

HERCULES REDEVELOPMENT PLAN II

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY



September 14, 2026

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The original of this report is prepared in accordance with N.J.S.A 45:14A-12

September 14, 2026

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1.0 INTRODUCTION

Pursuant to the statutory powers instituted by the State of New Jersey (C.40:12A-5) and the Borough of Sayreville (herein after the “Borough”) Resolution No. 2024-229 dated September 23, 2024, (hereinafter the “Resolution”), the Borough of Sayreville Council authorized the Borough of Sayreville Planning Board (hereinafter “Planning Board” or “Board”) to conduct a preliminary investigation of the former Sunshine Biscuit property. An area investigation report (hereinafter “Study”) was prepared by the Borough of Sayreville Planner and presented at a public hearing on May 21, 2025. The Board having reviewed the Study recommended that the Borough Council designate the area as a non-condemnation area in need of redevelopment. The designated area is located on both sides of Jernee Mill Road in the southern section of the Borough of Sayreville and contains five (5) parcels totaling approximately 58.43 acres with the lots identified as Block 53.02, Lot 8; Block 54.01, Lots 1.01, 1.02, and 7; and Block 14, Lot 1 (hereinafter collectively referred to as the “Redevelopment Area”) on the Borough Tax Map.

This Plan (defined herein) is an addendum to the original Hercules Redevelopment Plan which included: Block 14, Lot 3; Block 25.01, Lot 1; Block 43, Lots 49, 250, 251; Block 44, Lots 249, 50; Block 45, Lot 51; Block 46, Lot 1; Block 47, Lot 1; Block 48.01, Lots 1 and 2; Block 50, Lot 1; Block 51, Lot 2; Block 51.01, Lot 1; Block 51.02, Lot 1; Block 53, Lot 1; Block 53.01, Lot 1; Block 53.02, Lot 1; and Block 57.01, Lot 1.01 for a total acreage of 590.17 acres. The Hercules Redevelopment Area was previously developed as an industrial site used for manufacturing various chemical components as well as other services. Most of the operations in this area were active up until the 1960s with more of the operations on the site having been further dismantled and demolished in more recent years. The initial investigation into these parcels was prompted by the presence of underutilization and obsolete layout as well as several parcels remaining vacant. This new Redevelopment Area abuts the original Hercules Redevelopment Plan Area, and had an investigation prompted by the presence of parcels that are underutilized, vacant and/or contain an obsolete layout.

This Plan (hereinafter “Redevelopment Plan” or “Plan”) includes the Borough’s vision for the Redevelopment Area and provides the framework

for development and redevelopment within the designated area. The Plan establishes permitted land uses, bulk requirements, and design standards for new development within the Redevelopment Area. This Plan is adopted as a second phase of a multi-step process which establishes the basic framework for development within the Redevelopment Area. A detailed Redeveloper’s Agreement between the Borough and the designated redeveloper(s) will be executed following the adoption of this Plan. Once decided, the designated redeveloper(s) shall prepare and submit a development application to the Borough Planning Board. At the submission of the application, the Board will have the opportunity to review same and ensure the redeveloper satisfies all applicable requirements set forth in this Plan and additional requirements set forth within the Borough’s Land Development Ordinance and Redeveloper’s Agreement.

2.0 DISTRICT OVERVIEW

2.1 REDEVELOPMENT AREA BOUNDARY

The Redevelopment Area governed by this Plan contains five (5) parcels identified as Block 53.02, Lot 8; Block 54.01, Lots 1.01, 1.02, and 7; and Block 14, Lot 1. The Redevelopment Area is situated on either side of Jernee Mill Road in the southern region of the Borough. The details of the parcels contained in the Redevelopment Area are as follows in Table 01 below.

A Redevelopment Area map is included on Page 3 of this Plan.

TABLE 01: PARCEL INFORMATION					
Site	Block	Lot	Zone	Lot Area (acres)	Full Address
1	14	1	SED	47.91	4000 Bordentown Avenue
2	53.02	8	P	0.30	Jernee Mill Road
3	54.01	1.01	P	10.54	N/A
4	54.01	1.02	P	0.12	N/A
5	54.01	7	P	1.19	N/A

2.2 EXISTING LAND USE

The Redevelopment Area contains five (5) parcels totaling 58.43 acres of land of which a majority (4) are vacant. The largest parcel (Block 14, Lot 1) contains an industrial building used as a privately owned warehouse space as well as other uses on the site. The building is a home to various differing uses including office use, warehouse and storage space, automotive repair, flooring showroom, maintenance garage and fabrication, etc.

2.3 EXISTING ZONING

The zoning of an area indicates uses that are permitted within the Borough on a particular property and the bulk standards including building height, lot coverage, setbacks, parking requirements, etc., for said property. Standards for site design including lighting, landscaping, and architectural

requirements are set forth in the zoning ordinance. The Borough is zoned into 17 separate districts and 9 redevelopment areas.

The Redevelopment Area lies within the SED, Special Economic Development, and P, Prime Zones.

The zoning information for each parcel within the Redevelopment Area is outlined in Table 02.

TABLE 02: ZONING					
Site	Block	Lot	Lot Area (acres)	Full Address	Zoning
1	14	1	46.28	4000 Bordentown Avenue	SED
2	53.02	8	0.30	Jernee Mill Road	P
3	54.01	1.01	10.54	N/A	P
4	54.01	1.02	0.12	N/A	P
5	54.01	7	1.19	N/A	P

The Redevelopment Area spans 2 zones, including the SED, Special Economic and P, Prime Zones.

The purpose of these zones is as follows:

The Special Economic Development, SED Zone:

The Special Economic Development, SED District permits a full range of commercial and industrial uses intended to allow for increased economic development opportunities in the Borough.

The zoning standards for the SED Zone are enumerated in Table 03.

The Prime, P Zone:

The Prime Zone permits public, recreational, institutional, municipal, and educational uses.

The P Zone requires a minimum lot area of 10,000 square feet and a lot width and depth of 100 feet.

TABLE 03: SED ZONING STANDARDS								
Minimum Lot Width	Minimum Lot Area (sf)	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Combined Side Yard Setback	Maximum Height	Maximum Floor Area Ratio	Minimum Lot Coverage (Buildings and Pavement) (percent)
150 ft.	60,000	50 ft.	40 ft.	20 ft.	50 ft.	50 ft.	0.25	60/85

2.4 AREA ISSUES

To understand the issues that influence the revitalization and redevelopment of the Redevelopment Area, an area investigation was initiated by the Sayreville Borough Redevelopment Agency. Further, the preliminary investigation study of the parcels located in the Redevelopment Area was conducted by the Planning Board after authorization from the Borough Council was obtained. The Study was prepared and presented by the Borough Planner to the Planning Board at a public hearing held on May 21, 2025.

The existing conditions and area issues within the Redevelopment Area were summarized in the Study through observations and a photo survey documented during numerous site visits to the site and the surrounding neighborhoods.

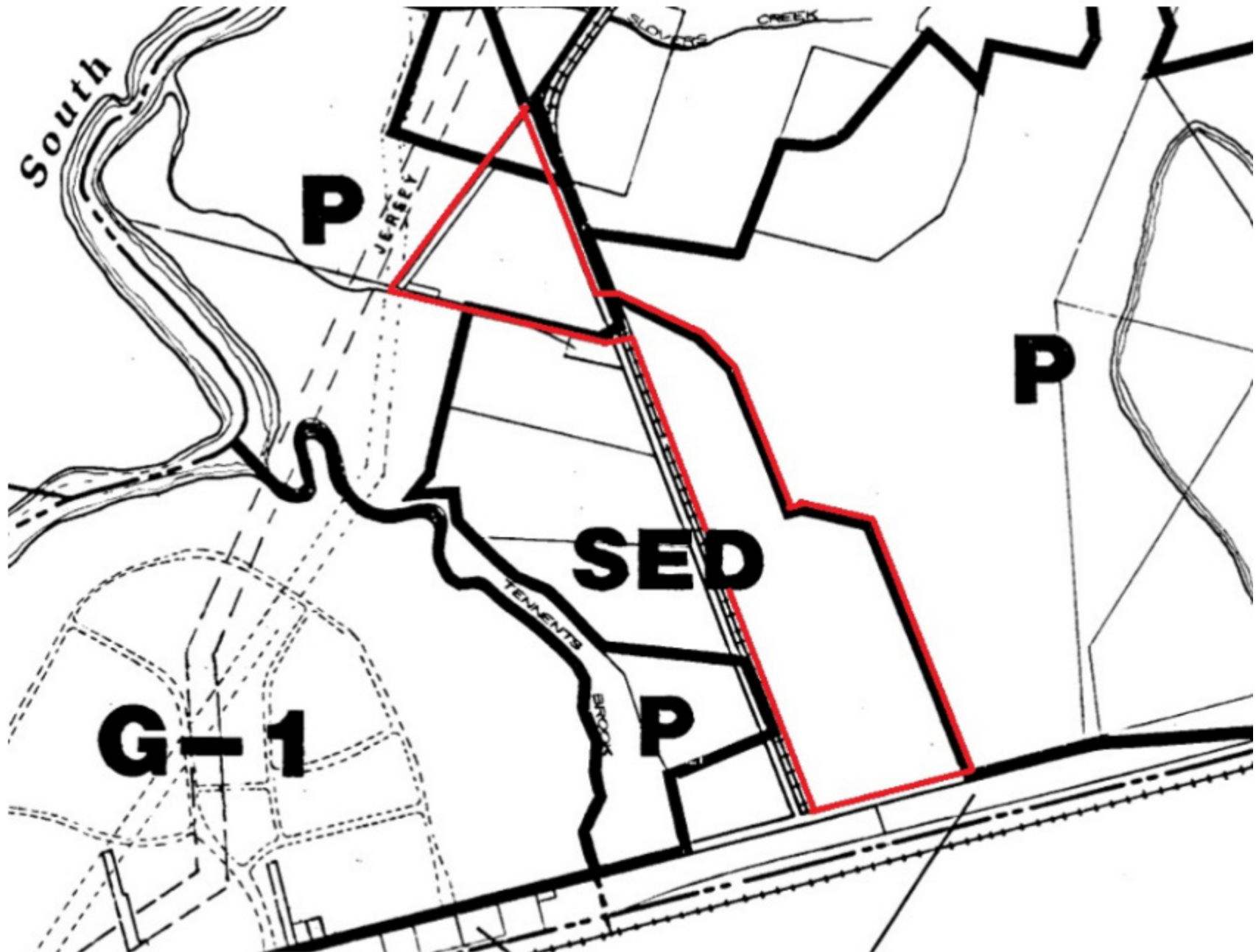
The Study was based on the Local Redevelopment and Housing Law (LRHL) which identified the critical issues that satisfied the redevelopment criteria to deem the area in need of redevelopment. The satisfied criteria for this redevelopment area are established below:

- Abundance of vacant/underutilized parcels
- Lack of direct access to some parcels
- Diverse ownership
- Obsolete layout

MAP 01: PLAN AREA BOUNDARY



MAP 02: PLAN AREA BOUNDARY



3.0 THE REDEVELOPMENT PLAN

3.1 PURPOSE

This section describes the land use plan and provides the needed framework to implement the Borough's vision for the Redevelopment Area. The general provisions, including the review process, as well as land use and design requirements for the Redevelopment are provided within this Plan. Moreover, the subsequent zoning regulations lay the foundation and guidelines which intends to encourage development that establishes and furthers economic growth within the Redevelopment Area, primarily on lands that are underutilized and vacant.

The Plan serves as a guide for future development and redevelopment and aims at encouraging economic activity, creating new employment opportunities, and bringing to productive use underutilized and vacant parcels near the most desired commercial corridor. The framework provided in the Plan for design standards and statutory guidelines that will enhance and revitalize the area along with maintaining the original character of the corridor.

3.2 GOALS AND OBJECTIVES

1. To promote, preserve, and enhance recreational and open spaces.
2. To provide for sustainable and viable land use patterns in this portion of the Redevelopment Area.
3. To advance the goals of the various elements of the Master Plan, especially those that seek to revitalize the community and region in a manner that contributes to diversifying the composition of the local economy.
4. To achieve sustainable economic redevelopment of the property while minimizing its fiscal impact on municipal resources.

3.3 COMPATIBILITY WITH FEDERAL, STATE AND LOCAL PLANS

MASTER PLAN

The Sayreville Borough Master Plan adopted February 6, 2013, and reexamined May 1, 2023, included several goals and objectives related to the industrial areas within the Borough. Especially, Goal 2 which

enumerates the following: To continue to encourage aesthetic and site improvements in the Borough's major industrial areas. The 2013 Master Plan has the following recommendations for the Special Economic Development, SED Zone as follows:

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

2024 Draft Land Use Element of the Master Plan:

The Land Use Element of the Master Plan that was recently adopted by the Borough's Planning Board specifically talks about the expansion of the Hercules Redevelopment Area: The area that is currently designated as the Hercules Redevelopment Area is surrounded by seemingly underutilized and/or vacant properties located on either side of Jernee Mill Road to the north of its intersection with Bordentown Road. A formal investigative study would allow for the proper evaluation of these suspected characteristics. As applicable, the Hercules Redevelopment Area should be expanded to encompass any portions of this area designated as in need of redevelopment.

NJ STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan, 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. As it relates to this Plan, the Study Area contains developable areas that are within an area that has been designated as a Smart Growth area by the New Jersey Office of Planning and Advocacy. Smart Growth refers to growth that preserves the environment, the economy, and the community equally all while attempting to maintain infill development which aims to concentrate development into already existing communities when possible. Smart Growth also works to address the inherent interconnections between environmental protection, social equity, public health, and economic sustainability. These select areas in New Jersey are designated by the Department of State, Office for Planning and Advocacy from spatial data relating to the New Jersey State Development and Redevelopment Plan

and several other Master Plans.

The area referred to in this Plan is within the Smart Growth area for a Metropolitan Planning Area (PA-1) and Park and Natural Areas (PA-6,7 &8).

Metropolitan Planning Area-1 (PA-1):

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 Borough Metropolitan Region; the Philadelphia/Camden/Trenton Metropolitan Region; and on a smaller scale, the Easton/Phillipsburg Metropolitan Region.

“Park and Natural Areas (PA 6, 7 and 8*)” Planning Area:

The purpose of the Parks and Natural Planning Areas (Parks) is to include an array of publicly dedicated land which contribute to the goal of preservation and enhancement of areas with historic, cultural, scenic, open space, and recreational value under the State Plan. The Parks delineation has a more focused purpose and use which allows for protection of critical natural resources, provides public recreational and educational opportunities, ensuring the maintenance of associated facilities, and ensuring the connection of these areas into a system of open lands. Parks are not areas where the objectives for land use, housing and economic development can be applied, rather they represent public investment specifically for resource preservation and the provision of recreational opportunities. They include state and federally owned/managed tracts and county and local parks that have been identified through the cross-acceptance and map amendment processes.

Parks area consist of land tracts dedicated for public benefit. Intention with this delineation is to:

1. Provide for the protection of critical natural resources
2. Provide public recreational and educational opportunities

3. Ensure the maintenance of associated facilities

4. Ensure the connection of these areas into a system of open lands

MIDDLESEX COUNTY MASTER PLAN

Middlesex County's Master Plan was adopted in 1970. The County's Planning Department is currently working on updating the Land Use Element of the Master Plan, however there is no new anticipated date of completion for this updated section. Given that an updated Land Use Plan is unavailable, this Plan was reviewed for consistency with the available 1970 Middlesex County Master Plan which does not have any specific recommendations for the Redevelopment Area and is generally consistent with this Plan.

MUNICIPAL LAND USE LAW

Municipalities are assigned planning and zoning authority by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq) which helps establish the procedural framework for how local governments plan.

The Municipal Land Use Law, which has several purposes, all of which are related to ensuring public health, safety, welfare, and morals for communities, is generally promoted by this Redevelopment Plan. The parcels within this Redevelopment 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 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.

SURROUNDING MUNICIPALITIES

There are seven (7) municipalities that abut Sayreville Borough: South Amboy, Perth Amboy, Woodbridge Borough, South River Borough, East Brunswick Borough, Edison Borough, and Old Bridge Borough. Of these municipalities, only one (1) has a significant relationship to the Redevelopment Area due to their proximity to the area. The nearest municipality to the Redevelopment Area is Old Bridge Borough as the southern side of the area lies at the shared border of Sayreville Borough and Old Bridge Borough.

The portion of Old Bridge Borough which directly abuts the southern portion of the Redevelopment Area is zoned SD-3, Special Economic Development 3 Zone and ER Environmentally Sensitive Recreation and permits non-residential uses. The Redevelopment Area is zoned SED, Special Economic Development and P, Prime which also encourages non-residential uses and is comparable zoning wise. Old Bridge Borough has approved three (3) applications/plans for warehouse use and additional similar uses which would, therefore, make this Plan consistent with the Old Bridge Master Plan, existing Redevelopment Plans, and Zoning Map.

3.4 STATUTORY BASIS FOR THE PLAN

This Plan is prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which states that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically designated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, according to criteria set forth in Section 5 or Section 14 of P.L.1992, c.79 (C.40A:12A-14) as appropriate”.

Pursuant to the requirements of the LRHL, N.J.S.A. 40A:12A-7, this

Redevelopment Plan includes an outline of the planning, development, redevelopment, of the Redevelopment Area sufficient to indicate:

a.(1) its relationship to definite local objectives as to appropriate land uses, the density of population, and improved traffic and public transportation, public utilities, recreational, and community facilities and other public improvements

(2) Proposed land uses and building requirements in the project area.

(3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

(4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

(5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L.1985, c.398 (C.52:18A-196 et al.).

(6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that is to be removed as a result of the implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

(7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of the implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.1985, c.222 (C.52:27D-301 et al.), provided

they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for the provision of comparable, affordable replacement housing required pursuant to this section.

(8) Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential charging network.

b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.22 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan, but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master

plan by an affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

f. The governing body of a municipality may direct the Planning Board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the Planning Board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the Planning Board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

4.0 LAND USE PLAN

This section describes the land use plan and provides a framework to implement the Borough's vision for the Redevelopment Area. The subsequent zoning regulations lay the foundation and provide guidelines for any development that will occur within the Redevelopment Area which will encourage development on vacant and underutilized sites. The overarching vision for the Redevelopment Area is to encourage sustainable non-residential development that spurs economic activity, creates jobs, and provides adequate infrastructure while protecting environmentally sensitive lands. The standards for the Redevelopment Area were developed keeping this sustainable development vision in mind and allows uses that are consistent with the existing land use patterns within the Borough as well as the adjacent municipality.

Bulk requirements and design criteria specific to the Hercules Redevelopment Plan II are indicated below. These zoning and design standards enumerated in the Redevelopment Plan shall supersede the existing municipal land use and zoning regulations for the zone on the property(s) included in this Redevelopment Area.

4.1 DEFINITIONS

Recreation, Passive: Passive recreation refers to non-consumptive uses such as wildlife observation, walking, biking, and canoeing. In the Redevelopment Plan, the goal of providing passive recreational uses is to ensure the least impact on environmentally sensitive lands.

Warehousing: Warehousing – means a building where raw materials, cold storage, or manufactured goods may be stored before their export or distribution for sale.

Warehousing distribution center – means a building where products are stored for retailers and wholesalers, to be redistributed to another location or directly to customers as a last mile facility and shall also include sortation centers.

Light Industrial

1. Warehouse Distribution Center
2. Sortation centers, and last-mile delivery stations.
3. Distribution facilities

4.2 DISTRICT STANDARDS

A. Special Economic Development-Hercules Redevelopment, SED-HR Zone.

(1) **Purpose.** The purpose of the Special Economic Development, SED-HR Zone is to permit a full range of commercial and industrial uses intended to allow for increased economic development opportunities in the Borough on Block 14, Lot 1.

(2) **Application of the Land Development Ordinance (LDO).** The provisions and requirements of the Sayreville Borough Land Development Ordinance (LDO) shall apply to the SED-HR Zone, except as otherwise modified herein. Anything not covered under this section shall be generally governed by applicable regulations elsewhere in the LDO.

(3) **Regulation of Uses.** Any use not specifically listed as a permitted use, an accessory use, or a conditional use shall be deemed a prohibited use. This provision shall be liberally construed as protective of the Borough's zoning scheme and the public health, safety, morals, and general welfare. Any doubt as to the permitted nature of any use shall be resolved in interpreting the doubtful use as being prohibited.

(4) **Permitted Uses.** The land uses permitted in the SED-HR Zone are set forth hereinbelow, except as otherwise indicated:

- (a) Automotive electronic and precision equipment, commercial and industrial machinery and equipment, and personal and household goods repair and maintenance, excluding truck maintenance facilities
- (b) Childcare centers
- (c) Essential services
- (d) Health club, gym, or recreational facility
- (e) Information services and products/communications industries
- (f) Institutional and public uses
- (g) Manufacturing
- (h) Office (including medical office and research lab)
- (i) Parking facility, public parking garage/lot (excluding freight)
- (j) Warehousing
- (k) Light industrial

(5) **Conditional Uses.** None.

(6) **Required Conditions.**

(a) **Yard and Bulk Requirements:** Concerning the yard and bulk requirements for principal and accessory buildings associated with principal permitted and conditional uses in the SED-HR Zone, the following requirements shall apply. Anything not covered under this section shall be governed by applicable regulations elsewhere in the Land Development Ordinance. See Tables 04 and 05 for the bulk requirement as they relate to principal and accessory buildings, respectively.

TABLE 04: SED-HR ZONE BULK REQUIREMENTS (PRINCIPAL BUILDINGS)	
Standard	Requirement
Minimum Lot Area	40 acres
Minimum Lot Width	850 ft
Minimum Front Yard Setback	100 ft
Minimum Side Yard Setback	40 ft
Minimum Combined Side Yard Setback	80 ft
Minimum Rear Yard Setback	125 ft
Maximum Height	55 ft
Maximum Floor Area Ratio	0.45
Maximum Impervious Coverage	0.80

(b) **Accessory Uses.** The uses listed below are permitted accessory uses provided these uses are customarily incidental to the principal use:

- (i) Offices associated with all other uses except for office uses as principal use, and not to exceed 20% of the total gross floor area.
- (ii) Day-care facilities and cafeterias
- (iii) Off-street parking and loading areas
- (iv) Personal services
- (v) Roof-top mechanical equipment
- (vi) Electric vehicle charging stations
- (vii) Ground-mounted or roof-mounted solar energy systems including, solar roof and solar energy system arrays mounted as sunshades over parking spaces
- (viii) Battery Storage banks and generators
- (ix) Green roof
- (x) Outdoor storage including trailer parking

B. Prime, P Zone

The remainder lots (Block 53.02, Lot 8; and, Block 54.01, Lots 1.01, 1.02 and 7) will remain under the current Prime Zone. All regulations of the Borough's Land Development Ordinance for the P Zone shall apply.

4.3 GENERAL REGULATIONS FOR SED-HR ZONE

(a) **Number of Principal Structures.** No parcel shall contain more than two (2) principal structures.

(b) **Parcel Size.**

- (i) It is the intention of this Plan to encourage redevelopment on large, consolidated parcels as part of a comprehensive plan.
- (ii) In the event of a financial subdivision, however, no single parcel shall be less than 15 acres.
- (iii) As part of the financial subdivision, a landlocked parcel with no frontage may be created provided that the parcel has access to Jernee Mill Road through a driveway that is designed to accommodate for emergency vehicles.

(c) **Accessory structures.** Accessory structures must be located within the rear or side yard of the building.

(d) **Buffer.**

- (i) There shall be minimum fifty (50) feet of landscape buffer along the right-of-way of Bordentown Amboy Turnpike.
- (ii) There shall be a minimum fifteen (15) feet landscape buffer along the side that abuts the Conrail-Raritan River Railroad excluding areas within an easement.
- (iii) Buffers shall include stormwater management facilities, fences and landscaping to minimize adverse impact or nuisances such as headlights of vehicles, noise, and light from structures. The buffer area shall consist of a solid and continuous landscape screen to be planted and maintained. The landscaping shall consist of lawns evergreens and deciduous trees and shrubs of such species and density as will provide within two growing seasons a continuous yearlong screen not less than 6 feet in height. The proposed vegetation shall be reviewed and approved by the Borough Engineer or professional consultant.

(e) **Parking and Loading.**

- (i) Warehousing use must be developed with a minimum parking requirement of 1 spaces per 5,000 square feet of gross floor area and maximum of 0.5 space per 1,000 square feet of gross floor area.
- (ii) Office use when treated as a principal use shall comply with parking ratios in Section 26-88.1 of the Land Development Ordinance (LDO).
- (iii) For all other uses, off-street parking shall be provided as regulated in Section 26-88.1 of the LDO.
- (iv) Every new development shall provide accessible parking in accordance with New Jersey's barrier-free sub-code and Americans with Disability Act requirements (N.J.A.C. 5:23-7.1 et seq.).
- (v) All off-street circulation, parking and loading requirements should be in accordance with Section 26-98 of the LDO.
- (vi) Dead-end aisles within parking areas are to be avoided where possible. If unavoidable, a turn-around space shall be provided.

(f) **Signage.**

The following standards apply to signs throughout the Area:

(1) **Building signs.**

(2) **Size:** One (1) square foot for each linear foot of façade or 100 square feet, whichever is less, shall be permitted for each tenant on any facade. Sign area shall include signage on any building canopies or awnings. Window signs shall not be permitted. Building signs shall not exceed 10 percent of the 1st story portion of wall to which affixed. Address signage shall be excluded from the total square footage limitation, but shall conform to standard industry standards.

(3) **Freestanding signs.**

- (a) **Number:** 1 freestanding sign shall be permitted for each street frontage
- (b) **Size:** 50 square feet maximum
- (c) **Height:** 10 feet maximum
- (d) **Setback:** 15 feet

(4) Signs shall be restricted to tenant identification and directional signs, either wall-mounted or freestanding.

(5) Signage shall be oriented toward the roadway or parking lot that directly accesses the property.

(6) Signs visible from the exterior of any building, if illuminated, shall be internally illuminated without a halo, but no signs or any other contrivances shall be devised or constructed so as to rotate, gyrate, blink, move or appear to move in any fashion.

(7) The following permanent signs shall be prohibited. Exposed neon, searchlights, or any derivative therefore; inflatable signs or devices, fixed or airborne; rooftop signs; and mobile signs, both lighted and static, self-propelled, towed or parked.

(8) Directional signage shall be sized as per industry standard and shall be consistent with the standard in this section.

(9) All other standards pertaining to signage in the Borough Land Development Regulations not specifically iterated herein shall apply.

4.4 DESIGN GUIDELINES FOR SED-HR ZONE

The following design guidelines shall apply for all new developments in addition to the design standards enumerated in Chapter XXVI, Article V: 26-96 – Development Requirements and Standards. Applicants are encouraged to follow these standards to the extent possible and in the case of conflicting regulations, these guidelines shall apply.

A. Architectural Design:

- (a) All buildings should have a clearly demarcated primary entrance. This may be achieved by constructing a partially covered and recessed or extruded entrance.
- (b) A uniform and consistent theme shall be used for overall design development of the redevelopment area as may be approved by SERA (Sayreville Economic and Redevelopment Agency). Redeveloper shall incorporate design features to create depth and diversity among the types of building facade used and shall avoid construction of buildings using only sheet metal exteriors. Any design features proposed by redeveloper should be consistent with lighting, signage, and street furniture provisions hereof.

B. Site Access

No more than two driveways of not less than 20 feet or more than 40 feet in width for means of ingress and egress for any parking area shall be permitted for every 300 feet of frontage upon a public street. A development that has direct or indirect access along a second street right of-way may be exempt from this requirement. No driveway shall be located closer than 100 feet from the intersection of two streets.

C. Landscaping and screening:

- (1) All requirements of Chapter XXVI, Article V: 26-96.7 shall apply with the exception of Article V: 26-96.7.i., foundation planting shall be provided along all sides of industrial buildings except for where loading operations are proposed.
 - (a) All lots regardless of the type of use shall have a minimum of 20% of the lot landscaped. All lots having an existing front yard setback or required to maintain a front yard setback under Article IV of Chapter XXVI, shall provide not less than 5% of such landscaping along the

public right-of-way.

- (b) Parking lots, loading areas, and other service areas shall be appropriately screened with landscape buffers and/or berms to shield any development.
- (c) Buffers and landscaping shall not interfere with sight triangles.
- (d) The landscape plan shall generally be designed to complement the proposed uses and structures and to promote energy conservation through the location and types of planting proposed and shall consider sight distances and other features which affect public safety and welfare.
- (e) Any landscaping, which within two (2) years of planting ,dies, for any reason, shall be replaced by the developer(s) at their expense, within 60 days of written notification.
- (f) All trash and recycling receptacles shall be located in the rear of the site. All such structures shall be screened by a masonry wall or material that compliments the principal building façade and shall not be less than six (6) feet in height.

D. Lighting Design:

- (a) The style of the light and the light standard shall be consistent with the architectural style of the principal building. And all fixtures shall be aesthetically compatible with the lighting standards (poles), contiguous fixtures, and the adjacent environment.
- (b) Every new development shall provide uniformly spaced lighting along all internal streets, driveways, parking lots, and loading service areas.
- (c) Lighting on site shall be provided at a minimum level to ensure safe pedestrian and vehicular circulation without causing any offsite glare.
- (d) All lighting shall be designed in accordance with minimum standards of safety and suggested lighting levels as specified within the LDO and in the standards of the Illuminating Engineering Society (I.E.S.).
- (e) Lights shall be appropriately shielded and directed so that the lighting, to the extent possible, shall not spill over onto adjacent properties excluding ingress/egress driveways.

- (f) Lighting poles shall be no more than 35 feet in height.
- (g) The average maintained horizontal illumination along the pavement and pedestrian walkways within the Redevelopment Area shall be 0.5fc and 1.0fc, respectively.

E. Sustainability Standards:

The following design standards should be considered for any development within the Redevelopment Area:

- (a) Demonstrating that the project would meet the requirements needed to achieve a LEED BD + C (Leader in Energy Efficient Design for New Construction) Certified or a Green Globes One Globe rating or greater. Actual certification is not mandatory.
- (b) Pollution-free transportation. For any development, electrical infrastructure (conduit) should be provided for at least 50% of all dock locations.
- (c) Sustainable Site Plan Report. A Sustainable Site Plan report illustrating the following:
 - (i) Non-interference with existing wetlands. Any new project shall demonstrate the measures taken to preserve existing wetlands on site. Disturbance of environmentally sensitive lands, unless it is for providing roadway connection should be avoided.
 - (ii) Reducing carbon footprint. An urban heat island impact analysis including subsequent measures to mitigate it in the proposed development, shall be included within the sustainable site plan report. Some of the suggested mitigation measures are a combination of measures like the high-reflectance roof, insulated concrete wall panels with light-color performance paints, and a white membrane roof to minimize heat absorption.
 - (iii) Re-adaptability. Any new development should include a waste reduction and management plan for both the construction and post-occupancy phase and after a CO is issued. It should also indicate the recycling and reusing of all commercially reasonable construction materials obtained after the demolition of existing structures or re-use of the same structures at a different location. Every development shall quantify the amount of recyclable material it will generate as part of

its weekly operation, including newspapers, white high-grade paper, glass, aluminum, cardboard, tin, and bimetal cans. The development shall provide a refuse and trash collection area that can hold a one-week accumulation of recyclable material.

(iv) Comprehensive urban water strategy. The water demand on-site, and the available water sources should be provided. Also, estimating the surface run-off to subsequently indicate the strategies employed to mitigate its impact. Some of the recommended strategies are pervious pavement system, small scale infiltration basins, etc. If such strategies are implemented, a management plan shall be submitted for Planning Board review.

(v) Maintenance Plan. The developer shall provide a comprehensive maintenance plan to the Borough's Engineering Office. This plan should include the building maintenance policies implemented to ensure sustainable development once buildings are occupied. This plan shall also identify the maintenance obligations and responsibilities of all tenants/occupants, if applicable, to all exterior areas.

(vi) Miscellaneous. The following sustainable measures may be considered within the Redevelopment Area include:

- a. The functional entry of the project must be within ¼ mile (walking distance) of planned bus, streetcar, or informal transit stops.
- b. An on-site changing facility with a shower shall be provided and shall be based on the following: 1 for the first 100 occupants and 1 for every 150 regular occupants, thereafter.
- c. The incorporation of energy efficient building elements like LED light bulbs, a roof that is statutorily compliant with solar readiness requirements, and multi-zonal lighting controls.
- d. Glazing consisting of low-emissive material to reduce interior heat gain.
- e. Presence of carbon monoxide monitoring.

F. Stormwater Management: Any development within the Redevelopment Area shall comply with the stormwater management standards enumerated in Chapter XXVI – 26-99.6C.

5.0 CIRCULATION PLAN

This section of the Redevelopment Plan pertains to the traffic and circulation within the Redevelopment Area. The Redevelopment Area is accessed from Bordentown Avenue and Jernee Mill Road.

The Redeveloper shall be responsible for all street improvements and as required by an approving board and/or outside agency, including but not limited to, pavement improvements, widening, curbing, drainage, sidewalks, bike lanes, grading, seeding, and street trees, to the extent of the Redeveloper's responsibility as specified in this Plan and/or the Redeveloper's Agreement.

5.1 TRANSPORTATION INFRASTRUCTURE

The existing roadway system along the Redevelopment Area includes Jernee Mill Road and Bordentown Amboy Turnpike and their signalized intersection. Both roads are Middlesex County owned with Jernee Mill Road considered a Major Collector Road and Bordentown Amboy Turnpike considered a Minor Arterial Road. Any improvements along these roadways require Middlesex County approval.

Truck traffic routing is a high priority when considering the Redevelopment Area's layout. It is recommended that trucks entering the site along Bordentown Amboy Turnpike should be restricted to right in and right out site access only. In the event the accesses along Jernee Mill Road be restricted due to the termination of lease with Conrail, the redeveloper shall return to the Planning Board for amendments to the traffic circulation. At that time, the redeveloper shall make any necessary improvements recommended by the Township Engineer and/or the County. On Jernee Mill Road it is recommended that trucks be limited to full movements at only one driveway and that additional driveways on Jernee Mill Road be limited to right-in movements for trucks.

6.0 COMMUNITY IMPACT

6.1 POPULATION DENSITY

The Redevelopment Area contains approximately 58.43 acres of land, of which 46.28 acres are zoned SED-HR and the remaining 12.15 acres are currently zoned P and will remain unchanged.

Based on the current zoning standards, this would translate into approximately 910,000 square feet on non-residential space in the SED-HR Zone.

The Land Use Plan contained in Section 4.0 of this Plan permits commercial, office, retail, and warehouse/industrial uses within the SED-HR Zone. Additionally, the P Zone permits public, passive recreation, institutional, municipal, and educational uses. Residential uses are not permitted within either zone located within the Redevelopment Area, hence, there will be no increase in the overall population. There will be no impact on the school system as these land uses will not generate any school age children.

Based on the Land Use Plan, adding retail and commercial uses where permitted, and the warehouse/industrial uses would generate approximately 500 jobs.

6.2 PUBLIC UTILITIES

For the warehouse located at Block 14, Lot 1, the Sayreville Borough Utilities Authority has confirmed that there is an existing water connection located on Jernee Mill Road which dates to the construction of the building. Additionally, there are two sanitary connections on Jernee Mill Road also dating to the construction of the warehouse.

There are two potable water mains in the area including a 10"/16" main on Jernee Mill Road and an 18" main on Bordentown Avenue/Jernee Mill Road. The 10" mains age is unknown while the 18"/16" is estimated to have been constructed in 1940.

There are two sanitary sewer lines owned by the Borough in the area, including a 24" line located on Bordentown Avenue and Jernee Mill Road constructed in 2000 and a 10" line on Jernee Mill Road which services the warehouse. This 10" line was recently relined for continued service.

7.0 PROJECT REVIEW PROCESS

7.1 SITE PLAN AND SUBDIVISION APPLICATIONS

In the execution of the Redevelopment Plan, it should be noted that development and subdivision within the Redevelopment Area shall be governed by the requirements set forth under the applicable development regulations for Sayreville Borough. Redevelopment activities shall be in conformance with the adopted Redevelopment Plan which may be amended from time to time in accordance with the law.

Site Plan review, as may be required, shall be conducted by the Planning Board of the Borough of Sayreville, pursuant to the provision of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

All leases, agreements, deeds, and other instruments from, or between, the Redevelopment Agency, and to, or with a redeveloper(s), shall comply with the applicable provisions of Title 40, Chapter 37A.

7.2 POWERS OF THE PLANNING BOARD

Only uses enumerated in the respective zones are permitted, and no use variances shall be granted by the Zoning Board of Adjustment for any development within the Redevelopment Area.

The Sayreville Borough Planning Board may grant deviations from the regulations contained within this Redevelopment Plan as a part of site plan review, whereby reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, or bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties, to, or exceptional and undue hardship upon, the developer of such property.

The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this Section unless such deviation or relief can be granted without substantial detriment to the public good

and without substantial impairment of the intent and purposes of the Redevelopment Plan.

7.3 APPLICABILITY OF OTHER REGULATIONS

For all other regulations not addressed in this Plan, Chapter XXVI, The Land Use Ordinance for the Borough shall apply. In case of conflicting or contradicting regulations, the more stringent regulations and design standards shall apply.

8.0 IMPLEMENTATION OF THE PLAN

8.1 SELECTION OF REDEVELOPERS

This Plan is to be implemented in accordance with the procedure of the Local Redevelopment and Housing Law. Only the redeveloper(s) formally designated by the Sayreville Economic and Redevelopment Agency (SERA) can undertake redevelopment activity within the Redevelopment Area to which this Plan relates. Redeveloper(s) will be selected based on qualifications including, but not limited to, the following:

- Experience with constructing comparable projects generally.
- Capability to finance the construction of proposed improvements.
- Capability to perform given resources committed to other projects.
- Demonstration of ability to observe project schedules; and
- Ability to provide references for verification.

The Sayreville Economic and Redevelopment Agency may conditionally designate a redeveloper to undertake the Redevelopment Plan with which to exclusively negotiate the terms and conditions of a Redeveloper's Agreement. The conditional designation of a redeveloper, and the conduct of exclusive negotiations, shall last no longer than 6 months, unless extended by the Old Bridge Redevelopment Agency. If a Redeveloper's Agreement is not executed by both parties within such a period, the Agency shall revoke its conditional redeveloper designation and may repeat the process with another redeveloper.

8.2 REDEVELOPER'S OBLIGATION

(1) Potential redeveloper(s) will be required to submit the following to SERA for review and approval prior to the designation of a Redeveloper(s) and execution of any disposition instrument(s) for any land use parcel(s):

- Provide a description of the project, and a discussion on how it fulfills the goals and objectives of the Redevelopment Plan
- Provide a conceptual plan consistent with the Redevelopment Plan
- Present a timeline or schedule of the anticipated progression of work and time of completion. The schedule may include but, not be limited to obtaining subdivision approval, acquisition of property if applicable, project design, site plan approval, outside agency approval

and construction

- Appropriate financial information to confirm that the Redeveloper has the financial capability to undertake and complete the project
- Such other information that the SERA may deem reasonable and necessary

(2) An updated estimate of the time of completion shall be required to be set forth in a redevelopment agreement to be executed between a designated redeveloper and the SERA (the "Redevelopment Agreement").

(3) The Redeveloper(s) shall be responsible for obtaining all permits and approvals from approving boards and outside agencies, including building permits, prior to the commencement of construction.

(4) Any approved site plan shall be consistent with the conceptual plan approved by the SERA.

(5) The Redeveloper(s) shall begin and complete the development, as approved, in accordance with the approved time schedule or within such additional time as may be provided in the Redevelopment Agreement.

(6) The Redeveloper(s) shall be responsible for all public improvements required for the construction of the project, as required by this Plan, an approving board, or other outside agency. To the extent that the Borough or the SERA is eligible for grant funds for public improvements necessary to facilitate the redevelopment project, the Borough and/or the SERA will consider taking a proactive approach toward securing those funds. The Borough and/or SERA shall be reimbursed for such expenses by any redeveloper benefiting from the public improvements in accordance with executed Redeveloper Agreements.

(7) The Redeveloper shall be responsible for all application and review fees incurred by the SERA, Borough or approving board by virtue of having to utilize outside consultants for any part of the application and approval process, permit fees, and all other fees associated with the site plan/subdivision approval.

8.3 STATUTORY PERMITTED ACTIONS

Upon the adoption of a Redevelopment Plan pursuant to section 7 of P.L. 1992, c. 79 (C.40A: 12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance,

planning, development, and redevelopment of the area designated in that Plan. In order to carry out and effectuate the purposes of this act and the terms of the Redevelopment Plan, the municipality or designated redevelopment entity may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c. 79 (C.40A:12A-29) and issue bonds.
2. Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to subsection i. of Section 22 of P.L. 1992, c. 79 (C.40A-12-22). This area was designated as an area in need of redevelopment; and hence, it does not give the governmental entity power to take private property for public use. Condemnation is the process in which eminent domain is exercised where it is important to find whether its use is for a public purpose and the valuation of the taken property.
3. Clear any area owned or acquired and install or reconstruct infrastructure.
4. Prepare or arrange by contract for the provision of professional services and the preparation of the site plan by licensed professionals and/ or other consultants for the carrying out of redevelopment projects.
5. Arrange or contract with public agencies or redevelopers.
6. Lease or convey property or improvements without public bidding.
7. Enter upon buildings or property for conduct of investigations or surveys.

8.4 AGREEMENT WITH REDEVELOPER

Agreements with the Redeveloper(s) shall note that only those uses established in the Redevelopment Plan shall be constructed, and prohibit, without the approval of the Sayreville Economic Redevelopment Agency and Borough of Sayreville, where applicable, the sale, leasing, or transferring of the redevelopment project, or portion thereof, without written consent.

8.5 EQUAL OPPORTUNITIES

The land within the Redevelopment Area shall not be restricted on the basis of race, creed, color, or national origin in the sale, use, lease, or occupancy thereof.

8.6 DISPLACEMENT AND RELOCATION

A majority of the Redevelopment Area is vacant and underutilized with one lot having warehouse use on site. There is no anticipation of business or residential relocation.

8.7 PLAN DURATION

Upon compliance with the requirements of applicable law, the Borough Council, subject to study and recommendation of the Planning Board of the Borough of Sayreville, may amend, revise, or modify this Redevelopment Plan at any time, provided that in respect to any land in the Redevelopment Area previously disposed of for redevelopment in accordance with the provisions of the Redevelopment Plan, the Borough Council must first receive written consent of such purchaser(s), or lessee(s) or their successor(s) in interest(s), whose land(s) in the sole opinion of the SERA would be adversely affected by the amendment, revision, or modification of the Redevelopment Plan.

8.8 PROPERTIES TO BE ACQUIRED

There are no properties to be acquired within the Redevelopment Area except as might be necessary for road widening purposes along the frontage of property.

8.9 CERTIFICATION OF COMPLETION

A redevelopment project will be certified as being complete by the Borough upon final inspection and issuance of a certificate of occupancy by the Construction Official for all buildings and the release of all performance bonds for improvements by the Borough Council. Subsequently, the Borough will issue a Certificate of Completion to the redeveloper, which will release the redeveloper from any further obligations under the Redeveloper Agreement for that project.

