

ORDINANCE #18-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S GENERAL DESIGN
STANDARDS WITH REGARD TO PARKING AREAS
IN FRONT YARDS IN RESIDENTIAL DISTRICTS**

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Subsection 26-96.3 entitled "Supplemental Design Standards in the Residential Districts" of Section 26-96 entitled "General Design Standards" of Article V entitled "Development Requirements and Standards" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI – LAND DEVELOPMENT

ARTICLE V - DEVELOPMENT REQUIREMENTS AND STANDARDS

26-96 – GENERAL DESIGN STANDARDS

26-96.3 Supplemental Design Standards in the Residential Districts.

- a. Garage space shall be provided at the rate of at least one (1) garage space per dwelling.
- b. No more than fifty (50%) percent of the first floor facade which is facing the street shall be devoted to garages or car ports.
- c. The entry face of a garage shall be offset a minimum of three (3') feet from the face of the first story of the house or have a design which similarly minimizes the streetscape dominance of the garage.

- d. The maximum driveway width on a lot with a one (1) car garage shall be ten (10') feet; the maximum driveway width on a lot with a two (2) car garage shall be twenty (20') feet.
- e. **Parking areas in the front yard shall not cover (50%) percent or more of the total front yard area of the subject property.**

SECTION TWO. Subsection 13-2.1 entitled "Permit Required; Fees" of Section 26-96 entitled "General Design Standards" of Article V entitled "Development Requirements and Standards" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XIII – STREETS, SIDEWALKS AND SANITATION

13-2 – CONSTRUCTION AND REPAIR OF CURBS AND SIDEWALKS

13-2.1 Permit Required; Fees. No curbs, sidewalks or driveways shall be constructed or replaced in the Borough without a permit issued by the **Zoning Officer**~~Construction Official~~. An application for a permit shall be accompanied by an application fee of two (\$2.00) dollars and an engineering fee of a minimum of two (\$2.00) dollars computed at the rate of fifty (\$.50) cents per lineal foot for the first fifty (50') feet, twenty-five (\$.25) cents per lineal foot for the next fifty (50') feet or fraction thereof, and ten (\$.10) cents per lineal foot for all footage in excess of one hundred (100') feet.

SECTION THREE. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION FOUR. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FIVE. Planning Board Review.

After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Sayreville for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

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

SECTION SIX. Mayor Approval.

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

SECTION SEVEN. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: July 21, 2025

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

John Zebrowski, Councilman
(Planning & Zoning Committee)

ADOPTED ON SECOND READING

DATED: August 18, 2025

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

John Zebrowski, Councilman
(Planning & Zoning Committee)

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____, 2025.

APPROVED AS TO FORM:

Kennedy O'Brien, Mayor
Borough of Sayreville

Borough Attorney