

Parcels D through K:

Redevelopment Objective: To create an area for employment generating uses to provide for a comprehensive mix of uses in the most appropriate location. These parcels are planned to accommodate uses which can capitalize on the existing transportation systems in the Borough but that can do so in a scale that is appropriate for circulation limitations for large vehicles. These parcels are envisioned to contain light industrial and moderate scale warehousing uses in modern facilities in an industrial park-like setting. The facilities are required to provide on-site circulation that is adequate to serve the operation. The facilities must also consider off-site circulation and the impacts of the proposed facilities on circulation and their design. In order to least impact the area's circulation, points of ingress and egress on public roadways will be limited and interior service roads will be encouraged. Building design should be flexible enough to accommodate present and potential future users. Unfinished, plain boxlike structures are discouraged. Creative use of architectural details and facade treatments is encouraged.

Permitted Principal Uses:

- Office
- Warehousing and distribution
- Light industrial and manufacturing use subject to compliance with performance standards
- Public Use
- Park and Ride Facility
- Self-Storage Facility

Accessory Uses:

Parking and loading, signs.

Standards:

1. Minimum lot size: 5 acres / 3.4 acres on Block 333.02, Lots 1, 2 and 3 in Parcel J
2. Maximum lot coverage by site elements: 80 percent
3. Minimum setbacks: 50 foot perimeter setback
4. Residential buffer: Where a lot abuts a residential zone or use, a 100 foot wide buffer shall be provided. The buffer shall not include buildings and parking and shall be landscaped. This requirement shall not apply to self-storage uses. However the buffer shall be a minimum of 35 feet to residential uses in the redevelopment zone for this parcel.
5. Storage, service and loading areas shall not be located between the building line and the street line.
6. Performance standards: Uses shall meet the performance standards for noise, glare, dust, vibration and disposal or handling of hazardous materials as required by the New Jersey Administrative Code as amended from time to time. On-site odors shall not be discernible at any property line.
- 6.7. Maximum building height on Block 333.02, Lots 1, 2 and 3 in Parcel J shall be five (5) stories, plus a cellar level

Existing Uses:

Existing warehousing and distribution uses along the Main Street Extension and Kennedy Drive shall be permitted to remain in the Redevelopment Area, and the legitimate and limited expansion of said uses shall be allowed. Any development applications on said existing sites shall comply with the design standards for Parcels D through K.

Existing governmental uses including the MCUA property, the Fire Training Academy and the Borough Police Station are permitted, shall have a minimum perimeter setback of 50 feet and shall comply with the General Design Standards of the Plan, where appropriate.

GENERAL DESIGN STANDARDS

This section details the overall design standards for the Area in terms of streetscape design, open space and landscaping design, building design, off-street parking and circulation and outdoor dining. These standards are to be used in conjunction with the Parcel Standards. Any deviation from these standards should be considered by the Planning Board and may be granted as a variance.

Streetscape Requirements

The streetscape is the primary image-setting area and includes all public and private streets. There are three distinct streetscape areas in the Redevelopment Area which require different standards in order to maximize the attractiveness of the Area. In the three different streetscape areas, the first ten (10) feet inward from the edge of pavement, or curb, is designated streetscape landscape area and is subject to the following standards:

Along Main Street Extension and Kennedy Drive

The visual appearance of these roadways is important because they will serve as the main entrance-ways into the commercial and office center of the Area during the initial phases of development. These roadways are currently sparsely landscaped and permit viewsheds into the interiors of industrial, distribution and warehousing sites. These uses should be thoroughly screened, and this area should appear as more of a gateway into the main commercial area than it currently is. The following standards should be considered in streetscape design of this area:

- The median shall be planted with deciduous shade trees, over 12 feet in height with a minimum 3-inch caliper (dbh), at least 100 feet on-center.
- A staggered double-row of deciduous street trees, of the same specifications, shall be planted along the entire frontage of all properties.
- On-street parking shall not be permitted in this area.

Along Chevalier Avenue and Extensions of Chevalier Avenue

This roadway will serve as the gateway into the central commercial/office portion of the Redevelopment Area. The aesthetics of this area, therefore, are extremely important. The following standards should be considered in streetscape design of this area:

- The median shall be planted with deciduous shade trees, over 12 feet in height with a minimum 3-inch caliper (dbh), at least 50 feet on-center.
- Ground-cover within the median should be either maintained grass or maintained low-growing material such as ivy.
- A staggered double-row of deciduous street trees, of the same specifications, shall be planted along the entire frontage of all properties.
- A four (4) foot wide sidewalk shall front along this roadway and shall connect uses within and on abutting properties in a comprehensive, logical manner. Street trees shall be planted on the property-side of sidewalks.
- Street trees shall be planted in continuous trenches and covered with tree grates.
- On-street parking shall not be permitted in this area.

Along Main Street

This roadway should be planted according to specifications that are already in place in the Borough.

- Deciduous street trees should be planted 50-foot on-center. Trees shall be over 12 feet in height; a minimum 3-inch caliper (dbh) and shall be planted on the property-side of any sidewalk.
- On-street parking shall not be permitted in this area.

Along Routes 9 and 35

The existing streetscape in this area is one of existing, overgrown vegetation, mainly *Phragmites*. Where topography and elevation permit, a traditional streetscape design should be implemented in this area.

- Existing overgrown vegetation should be removed to allow viewsheds into the sites, where permitted by NJDEP regulation.
- A staggered double-row of deciduous street trees over 12 feet in height with a minimum 3- inch caliper (dbh) shall be planted along the property's frontage along Routes 9 and 35, 50 feet on-center, where possible.

Open Space Design and Landscaping

The goal of the open space design standards is to improve the visual environment of the area through landscaping and other amenities in order to attract people to the Area. People are naturally attracted to areas that appear inviting, comfortable and safe. The following standards have been created to achieve this goal.

1. All areas not covered by building, pavement or other impervious surface shall be landscaped by a mix of evergreen and deciduous trees, shrubbery and herbaceous plants, including grass.
2. Open spaces shall be so located as to provide for maximum usability and to create a harmonious relationship between buildings and the open space throughout the Area.
3. All unimproved open space left in its natural state for purposes of preservation of natural systems such as wetlands, flood plain or-significant wildlife habitat shall be maintained and planted with supplemental plantings where appropriate, and where permitted by NJDEP regulations.
4. All improved open space shall incorporate elements such as shrubbery, attractive paving materials, street furniture, lighting, low walls, fountains, and other architectural and artistic amenities so as to produce and provide a pleasant environment at all levels.
5. All plantings shall be with species proven to resist the urban environment in this area. Evergreen screen planting shall be a minimum of four (4) feet in height. Deciduous planting shall be a minimum of three (3) feet in height. Material shall be planted, balled, and bur lapped and be of specimen quality as established by the American Association of Nurserymen. At initial planting said material shall provide a screen from the top of the planting to within six (6) inches of grade. Other plant materials shall be dense and of specimen quality as determined above. All deciduous trees shall be a minimum of three (3) inches in caliper.
6. Indoor and/or outdoor plazas shall be encouraged. Adequate landscaping and street furniture of a style complementary to the surrounding facades shall be used.
7. Adequate, appropriate lighting shall be provided to promote a sense of security in the open space.

8. Design emphasis on gateways and major access points shall be encouraged. Gateways shall be marked by walls, signage, graphics, landscaping, buffering, distinctive street lighting, monuments, street furniture, paving accents, flags, and/or banners.
9. Seasonal banners shall be encouraged, as well as other signage which can develop the character and theme of the Area.
10. All trash receptacles shall be adequately secured, enclosed, and screened on all sides by landscaping or other type of attractive materials.
11. All fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design.
12. Conspicuous chain link fencing without screening and/or landscaping shall not be permitted.
13. Sidewalk areas shall be landscaped and durably paved and shall be properly illuminated with safe and adequate lighting.
14. Maintenance of landscaping on public property or rights-of-way shall be the subject of a Developer's Agreement.
15. All utilities shall be located underground.

Building Design

When buildings in an area are of similar and/or compatible scale, materials and massing, the area becomes more harmonious thereby providing a more comfortable human experience. The Building Design standards section seeks to achieve a continuity of design that allows for individuality of design while still providing a distinct identity for the Area. The following standards have been created to achieve such goals:

1. All structures within the Redevelopment Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air, and usable open spaces, access, to public rights-of-way and off-street parking, height, and bulk.
2. Groups of related buildings shall be designed to present a harmonious appearance in terms of building silhouette, architectural style and scale; massing of building form; surface material, finish, and texture; decorative features; window and doorway proportions, entry way placement and location, signage, and landscaping.
3. Buildings shall be designed so as to have attractive, finished appearances from all public spaces, including the waterfront walkway.
4. Roofs shall be pitched, when feasible, for architectural interest.
5. All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances. Building entrances shall be clearly defined.
6. All structures within the Redevelopment Area shall be designed and maintained so as to improve the visual appearance of the Sayreville waterfront as viewed from within and beyond the Borough's borders.

Off-Street Parking and Circulation

Off-street parking is an integral component of the Plan. The importance of such parking, however, is not intended to dictate project design. Off-street parking is encouraged to be as inconspicuous as possible and to incorporate landscaping and screening to the greatest extent possible to minimize its physical and visual impact.

1. **Minimum Off-Street Parking Standards** - Each parcel and use is required to provide minimum off-street parking in accordance with the following schedule:
 - Distribution/warehousing: 1 space per 5,000 square feet of building area.
 - Golf course: 4 spaces per hole plus 1 space per 1,000 square feet of retail space and/or 1 space per 3 seats for accessory restaurant.
 - Hotel: 1 space per each room plus 1 space per 1,000 square feet of conference or similar space.
 - Light industrial and manufacturing: 1 space per 1,000 square feet of building area.
 - Marina: 1/2 space per boat slip plus one space per 1,000 square foot of retail or similar space.
 - Office: 3 spaces per 1,000 square feet of building area
 - Restaurants: 1 space per 3 seats
 - Retail/commercial recreation/entertainment: 4 spaces per 1,000 square feet of building area
 - Self-storage facility (including ancillary office): 1 space per 8,000 square feet of building area
2. Off-street parking and loading areas shall be coordinated with the public street system serving the Area in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular thoroughfares. Shared parking among mixed uses shall be encouraged and may be factored in for purposes of calculations.
3. A minimum of ten (10) percent of any surface parking facility shall be landscaped and shall include one (1) shade tree for every twenty (20) parking spaces. The perimeter of the parking area shall be landscaped. Large concentrations of surface parking shall be avoided whenever possible.
4. All parking and loading areas shall be landscaped about their periphery with shrubs, trees, and/or ground cover.
5. All ninety (90) degree parking spaces that are long-term in usage shall be a minimum of nine (9) feet in width by eighteen (18) feet in depth. Aisles shall be a minimum of twenty-four (24) feet in width.
6. All parking garages shall be designed using compatible or complementary materials as the principal buildings so that they blend in architecturally. All voids in structures shall be screened, so that lights and vehicles are not individually visible.
7. **Circulation:**
 - The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
 - Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.
 - Trash receptacles and dumpsters shall be effectively screened by landscaping and/or low walls.
 - Sidewalks shall be designed to be part of a comprehensive system to access all facilities within the Area.
 - Sidewalks shall be a minimum of four (4) feet in width, exclusive of car overhang areas, and shall be set back a minimum of five (5) feet from all buildings, unless located adjacent to building entrances
 - Street and directional signage and street lighting should be aesthetically unified or complementary.

- Street names should be chosen from the list of Veterans maintained by the Borough.

Storage, Service, and Loading Areas

Storage, service, maintenance, and loading areas shall be constructed, maintained, and used in accordance with the following conditions:

1. A minimum of one (1) loading space for each ten thousand (10,000) square feet of gross floor area is required, except for self-storage facility uses, which shall not require any loading spaces-
2. Loading areas are permitted in rear yards, centralized courtyards, or side yard areas, provided that they are screened from public view.
3. No loading, storage or service area shall be located between the building line and the street line.
4. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon a site except inside a closed building or behind a durable material wall not less than six (6) feet in height screening such materials, supplies, or vehicles from adjacent sites so as not to be visible from neighboring properties and streets. Any outdoor storage areas shall be located within the rear portions of a site. No storage areas may extend into a setback area.
5. Provisions shall be made on each site for any necessary vehicle loading, and no on-street vehicle loading or idling shall be permitted.

Refuse and Recycling Collection Areas

1. All outdoor refuse and recycling containers shall be visually screened within a durable enclosure, six (6) feet or higher, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No refuse and recycling collection areas shall be permitted between a street and the front of a building.
2. Refuse and recycling collection enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
3. Refuse and recycling collection areas should be so located upon the lot as to provide clear and convenient access to refuse collection vehicles.
4. Refuse collection areas should be designed and located upon the lot as to be convenient for the deposition of refuse generated on site.
5. Refuse and recycling collection areas should be effectively designed to contain all refuse generated on site and deposited between collections. Deposited refuse should not be visible from outside the refuse enclosure.

Screening of Exterior Mechanical Equipment

1. In areas where rooftops can be viewed from adjacent roadways, **rooftop equipment** shall be screened to the greatest extent possible, and/or shall be painted to match the roof. If such rooftop equipment is visible from the public road, it shall be finished to match the facade of the building.
2. Conventional mechanical and electrical equipment which is part of the building space, heating, ventilating and air conditioning system and lighting and general power, where ground mounted shall be screened from view with evergreen landscaping.
3. Electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no case shall exterior

electrical equipment be mounted on the street side or primary exposure side of any building.

4. Process equipment such as stacks, hoppers, bins, storage vessels, blowers, compressors, piping, ducting, conveyors and the like, which are ground mounted, shall be enclosed with screen walls to match the principal building. Rooftop process equipment shall be painted to match the roof. Where such equipment is visible from the public road, it shall be screened with screening devices or walls to match the walls and facade of the building.
5. Transformers that may be visible shall be screened with either plantings or a durable noncombustible enclosure. Transformer enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.

Signage

The following standards apply to signs on all parcels:

1. Signage shall create a sense of aesthetics, originality and order and shall be harmonious in appearance with surrounding structures. It shall be legible and dimensionally proportional.
2. Signs shall be restricted to tenant identification and directional signs, either wall-mounted or freestanding.
3. No rooftop signs shall be permitted.
4. Signage shall be oriented toward the roadway that directly accesses the property.
5. 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.
6. The following permanent signs shall be prohibited: Searchlights, or any derivative thereof, inflatable signs or devices, fixed or airborne; and mobile signs, both lighted and static, self-propelled, towed or parked.
7. Public service devices such as clocks and temperature indicators shall be devoid of advertising and shall conform to the standards in this section.
8. Directional signage shall be sized as per industry standard and shall be consistent with the standards in this section.

Outdoor Dining

Where permitted, seasonal outdoor dining as an accessory use to a restaurant shall be permitted under the following provisions:

1. Restaurants shall not place any table, sign, umbrella, or other item in such a manner as to block any walkways or building entrance/egress, municipal signs, receptacles for garbage, public benches, or other public amenity including fire hydrants.
2. Restaurants must provide for the disposal of recyclable cans/bottles and garbage. Public receptacles for garbage shall not be used for commercial refuse. Sidewalk areas shall be kept clean during hours of operation.
3. Drive-in or drive-through service shall be prohibited.
4. No portion of any sidewalk dining equipment, including chairs, tables, and opened umbrellas shall encroach upon the sidewalk or in a manner to block, impede or cover adjacent store fronts, doors, or windows in front of other business establishments.