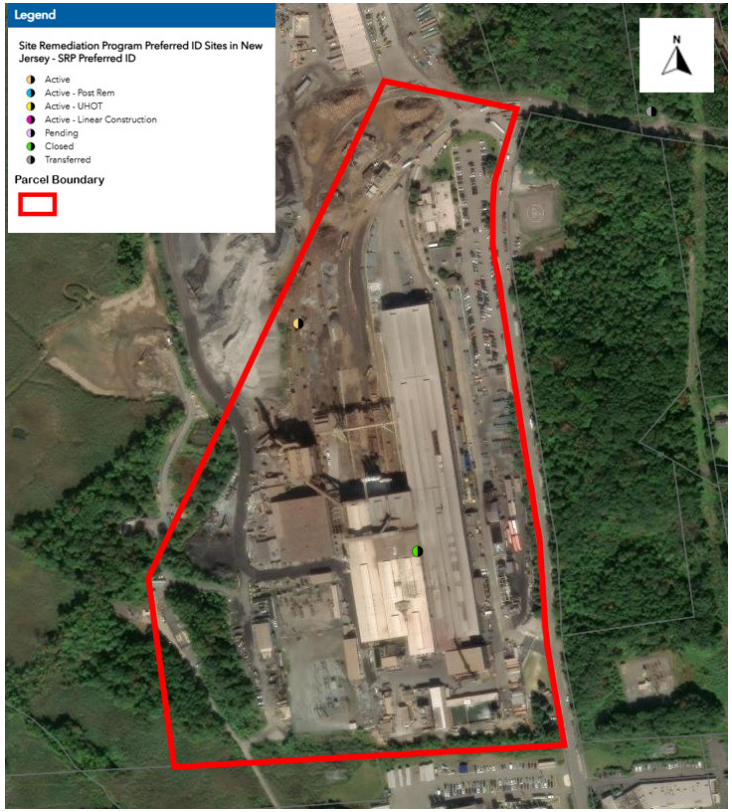
3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:
This lot has access from Crossman Road and Main Street. The lot is adjacent to other large parcels included in the Study Area, therefore the inclusion of this parcel would be necessary for the effective redevelopment and/or rehabilitation of the area.

BLOCK 246, LOT 1.05

SITE 4

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1.05, is an irregularly shaped parcel that contains 39.04 acres of land and is owned by CMC Steel US, LLC which is an operating steel plant. The site contains industrial buildings and related infrastructure for the steel plant. The site is located within the northern section of the Study Area and can be accessed via Crossman Road North. The site lies fully within the Industrial, I Zone.



SITE CHALLENGES:

- Obsolete layout/deleterious land use
- Inadequate site circulation
- Outdated

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Obsolete layout/deleterious land use

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

4 - Contamination

RECOMMENDATIONS:

This parcel contains an operating steel plant and has several industrial buildings and their related infrastructure. The site circulation is inadequate with larger trucks and truck beds being parked in the roadway which causes congestion. In some instances, trucks are parked too close to fire hydrants, raising safety concerns. Additionally, this site has known contamination. The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 246, LOT 1.06

SITE 5

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1.06 is an irregularly shaped parcel that contains approximately 58.73 acres of land. The lot lies in the northern portion of the Study Area and is to the rear of the operating steel plant owned by CMC Steel US LLC on Lot 1.05 of the same Block 246. The lot contains a portion of the building on Lot 1.07 of the same Block 246, which is owned by CMC Steel US LLC. The lot contains related equipment and storage areas. The site can be accessed from an access drive that runs through Block 247, Lot 1.03 to Block 246, Lot 2.04 or from the shared access off Crosman Road North. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Inadequate site access
- Significant wetlands
- Underutilization
- Obsolete layout
- Deleterious land use

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Deleterious land use

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:
This parcel is located adjacent to the operating steel plant and contains a portion of the improvements and related infrastructure located on Lot 1.07 of Block 246. The remainder of the parcel contains significant wetlands. The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 246, LOT 1.07

SITE 6

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1.07 is an elongated diamond shaped lot that contains approximately 5.88 acres of land in the northern portion of the Study Area. The lot is owned by CMC Steel US, LLC and contains a portion of a building also on Lot 1.06, of the same Lot 246. There is associated parking for the building and additional related storage of trailers and equipment for the steel plant. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Inadequate site access
- Paving in poor condition
- Obsolete layout
- Deleterious land use

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Deleterious land use

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:

This parcel is located adjacent to the operating steel plant and contains a portion of the improvements and infrastructure. The remainder of the parcel contains parking, storage, and some wetlands toward the southeast portion of the lot. The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 246, LOT 1.08 SITE 7

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 1.08 is an irregularly shaped parcel that contains approximately 15.08 acres of land in the northern portion of the Study Area. The lot lies directly to the east of Crossman Road North and is significantly wooded. A small portion of the site is cleared and contains a paved pad with a fence surrounding it and parking along Crossman Road North. From an aerial view, the paved pad is marked with an "H" in a triangle with a circle around both. There is additional clearing of land around the pad. The site can be accessed from Crossman Road North and lies fully within the I, Industrial Zone.

SITE CHALLENGES:

- Underutilized

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Underutilized

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:
This parcel has frontage along Crossman Road North and is currently underutilized. There are wetlands on the site, however a portion of the lot is still developable. The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 246, LOT 2.02

SITE 8

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 2.02 is a rectangular shaped lot that contains approximately 0.50 acres of land and is part of the northern parcel within the Study Area. The site contains a portion of a parking lot for commercial storefronts on Block 247.02, Lot 1.01. Additionally, the lot also contains a section of the access drive that accesses the lot (Block 246, Lot 1.04) owned by JCP&L that contains the transmission tower, also a part of the Study Area. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Underutilized
- Deleterious land use
- Landlocked
- Inadequate site circulation

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Underutilized/deleterious land use/landlocked/inadequate site circulation

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

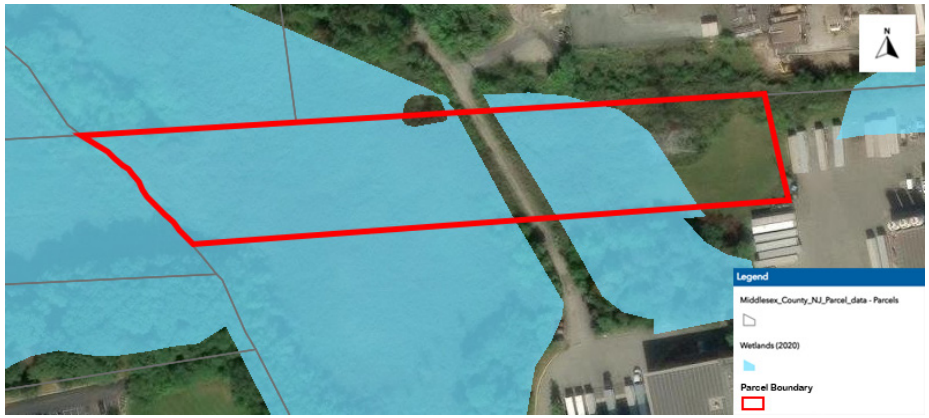
RECOMMENDATIONS:

This lot does not have direct access to Crossman Road North or Main Street; however, it lies to the rear of the commercial building on Main Street and is utilized as a parking lot. Part of the access road to other parcels in the Study Area runs through this parcel. The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 246, LOT 2.04

SITE 9

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 2.04, is a rectangular shaped lot that contains approximately 2.71 acres of land in the northwest parcels of the Study Area. The site contains a section of an access drive that leads to the western portion of the main steel plant owned by CMC Steel US, LLC, this access drive connects several parcels within the Study Area. Additionally, this lot contains a transmission tower in the east portion. The site lies fully within the Industrial, I Zone.



SITE CHALLENGES:

- Underutilized
- Landlocked
- Inadequate site access
- Wetlands

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Underutilized/landlocked/inadequate site access

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:

This lot is largely vacant aside from a transmission tower and is situated between several lots within the Study Area. The lot contains wetlands, however it also contains an access way to other parcels in the Study Area The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 246, LOT 2.11 SITE 10

PROPERTY DESCRIPTION: The subject property, Block 246, Lot 2.11 is a rectangular shaped parcel that contains approximately 1.04 acres of land and is utilized as additional parking at the rear of the commercial building on Block 247.02, Lot 1.01. Additionally, the site has a transmission tower and significant landscaping. The site can be accessed directly from Crossman Road North or through the access driveway on Block 247.02, Lot 1.03 to the east of the commercial building. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Obsolete layout
- Cracked paving within parking lot
- Underutilization

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Underutilized/obsolete layout/parking in poor condition

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:

This lot has direct access to Crossman Road North and is utilized as parking for the commercial storefronts in which this lot abuts. Due to its location, the property may be better utilized and appropriate for the inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 247, LOT 1.03 SITE 11

PROPERTY DESCRIPTION: The subject property, Block 247, Lot 1.03, is an irregularly shaped parcel that contains approximately 18.99 acres of land with a large industrial building. The lot also contains associated parking and an access drive to the rear which connects several other parcels within the Study Area. The site is owned by STN Realty, LLC where Sabert Corporation manufactures food packaging. The site can be accessed either Main Street or Crossman Road North.The site has truck parking and loading at the rear of the building. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Obsolete layout
- Inadequate site circulation
- Excessive impervious coverage

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Obsolete layout/inadequate site circulation/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.

REHABILITATION:

N/A

RECOMMENDATIONS:
This lot contains an industrial building with an obsolete layout and excessive impervious coverage. Its location offers a unique opportunity to be redeveloped with alternative uses compatible to a typical main street and the inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 247.02, LOT 1.01 SITE 12

PROPERTYDESCRIPTION:The subject property, Block 247.02, Lot 1.01 is an irregularly shaped parcel that contains approximately 2.16 acres of land and is utilized as a commercial building with storefronts including a convenience store, pharmacy, spa/ salon, a liquor store, cleaners, an indoor playground, and several restaurants/ cafes. The site contains the associated parking for the uses. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Storefront vacancies and storefronts to rear
- Inadequate site circulation
- Excessive impervious coverage
- Cracked paving within parking areas

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Obsolete layout/excessive impervious coverage/inadequate site circulation

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.

REHABILITATION:

2 - Vacancies

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:
This lot contains a building with several storefronts and multiple uses. The building does have vacancies. The day care facility within the building is devoid of children's play area. The inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 247.02, LOT 1.03

SITE 13

PROPERTYDESCRIPTION:The subject property, Block 247.02, Lot 1.01 is an irregularly shaped parcel that contains approximately 2.16 acres of land and is utilized as a commercial building with storefronts including a convenience store, pharmacy, spa/ salon, a liquor store, cleaners, an indoor playground, and several restaurants/ cafes. The site contains the associated parking for the uses. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Underutilized
- Excessive impervious coverage
- Obsolete layout

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Underutilized/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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

RECOMMENDATIONS:
This lot is utilized as access to two different lots within the Study Area. The lot contains some parking for the adjacent commercial storefronts and access driveways. The lot is underutilized, and the inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 251, LOT 1.01

SITE 14

PROPERTY DESCRIPTION: The subject property, Block 251, Lot 1.01 is an irregularly shaped parcel located in the southern portion of the Study Area off Crossman Road South. The site contains a newly built industrial building utilized as a bus/transportation service depot. The northern portion of the lot contains an old pad site layout. The site lies fully within the Industrial, I Zone.

SITE CHALLENGES:

- Underutilized
- Multiple uses
- Outdoor storage of vehicles
- Unimproved parking area in front yard
- Known contamination and wetlands

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Underutilization/outdoor storage of vehicles/unimproved parking in front yard, etc.

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

4 - Known contamination

RECOMMENDATIONS:

Although the lot contains a newer industrial building, the remainder of the lot is wooded and underutilized. The front of the site contains paved areas that are poorly maintained and not adequately utilized. Additionally, there is known contamination on the site. The inclusion of this parcel would be required for redeveloping the remainder of the site and for the effective redevelopment of this area.

BLOCK 251, LOT 2.01 SITE 15

PROPERTY DESCRIPTION: The subject property, Block 251, Lot 2.01, is an irregularly shaped parcel that contains approximately 10.45 acres of land. The site contains an industrial building where Canfield Technologies/BOW Electronic Solders manufacture specialty metals for several specialties such as industrial, plumbing, electronics, and stained gas.

SITE CHALLENGES:

- Obsolete layout
- Inadequate site circulation
- Non-delineated parking
- Known contamination and wetlands

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Obsolete layout/inadequate site circulation

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.

REHABILITATION:

3 - Persistent arrearage of property tax payments

4 - Known contamination

RECOMMENDATIONS:
This site is developed with obsolete layout and non-delineated parking and loading spaces, and the inclusion of this parcel would be required for the effective redevelopment of this area.

BLOCK 251, LOT 2.02

SITE 16

PROPERTY DESCRIPTION: The subject property, Block 251, Lot 2.02, is an irregularly shaped parcel that contains approximately 4.80 acres of land. The site contains a multi-tenant industrial building where Chemo Dynamics, Princeton Global Syntheses, and ChemHub operate a chemical industry and laboratory.

Chemo Dynamics specializes in several services including research, synthesis, and manufacturing to outsource products for Pharma and Fine Chemical companies (60+ years in business). Princeton Global Syntheses manufactures chemicals.ChemHub has a wide range of services and specializes in flavor and fragrance, pheromones, and specialty/fine chemicals production.

SITE CHALLENGES:

- Inadequate site circulation
- Cracked paving
- Obsolete layout/delterious land use
- Wetlands

SATISFIES LRHL CRITERIA

REDEVELOPMENT:

D - Obsolete layout/inadequate site circulation

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.

REHABILITATION: N/A

RECOMMENDATIONS:

This lot contains an industrial building at the front of the property and is significantly wooded. The inclusion of this parcel would be required for the effective redevelopment of this 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

C– Two (2) parcels (Block 246, Lots 1 & 1.02) within the Study Area qualify for Criterion C.

D – Thirteen (13) parcels (Block 246, Lots 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11; Block 247, Lot 1.03, Block 247.02, Lots 1.01, 1.03; and Block 251, Lots 1.01, 2.01, and 2.02) within the Study Area qualify for Criterion D.

H– 16 parcels within the Study Area qualify for Criterion H.

8.2 AREA IN NEED OF REHABILITATION

2 – One (1) parcel (Block 247.02, Lot 1.01) qualify under Criteria 2.

3 – Fourteen (14) parcels (Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, & 2.11; Block 247.02, Lots 1.01 & 1.03; and Block 251, Lots 1.01, and 2.01) qualify under Criteria 3.

4 – Three (3) lots parcels (Block 246, Lot 1.05 and Block 251, Lots 1.01 and 2.01) qualify under Criteria 4.

8.3 SECTION 3

All sixteen (16) parcels, Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, & 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 & 1.03; and Block 251, Lots 1.01, 2.01, & 2.02, 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".

8.4 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. One 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.

TABLE 06: CRITERIA FOR REDEVELOPMENT AND/OR REHABILITATION

Site	Block	Lot	Redevelopment Criteria								Rehabilitation Criteria						Section 3
			A	B	C	D	E	F	G	H	1	2	3	4	5	6	
1	246	1			X					X			X				X
2	246	1.02			X					X			X				X
3	246	1.04								X			X				X
4	246	1.05				X				X			X	X			X
5	246	1.06				X				X			X				X
6	246	1.07				X				X			X				X
7	246	1.08				X				X			X				X
8	246	2.02				X				X			X				X
9	246	2.04				X				X			X				X
10	246	2.11				X				X			X				X
11	247	1.03				X				X							X
12	247.02	1.01				X				X		X	X				X
13	247.02	1.03				X				X			X				X
14	251	1.01				X				X			X	X			X
15	251	2.01				X				X			X	X			X
16	251	2.02				X				X							X