

Borough of Sayreville
Middlesex County, NJ

Master Plan Reexamination Report

May 1, 2023

Adopted by the Borough of Sayreville Planning Board on May 17, 2023

Prepared by



Heyer Gruel & Associates

Community Planning Consultants

236 Broad Street, Red Bank, NJ 07701

(732) 741-2900

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The original of this report was signed
and sealed in accordance with N.J.S.A. 45:14A-12

A handwritten signature in black ink, appearing to read 'Susan S. Gruel', written over a horizontal line.

Susan S. Gruel, P.P. #1955

Contributing content from Amanda O'Lear, Associate Planner

ACKNOWLEDGEMENTS

Borough Mayor and Council

Viktoria Kilpatrick, Mayor
Christian Onuoha, Councilman
John Zebrowski, Councilman
Daniel Balka, Councilman
Vincent Conti, Councilman
Mary J. Novak, Councilman
Donna Roberts, Councilman

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Thomas Barlow, Esq., Planning Board Attorney
Jay Cornell, PE, Planning Board Engineer
Michael Fowler, AICP/PP, Planning Board Planner
Beth Magnani, Planning Board Secretary

Introduction

This Report constitutes a Master Plan Reexamination Report for the Borough of Sayreville as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for updates and revisions. The Municipal Land Use Law requires municipalities to perform a reexamination of their Master Plan and development regulations at least every 10 years. A reexamination, however, can occur as often as a municipality determines one is warranted. A municipality may choose to go through a reexamination process when there is a need to document recent noteworthy changes, or to plan for anticipated significant future changes in the community. The Borough adopted its most recent Master Plan in 2013.

Periodic Reexamination

New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires the Master Plan Reexamination Report to contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- C. The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives;
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared;
- E. The recommendations of the Land Use Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A: 12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality; and,

- F. The recommendations of the Land Use Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

Public Outreach

A key component of the Master Plan Reexamination Report is garnering input from the public. A survey was conducted as part of the public outreach process to gain feedback on how Sayreville stakeholders see the present and future of Sayreville. The survey was posted on the Borough's website for approximately three weeks in spring 2023. The questions focused on how stakeholders view Sayreville today and in the future, what Sayreville could use more of, and what stakeholders view as Sayreville's current issues, trends, and challenges.

The Borough received 391 responses to the survey. More than 85% of respondents identified themselves as Sayreville residents. Approximately half of respondents are the first person in their family to live in Sayreville, with another 25% of respondents part of a family that has lived in Sayreville for more than two generations. Two-thirds of respondents have lived in Sayreville for at least 21 years.

Respondents were asked the first thing that comes to mind when thinking of Sayreville. In describing Sayreville, common responses include "community", "small town", "blue collar", "home", "access to highways", and "Bon Jovi". Respondents repeated these sentiments when describing what they liked most about living in, working in, or visiting Sayreville along with "family", "friends", and "convenience".

More critical responses describing Sayreville reflected concerns of increasing "traffic" and "overcrowding". These concerns were repeatedly voiced in survey responses. When asked how respondents imagine Sayreville ten years from now, responses focused on "too much traffic", excessive "development", and "overcrowding" within the school systems. Yet, these concerns were expressed alongside hope for better roads, schools, and infrastructure in the "same great town".

To help prioritize objectives, the survey asked respondents to rank multiple issues and trends within Sayreville as "very important", "important", "somewhat important", or "not important". The top ranked issues are below.

- Issues ranked as "very important" or "important" by at least 90% of respondents, with more than 70% of respondents choosing "very important":
 - Traffic
 - Conditions of parks and recreation facilities
 - Environmental quality and protection
- Issues ranked as "very important" or "important" by more than 80% and less than 90% of respondents:
 - Bicycle and pedestrian safety
 - Universal access
 - Availability of goods and services

When asked what Sayreville could use more of, almost three-quarters of respondents agreed Sayreville needs more open public spaces. This was validated when more than 90% of respondents agreed that additional public open space and improved sidewalks are required to improve Sayreville.

Around 50% of respondents agreed Sayreville needs more restaurants and community gathering spaces as well. These responses were further emphasized when respondents were asked what kinds of businesses, services, and facilities they would like to see in Sayreville and the most common responses were a community center, restaurants, and a recreation center.

After asking how respondents see Sayreville and what they would like to see in the future, respondents were asked to rank three types of commercial development: office only, retail only, mixed use. Retail only development was viewed "favorably" or "somewhat favorably" by 66% of respondents, while office only

development and mixed-use development were viewed “favorably” or “somewhat favorably” by 57% and 58% of respondents, respectively.

Respondents were further asked “What do you think are the major challenges related to new construction in the Borough?”. More than 90% of respondents identified traffic as a major challenge, followed by the impact on schools and maintaining neighborhood character.

Section A. Problems and Objectives Identified in the Previous Reports

"The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report."

This section outlines the major problems and objectives related to land development in the Borough when the 2013 Master Plan was adopted. The 2013 Master Plan identifies the following goals and objectives.

Goal #1 Preserve existing residential neighborhoods

- A. *Examine all residential zone boundaries; recommend adjustments to protect residential uses.*
- B. *Discourage the removal of existing viable residential uses in favor of non-residential uses.*
- C. *Encourage owner occupancy of residential dwellings.*
- D. *Continue to discourage encroachment of commercial or industrial in single family neighborhoods.*
- E. *Emphasize the importance of vigorous code enforcement programs in maintenance of viable residential neighborhoods.*
- F. *Emphasize curb, sidewalk and pavement rehabilitation programs in residential neighborhoods.*

Goal #2 To continue to encourage aesthetic and site improvements in the Borough's major commercial and industrial areas

- A. *Maintain the character of commercial/professional office zones by appropriate zoning and site design controls.*
- B. *Implement appropriate sign control regulations.*
- C. *Maintain strict limits on the location of nonresidential development, particularly high intensity uses, to discourage urban/commercial intrusion in residential areas.*

Goal #3 To encourage & promote an improved visual environment and the preservation of natural systems and environmentally sensitive areas

- A. *Review development regulations with respect to height, coverage, setback, landscaping and similar items in order to achieve desirable development without artificial or arbitrary restrictions.*
- B. *Encourage improved visual and physical access to Raritan River.*
- C. *In specific cases, encourage pedestrian access to the Raritan River consistent with the Borough's Waterfront Development Policies.*
- D. *Encourage water-related activities along the Raritan River.*
- E. *Review zoning regulations to encourage those uses which will provide the opportunity for the general public to enjoy Raritan & South Rivers.*

Goal #4 Encourage the maintenance of the existing business community and provide for desirable new commercial development

- A. *Develop a growth strategy to properly position the Borough with regard to anticipated Regional/County growth.*

- B. Continue to encourage and promote economic reuse of existing structures.*
- C. Encourage major visual improvements in business areas which will provide a pedestrian emphasis.*
- D. Encourage new development which will not place unmanageable demands on the Borough's infrastructure and/or will assume responsibilities for required improvements in an equitable manner.*
- E. Prepare detailed redevelopment plans in coordination with S.E.R.A. to provide design and priority guides for significant development and initiate programs to study the desirability of additional redevelopment initiatives.*

Goal #5 Encourage the provision for cost effective expansion of educational and cultural facilities

- A. Encourage the provision of cost effective expansion of educational and cultural facilities.*
- B. Encourage appropriate multi-use development which will provide the potential for shared uses of infrastructure elements.*
- C. Promote the coordination of cultural facilities with Middlesex County.*

Goal #6 Plan & implement the expansion and improvement of community facilities and programs consistent with a stable revenue base

- A. Plan and implement improvements to the Borough's senior facility.*
- B. Continue to encourage and promote expanded recycling program and goals.*
- C. Encourage and continue to promote establishment of open space and enhancement of existing park facilities.*

Goal #7 Plan and implement the improvement of circulation and transportation facilities and other infrastructure elements consistent with a stable revenue base

- A. Continue to coordinate the Borough's Sidewalk & Bikeway plan with Middlesex County's Bike Plan.*

Goal #8 Plan and implement management, budget, and financial programs to encourage achievement of goals and objectives as well as stable revenue base

- A. Establish and maintain a viable capital improvements program and budget.*
- B. Establish procedures for evaluating fiscal impacts of alternate development proposals.*
- C. Consider the possibility of Special Improvement Districts to finance major infrastructure improvements in defined areas.*
- D. Encourage maximum participation in available State and Federal Programs.*

Section B. Review of Major Problems and Objectives

"The extent to which such problems and objectives have been reduced or have increased subsequent to such date."

The following section evaluates the extent to which the problems and objectives identified in Section A have been reduced or increased since the Master Plan's adoption.

Goal #1 Preserve existing residential neighborhoods

This goal remains valid and is carried forward. The Borough established the R-7B Infill Overlay Residential Zone District in 2014 to encourage residential infill redevelopment on abandoned commercial and accessory use nonconforming parcels in the R-7 Zone in order to maintain the existing residential pattern of development.

- A. *Examine all residential zone boundaries; recommend adjustments to protect residential uses.*

This objective remains valid and is carried forward. One of the recommendations in Section D of this Report is to prepare a new land use plan element which should examine all the residential zone boundaries. The official zoning map was last revised in December 1999 and should be updated.

- B. *Discourage the removal of existing viable residential uses in favor of non-residential uses.*

This objective remains valid and is carried forward.

- C. *Encourage owner occupancy of residential dwellings.*

This objective remains valid and is carried forward.

- D. *Continue to discourage encroachment of commercial or industrial in single family neighborhoods.*

This objective remains valid and is carried forward.

- E. *Emphasize the importance of vigorous code enforcement programs in maintenance of viable residential neighborhoods.*

This objective remains valid and is carried forward. The Borough amended Ordinance Chapter 12 Section 3 Property Maintenance Code in 2015 to include a mechanism for the Borough to ensure code violations are remedied in a timely manner.

- F. *Emphasize curb, sidewalk and pavement rehabilitation programs in residential neighborhoods.*

This objective remains valid and is carried forward.

Goal #2 To continue to encourage aesthetic and site improvements in the Borough's major commercial and industrial areas

This goal remains valid and is carried forward.

- A. *Maintain the character of commercial/professional office zones by appropriate zoning and site design controls.*

This objective remains valid and is carried forward.

- B. *Implement appropriate sign control regulations.*

This objective remains valid and is carried forward. The Borough amended Ordinance Chapter 5 Section 5.6 standards for political signs in 2019. The remainder of the Borough's sign regulations should be reviewed and amended as needed.

- C. *Maintain strict limits on the location of nonresidential development, particularly high intensity uses, to discourage urban/commercial intrusion in residential areas.*

This objective remains valid and is carried forward.

Goal #3 To encourage & promote an improved visual environment and the preservation of natural systems and environmentally sensitive areas

This goal remains valid and is carried forward.

- A. *Review development regulations with respect to height, coverage, setback, landscaping and similar items in order to achieve desirable development without artificial or arbitrary restrictions.*

This objective remains valid and is carried forward.

- B. *Encourage improved visual and physical access to Raritan River.*

This objective remains valid and is carried forward. Much of the Borough's land along the Raritan River is currently or was formerly used for industrial or distribution purposes and physically separates the rest of the Borough from the waterfront. Riverton, a 418-acre mixed-use development in the Waterfront Redevelopment Area, is currently planned along the Raritan River adjacent to the Garden State Parkway. The project will remediate and reclaim the waterfront area to provide access to two miles of waterfront. Additional efforts to improve visual and physical access to the Raritan River are encouraged.

- C. *In specific cases, encourage pedestrian access to the Raritan River consistent with the Borough's Waterfront Development Policies.*

This objective remains valid and is carried forward. Pedestrian access to the Raritan River is currently limited. The Waterfront Redevelopment Plan calls for a public waterfront walkway, green area and open space along the Raritan River to provide pedestrian access. The Borough

can continue encouraging public access accompanying all future waterfront developments to make the Raritan River accessible to the public.

- D. *Encourage water-related activities along the Raritan River.*

This objective remains valid and is carried forward. The Raritan River is a valuable resource for the Borough that can serve as another source of recreation for the community.

- E. *Review zoning regulations to encourage those uses which will provide the opportunity for the general public to enjoy Raritan & South Rivers.*

This objective remains valid and is carried forward.

Goal #4 Encourage the maintenance of the existing business community and provide for desirable new commercial development

This goal remains valid and is carried forward.

- A. *Develop a growth strategy to properly position the Borough with regard to anticipated Regional/County growth.*

This objective remains valid and is carried forward as the Borough would benefit from a growth strategy to aid in managing anticipated Regional/County growth.

- B. *Continue to encourage and promote economic reuse of existing structures.*

This objective remains valid and is carried forward.

- C. *Encourage major visual improvements in business areas which will provide a pedestrian emphasis.*

This objective remains valid and is carried forward.

- D. *Encourage new development which will not place unmanageable demands on the Borough's infrastructure and/or will assume responsibilities for required improvements in an equitable manner.*

This objective remains valid and is carried forward.

- E. *Prepare detailed redevelopment plans in coordination with S.E.R.A. to provide design and priority guides for significant development and initiate programs to study the desirability of additional redevelopment initiatives.*

This objective remains valid and is carried forward. The Borough has prepared five additional redevelopment plans since 2013. See Section E for further details.

Goal #5 Encourage the provision for cost effective expansion of educational and cultural facilities

This goal remains valid and is carried forward.

- A. *Encourage the provision of cost effective expansion of educational and cultural facilities.*

This objective remains valid and is carried forward. In October 2022, the Sayreville Board of Education passed a \$97 million referendum to upgrade the windows, doors, roofs, and electrical grid infrastructure of the District's school buildings and install central air conditioning in every school.

- B. *Encourage appropriate multi-use development which will provide the potential for shared uses of infrastructure elements.*

This objective remains valid and is carried forward. The Borough established the B-4 General/Village Business District allowing for greater flexibility for mixed-use buildings.

- C. *Promote the coordination of cultural facilities with Middlesex County.*

This objective remains valid and is carried forward.

Goal #6 Plan & implement the expansion and improvement of community facilities and programs consistent with a stable revenue base

This goal remains valid and is carried forward.

- A. *Plan and implement improvements to the Borough's senior facility.*

This objective remains valid and is carried forward. The Borough used Community Development Block Grant funds to replace windows in the Sayreville Senior Citizen Center from 2020 to 2021.

- B. *Continue to encourage and promote expanded recycling program and goals.*

This objective remains valid and is carried forward. In 2019, the Borough partnered with Pathways to Adult Living to educate residents on proper recycling.

- C. *Encourage and continue to promote establishment of open space and enhancement of existing park facilities.*

This objective remains valid and is carried forward. The Borough adopted Bond Ordinance #28-22 in September 2022 to finance various park improvements throughout the Borough. In February 2023, the Borough submitted an application to NJDEP's Green Acres for improvements to Kennedy Park.

Goal #7 Plan and implement the improvement of circulation and transportation facilities and other infrastructure elements consistent with a stable revenue base

This goal remains valid and is carried forward.

- A. *Continue to coordinate the Borough's Sidewalk & Bikeway plan with Middlesex County's Bike Plan.*

This objective remains valid and is carried forward.

Goal #8 Plan and implement management, budget, and financial programs to encourage achievement of goals and objectives as well as stable revenue base

This goal remains valid and is carried forward.

- A. *Establish and maintain a viable capital improvements program and budget.*

This objective remains valid and is carried forward. The Mayor and Borough Council adopt a capital budget each year.

- B. *Establish procedures for evaluating fiscal impacts of alternate development proposals.*

This objective remains valid and is carried forward.

- C. *Consider the possibility of Special Improvement Districts to finance major infrastructure improvements in defined areas.*

This objective remains valid and is carried forward.

- D. *Encourage maximum participation in available State and Federal Programs.*

This objective remains valid and is carried forward.

Section C. Significant Changes in Assumptions Impacting the Master Plan

“The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.”

Since the adoption of the Borough’s Master Plan in 2013, there have been changes in the assumptions, policies, and objectives that formed the basis for the Master Plan. These changes have occurred at the State level, the County level, and the local level of the Borough of Sayreville.

Changes at the State Level

Affordable Housing

The “Third Round” of affordable housing obligations within New Jersey has been a decades-long conflict over methodologies. The Council on Affordable Housing (COAH) made no progress for years in adopting a constitutional framework for affordable housing and so, in March 2015, the New Jersey Supreme Court disbanded COAH. In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), the Court held that because COAH was moribund, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations. The Mount Laurel IV decision also established a transitional process for municipalities to seek temporary immunity and ultimate a Judgment of Compliance and Repose (JOR) or the “judicial equivalent” of Substantive Certification from COAH.

On January 18, 2017 in In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court’s Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (“Mount Laurel V”), the Court decided that for the sixteen year period between 1999 and 2015 (known as the “gap period”) when COAH failed to implement rules creating fair share obligations for municipalities, the Mount Laurel constitutional obligation did not go away. Therefore, municipalities continue to be responsible for the need created during the gap period.

On July 1, 2020 the State Senate approved an amendment to the Fair Housing Act that became effective November 1, 2020 which created the Housing Resource Center, an online portal for income-restricted housing listings and searches. The amendment requires that the implementation of an affirmative marketing plan includes posting to this portal.

The Borough adopted a Housing Element and Fair Share Plan (HEFSP) on March 29, 2018. The plan was amended on June 13, 2018 to reflect the Settlement Agreement the Borough executed with Fair Share Housing Center (FSHC) on June 14, 2018. The Borough was subsequently issued a Conditional Judgment

of Compliance and Repose (JOR) on December 20, 2018, and a Final Order JOR on December 4, 2019. The HEFSP was further amended on April 24, 2019 to reflect the conditions set forth in the Conditional JOR, three Court-approved settlement agreements and other changes in the Borough including the establishment of three affordable housing inclusionary zoning districts in June and July 2018.

Pursuant to the 2018 Executed Settlement Agreement, the Borough's affordable housing obligation is as follows:

- Rehabilitation Share: 67 units
- Prior Round Obligation: 261 units
- Third Round Total Obligation 785 units

Local Redevelopment and Housing Law

2013 Amendments

In 2013, two changes were made to amend criterion 'e' based on the *Gallenthin v. Paulsboro* decision, and to modify the notice requirements based on the *Harrison v. DeRose* decision. These changes were made in response to concerns regarding the use of eminent domain. The language of Criterion 'e' was amended to require that a property be "unproductive" rather than "not fully productive." Additional notice requirements were instituted to require a statement at the outset of the redevelopment process whether properties in a potential redevelopment area could be subject to condemnation.

The 2013 legislation also amended and clarified the conditions necessary to classify an area in need of rehabilitation when there is evidence of environmental contamination.

2019 Amendment

Effective November 6, 2019, the Local Redevelopment and Housing Law was amended to update the requirements of a Redevelopment Plan (N.J.S.A. 40A:12A-7). Paragraph a.8. was added to require a redevelopment plan to include "proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network." Additionally, Criterion "b" of the LRHL was expanded to include the discontinuance or abandonment of buildings used for retail, shopping malls and office parks, as well as those buildings which have had significant vacancies for at least two (2) consecutive years.

Municipal Land Use Law Amendments

Cluster Development (2013)

The first change in the 2013 amendment added a definition, purpose, and standards related to cluster development. Cluster development involves concentrating development within a portion of a site in order to protect and preserve environmentally sensitive features.

Performance Guarantees (2013)

The second change in the 2013 amendment was related to transferring performance guarantees between a developer and its successor.

Noticing (2015)

The 2015 amendment allowed for the transmittal of certain notice documents via email.

Military Bases (2016)

The 2016 amendment added a new purpose of the Act and includes definitions and standards related to land use planning near military bases.

Performance and Maintenance Guarantees (2017)

The first change in the 2017 amendment modified the scope of improvements that could be covered by performance and maintenance guarantees. A performance and maintenance guarantee can only be required for improvements within a public right-of-way and those affecting adjacent properties such as buffer areas and the like.

Smart Growth (2017)

The second change in the 2017 amendment requires the Land Use element of a municipality's Master Plan to address "smart growth which in part, shall consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues."

Municipal Public Access Plan as Optional Master Plan Element (2019)

The first change in the 2019 amendment added the Municipal Public Access Plan as an optional Master Plan Element: "A public access plan element that provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.

Zoning Boards (2019)

The second change in 2019 allowed for the creation of supplemental zoning boards to address backlogs of applications under certain circumstances.

Electric Vehicle Charging Infrastructure (2019)

The third change in 2019 became effective November 6, 2019. The MLUL was amended to include provisions for electric vehicle charging stations:

- The first component of this amendment involves the preparation, modification, and required contents of a Master Plan (N.J.S.A. 40:55D-28). The components of the Land Use Element (a required Master Plan Element) have been updated to include a provision requiring the Element to show the “existing and proposed location of public electric vehicle charging infrastructure.”
- The second component of this amendment involves the requirements of the Master Plan Reexamination Report (N.J.S.A. 40:55D-89). A new required section, Section F, has been added. This new section states the reexamination report shall state “the recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructures...and recommended changes, if any in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.”

Climate Change and Vulnerability Assessment (2021)

On February 4, 2021, Governor Murphy signed into law an amendment to N.J.S.A. 40:55D-28, which states the preparation, contents, and modification requirements to Master Plans. The amendment requires that any Land Use Plan Element adopted after February 4, 2021 must include a “Climate Change-Related Hazard Vulnerability Assessment.” The Assessment is mandatory and includes:

- Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
- Include a build-out analysis of future development in the municipality, and an assessment of the threats and vulnerabilities related to that development;
- Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- Analyze the potential impact of natural hazards on relevant components and elements of the Master Plan;
- Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

Short Term Rental Regulations

In June 2017, the New Jersey Legislature passed a bill to tax short-term rentals (AB 4587). The bill proposed to extend the state sales and use tax and hotel and motel occupancy fee to “transient accommodations.” The bill defines “transient accommodations” as a “room, group of rooms, or other living or sleeping space for the lodging of occupants, including but not limited to residences or buildings used as residences.” Renters would be responsible for paying the taxes and fees. The bill, however, was vetoed by Governor Christie.

In July of 2018, P.L. 2018, Chapter 49 was approved, which allows municipalities to impose the following taxes and fees on transient accommodations where applicable: the municipal occupancy tax, the sports and entertainment facility tax - Millville, the Atlantic City luxury tax, the Atlantic City promotion fee, the Cape May County tourism tax and assessment, and the hotel occupancy tax. This new law mandates that transient space marketplaces, like Airbnb, collect and pay the tax on behalf of the property owner.

In response to rising concerns about P.L. 2018, C. 49, Governor Murphy signed Assembly Bill 4814/4520, which applies to “rentals of professionally managed units and rentals obtained through a transient space marketplace or travel agency, as long as the transient space marketplace or travel agency does not exclusively offer transient accommodations owned by the marketplace or travel agency”, effectively excluding transactions made directly between property owners and renters.

Rideshare Programs (2017)

In 2017, New Jersey adopted regulations establishing statewide standards for ridesharing companies like Uber and Lyft. The law includes procedures designed to protect the consumer, such as criminal background checks for drivers and standards for insurance coverage.

Flood Hazard Area Control Act Update (2016)

The Flood Hazard Area (FHA) Control Act Rules, N.J.A.C. 7:13 were adopted on November 5, 2007 and amended on June 20, 2016. The FHA rules implement the New Jersey Flood Hazard Area Control Act (N.J.S.A. 58:16A-50 et seq.). Because development within flood hazard areas can compound the frequency and intensity of flooding, the FHA rules incorporate strict standards for development within flood hazard areas to mitigate the adverse effects of development. The 2016 comprehensive amendment reduced unnecessary burdens, added appropriate flexibility, and provided better consistency with Federal, local, and other State requirements. The amendment additionally addressed several implementation issues that had been identified since the implementation of the 2007 rules.

New Jersey State Hazard Mitigation Plan (2019)

In 2019, New Jersey adopted its fourth update to the State Hazard Mitigation Plan. The Plan analyzes the hazards New Jersey faces using the best available science and provides mitigation strategies for use by decision makers and communities.

2020 New Jersey Scientific Report on Climate Change (2020)

In June 2020, NJDEP released the 2020 New Jersey Scientific Report on Climate Change. This report evaluated climate change and its effects, as well as its effects on resources and ecosystems.

The Report details the effects of climate change on temperature, precipitation, sea-level rise, ocean acidification, air quality, water resources, agriculture, forests, wetlands, terrestrial carbon sequestration, terrestrial systems, freshwater systems, marine systems and cyanobacteria.

COVID Permit Extension Act (2020)

The year 2020 saw the emergence of the COVID-19 global pandemic, which caused a temporary shutdown of many government services. On July 1, 2020, Governor Murphy signed the Permit Extension Act of 2020, P.L. 2020, c.53 (“Chapter 53”) into law as a response to the COVID-19 pandemic. The purpose of this law was to provide a relaxation of the requirements for municipal action related to deadlines under the MLUL. Chapter 53 effectively extended the terms of all governmental permits, approvals and deadlines, which were due to expire on March 9, 2020 until at least six (6) months after the end of the public health emergency (the “COVID-19 Extension Period”). The suspension applied to state and local permits and approvals including New Jersey Department of Environmental Protection (NJ DEP) issued land use approvals, municipal land use approvals, flood hazard permits, water supply permits and certifications, water quality management plan approvals and other environmental approvals.

On June 4, 2021, Governor Murphy signed law A.5820 and Executive Order EO244 which terminated the COVID-19 Public Health Emergency, marking the end of the COVID-19 Permit Extension Act.

New Jersey Environmental Justice Law (2020)

The New Jersey Environmental Justice Law requires the NJ Department of Environmental Protection to evaluate the environmental and public health impacts of certain facilities on overburdened communities when reviewing permit applications. The law allows for permit denial for any proposed facility that has a disproportionately negative impact on an overburdened community.

The law identifies an overburdened community is a census block group where at least 35% of households qualify as low-income households at or below twice the poverty threshold, at least 40% of residents identify as minority or as members of a State recognized tribal community, or at least 40% of households have limited English proficiency. According to the New Jersey Department of Environmental Protection, five

2020 census block groups in Sayreville were identified as overburdened communities, as at least 40% of residents identified as minority or as members of a State recognized tribal community.

The law requires the following facility permit applications in overburdened communities qualify for a review of their impact:

- Major sources of air pollution (i.e., gas fired power plants and cogeneration facilities);
- Resource recovery facilities or incinerators; sludge processing facilities;
- Sewage treatment plants with a capacity of more than 50 million gallons per day;
- Transfer stations or solid waste facilities;
- Recycling facilities that receive at least 100 tons of recyclable material per day;
- Scrap metal facilities;
- Landfills; or
- Medical waste incinerators, except those attendants to hospitals and universities.

New Jersey's Global Warming Response Act 80x50 Report (2020)

In October 2020, the NJDEP in partnership with numerous agencies including the Board of Public Utilities, Economic Development Authority, Division of Community Affairs, NJ Transit, Department of Labor, Department of Transportation, and the Department of Agriculture, issued New Jersey's Global Warming Response Act 80x50 Report for Evaluating Our Progress and Identifying Pathways to Reduce Emissions by 80 percent by 2050.

The Report analyzes existing policies and programs and provides options to assist policymakers in crafting new initiatives to bridge the emissions reductions gap. Key strategies to achieve the 80% reduction by 2050 include 100% clean energy, 100% light-duty electric vehicles, and 90% of buildings being electrified. The Report analyzes transportation, residential and commercial buildings, electric generation, industrial sector, and waste and agriculture.

Cannabis Regulations (2021)

Assembly Bill 21 / Senate Bill 21 was introduced on November 5, 2020 and adopted by both houses on December 17, 2020 and was signed by the Governor on February 22, 2021. The bill legalizes personal use cannabis for certain adults, subject to state regulation, decriminalizes small amounts of marijuana and hashish possession, and removes marijuana as a Schedule I drug. The bill defines 6 classes of license based on different operational aspects. For municipalities, Section 31 provides an option to adopt Municipal Regulations or Ordinances that permit or prohibit one or more classes of license within the municipality along with regulating time, manner, place, and quantity. Section 40 permits municipalities to levy an optional Cannabis "Transfer Tax and User Tax" that is capped at 1% of wholesale activities and 2% of cultivation, processing, and retail activities.

Ordinances that prohibit or otherwise regulate cannabis that predate the Act are not valid, a new Ordinance would need to be adopted within 180 days of passage of the Act. If an Ordinance regulating / prohibiting one or more classes of license is not adopted within 180 days, then any class not prohibited will be deemed permitted in the following locations:

1. Classes 1, 2, 3, 4, and 6 will be permitted in all Industrial Zones;
2. Class 5 will be permitted in all Retail / Commercial Zones.

After 180 days, if a municipality does not prohibit one or more classes, it must wait five (5) years to adopt an ordinance that prohibits cannabis uses. At that time, the ordinance would be prospective and would not apply to any lawfully existing businesses that opened during the five-year period.

The Borough adopted Ordinance No. 530-21 on June 14, 2021, prohibiting all classes of cannabis establishments within the Borough.

NJTPA Long Range Transportation Plan (2021)

The North Jersey Transportation Planning Authority adopted its Long-Range Transportation Plan (“Plan 2050”) on September 13, 2021. The Plan outlines the existing conditions of the State’s transportation network, including context, trends and performance. The Plan contemplates a number of environmental factors that present challenges to future transportation planning as North Jersey continues to face development pressures, such as climate change, air quality, environmental mitigation, water quality, open space and wildlife habitats, and cultural and historic resources.

Climate Change Resilience Strategy (2021)

The State of New Jersey released the Climate Change Resilience Strategy in April 2021. The Strategy outlines six priorities areas with corresponding strategies for how state, regional, and local planning activities can address climate change that include:

1. Build Resilient and Healthy Communities
 - o 1.1 Integrate Resilience into Local and Regional Planning
 - o 1.2 Increase Technical Assistance Programs to Address Community Resilience
 - o 1.3 Modify Regulatory Programs to Address Climate Change Impacts and Encourage Adaptation Over Time
 - o 1.4 Decrease Vulnerability of Existing Infrastructure and Development
 - o 1.5 Incentivize Sustainable Growth and Redevelopment that Incorporates Resilience and Investment in Safer Areas
 - o 1.6 Integrate Public Health into Community Resilience Planning and Activities
2. Strengthen the Resilience of New Jersey’s Ecosystems

- 2.1 Promote Resource Conservation and Natural Lands Management to Strengthen Ecological Resilience
- 2.2 Manage Agricultural Lands, Forests, and Other Ecosystems for Climate Impacts and Environmental Stressors
- 2.3 Deploy Natural and Nature-based Solutions for Resilience
- 3. Promote Coordinated Governance
 - 3.1 Ensure Continuing Efforts by the Interagency Council on Climate Resilience to Lead a Coordinated, Whole-of-government Approach to Resilience
 - 3.2 Actively Engage Local Governments and Other Partners to Develop Resilience Solutions
 - 3.3 Incorporate Equity and Inclusion in Resilience Decision-making
- 4. Invest in Information and Increase Public Standing
 - 4.1 Expand Public Communication Efforts on Climate Change and Impacts on New Jersey
 - 4.2 Expand Climate Change Education and Training Opportunities
 - 4.3 Integrate Climate Change Vulnerability and Impacts into State Assessments
 - 4.4 Build a Collaborative Research Agenda to Guide Future Climate Resilience Research
- 5. Promote Climate-Informed Investments and Innovative Financing
 - 5.1 Integrate Climate Change into Existing State Investments and Funding Decisions
 - 5.2 Expand the Availability of Financing for Resilience Investments from Public and Private Sources
 - 5.3 Ensure Equity and Transparency in Resilience Investments
- 6. Coastal Resilience Plan
 - 6.1 Incentivize and Support Community Resilience Planning
 - 6.2 Update Coastal Management Regulations and Policies to Reflect Sea-Level Rise and Other Climate Change Projections
 - 6.3 Sustain and Strengthen Tidal Marshes to Provide Ecological and Community Resilience
 - 6.4 Manage Shoreline Stabilization with Nature-based Features
 - 6.5 Manage Coastal Beaches and Dunes to Reduce Erosion and Storm Damage
 - 6.6 Reduce Flood Risk to Existing Buildings and Infrastructure
 - 6.7 Make Smarter and More Coordinated Investments in Coastal Resilience
 - 6.8 Share Financial Responsibility for Resilience
 - 6.9 Support and Incentivize Movement to Safer Areas

Distribution Warehousing and Goods Movement Guidelines (2022)

The New Jersey State Planning Commission adopted warehouse siting guidelines for municipalities in September 2022 to address the increased demand for warehouse/industrial space in the state. The guide aims to:

- Facilitate a proactive, rather than a reactive, approach; and
- Provide municipal factors to consider and balance when developing or updating a Master Plan and reviewing applications, land use, and development requirements; and
- Encourage a regional approach to planning, siting, and facilitating the logistics facilities.

Changes at the County Level

2015 and 2022 Updates to the Middlesex Count Hazard Mitigation Plan

Middlesex County adopted the original All-Hazards Mitigation Plan on January 14, 2011. The Plan was later updated in December 2015 and most recently in January 2022. The Middlesex County Hazard Mitigation Plan evaluates the hazards in the County and outlines goals, strategies, and mitigation actions the County can take to address the hazards. The following section is an overview of the hazards, risk assessment, goals, and strategies.

Hazard Ranking

The Plan identified 17 hazards and asked each municipality to rank the hazards as high, medium, or low based on the hazard profiles and risk assessments as they apply to their community. The rankings for Sayreville are listed below.

Low	Medium	High
<ul style="list-style-type: none"> • <i>Civil Unrest</i> • <i>Coastal Erosion</i> • <i>Drought</i> • <i>Earthquakes</i> • <i>Geologic Hazards</i> • <i>Winter Storms</i> 	<ul style="list-style-type: none"> • <i>Dam/Levee Failure</i> • <i>Extremely High Temperatures</i> • <i>Extremely Low Temperatures</i> • <i>Severe Weather</i> • <i>Wildfire</i> 	<ul style="list-style-type: none"> • <i>Flood</i> • <i>Hazardous Materials</i> • <i>Hurricanes and Tropical Storms</i> • <i>Nor'easters</i> • <i>Pandemic</i> • <i>Power Outages</i>

Goals and Strategies

The Plan is organized around the six broad goals identified in New Jersey’s 2019 Hazard Mitigation Plan. Each goal has a subset of actionable strategies meant to help in achieving the goal. These goals and strategies are listed below.

1. Protect life

- **1.1:** Improve warning and emergency communications systems.
 - **1.2:** Reduce the impacts of hazards on vulnerable populations.
 - **1.3:** Strengthen State and local planning, building codes, ordinances, and enforcement.
2. Protect property
- **2.1:** Acquire and maintain detailed data regarding critical facilities such that these sites can be prioritized and risk-assessed for possible mitigation actions.
 - **2.2:** Promote joint project opportunities for repetitive loss (RL) and severe repetitive loss (SRL) properties and critical lifelines assets among municipalities and stakeholders.
 - **2.3:** Help to develop RL Area analysis plans examining potential known flood risk and options for mitigation.
 - **2.4:** Implement hazard mitigation policies to protect environmental resources that serve a natural hazard mitigation function.
 - **2.5:** Maintain and enhance local planning and regulatory standards related to future development and investments.
3. Increase public preparedness and awareness
- **3.1:** Improve hazard information databases and maps and increase accessibility to those resources.
 - **3.2:** Improve how risk is conveyed in relation to hazards and studies.
 - **3.3:** Enhance stakeholder education and training.
 - **3.4:** Help increase public awareness associated with the benefits of natural floodplain functions.
 - **3.5:** Develop vulnerable population flood preparedness outreach strategy recognizing elements of equity and culture (e.g., language barriers, religious beliefs, and multi-generational dwellings).
4. Develop and maintain an understanding of risks from hazards
- **4.1:** Incorporate GIS-based publicly available mapping of all hazards throughout the county into the County Hazard Mitigation Plan.
 - **4.2:** Improve the ability of the county and participating municipalities to collect data related to all relevant hazards for use in future planning efforts.
 - **4.3:** Incorporate new FEMA guidance, rules, and regulations into the Plan.
 - **4.4:** Increase awareness of risks and understanding of the advantages of mitigation by local government officials.
5. Enhance County mitigation capabilities to reduce hazard vulnerabilities
- **5.1:** Monitor the progress of on-going mitigation activities by County agencies.
 - **5.2:** Provide current information, technical assistance, and incentives for mitigation planning and actions.

- **5.3:** Encourage the formation of partnerships to leverage and share mitigation resources.
 - **5.4:** Facilitate development and timely submittal of project applications meeting state and federal guidelines for funding.
 - **5.5:** Introduce project management, technical assistance programs, and educational activities.
 - **5.6:** Integrate the County Hazard Mitigation Plan with other County and regional planning initiatives, floodplain management, effective municipal/ county zoning regulation, subdivision regulation, and comprehensive planning.
6. Support continuity of operations pre-, during, and post-hazard events.
- **6.1:** Ensure continuity of operations of government, non-government, commerce, private sector, and infrastructure.
 - **6.2:** Increase resiliency by facilitating rapid disaster recovery.
 - **6.3:** Encourage planning and the implementation of alternative energy sources.

Open Space and Recreation Plan (2022)

Middlesex County adopted its Open Space and Recreation Plan as part of the County Master Plan on February 8, 2022. The Plan identifies existing open space, areas in need of additional open space, and opportunities for future open space followed by an action plan to implement the Report’s findings. The Plan identifies a portion of Julien Capik Nature Preserve and a 40-acre parcel on Jernee Mill Road along the municipal boundary between Sayreville and South River Borough as publicly owned open space opportunities for the Borough. The Plan also identifies a 42-acre privately-owned open space opportunity for the Borough immediately north of John F. Kennedy Park. This property is also identified as a priority acquisition area in Sayreville’s 2016 Open Space and Recreation Plan in which the Borough endorses working alongside the County in acquiring open space.

Changes at the Local Level

Population Demographics

The 2020 Decennial Census shows an increase in population from the 2010 Census of 6.18% or 2,641 residents in Sayreville. Sayreville’s growth has alternated between periods of decline and growth. From 1930 to 1940, the population declined by 5.45%. From 1940 to 1970, the population grew, managing to double in size from 1950 to 1960. Between 1970 and 1980, Sayreville’s population declined by 7.81%. Since 1980, the Borough’s population has continued to increase.

Population Trends									
Year	Sayreville			Middlesex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percentage		Number	Percentage		Number	Percentage
1930	8,658	-	-	212,208	-	-	4,041,334	-	-

1940	8,186	-472	-5.45%	217,077	4,869	2.29%	4,160,165	118,831	2.9%
1950	10,338	2,152	26.29%	264,872	47,795	22.02%	4,835,329	675,164	16.2%
1960	22,553	12,215	118.16%	433,856	168,984	63.80%	6,066,782	1,231,453	25.5%
1970	32,508	9,955	44.14%	583,813	149,957	34.56%	7,171,112	1,104,330	18.2%
1980	29,969	-2,539	-7.81%	595,893	12,080	2.07%	7,365,011	193,899	2.7%
1990	34,986	5,017	16.74%	671,780	75,887	12.74%	7,730,188	365,177	5.0%
2000	40,377	5,391	15.41%	750,162	78,382	11.67%	8,414,350	684,162	8.9%
2010	42,704	2,327	5.76%	809,858	59,696	7.96%	8,791,894	377,544	4.5%
2020	45,345	2,641	6.18%	863,162	53,304	6.58%	9,288,994	497,100	5.7%

Source: U.S. Decennial Census

Age

According to the American Community Survey (ACS) 2016-2020 five-year estimates, the median age in Sayreville was 39 in 2020, only slightly higher than the 2010 median age of 38.6. Still, Sayreville’s population has shifted with increases in three cohorts: the 25-to-34-year cohort, the 55-to-64-year cohort, and the 65-and-over-cohort. The 55-to-64-year cohort had a 40.6 percent increase, and the 25-to-34-year cohort increased by 23 percent. The remaining cohorts all decreased, with the greatest declines in the 15-to-24-year cohort and 45-to-54-year cohort of 12.9% and 10.1%, respectively.

Population by Age Sayreville, 2010 and 2020						
Population	2010		2020		Change, 2010 to 2020	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Population	42,279	100	44,243	100	1,964	4.6%
Under 5 years	2,816	6.7%	2,686	6.1%	-130	-4.6%
5 to 14	5,121	12.1%	5,117	11.6%	-4	-0.1%
15 to 24	4,884	11.6%	4,255	9.6%	-629	-12.9%
25 to 34	6,067	14.3%	7,463	16.9%	1,396	23.0%
35 to 44	6,205	14.7%	6,112	13.8%	-93	-1.5%
45 to 54	6,806	16.1%	6,118	13.8%	-688	-10.1%
55 to 64	4,611	10.9%	6,483	14.7%	1,872	40.6%
65 and over	5,769	13.6%	6,009	13.6%	240	4.2%

Source: 2020 American Community Survey 5-Year Estimates, Table DP05

Employment Characteristics

Income

The estimated median income for Sayreville in 2020 was \$82,693, slightly lower than Middlesex County’s median income of \$91,731. More than 40% of Sayreville residents were earning \$100,00 or more in 2020.

Household Income Sayreville and Middlesex County, 2020				
	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Total households	16,780	100%	287,971	100%
Less than \$10,000	515	3.1%	12,006	4.2%
\$10,000 to \$14,999	270	1.6%	6,956	2.4%

\$15,000 to \$24,999	1,061	6.3%	15,985	5.6%
\$25,000 to \$34,999	940	5.6%	16,601	5.8%
\$35,000 to \$49,999	2,115	12.6%	24,649	8.6%
\$50,000 to \$74,999	2,599	15.5%	41,414	14.4%
\$75,000 to \$99,999	2,454	14.6%	37,740	13.1%
\$100,000 to \$149,999	3,474	20.7%	57,819	20.1%
\$150,000 to \$199,999	1,792	10.7%	34,086	11.8%
\$200,000 or more	1,560	9.3%	40,715	14.1%
Median Household Income	\$82,693		\$91,731	

Source: 2020 American Community Survey 5-Year Estimates, Table DP03

Employment

The ACS estimates 70.9% of Sayreville residents were in the labor force in 2020, compared to 65.1% of all Middlesex County residents. Sayreville had an unemployment rate of 4.5%, slightly lower than Middlesex County's unemployment rate of 5.8%. The largest industry in Sayreville is educational services, and health care and social assistance which employs more than 22% of Sayreville's employed labor force. The next largest industries are professional, scientific, and management, and administrative and waste management services; retail trade; and finance and insurance, real estate and rental and leasing that employ 12.1%, 11.9%, and 9.5% of Sayreville's employed labor force, respectively.

Employment Sayreville and Middlesex County, 2020				
	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Population 16 years and over	36,011	100%	665,957	100%
In labor force	25,529	70.9%	433,602	65.1%
Civilian Labor Force	25,529	70.9%	433,428	65.1%
Employed	24,373	67.7%	408,185	61.3%
Unemployed	1,156	3.2%	25,243	3.8%
Armed Forces	0	0.0%	174	0.0%
Not in labor force	10,482	29.1%	232,355	34.9%

Source: 2020 American Community Survey 5-Year Estimates, Table DP03

Employment by Industry Sayreville, 2020		
Industry	Number	Percentage
Civilian employed population 16 years and over	24,373	100%
Agriculture, forestry, fishing and hunting, and mining	62	0.3%
Construction	1,274	5.2%
Manufacturing	1,742	7.1%
Wholesale trade	1,071	4.4%
Retail trade	2,894	11.9%
Transportation and warehousing, and utilities	2,087	8.6%
Information	813	3.3%
Finance and insurance, and real estate and rental and leasing	2,319	9.5%

Professional, scientific, and management, and administrative and waste management services	2,940	12.1%
Educational services, and health care and social assistance	5,553	22.8%
Arts, entertainment, and recreation, and accommodation and food services	1,815	7.4%
Other services, except public administration	812	3.3%
Public administration	991	4.1%

Source: 2020 American Community Survey 5-Year Estimates, Table DP03

Housing Characteristics

Housing Stock

The 2016-2020 ACS estimates there were 17,252 housing units in Sayreville in 2020, of which 16,780 (97.3%) were occupied. Most residents owned their homes as 62.4% of housing units were owner-occupied and the remaining 37.6% of housing units were occupied by renters. Almost two-thirds of the Borough's housing stock was single-family homes, with 49.9% of residences single-family detached homes and 14.5% of residences single-family attached homes. The next most common housing type was apartment buildings with ten or more apartments which accounted for 18.5% of the Borough's housing stock.

Occupied-Housing Housing Type Sayreville, 2020		
Units in Structure	Estimate	Percentage
Total	16,780	100%
1, detached	8,375	49.9%
1, attached	2,433	14.5%
2 apartments	916	5.5%
3 or 4 apartments	844	5.0%
5 to 9 apartments	1,092	6.5%
10 or more apartments	3,102	18.5%
Mobile home or other type of housing	18	0.1%

Source: 2020 American Community Survey 5-Year Estimates, Table DP04

The 2016-2020 ACS estimates that more than half of the owner-occupied housing units in Sayreville and in Middlesex County were valued at over \$300,000.

Value for Owner-Occupied Units Sayreville and Middlesex County, 2020				
	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Total Owner-Occupied Units	10,470	100%	183,379	100%
Less than \$50,000	254	2.4%	3,490	1.9%
\$50,000 to \$99,999	143	1.4%	2,350	1.3%
\$100,000 to \$149,999	136	1.3%	4,375	2.4%
\$150,000 to \$199,999	501	4.8%	8,789	4.8%
\$200,000 to \$299,999	3,792	36.2%	44,763	24.4%
\$300,000 to \$499,999	4,705	44.9%	84,469	46.1%
\$500,000 to \$999,999	850	8.1%	32,874	17.9%
\$1,000,000 or more	89	0.9%	2,269	1.2%
Median (dollars)	\$312,500	-	\$351,400	-

Source: 2020 American Community Survey 5-Year Estimates, Table DP04

For the renter-occupied units, the median rent in Sayreville was \$1,351, with more than half of renters (53.1%) paying between \$1,000 and \$1,499. The median rent in Middlesex County was \$1,495.

Rent Sayreville and Middlesex County, 2020				
	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Total Occupied Units Paying Rent	6,112	100%	100,994	100%
Less than \$500	232	3.8%	5,593	5.5%
\$500 to \$999	440	7.2%	6,559	6.5%
\$1,000 to \$1,499	3,246	53.1%	38,813	38.4%
\$1,500 to \$1,999	1,313	21.5%	31,737	31.4%
\$2,000 to \$2,499	705	11.5%	13,302	13.2%
\$2,500 to \$2,999	114	1.9%	3,504	3.5%
\$3,000 or more	62	1.0%	1,486	1.5%
Median (dollars)	\$1,351	-	\$1,495	-
Total Occupied Units Not Paying Rent	198	-	3,598	-

Source: 2020 American Community Survey 5-Year Estimates, Table DP04

NJDEP Blue Acres Program

The NJDEP Blue Acres program is a voluntary buyout program that purchases flood-damaged properties throughout New Jersey. Once a property is purchased, the improvements are demolished, and the property is maintained as open space to provide a buffer against future flood events. At least 149 homes in Sayreville have been purchased under this program since Superstorm Sandy in 2012. It is recommended that the Borough continue participating in this program.

Municipal Ordinances

Ordinance No. 04-23 Smoke Shops and Vape Shops

Ordinance No. 04-23 amends Chapter 26 to prohibit smoke shops and vape shops in all zones within the Borough and require licensing for all existing smoke shops and vape shops.

Ordinance No. 17-22 Floodplain Management Regulations

Chapter 23 was repealed and replaced with Floodplain Management Regulations that are compliant with the National Flood Insurance Program and integrate the various regulations governing development in the flood plain.

Ordinance No. 530-21 Adult Use Cannabis License and Medical Marijuana Facilities

Ordinance No. 530-21 amended Chapter 26 to prohibit all classes of adult use cannabis license and medical marijuana facilities in all zones within the Borough.

Ordinance No. 518-21 Storm Water Control

Ordinance No. 518-21 amends Section 26-99.6 "Storm Water Control" to reflect amendments to the state stormwater management rules at N.J.A.C. 7:8.

Ordinances 363-17, 364-17, 391-18, 413-18, 414-18, 425-18, 448-19, 449-19, 450-19, 511-20, 515-21 Affordable Housing

Ordinance No. 363-17 amended Chapter 35 to implement the Borough's Housing Plan Element and Fair Share Plan.

Ordinance No. 364-17 amended Chapter 36 to establish standards for affordable housing development fees.

Ordinance No. 391-18 amended Chapter 35 to include the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls.

Ordinances 413-18 and 425-18 amended Chapter 26 to establish affordable housing districts AH-1 and AH-2. Ordinance No. 414-18 amends Chapter 26 to establish affordable housing district AH-3.

Ordinances 448-19, 449-19, and 450-19 amended Chapter 26 to be in accordance with the conditions laid out in the Conditional Judgment of Compliance and Repose. Ordinances 448-19 and 449-19 amended affordable housing districts AH-1, AH-2, and AH-3. Ordinance No. 450-19 amended Chapter 26 to permit affordable accessory apartments in the Office/Services Overlay Zone.

Ordinance No. 511-20 amended Chapter 35 to establish affordable housing mandatory set-aside standards of a 20% set-aside for the Borough. Ordinance No. 515-21 amended these standards.

Ordinances 289-15, 358-17, 428-18, 434-19 and 13-22 On-Street Handicapped Parking Spaces

The above ordinances amended Chapter 7 Traffic Section 7-3.7 to add one (1) additional handicapped parking space for the following locations:

- At 29 Hart Street
- Miller Avenue to service 112 Miller Avenue
- Cliff Avenue to service 211 Cliff Avenue
- In front of 53 Main Street to service only 53 Main Street
- At 32 Heston Street
- At 39 Canal Street

Ordinances No. 417-18 and 512-20 Removal of On-Street Handicapped Parking Spaces

Ordinances 417-18 and 512-20 amend Chapter 7 Traffic Section 7-3.7 to remove on-street handicapped parking spaces. Ordinance No. 418-18 removes the parking spaces on Brooke Avenue and Olsen Street.

Ordinance No. 512-20 removes the parking spaces at 29 Hart Street and 32 Heston Street, added by Ordinances 289-15 and 434-19, respectively.

2016 Open Space and Recreation Plan

The Borough adopted its most recent Open Space and Recreation Plan in August of 2016, building on the Borough's 2005 Open Space and Recreation Plan. The 2016 Plan inventories the Borough's parks and recreation facilities, evaluates the Borough's open space and recreation needs, and identifies priority properties to acquire for additional open space and recreation purposes. The Plan concludes with an action plan for achieving the goals set forth in the Plan.

Section D. Recommended Changes for the Borough's Master Plan and Zoning Ordinance

"The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared."

Master Plan Recommendations

1. Sayreville Goals and Objectives

As indicated in Section B, the goals and objectives that were identified as remaining valid are carried forward. The Master Plan Goals and Objectives should be updated to include the following:

Goal #9 Encourage resiliency, energy efficiency, and sustainability in all development within the Borough

- a. *Encourage flood resilient building construction in the floodplain*
- b. *Encourage green and blue roofs in all public building retrofits and new construction*
- c. *Develop energy-efficiency requirements for new construction*
- d. *Pursue the electrification of the Borough's fleet of vehicles*

2. Prepare an updated Land Use Plan Element

Prepare a land use plan element that will be used as the basis for the preparation of the zoning ordinance after the land use plan element have been adopted by the Planning Board pursuant to N.J.S.A. 40:55D-28. It should be noted, the Borough has authorized the preparation of an updated land use element.

- a. Reflect current conditions of the Borough. Since the Land Use Element was completed in 2013, there have been several larger developments. The Land Use Element should be updated to reflect the existing land uses within the Borough, particularly existing residential areas and changes to the Borough's historically industrial areas. A new Land Use Element will serve as a review and update to the planning and zoning policies of the Borough.
- b. Reflect the 2017 amendment to the MLUL regarding Smart Growth.
- c. Pursuant to the 2021 amendment to the MLUL, include a Climate Hazard Vulnerability Assessment to develop a climate resiliency strategy that will identify the natural hazards which pose a risk to Sayreville and provide strategies and design standards for the Borough to implement.

3. Prepare a Circulation Plan

A circulation plan should inventory the Borough's existing circulation and transportation elements and present strategies to improve the Borough's circulation patterns for pedestrians, cyclists, and vehicles. The Plan should include strategies addressing the increased warehouse development in the Borough and the resultant truck traffic. Strategies can address bicycle and pedestrian safety throughout the Borough.

4. Prepare a Community Facilities Plan

A Community Facilities Plan should inventory the existing community facilities in the Borough including schools, libraries, hospitals, firehouses, and police stations. The plan should evaluate the existing facilities for necessary improvements and propose additional community facilities to meet the Borough's future needs.

Land Use and Development Regulation Recommendations

1. Adopt an updated Zoning Map.

It is recommended the Borough adopt an updated Zoning Map to reflect the Borough's current zoning. A draft zoning map has been prepared and should be reviewed and amended to incorporate the recommendations put forth in this Report.

2. Prepare and adopt a comprehensive revision to the Borough's Zoning Ordinance.

The last comprehensive Zoning Ordinance was adopted in 1999. The Borough has begun a comprehensive revision of the Zoning Ordinance, including reviewing ordinance definitions, design standards, permitted uses, and conditional uses. It is recommended the Borough continue this comprehensive revision, incorporating the recommendations outlined in this Report. All uses in the Ordinance should be reviewed and amended/updated as needed. The definitions should consider including new common land uses not previously included in the Ordinance. The existing zoning should be evaluated and amended to reflect current and anticipated development in the Borough.

3. Electric Vehicle Charging Stations

The Municipal Land Use Law was updated in 2021 regarding electric vehicle charging stations and a model ordinance was created and released by the department of community affairs. It is recommended that the Borough adopt this ordinance to incorporate it into the zoning code.

4. Signs

The Borough has not updated or amended its sign ordinance since 1999 beyond amending political sign standards in Chapter 5 in 2019. It is recommended the Borough review and update the existing sign ordinance to add new types of signs including electronic messaging/digital display signs and projecting signs and update regulations for illuminated signs.

5. Design Standards

It is recommended the Borough review and amend the existing design standards. Amend the lighting standards for residential, commercial, and industrial zones. Review and amend street design standards to reflect current best practices.

6. Flood Hazard Overlay

It is recommended that the Borough create a Flood Hazard Overlay that is contiguous with the mapped flood hazard area to permit a lower percentage of impervious cover.

7. Sustainability and Green Building Practices

Sustainable building guidelines should be included in the Land Development Ordinance to encourage green building practices, sustainability, and resiliency in development projects. These guidelines can include:

- The use of cool roofs or vegetative roofs to reduce the heat island effect.
- Inclusion of green infrastructure such as bioswales, rain gardens, and cisterns for rainwater management
- Use of WaterSense fixtures and energy efficient appliances to reduce water use
- Incorporation of renewable energy and efficient building design in development projects to manage energy use
- Dedicated areas for the storage and collection of recyclable materials
- Transportation strategies including creating connections between sites and existing transit and providing bicycle facilities and electric vehicle charging infrastructure

- Hazard reduction and resiliency strategies like flood proofing new commercial developments or building residential structures with extra freeboard.
8. Rezone the B-2 Zone to the B-3 Zone and eliminate the B-2 Zone.

The only properties within the B-2 Zone are several properties along Bordentown Avenue. It is recommended that these properties be rezoned to the B-3 Zone, and the B-2 zone be eliminated.

9. Eliminate the PO Zone and SED-2 Zone.

The PO Zone was subsumed by the B-4 Zone, and the SED-2 Zone was replaced by the Fulton's Landing Redevelopment Area. Both zones no longer exist and can be removed from the Ordinance.

Section E. Recommended Redevelopment Plans

"The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A: 12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."

The Borough of Sayreville had designated seven redevelopment areas before the last Master Plan was adopted in 2013. The Borough has since designated five additional areas in need of redevelopment for a total of 12 redevelopment areas. The Development Areas are as follows:

- Club Pure Redevelopment Area, adopted May 2022
- Crossway Creek Redevelopment Area, adopted August 2000
- Dupont Redevelopment Area
- Florida Power and Light Redevelopment Area
- Fulton's Landing Redevelopment Area, adopted April 2019
- Hercules Redevelopment Area, adopted December 2017
- Jernee Mill Redevelopment Area, adopted July 1999
- Landfill and Melrose Redevelopment Area, adopted March 2011
- National Amusement Redevelopment Area, adopted December 2021
- River Road Redevelopment Area, adopted June 2018
- Route 35 Phase 1 Redevelopment Area, adopted September 2004
- Waterfront Redevelopment Area, adopted January 1999

Below are recent status updates for the Borough's redevelopment areas:

- The 418-acre mixed-use Riverton development is located in the Waterfront Redevelopment Area.
- An application encompassing the entirety of the 158-acre Fulton's Landing Redevelopment Area was approved August 17, 2022. The applicant proposed three one-story warehouse buildings with ancillary office space to be built over three phases.
- An application was approved in the Hercules Redevelopment Area on August 4, 2021 for three warehouses and ancillary office space in Section 1 of the Redevelopment Plan.
- Construction was recently completed for The Place at Sayreville, an affordable housing development which is located in the River Road Redevelopment Area
- Morgan's Bluff Apartments, an inclusionary age-restricted affordable housing development, was constructed in the Route 35 Phase 1 Redevelopment Area in 2016.

It is recommended the Borough examine the National Amusement Redevelopment Area Plan and assess if any changes are necessary. There are no recommendations for additional redevelopment plans.

Section F. Electric Vehicles

"The recommendations of the Land Use Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure."

It is recommended the Borough encourage the installation of public electric vehicle infrastructure on commercial and municipal properties within Sayreville and multifamily housing developments.

Further, in accordance with State Law (P.L. 2021, c. 171), electric vehicle charging stations and Make-Ready parking spaces should be permitted accessory uses within all zoning districts in the Borough. The Borough should adopt the DCA Model Statewide Municipal EV Ordinance, which will codify the state law within the Borough's Land Development Ordinance.