

Housing Plan Element and Fair Share Plan



Borough of Sayreville

4th Round

2025

Approved by the Planning Board on June 18, 2025

Adopted by the Mayor and Council via Resolution # _____, on _____ (Insert date)

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Introduction

The Borough of Sayreville is an established suburban community that is located in the eastern section of Middlesex County. The Borough consists of 15.8 square miles. Sayreville is bordered by seven other municipalities, which include Edison Township, Woodbridge Township, and City of Perth Amboy to the north; City of South Amboy to the east; Old Bridge Township to the south; and East Brunswick Township and South River Borough to the west.

This Housing Plan Element and Fair Share Plan has been prepared in accordance with the provisions of N.J.A.C. 5:93 and the requirements set forth in A4/S50 (Senate Bill No. 50), including the methodology and procedures established for the Fourth Round of affordable housing obligations. While the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) does not require municipalities to adopt a Fair Share Plan, doing so provides protection from exclusionary zoning litigation, including builder's remedy lawsuits. Similarly, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) does not mandate a Housing Plan Element, but it is a prerequisite for adopting or amending zoning ordinances. Together, the FHA and MLUL require that any adopted Housing Element address the municipality's present and prospective housing needs, with particular attention to low- and moderate-income housing. In accordance with the Fair Housing Act (N.J.S.A. 52:27D-310), as implemented through the Fourth Round methodology and procedures established in A4/S50 (P.L. 2024, c.____), the Housing Element shall include at minimum the following components:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated. In conducting this inventory, the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to property record cards.
2. A projection of the municipality's housing stock for the next ten years, including the probable future construction of low- and moderate-income housing, taking into account construction permits issued, approved applications for development, and anticipated residential development of lands.
3. An analysis of the municipality's demographic characteristics, including but not limited to household size, income level, and age.
4. An analysis of the existing and projected employment characteristics within the municipality.
5. A determination of the municipality's present and prospective fair share obligation for low- and moderate-income housing, and an assessment of its capacity to accommodate those housing needs, in accordance with the methodologies outlined in A4/S50.
6. A consideration of lands and structures most appropriate for the development, conversion, or rehabilitation of low- and moderate-income housing, including consideration of sites owned by or offered by developers committed to providing affordable housing.
7. A map of all sites designated for the production of low- and moderate-income housing and a listing that includes the owner, acreage, lot, and block for each site.

8. The location and capacity of existing and proposed water and sewer lines and facilities relevant to the designated housing sites.
9. Copies of applications or approvals required for amendments or consistency determinations with applicable area-wide water quality management plans, including wastewater management plans.
10. A copy of the most recently adopted master plan, and where required, the immediately preceding adopted master plan.
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. If unavailable, appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service shall be submitted.
12. A copy of the appropriate United States Geological Survey (USGS) topographic quadrangle maps for each designated site.
13. Any other documentation reasonably necessary to support review and evaluation of the Housing Element under the standards applicable to the Fourth Round.

The Borough of Sayreville has a substantial history of providing its fair share of affordable housing. Sayreville began its New Jersey Fair Share Housing Act compliance through the preparation of a Housing Element and Fair Share Plan in 1987 and received first round certification from the Council on Affordable Housing (COAH) on March 11, 1993. Sayreville prepared a Housing Element and Fair Share for second round certification on March 20, 2000. Sayreville received a second round certification on January 7, 2004, which had an expiration date of January 7, 2010.

Sayreville filed a Declaratory Judgement with the Superior Court of New Jersey on July 6, 2015. The Borough also filed a motion for temporary immunity from Mount Laurel litigation on July 27, 2015. The Court allowed the K-Land Corporation ("K-Land") to intervene in the Borough's Declaratory Judgement action. A settlement agreement was executed that involved three parties, which included Fair Share Housing Center ("FSHC") on July 18, 2016, K-Land on July 20, 2016, and by the Mayor on August 8, 2016. The Borough challenged the agreement's viability. As previously mentioned, a Housing Element and Fair Share Plan was initially adopted by the Borough Planning Board in August 2017. The Court permitted NL Industries, Inc ("NL") to also intervene in the Borough's Declaratory Judgement action on September 26, 2017.

An ordinance was adopted that rezoned two K-Land parcels (Camelot I and Camelot II) to allow for the construction of inclusionary development. On February 23, 2018, Judge Natali, Jr., P.J.Ch. issued an order requiring the Borough to provide notice of a Final Compliance Hearing that was scheduled on May 9, 2018. An amended Housing Element and Fair Share was subsequently adopted on March 29, 2018. New settlement agreements were executed on May 21, 2018, which later included the Borough; FSHC; K-Land; and NL. The previously executed settlement agreements were nullified. Following the adoption of the Housing Element and Fair Share Plan and settlement agreement, the fairness hearing was scheduled for June 28, 2018. The Court entered a Conditional Judgment of Compliance and Repose on December 20, 2018, and a Final Judgment of Compliance and Repose (JOR) on December 4, 2019.

Inventory of Housing Stock

Age of Housing Stock

The majority of the Borough's housing stock was constructed between 1950 and 1990. During the aforementioned time period, approximately 70% of the Borough's housing stock was constructed, while approximately 58% of Middlesex County's housing stock was constructed during the same period. Since 2010, only 5.2% of Borough's housing units have been constructed. Following 2010, Middlesex County resembled Sayreville's housing construction data; 6.9% of the County's housing units were constructed.

Table 1 - Housing Characteristics				
Time of Construction	Sayreville		Middlesex County	
	Number of Units	Percent of Units	Number of Units	Percent of Units
Prior to 1939	1,220	7.0%	33,680	10.6%
1940 to 1949	461	2.6%	17,314	5.5%
1950 to 1959	3,029	17.4%	48,834	15.4%
1960 to 1969	3,314	19.0%	47,041	14.9%
1970 to 1979	2,442	14.0%	37,063	11.7%
1980 to 1989	3,210	18.4%	51,121	16.1%
1990 to 1999	1,365	7.8%	32,181	10.2%
2000 to 2009	1,488	8.5%	27,554	8.7%
2010 to 2019	857	4.9%	20,101	6.3%
2020 or later	49	0.3%	1,744	0.6%
Total	17,345	100%	316,633	100%

Source: DP-04, 2023 American Community Survey 5-year Estimates

Condition of Housing Stock

This plan utilizes the 2023 American Community Survey 5-Year Estimates, where available, to estimate the number of substandard housing units in Sayreville that are occupied by low and moderate income households. ACS data considers the following factors to estimate the number of substandard housing units:

- Persons per room: 1.01 or more persons per room is an index of overcrowding.
- Plumbing facilities: Inadequate plumbing facilities is indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- Kitchen facilities: Inadequate facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing in the Borough of Sayreville and Middlesex County.

Table 2 Condition of Housing Stock				
	Sayreville		Middlesex County	
	Total	Percentage	Total	Percentage
Number of Persons per Room				
• 1.01 or more	880	5.2%	15,523	5.1%
Plumbing Facilities				
• Units Lacking Complete Plumbing Facilities	42	0.2%	1,005	0.3%
Kitchen Equipment				
• Lacking Complete Kitchen Facilities	122	0.7%	1,890	0.6%
Source: DP-04, American Community Survey 5-year Estimates				

The 2023 American Community Survey (ACS) indicators were used to estimate the number of substandard housing units in the Borough of Sayreville. As shown in Table 2, a total of 164 units meet the New Jersey Department of Community Affairs (DCA) criteria for deficient housing, which includes units that are overcrowded, lack complete plumbing or kitchen facilities, or were built more than 50 years ago. In accordance with the methodology outlined in A4/S50 and implemented by the DCA, this figure is used directly to calculate present need. No additional adjustments based on income levels or duplicative household factors were applied, consistent with the standardized present need calculation now utilized statewide.

Purchase or Rental Value of Housing Stock

According to the 2023 ACS, the median value of housing in Sayreville was \$407,600. The median value of housing in Middlesex County was \$439,300. Table 3 shows the percentage of housing units in each value category.

Table 3				
Value of Owner-Occupied Units				
Value	Sayreville		Middlesex County	
	Units	Percentage	Units	Percentage
Less than \$50,000	399	3.8%	4,112	2.1%
\$50,000 to \$99,999	176	1.7%	2,241	1.2%
\$100,000 to \$149,999	121	1.1%	2,815	1.5%
\$150,000 to \$199,999	170	1.6%	4,396	2.3%
\$200,000 to \$299,999	1,190	11.3%	23,362	12.0%
\$300,000 to \$499,999	5,615	53.2%	86,661	44.7%
\$500,000 to \$999,999	2,812	26.6%	65,317	33.7%
\$1,000,000 or more	71	0.7%	5,059	2.6%
Total	10,554	100%	193,963	100%
Median (dollars)	\$407,600		\$439,300	
Source: DP-04, 2023 American Community Survey 5-year Estimates				

For rental units, the median gross rent was \$1,641. Of Sayreville's 6,183 occupied rental units listed by the 2023 ACS, approximately 33.7% and 38.7% of the Borough's rental units were identified in the \$1,000-\$1,499 and \$1,500-\$1,999 categories, respectively. Moreover, the largest concentration of the Borough's rental unit pricing was identified in the two aforementioned categories. Conversely, approximately 24.3% and 33.7% of the County's rental units were identified in the \$2,000-\$2,499 and \$1,500-\$1,999 categories, respectively. The two categories represented the County's largest rental unit pricing categories.

Table 4				
Cost of Rent				
Occupied Units Paying Rent	Sayreville		Middlesex County	
	Units	Percentage	Units	Percentage
Less than \$500	168	2.7%	4,968	4.6%
\$500-\$999	171	2.8%	4,691	4.3%
\$1,000-\$1,499	2,084	33.7%	21,863	20.2%
\$1,500-\$1,999	2,371	38.3%	36,441	33.7%
\$2,000-\$2,499	698	11.3%	26,270	24.3%
\$2,500-\$2,999	525	8.5%	9,099	8.4%
\$3,000 or more	166	2.7%	4,894	4.5%
No Rent Paid	116	-	3,421	-
Total Occupied Units Paying Rent	6,183	100.0%	108,226	100%
Median (dollars)	\$1,641		\$1,810	
Source: DP-04, 2023 American Community Survey 5-year Estimates				

Occupancy Characteristics and Types of Housing Units

Out of the 17,345 total housing units in the Borough, 16,853 were occupied (97.1 percent). Of those occupied housing units in the Borough, 10,554 (62.6 percent) were owner-occupied and 6,299 (37.3 percent) were renter-occupied. The ACS indicated that Middlesex County's occupancy characteristics for each of the types of housing units are similar to Sayreville's housing data.

Table 5a Owner Occupied/Rentals and Total Occupied Units				
	Sayreville		Middlesex County	
	Total	Percentage	Total	Percentage
Total Number of Housing Units	17,345	100%	316,633	100%
Total Number of Occupied Housing Units	16,853	97.1%	305,610	96.5%
Total Number of Owner-Occupied Housing Units	10,554	62.6%	193,963	63.5%
Total Number of Renter-Occupied Housing Units	6,299	37.3%	108,226	36.5%
Source: DP-04, 2023 American Community Survey 5-year Estimates				

The 2023 ACS indicated that there were 17,435 housing units in Sayreville and 316,633 housing units in Middlesex County, which is shown in Table 5b. Single family detached units consist of approximately 50 percent of the Borough's and the County's housing stock. The second largest category was identified as single-family attached units for Sayreville and Middlesex County, which represented 13.9% and 11.1%, respectively.

Table 5b Housing Units				
Units in Structure	Sayreville		Middlesex County	
	Numbers in Structure	Percentage	Numbers in Structure	Percentage
1 - Unit Detached	8,987	51.5%	166,704	52.6%
1 - Unit Attached	2,418	13.9%	35,180	11.1%
2 Units	1,135	6.5%	20,734	6.5%
3 or 4 Units	879	5.0%	16,032	5.1%
5 to 9 Units	1,206	6.9%	18,693	5.9%
10 to 19 Units	1,558	8.9%	26,224	8.3%
20 Units or more	1,243	7.1%	30,205	9.5%
Mobile Home	0	0.0%	2,821	0.9%
Other	9	0.1%	40	0.0%
Total	17,435	100%	316,633	100%
Source: DP-04, 2023 American Community Survey 5-year Estimates				

Units Affordable to Low and Moderate Income Households

Low income households are defined as those earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. Formerly issued by COAH, the Affordable Housing Professionals of New Jersey (AHPNJ) publish annual income limits, which define low and moderate income limits based on household size from one (1) occupant up to eight (8) persons per household. Housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current Affordable Housing rules require that an efficiency unit be affordable to a household of one (1) as shown below in Table 6.

Table 6 2024 AHPNJ Income Limits for Middlesex County					
	1 Person	2 Person	3 Person	4 Person	5 Person
Median Income	\$102,340	\$116,950	\$131,580	\$146,200	\$152,048
Moderate (80% of Median)	\$81,872	\$93,568	\$105,264	\$116,960	\$121,638
Low (50% of Median)	\$51,170	\$58,480	\$65,790	\$73,100	\$76,024
Very Low (30% of Median)	\$30,702	\$35,088	\$39,474	\$43,860	\$45,614
Source: April 2024, AHPNJ 2024 Affordable Housing Regional Income Limits by Household Size					

To be considered affordable, an owner-occupied household should not pay more than 28 percent of its gross income on principal, interest, taxes and insurance, subsequent to a minimum down payment of 5 percent. A rental unit is deemed affordable if a household pays no more than 30 percent of its gross income on rent and utilities. The following table displays the number of homeowners and renters who are paying more than 30% of their gross income on mortgage and rent payments.

The majority of Borough's owner-occupied households contributed less than 20% of their household income towards housing costs. The second largest category represented households that had housing costs that exceeded 30% of their household income, which represented approximately 25%. By contrast, approximately 45% of the Borough's households residing in rental units contributed more than 30% of their income towards housing costs.

Table 7a Sayreville Monthly Housing Costs as a Percentage of Household Income in Owner Occupied Units		
Percentage of Income	Number	Percentage
Less than 20%	5,516	52.7%
20% to 29%	2,233	21.3%
30% or more	2,715	25.9%
Total	10,464	100%
Not computed	90	X
Source: DP-04, 2023 American Community Survey 5-year Estimates		

Table 7b Sayreville Monthly Housing Costs as Percentage of Household Income in Rental Units		
Percentage of Income	Number	Percentage
Less than 15%	1,009	16.4%
15% to 19.9%	501	8.2%
20% to 24.9%	1,106	18.0%
25% to 29.9%	749	12.2%
30% to 34.9%	634	10.3%
35% or more	2,142	34.9%
Total	6,141	100%
Not computed	158	(X)
Source: DP-04, 2023 American Community Survey 5-year Estimates		

Projected Housing Stock

Between 2013 and 2023, Sayreville issued building permits for 1,390 housing units. During the same time period, the Borough also issued permits to demolish 47 units, which is shown below in Table 8.

Table 8 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2013	139	3	136
2014	17	9	8
2015	125	2	123
2016	143	1	142
2017	5	2	3
2018	45	5	40
2019	137	2	135
2020	109	0	109
2021	147	1	146
2022	182	2	180
2023	228	14	214
2024	113	6	107
Total	1,390	47	1,343
Source: New Jersey Department of Community Affairs, Division of Codes and Standards			

Municipality's Demographic Characteristics

Sayreville has generally grown over the last seven decades, with one period of decrease between 1970 and 1980. Following that decade of population decline, Sayreville's population began to stabilize. The data from the North Jersey Transportation Authority indicated that the Borough will experience slower growth rates between 2015 and 2050. Middlesex County has experienced continued population growth since 1950. The County is also projected to experience additional population growth through 2050. The table below summarizes the Borough's and the County's population trends since 1950.

Table 9 Sayreville Borough and Middlesex County Population Characteristics 1950-2050 (Projected)						
Year	Sayreville Borough			Middlesex County		
	Total	Population Increase	Percentage Increase	Total	Population Increase	Percentage Increase
1950	10,338	-	-	264,872	-	-
1960	22,553	12,215	118.15%	433,856	168,984	63.79%
1970	32,508	9,955	44.14%	583,813	149,957	34.56%
1980	29,969	-2,539	-7.81%	595,893	12,080	2.06%
1990	34,986	5,017	16.74%	671,780	75,887	12.73%
2000	40,377	5,391	15.40%	750,162	78,382	11.66%
2010	42,704	2,327	5.76%	809,858	59,696	7.95%
2015	43,327*	623	1.45%	830,798*	20,940	2.58%
2020	45,345	2,018	4.65%	863,162	32,364	3.98%
2050	48,366*	3,021	6.66%	939,723*	76,561	8.86%
Sources: US Census, New Jersey Department of Labor and North Jersey Transportation Planning Authority*						

The median age in Sayreville at 39.6 years is slightly greater than the median age of Middlesex County (39.4 years) as shown below in table 10. The table shows that the age cohorts for Sayreville were relatively similar to the data for Middlesex County for a ten-year time span. However, the under 5, 25 to 44, and 45 to 64 age cohorts represented larger populations in Sayreville than Middlesex County.

Table 10 Population Comparison by Age				
Age	Sayreville Borough		Middlesex County	
	2013	2023	2013	2023
Under 5	6.3%	6.1%	6.1%	5.4%
5 to 19	17.9%	17.8%	19.5%	19.2%
20 to 24	5.9%	5.1%	7.1%	6.9%
25 to 44	27.9%	28.2%	28.1%	26.8%
45 to 64	28.7%	27.9%	26.4%	26.5%
Over 65	13.6%	15%	12.6%	15.8%
Total	100%	100%	100%	100%
Median Age	39.2	39.6	37.4	39.4
Source: DP-05, 2023 American Community Survey 5-year Estimates				

The 2023 ACS indicated that Sayreville's median household income was \$98,629, which was lower than Middlesex County's median income of \$109,028. Approximately 50% of the Borough's households earned an income of more than \$100,000, which also largely resembled the County's income distribution. A distribution of households by income for Sayreville and Middlesex County are presented below in table 11.

Table 11		
Households by Income		
Income Level	Sayreville Borough	Middlesex County
Less than \$10,000	2.3%	3.2%
\$10,000-\$14,999	1.2%	2.5%
\$15,000-\$24,999	4.6%	4.5%
\$25,000-\$34,999	3.9%	4.1%
\$35,000-\$49,999	9.4%	7.2%
\$50,000-\$74,999	15.3%	12.5%
\$75,000-\$99,999	13.7%	11.8%
\$100,000-\$149,999	21.0%	19.6%
\$150,000-\$199,999	12.2%	13.5%
\$200,000 or more	16.3%	21.0%
Median Household Income	\$98,629	\$109,028
Source: DP-03, 2023 American Community Survey 5-year Estimates		

The 2023 ACS indicated that there were 16,853 households in the Borough. Approximately 50% of the Borough's households were classified as married-couple households. The second largest household type was identified as female householder, no spouse and partner present, which represented approximately 25% of the Borough's total households. Middlesex County largely resembles Sayreville's household type data. See table 12.

Table 12				
Household by Type				
Household Type	Sayreville		Middlesex County	
	Number	Percentage	Number	Percentage
Total Occupied Households	16,853	100%	305,610	100%
Married-couple Households	8,424	50%	167,769	54.9%
Cohabiting couple family	831	4.9%	18,743	6.1%
Female householder, no spouse and partner present	4,139	24.6%	74,719	24.4%
> Female householder living alone	1,915	11.4%	39,301	12.9%
Male householder, no spouse and partner present	3,459	20.5%	44,379	14.5%
> Male householder living alone	2,353	14.0%	29,648	9.7%
Source: DP-02, 2023 American Community Survey 5-year Estimates				

Employment Characteristics

Of the 24,129 employed residents in the Borough, approximately 80% worked in the private sector. The second largest category was represented by government workers. Middlesex County primarily resembles Sayreville's employment classification data. See table 13.

Table 13 Classification of Workers				
	Sayreville		Middlesex County	
Class	Number	Percentage	Number	Percentage
Private Wage and Salary	19,841	82.2%	357,925	82.0%
Government Workers	3,478	14.4%	60,211	13.8%
Self Employed	779	3.2%	17,642	4.0%
Unpaid Family Workers	33	0.1%	522	0.1%
Total	24,129	100%	436,300	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates				

An analysis of the employed workforce indicated that Sayreville employees work in a broad array of economic sectors. The highest concentration of workers are employed in the retail trade; transportation, and warehousing, and utilities; and professional, scientific, management, administrative, and waste management services employment sectors. The Borough's workforce sector data is shown below in table 14.

Table 14 Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fishing and Hunting, and Mining	62	0.3%
Construction	1,463	6.1%
Manufacturing	1,861	7.7%
Wholesale trade	823	3.4%
Retail Trade	2,893	12.0%
Transportation and Warehousing, and Utilities	2,706	11.2%
Information	654	2.7%
Finance, Insurance & Real Estate	1,780	7.4%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,963	12.3%
Educational, Health, and Social Services	5,325	22.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,377	5.7%
Other Services	1,098	4.6%
Public Administration	1,124	4.7%
Total	24,129	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates		

The workforce occupation characteristics in Sayreville were compared to those of Middlesex County. As indicated in Table 15, the occupation characteristics of the Borough's residents closely resemble those of workers residing in Middlesex County. The Borough maintained a slightly higher percentage of workers in the construction; retail trade; and transportation and warehousing, and utilities occupation sectors than the County's overall totals. Conversely, the County has a higher percentage of workers in the manufacturing; professional, scientific, management, administrative, and waste management services; and educational, health and social services occupation sectors. Table 15 reflects the Borough's and County's occupational characteristics.

Table 15 Occupation Characteristics		
Sector	Sayreville (Percentage)	Middlesex County (Percentage)
Agriculture, Forestry, Fishing and Hunting, and Mining	0.3%	0.2%
Construction	6.1%	4.9%
Manufacturing	7.7%	9.0%
Wholesale trade	3.4%	3.3%
Retail Trade	12.0%	10.3%
Transportation and Warehousing, and Utilities	11.2%	8.2%
Information	2.7%	2.5%
Finance, Insurance & Real Estate	7.4%	9.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	12.3%	16.0%
Educational, Health, and Social Services	22.1%	23.2%
Arts, Entertainment, Recreation, Accommodation and Food Services	5.7%	5.3%
Other Services	4.6%	3.7%
Public Administration	4.7%	4.0%
Total	100%	100%
Source: DP-03, 2023 American Community Survey 5-year Estimates		

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Sayreville Borough and Middlesex County, the New Jersey Department of Labor (NJDOLE) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2032. This data has been summarized and is illustrated within table 16.

Table 16 Middlesex County Projected Employment				
Industry	2022 Actual Employment	2032 Projected Employment	Numeric Change	Outlook
Accommodation and Food Services	23,384	26,193	2,809	Growing
Administrative and Support and Waste Management and Remediation Services	51,487	58,289	6,802	Growing
Arts, Entertainment and Recreation	4,374	5,322	948	Growing
Construction	15,674	16,799	1,125	Growing
Educational Services	42,893	45,322	2,429	Growing
Finance and Insurance	13,219	13,862	643	Stable
Government	15,882	15,908	26	Stable
Health Care and Social Assistance	53,941	60,645	6,074	Growing
Information	9,185	8,892	-293	Declining
Management of Companies and Enterprises	8,031	9,137	1,106	Growing
Manufacturing	31,594	32,995	1,401	Stable
Other Services (except Government)	16,115	17,183	1,068	Growing
Professional, Scientific, and Technical Services	48,178	51,791	3,613	Growing
Real Estate and Rental and Leasing	5,603	5,897	294	Growing
Retail Trade	39,391	39,830	439	Stable
Transportation and Warehousing	54,211	66,886	12,675	Growing
Utilities	926	998	72	Growing
Wholesale Trade	32,406	34,758	2,352	Growing
Total (All Industries)	494,425	541,552	46,627	Growing
Source: DP-03, New Jersey Department of Labor and Workforce Development				

As indicated above, it is projected that in 2032 the County's employment sectors will increase or remain stable in almost all of the industries except for one particular industry, which is identified as the information industry. Overall, the county's economy will grow by 46,627 jobs, a percentage of which will likely be located in Sayreville. Administrative and support and waste management and remediation services; health care and social assistance; and transportation and warehousing employment sectors are projected to have the largest growth increase during the 2022-2032 time period.

Analyses

Vacant Land Analysis

The Borough of Sayreville conducted a comprehensive Vacant Land Analysis (VLA) to assess its realistic development potential and identify land available to meet its affordable housing obligations. This assessment reviewed tax records, zoning designations, and physical site constraints such as wetlands, flood zones, and parcel size thresholds. Below is a summary of the results:

All parcels listed in the ROSI (Recreation and Open Space Inventory) were excluded from the VLA due to their dedication for public recreation, natural preservation, or open space use. These include lands designated for watershed protection and large nature preserves, such as the Julian Capik Nature Preserve. These lands are not available for development due to their designation and use restrictions and therefore do not contribute to the Borough's developable acreage.

Several large parcels coded as vacant were also reviewed. While some parcels initially appeared promising due to their acreage—such as over 100 acres off Kimball Drive and Main Street—they were ultimately found to be constrained or otherwise unavailable. Constraints included flood hazard zones, the presence of wetlands or buffers, environmental contamination, deed restrictions (such as those on land transferred to the Borough by DuPont), and other legal or environmental limitations. These parcels were either fully constrained or otherwise restricted from development. Several others lacked unconstrained acreage data or were identified as false positives upon further inspection.

As a result of these findings, only several of the reviewed parcels yielded any unconstrained acreage that could reasonably support affordable housing development. Based on the results of the VLA, the Borough of Sayreville's total Realistic Development Potential (RDP) is 76 units.

Analysis of Multigenerational Family Continuity

The 2024 FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the Borough's ordinances indicates that there are no ordinances that would specifically create a detraction from meeting the Commission's goal of enabling senior citizens to reside at the homes of their extended families. Notable characteristics of the Borough's housing stock, which promote multigenerational family continuity include the presence of many homes and residential structures that contain three or more bedrooms, and a variety of housing stock in terms of for-sale and rental units in the form of single-family and multi-family units.

Analysis of consistency with the State Development and Redevelopment Plan

The Borough's Fourth Round Housing Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in the Fair Share Plan provide ample opportunity for the construction of affordable housing. Most of Sayreville is designated as Metropolitan Planning Area (PA1). Pursuant to the SDRP, PA1 is the preferred location for redevelopment and compact growth. The development of dense, affordable housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing "centers" where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development.

Additional areas of the Borough are designated PA5 – Environmentally Sensitive. These areas are located at the eastern and western edges of the municipality, along the Raritan and South River and Cheesequake Creek. Lastly, a small area in the south western portion of the municipality is designated Park, which contains the Sayreville Sports Complex, water department, recycling center, and Julian L. Capik Nature Preserve. None of the non-PA1 areas are identified for residential development in this plan.

Fair Share Plan

Satisfaction of Rehabilitation Obligation

PRESENT NEED (REHABILITATION OBLIGATION) – 194

Per resolution #2025-39, Sayreville adopted the DCA calculation of 194 units for its Present Need. Sayreville has an active rehabilitation program administered by Acuity Consulting Services and Triad Associates and will continue to offer this program for both owner-occupied and rental properties.

Satisfaction of Prior Round Obligation

PRIOR ROUND (1987-1999) - 261 UNITS

The Borough has a Prior Round obligation of 261 units. The Borough has addressed its obligation through the following mechanisms:

Lakeview at Sayreville

Lakeview at Sayreville is located at 1 Kulas Lane (Block 254.01 Lot 2) in the Parlin neighborhood of Sayreville. This 100% affordable development is a HUD Section 8 Project-Based Rental Assistance development that is comprised of 200 age-restricted rental units in a six-story building and 100 family rental units in six, two-story buildings. The building was originally placed into service in 1983 with a 20-year control period, formalized by a HUD Housing Assistance Payment (HAP) Contract. The project's second control period that expired on December 31, 2023. The Borough applied 65 of the age-restricted units towards its Prior Round obligation.

Riverton (Luxury Point)

Riverton (formerly called Luxury Point) is a mixed-use development located within the Borough's Waterfront Redevelopment Area. The site, located along the Raritan River and southwest of the Driscoll Bridge, encompasses a large portion of the 440-acre redevelopment area and will house a total of 2,000 residential units. Pursuant to the settlement agreement with FSHC, dated October 2, 2015, 300 of the 2,000 units will be affordable, non-age restricted, rental units, representing a 15% set-aside. This project is currently under construction and the Borough will apply 130 of the 300 units to its Prior Round obligation.

PRIOR ROUND CREDITS

The Borough has satisfied its 261-unit Prior Round obligation as follows:

Table 17 – Satisfaction of Prior Round Obligation

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
Lakeview at Sayreville (Age-Restricted Units)	Rental	Age Restricted	65		65
Riverton (Luxury Point) – <i>under construction</i>	Rental	Family	130	66	196
Totals			195	66	261

Satisfaction of Third Round Obligation

Third Round Credit Obligation Requirements

The May 2018 settlement agreement between the Borough, FSHC, K-Land, and NL assigned a Third Round obligation of 785 units. As of December 31, 2024, the Borough has realized the construction of the vast majority of its Third Round projects, and all of the remaining proposed projects and mechanisms remain viable and fully creditworthy. The Third Round projects/mechanisms are outlined below.

Prior Cycle Credits (4/1/1980 - 12/31/1986):

Lakeview at Sayreville

Of the remaining age-restricted units, 90 will be applied to the Borough's Third Round obligation.

Existing 100% Affordable Development

Gillette Manor

Gillette Manor, located at 650 Washington Road (Block 399 Lots 1, 16 and 20), is a 100% affordable, age-restricted project, managed by the Sayreville Housing Authority and owned by the Sayreville Housing for Senior Corporation. The project received HMFA tax credits in 1995 conditioned upon affordability controls contained in the property's Deed of Easement and Restrictive Covenant. The affordability controls for Gillette Manor began on January 1, 1995 for an initial period of 15 years. The affordability controls were subject to an extended-use restriction period of an additional 15 years, until January 1, 2025.

The project consists of a single structure with 100 one-bedroom units. Of the 100 age-restricted units, the Borough applied 84 units toward its Third Round obligation. Per the May 2018 settlement agreement, the Sayreville Housing Authority adopted a resolution applying new 30-year affordability controls without any residence preference for the 84 units being applied to the Third Round. The deed restrictions run with each unit for at least 30 years from the date the unit, after becoming vacant and having been affirmatively marketed throughout the housing region, is occupied by a new qualifying low- or moderate-income household who is qualified for the particular unit with no residency preference. This resolution is included in the Appendix.

The Place at Sayreville (River Road Redevelopment Area)

The River Road Redevelopment Area is an 87-acre area to the east of River Road and north of Main Street. Sayreville Boulevard bisects the Area in an east-west direction. Apart from the Neptune Gateway Facility, the entire Area is owned by the Sayreville Economic and Redevelopment Agency (SERA). A portion of the Area south of Sayreville Boulevard was developed as an 88-unit family rental project, with affordability controls applied on May 2, 2023. The Borough will apply all 88 units to its Third Round obligation.

Existing Inclusionary Development

Chase Partners

The Chase Partners site is located on Old Spyre Road/Route 35 and is within the Sayreville Route 35-Phase I Redevelopment Area. A redevelopment agreement was signed On July 11, 2013 between the Sayreville Economic and Redevelopment Agency (SERA) and the designated redevelopers, Chase Partners, LLC. The project occupies the northern portion of the Redevelopment Area, as seen on the map in Figure 1. The inclusionary residential development on the site, Morgan's Bluff, was completed in 2016. The project includes 22 affordable, age-restricted, rental units. The Borough applied all 22 age-restricted affordable units to its Third Round obligation.

K-Land (Camelot I & II)

On May 29, 2018, the Borough authorized the execution of a new settlement agreement with the K-Land Corporation ("K-Land") regarding several properties K-Land owns within the Borough, called Camelot I (Block 136.16 Lots 30.05 and 30.06) and Camelot II (Block 347.01 Lot 3.01 and Block 366.01 Lot 1). The settlement agreement establishes standards for two new inclusionary zones at Camelot I and Camelot II. Pursuant to the settlement agreement, the two sites were planned for inclusionary developments, comprising a total of 318 units between the two projects. Of the 318 units, 18 will be new affordable, family rental units, divided between the two projects, with 2 units at an off-site location.

CAMELOT I

The Camelot I project is located on Main Street in the eastern portion of the Borough. The area is composed of Block 136.16 Lots 30.05 and 30.06. The project is completed, however a deed restriction has not yet been executed and recorded on the property. The Borough will ensure that a valid deed restriction is executed prior to issuing certificates of occupancy for the second phase of the Camelot development.

LaMer

K-Land produced two (2) additional affordable units by deed-restricting existing units within the existing development known as LaMer, which is also owned by the K-Land Corporation and/or controlled entity. The two (2) units are located at 140 Samuel Circle and 115 Check Avenue (both within Block 449 Lot 10.100). In accordance with the May 29, 2018 settlement agreement, deed restrictions were executed on these properties on February 10, 2020.

Existing Supportive Housing:

Caring House 54

Caring House 54 is a licensed group home located at 1079 Bordentown Avenue (Block 442.19 Lot 6). The project contains 4 units for permanent supportive housing for very-low income, developmentally disabled adults. The group home is currently licensed to support 6 individuals. Caring House received its Business License from the Borough on January 13, 2016. The Borough applied 4 units to its Third Round obligation.

Accessory Apartment Program:

Sayreville adopted an amendment and update to its accessory apartment ordinance on October 10, 2017. The program is available to properties within the Office/Services (O-S) Overlay Zone. To date, no units have been created.

Proposed Inclusionary Development:*Riverton (Luxury Point)*

The Borough will apply the remaining 170 affordable, family, rental units from Riverton to its Third Round obligation.

NL Site

The NL site is located on Cross Avenue and US Highway 9. The site is comprised of Block 297 Lot 1, Block 332 Lots 1, 2, 3, and 4, and Block 333 Lot 1 and measures approximately 22 acres in size. The site is planned for an inclusionary development with 132 total units, 7 of which will be affordable, family, rental units, representing an approximately 5.3% affordable set-aside. The Borough will apply all 7 affordable rental units created on the Cross Avenue/National Lead site to its Third Round obligation. This site is currently under construction.

CAMELOT II

The Camelot II project of the K-Land development is located between Main Street and North Ernston Road. The site is composed of Block 347.01 Lot 3.01 and Block 366.01 Lot 1, measuring approximately 24.5 acres in size. The site is currently under construction and will yield eight (8) affordable units when completed.

Table 18 – Satisfaction of 3rd Round Obligation

Compliance Mechanism	Rental or Sale	Family/Age Restricted/SN	Units	Bonus Credits	Total Credits
Lakeview at Sayreville (Family Units)	Rental	Family	100	0	100
Lakeview at Sayreville (Age-Restricted Units)	Rental	Age-Restricted	90	0	90
Gillette Manor	Rental	Age-Restricted	84	0	57
Chase Partners	Rental	Age-Restricted	22	0	22
Caring House 54	Rental	Special Needs	4	4	8
Riverton*	Rental	Family	170	170	170
The Place (River Road)	Rental	Family	88	16	104
NL Site*	Rental	Family	7	7	14
Camelot I	Sale	Family	10	0	10
Camelot II*	Sale	Family	8	0	8
LaMer	Sale	Family	2	0	2
Accessory Apartment Program*	Rental	Family	10	0	10
Total			595	197	792

* under construction

Satisfaction of the 4th Round Obligation

On March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) which required the DCA to produce non-binding estimates of fair share obligations for Sayreville (among other municipalities). The DCA report issued on October 18, 2024 identified an obligation of 270 units, based on a variety of factors, one of which being the “Land Capacity Factor” (LCF). The LCF was based on DCA’s analysis of available land within the municipality that would be available for development (similar to a vacant land analysis). The Borough’s professionals reviewed the LCF against reasonable constraints that DCA may not have been privy to during its analysis. Based on reasonable exclusions, the Borough adopted a resolution on January 27, 2025 that accepted an obligation of 210 units – 60 units less than the DCA figure.

Subsequent to this resolution, negotiations were entered into between the Borough, Fair Share Housing Center, and the New Jersey Builder’s Association (NJBA). The NJBA was included as a party as they had filed suit against all towns that did not accept the DCA figure. A court conference was held on March 10, 2025 with representatives with all parties, facilitated by the Ret. Hon. Judge Mary Jacobson. In the conference, representatives from Fair Share and the Borough discussed an alternative methodology that Fair Share was utilizing to ensure that the broader regional housing need was not fully removed by municipal exclusions to the LCF. Later meetings and correspondence with Fair Share resulted in a negotiated agreement of 240 units for Sayreville’s obligation for the 4th round. The Borough adopted resolution #2025-87 on March 25, 2025 committing to the agreed revised obligation.

Following from this agreement, the Borough still reserved the right to apply a vacant land adjustment to its obligation, which is a separate analysis to the land capacity factor conducted by DCA. As mentioned previously in this plan, the Borough’s VLA identified a total of 63.29 acres unencumbered for multi-family residential development, which at a presumptive density of six (6) dwelling units per acre creates a realistic development potential (RDP) of 76. The Borough proposes the following mechanisms to address the RDP:

Mocco Site – Located adjacent to the existing Lakeview at Sayreville and the John F. Kennedy Memorial Park, Block 252 Lot 2 is projected to be developed to include a 250 unit inclusionary age-restricted rental development. At a 15% set-aside for affordable units, this will result in a total of 38 units. Due to the 30% cap on age-restricted units, Sayreville will apply 22 units to its RDP, with the remaining units being applied to the Unmet Need. The Borough will apply an overlay to permit the development with affordable set-asides.

Ernston Road – The Ernston Road inclusionary site is composed of multiple parcels at the southeastern edge of the Borough at the border with Old Bridge, along Route 9. The southern site, bordered by Ernston and Westminster Boulevard contains an older single story commercial development. The Borough will provide overlay zoning to permit a development of up to 60 residential dwelling units, with a set-aside of 15% for rental or 20% for for-sale units, creating a minimum of 9 affordable housing units. These units are applied to the RDP. The northern site is in multiple ownership and additionally has a contaminated site that is currently being remediated. The northern site will be included in an overlay that permits residential development up to 10 dwelling

units/acre, with a set-aside for affordable housing of 15% for rental or 20% for sale units, which will result in a minimum of 11 affordable units. These units will be applied to the Unmet Need.

Supportive/Special Needs home – Sayreville will commit to developing one (1) housing unit for supportive and/or special needs, with a minimum of four (4) bedrooms. The operator of the unit must be licensed by the Division of Developmental Disabilities. Funding for the project is outlined in the spending plan.

Raritan Street Park & Ride – The Borough maintains joint ownership (along with NJ Transit) of a park and ride parking lot at Raritan Street near Main Street and adjacent to the Garden State Parkway (B. 335.04 L. 1.021 & 1.022). This site has been long considered by the Borough to be underutilized for its intended purpose and being developed for mixed-uses including residential would be a better outcome for the site. The Borough will adopt a new overlay zone over the park and ride lots to permit multi-family development of up to 175 dwelling units with a set-aside for affordable housing of 15% for rental or 20% for sale units, which will result in a minimum of 27 affordable units. Twenty-two of these units will be applied to the RDP, with the remaining 5 units applied to the Unmet Need.

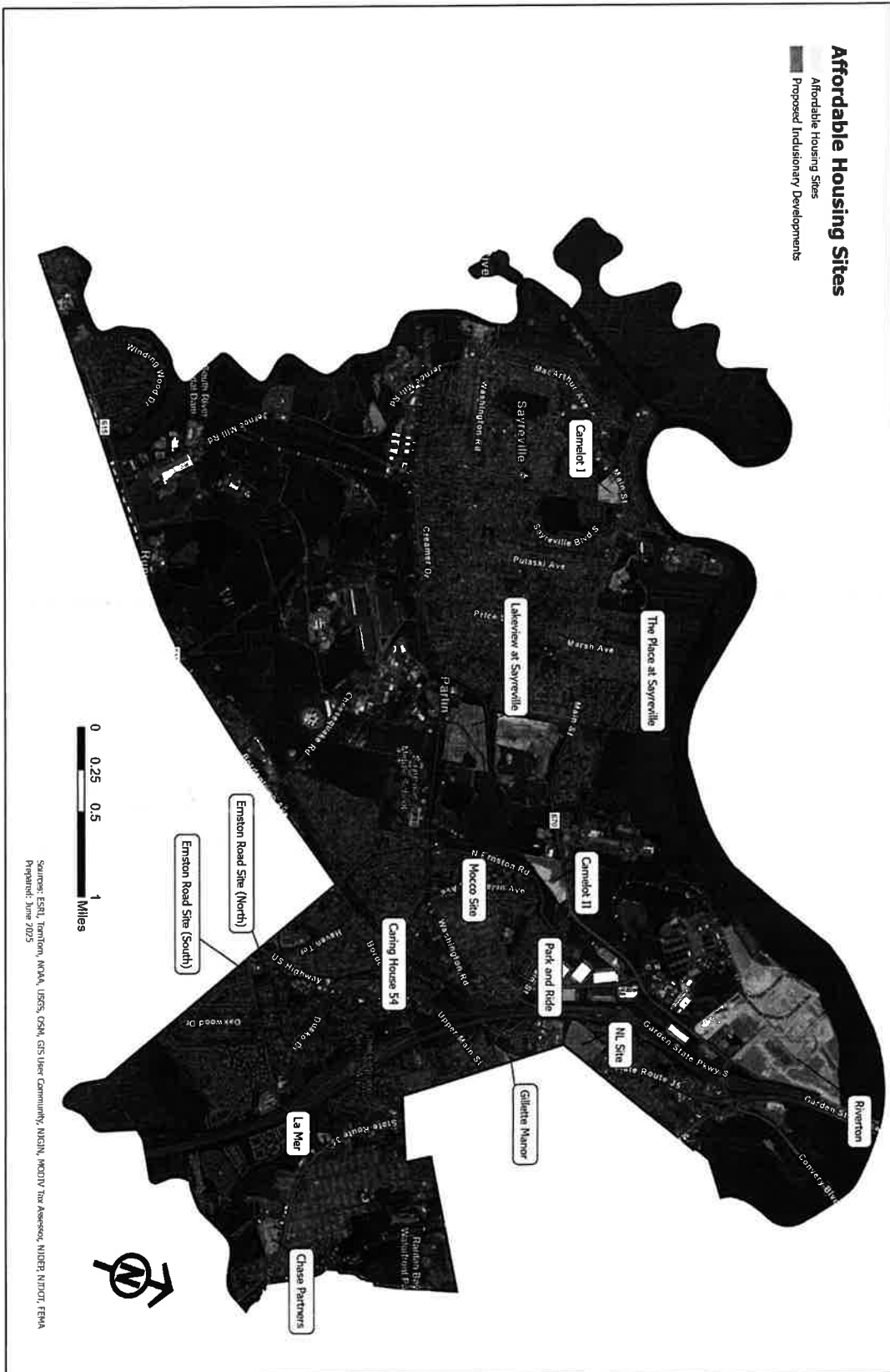
Table 19 – Satisfaction of 4th Round RDP Obligation

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units	Bonus Credits	Total Credits
Special Needs Units	Rental	Special Needs	4	4	8
Ernstson Road	TBD	Family	9	4.5	13.5
Mocco Site	Rental	Age Restricted	22	0	22
Raritan Street Park & Ride	TBD	Family	22	10.5*	32.5
Total			57	19	76

*Borough capped at 19 bonus credits

Category	Required	Provided
Total Credits	76	76
Family Units	38	46
Family Rental Units	19	46
Very Low-Income Units	10	10
Very Low-Income Family Units	5	5
Age Restricted Cap	22	22
Bonus Credits	19	19

Fig. 1 – Map of Existing and Proposed Affordable Housing



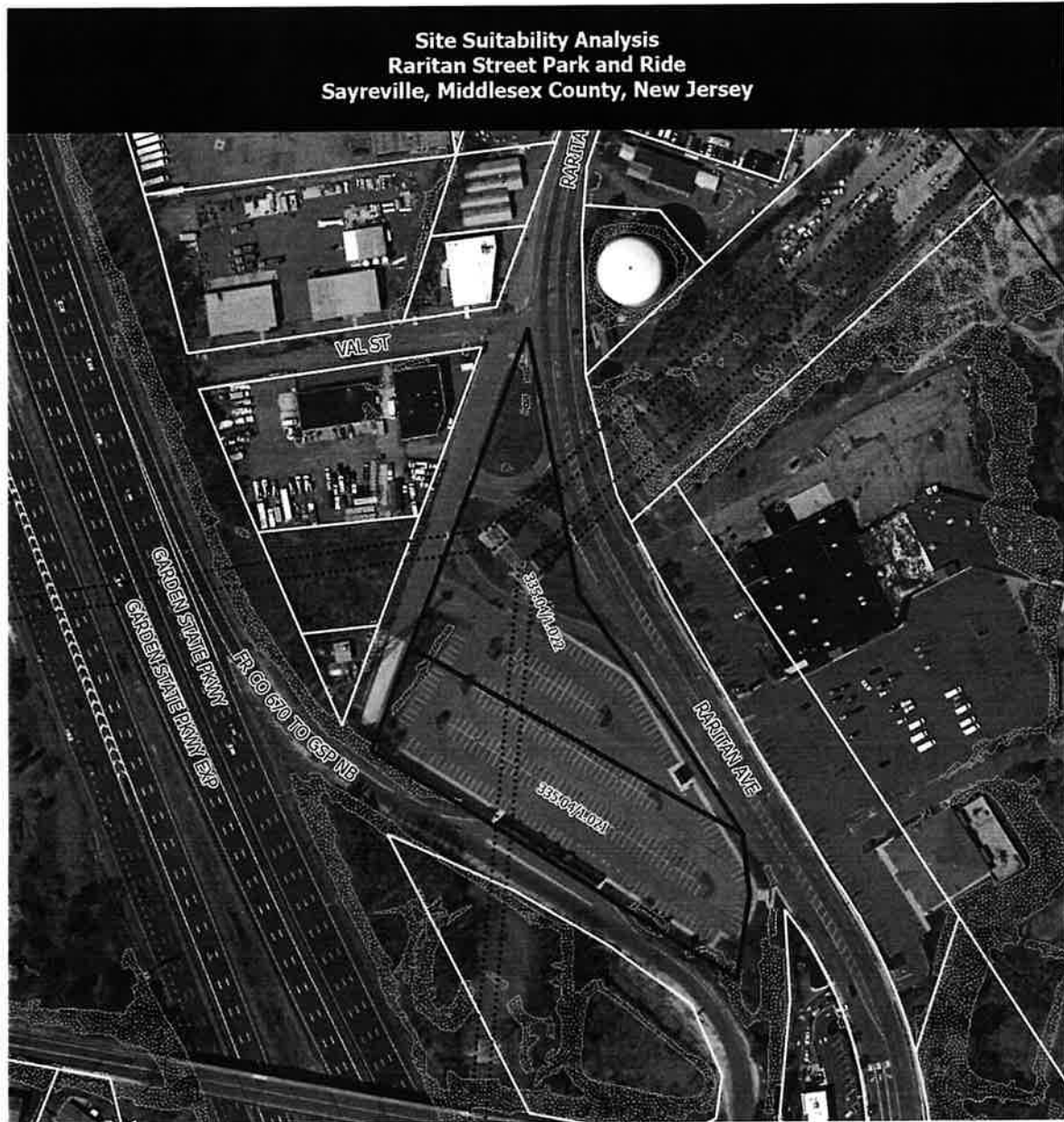
Site Suitability Analyses

In accordance with Court Directive #14-24 a required element of a Housing Element and Fair Share Plan is the inclusion of detailed site suitability analyses, based on the best available data, for each of the un-built inclusionary or 100 percent affordable housing sites in the plan; and a concept plan for the development of each of the selected sites, overlaid on the most up to date environmental constraints map for that site as part of its analysis. The following section details the analyses as required for the proposed inclusionary sites included in this plan. Additionally, the Borough Engineer has provided a letter attesting to there being sufficient water and sewer access to each of these sites to support the prospective developments.

Raritan Street Park & Ride

The Raritan Street Park and Ride is a 4-acre site that provides for a moderately large development footprint suitable for multi-unit residential construction with adequate circulation and open space; however, there are several significant constraints. The presence of electricity pylons and overhead transmission lines will likely limit buildable areas due to safety and setback requirements. Additionally, the existing active use of the site as a commuter park and ride and split ownership between the Borough and the Turnpike Authority will require coordination with other agencies on the temporary or permanent relocation of current facilities. These constraints will impact site planning but can be addressed through creative design and phased development.

The site's location within the B3 - Highway Business zoning district does not permit dwelling units as a use. Zoning modifications through the implementation of an overlay permitting residential uses will be necessary to allow for affordable unit construction. While the bulk regulations are favorable for mid-density development, allowing for two- to three-story buildings as-of-right, the limitations imposed by the transmission lines may require a marginal increase in building lot coverage or building height.



Legend

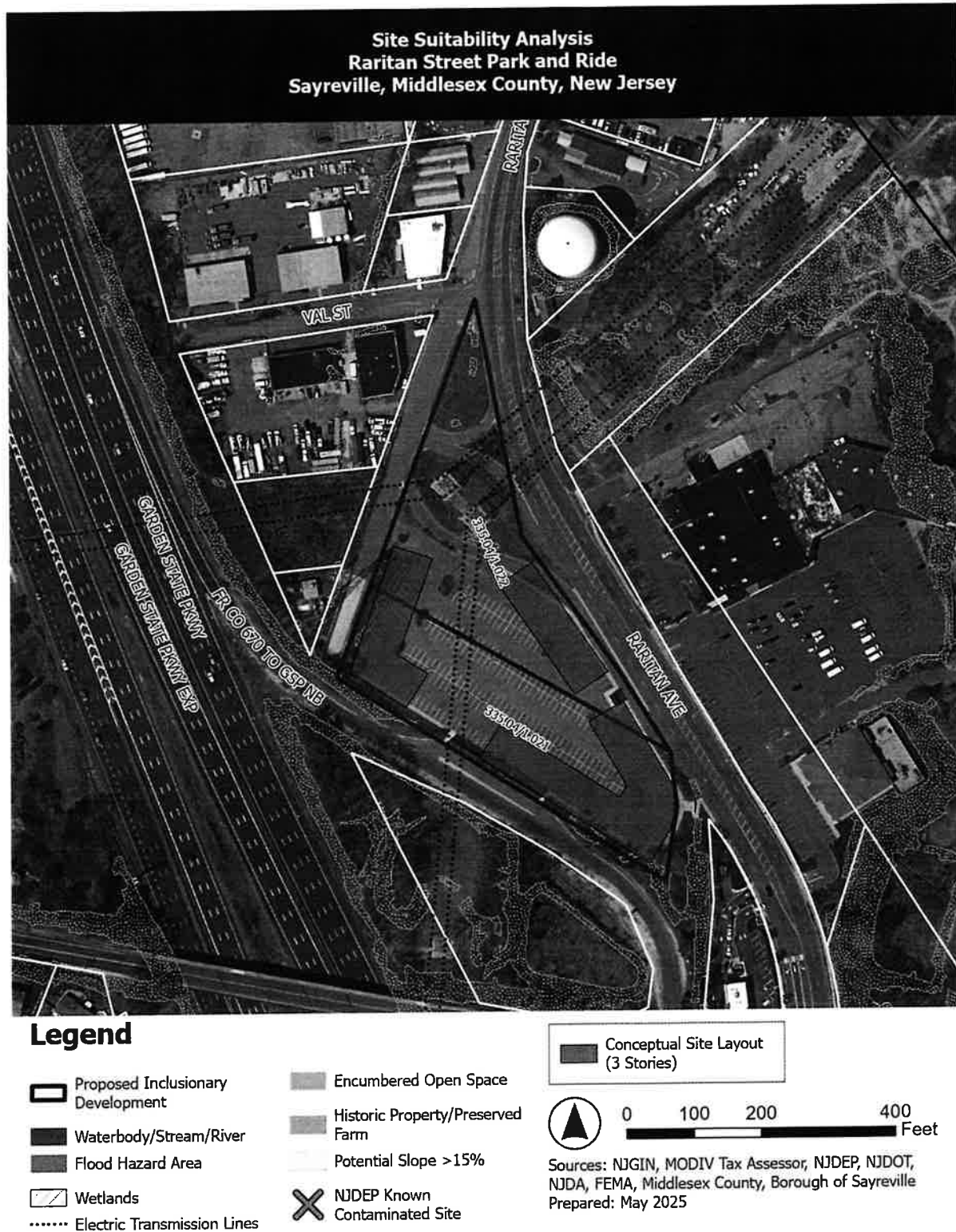
- | | |
|-----------------------------------|----------------------------------|
| Proposed Inclusionary Development | Encumbered Open Space |
| Waterbody/Stream/River | Historic Property/Preserved Farm |
| Flood Hazard Area | Potential Slope >15% |
| Wetlands | NJDEP Known Contaminated Site |
| Electric Transmission Lines | |



0 100 200 400 Feet

Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville
Prepared: May 2025

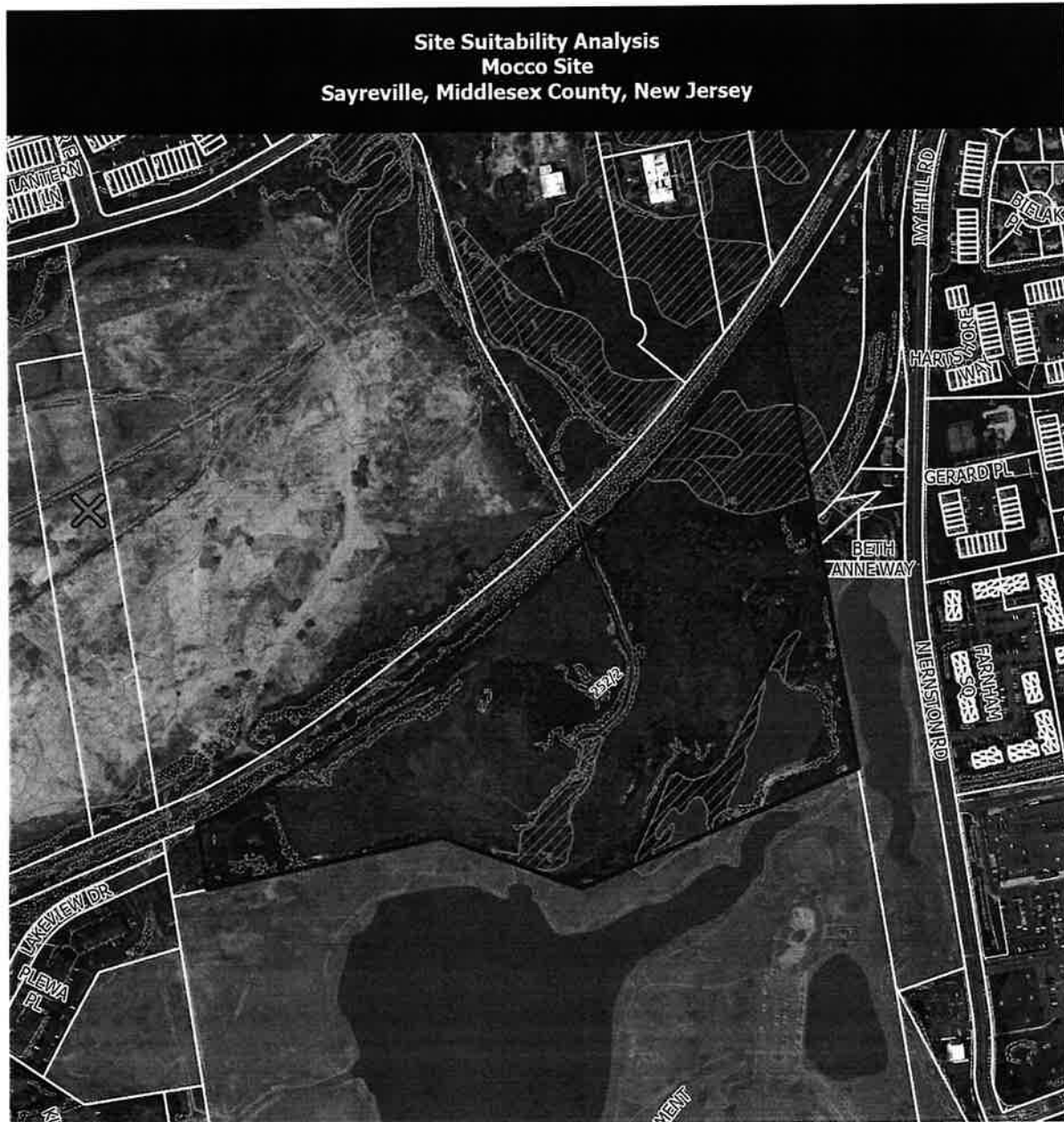
Raritan Street Park & Ride - Site Suitability		
Location & Configuration		
Area	Block 335.04 Lot 1.021	1.995 Acres
	Block 335.04 Lot 1.022	2.009 Acres
	Total	4.004 Acres
Shape	The combined lots are roughly a triangle with linear dimensions of approximately 601 ft. x 575 ft. x 950 ft.	
Current Land Use	NJ Transit park and ride lot and adjacent access roads. The parking lot includes 290 parking spaces.	
Existing Structures	Electricity pylon and transmission lines; bus shelters along Garden State Parkway on-ramp and Raritan Avenue	
Zoning		
Zoning District	B3 - Highway Business	
Permitted Uses	Permitted: Automatic car wash; Automobile repair; Automobile sales; Bar; Child care center; Essential service; Health club, gym or recreational facility; Indoor theater; Institutional and public use; Nightclub; Nursing home, assisted living facility, continuing care retirement community; Office; Retail sales and service; Restaurant, excluding drive-in; Wholesale sales and service. Conditional: Full-service or suite hotel; Gasoline service station; House of worship; Public utility Accessory: Outdoor storage; Parking facility/garage (non-truck); Parking for principal use; Signs	
Bulk Regulations	Min. Lot Area:	20,000 sq. ft.
	Min. Lot Width:	100 ft.
	Min. Lot Depth:	100 ft.
	Front Setback:	50 ft.
	Side Yard Setback:	10 ft., 20 ft. total
	Rear Yead Setback:	20 ft.
	Max. Height:	35 ft.
	Max Lot Coverage:	25% buildings, 85% buildings and pavement
Context & Adjacent Uses		
The lots are in the eastern part of the borough near the municipal boundary with South Amboy. The parcels are bordered by the Garden State Parkway and Raritan Avenue. Adjacent uses include utility, telecom, light industrial, auto repair, and retail.		
Ownership		
Block 335.04 Lot 1.021	NJ Turnpike Authority	
Block 335.04 Lot 1.022	Borough of Sayreville	



Mocco Site

The Mocco Site presents an excellent opportunity for residential development due to its large size and adjacency to existing residential neighborhoods, parkland, and educational facilities. The large and contiguous land area offers extensive flexibility across a range of housing typologies, from low-rise apartments to townhomes, and the potential to integrate open space, recreation areas, and other community-serving facilities on-site.

While the site is currently vacant there are numerous environmental constraints including multiple wetlands, waterbodies, and Burt Creek. This will likely fragment the developable area and require efforts to mitigate environmental impacts. Housing is not permitted in the PRIME (Public, Recreational, Institutional, Municipal, and Educational) zoning district. Given the scale of the site and its zoning, a zoning overlay must be pursued to accommodate affordable housing. The bulk standards allow for up to 3-story construction and substantial coverage (85% for buildings and pavement), which supports medium-density development.



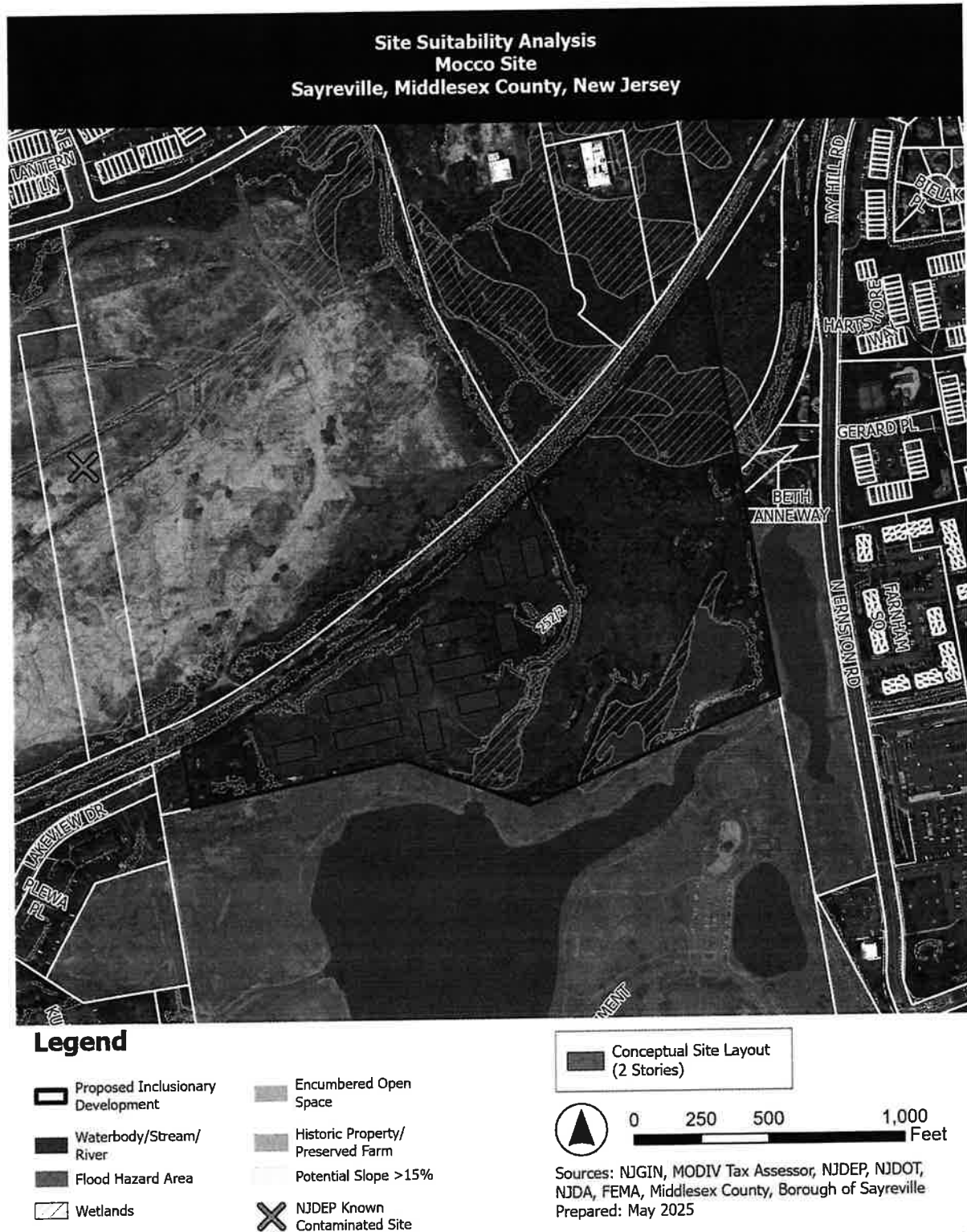
Legend

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|-----------------------------------|----------------------------------|
| Proposed Inclusionary Development | Encumbered Open Space |
| Waterbody/Stream/River | Historic Property/Preserved Farm |
| Flood Hazard Area | Potential Slope >15% |
| Wetlands | NJDEP Known Contaminated Site |



0 250 500 1,000 Feet

Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville
Prepared: May 2025

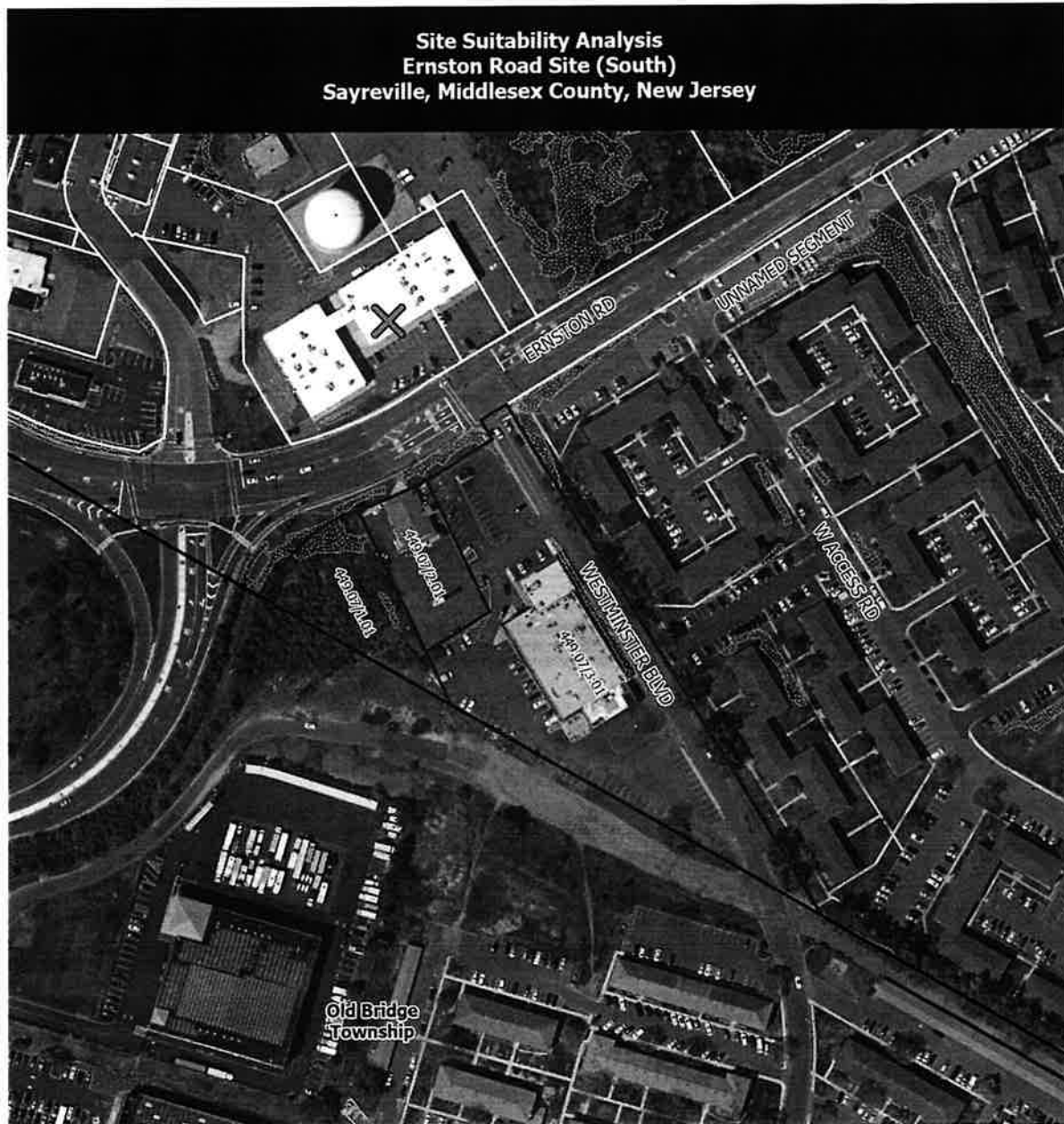


Mocco Site - Site Suitability		
Location & Configuration		
Area	Block 252 Lot 2	42.57 Acres
Shape	The lot is roughly a trapezoid with linear dimensions of approximately 2,225 ft. x 1,565 ft. x 2,625 ft. x 220 ft.	
Current Land Use	Vacant land	
Existing Structures	Electricity transmission lines along the eastern edge of the site	
Zoning		
Zoning District	PRIME – Public, Recreational, Institutional, Municipal, and Educational	
Permitted Uses	Permitted: Child care center; Essential service; Health club, gym or recreational facility; Institutional and public use; Nursing home, assisted living facility, continuing care retirement community Conditional: House of worship; Public utility Accessory: Office; Outdoor storage; Parking facility/garage (non-truck); Parking for principal use; Restaurant, excluding drive-in; Retail sales and service; Signs	
Bulk Regulations	Min. Lot Area:	10,000 sq. ft.
	Min. Lot Width:	100 ft.
	Min. Lot Depth:	100 ft.
	Front Setback:	20 ft.
	Side Yard Setback:	10 ft., 20 ft. total
	Rear Yeard Setback:	30 ft.
	Max. Height:	40 ft. / 3 Stories
	Max Lot Coverage:	30% buildings, 85% buildings and pavement
Context & Adjacent Uses		
The lot is in the central part of the borough, and bordered by John F. Kennedy Park, the Lakeview at Sayreville residential development, several single-family homes, and Conrail’s Sayreville Running Track right-of-way. The lot is also close to the Sayreville Towne Center shopping center and Sayreville’s middle and high schools. On the opposite side of the Conrail right-of-way is the Fulton Landing Redevelopment Area. The lot itself is constrained by several wetlands, waterbodies, and Burt Creek, which bisects the site.		
Ownership		
Sayreville Property Holding, LLC.		

Ernston Road

The Ernston Road Site offers a moderately strong opportunity for development, driven by its size, strategic location near major road corridors, and proximity to existing residential neighborhoods. There are several constraints that impact future development. The presence of 12 different owners adds complexity in terms of acquisition, consolidation, or partnership development. In addition, the parcels include active retail businesses and a telecommunications tower, which would require relocation. Moreover, environmental remediation at 499 Ernston Road, could delay development and impose additional regulatory steps. It is unclear if Minnall Drive and Westminster Blvd driveways would need to be maintained through and after redevelopment. As a result of this complexity, it has been determined to include the southern portion of the site (B. 449.01 L. 1.01, 2.01 & 3.01) as a compliance mechanisms for the Borough's RDP obligation, with the northern site to be applied to the Unmet Need.

Current zoning as B3 - Highway Business does not permit residential uses by right. Zoning modifications, likely through the implementation of an overlay, will be necessary. Existing bulk regulations are favorable for mid-density development, allowing for two- to three-story buildings as-of-right.



Legend

Proposed Inclusionary Development	Encumbered Open Space
Waterbody/Stream/River	Historic Property/Preserved Farm
Flood Hazard Area	Potential Slope > 15%
Wetlands	NJDEP Known Contaminated Site



0 100 200 400 Feet

Sources: NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, NJDA, FEMA, Middlesex County, Borough of Sayreville
Prepared: May 2025



Ernston Road Site - Site Suitability		
Location & Configuration		
Area	Lot	Acres
	Block 445 Lot 1.02	0.888
	Block 445 Lot 1.03	1.599
	Block 445 Lot 2.03	0.782
	Block 445 Lot 2.04	0.182
	Block 445 Lot 3.01	0.531
	Block 445 Lot 4.03	0.261
	Block 445 Lot 4.04	0.195
	Block 445 Lot 4.05	0.062
	Block 445 Lot 5.03	0.864
	Block 445 Lot 5.04	0.918
	Block 446 Lot 2.01	0.319
	Block 446 Lot 2.02	0.198
North Side of Ernston Rd*		
	Total	6.798
	Block 449.07 Lot 1.01	0.610
	Block 449.07 Lot 2.01	0.464
	Block 449.07 Lot 3.01	2.809
South Side of Ernston Rd		
	Total	3.883
Grand Total		10.681
*If Minimall Drive is included, it will add an approximately 1.59 additional acres to the north side of the site		
Shape	The lots are divided by Ernston Road into two contiguous areas. The northern lots are an irregular triangular shape with linear dimensions of approximately 960 ft. x 970 ft. x 730 ft., partially bisected by a driveway known as Minimall Drive. The southern lots also a triangular shape with linear dimensions of approximately 810 ft x 450 ft. x 910 ft.	
Current Land Use	Shopping centers, accessory parking, and telecom	
Existing Structures	Several one-story retail buildings and a telecom tower	
Zoning		
Zoning District	B3 - Highway Business	
Permitted Uses	Permitted: Automatic car wash; Automobile repair; Automobile sales; Bar; Child care center; Essential service; Health club, gym or recreational facility; Indoor theater; Institutional and public use; Nightclub; Nursing home, assisted living facility, continuing care retirement community; Office; Retail sales and service; Restaurant, excluding drive-in; Wholesale sales and service Conditional: Full-service or suite hotel; Gasoline service station; House of worship; Public utility Accessory: Outdoor storage; Parking facility/garage (non-truck); Parking for principal use; Signs	

Bulk Regulations	Min. Lot Area:	20,000 sq. ft.
	Min. Lot Width:	100 ft.
	Min. Lot Depth:	100 ft.
	Front Setback:	50 ft.
	Side Yard Setback:	10 ft., 20 ft. total
	Rear Yead Setback:	20 ft.
	Max. Height:	35 ft.
	Max Lot Coverage:	25% buildings, 85% buildings and pavement
Context & Adjacent Uses		
<p>The lots are in the southeastern part of the Borough near the municipal boundary with Old Bridge Township. Surrounding all portions of the site are auto-oriented retail uses and both single- and multi-family residential.</p> <p>The northern portion of the site is bordered by US Route 9, Ernston Road, and single-family homes. This portion of the site is partially bisected by a driveway known as Minimall Drive. This portion of the site also surrounds the Sayreville water tower on three sides. 499 Ernston Road is located on NJDEP's Known Contaminated Site List. According to NJDEP records, remedial action is to be completed by May 2028.</p> <p>The southern portion of the site is bordered by US Route 9, Ernston Road, the Skytop Garden Apartments, and the municipal border with Old Bridge Township. This portion of the site also includes a driveway, Westminster Boulevard, which provides access to the London Terrace and Parkwood Village development in Old Bridge Township.</p>		
Ownership		
Lot		Owner
Block 445 Lot 1.02		AT&T Co.
Block 445 Lot 1.03		Glenkat Realty Co, Ltd.
Block 445 Lot 2.03		511 Lincoln Highway Realty, LLC
Block 445 Lot 2.04		511 Lincoln Highway Realty, LLC
Block 445 Lot 3.01		Ansh Realty, LLC
Block 445 Lot 4.03		993 Route 9, LLC
Block 445 Lot 4.04		993 Route 9, LLC
Block 445 Lot 4.05		NJDOT
Block 445 Lot 5.03		Shakti Jahu, Inc.
Block 445 Lot 5.04		PMK Associates
Block 446 Lot 2.01		Glenkat Realty Co, Ltd.
Block 446 Lot 2.02		Glenkat Realty Co, Ltd.
Block 449.07 Lot 1.01		ECS-Old Bridge, LLC
Block 449.07 Lot 2.01		Ernston Road II Associates, LLC
Block 449.07 Lot 3.01		Ernston Road Associates, LLC

Unmet Need

Units not included in a municipality's RDP are identified as "Unmet Need". Sayreville did not have any unmet need in the prior or 3rd rounds. For the 4th round, the Borough has an unmet need of 164 units. Sayreville has a robust development environment with a substantial amount of land zoned for residential development. As such, it is anticipated that existing development interest and potential future projects that are of appropriate density and compatible with surrounding land uses, such as those outlined below, will contribute affordable housing units and may fully satisfy the unmet need prior to June 30, 2025.

Gillette Towers Expansion - Located along Main Street near the Garden State Parkway, this project is proposed to be developed to include an 81-unit inclusionary rental development, with an affordable housing set-aside that is anticipated to be in the form of special needs bedrooms. While the conceptual and final design of the project are pending finalization, it is anticipated that the set-aside will generate 16 special needs bedrooms at a 20% set-aside for affordable units. Sayreville is applying these units to its unmet need at this time; however, Sayreville reserves the right to amend this Plan and apply these units toward its RDP should the need arise, in which case the Borough also reserves the right to claim any associated bonus credits.

Lakeview Expansion - Located off of Kulas Lane within the existing Lakeview at Sayreville, Block 254.01, Lot 2 is proposed to be developed to include up to 80 dwelling units, including an affordable housing set-aside of 15-20%. This would result in a total of approximately 16 affordable housing units. This project is still under discussion and the precise number of residential units and set-aside may change. The project may contain either family units with affordable family units as the set-aside, or age-restricted units in combination with special needs units as the affordable housing set-aside. Sayreville is applying the affordable housing units from this project to its unmet need at this time; however, Sayreville reserves the right to amend this Plan and apply these units toward its RDP should the need arise, in which case the Borough also reserves the right to claim any associated bonus credits.

Table 20 – Satisfaction of Unmet Need Obligation

Compliance Mechanism	Rental or Sale	Family or Age Restricted	Units
Ernstson Road North	TBD	Family	11
Mocco Site (B: 252 L: 2)	Rental	Age Restricted	16
Raritan Road Park & Ride	TBD	Family	5
Gillette	Rental	Age Restricted	16
Lakeview Extension	Rental	TBD	16
Total			64

During the Fourth Round compliance period the Borough may also include additional mechanisms such as opportunities for for-sale housing units developed via nonprofit organizations such as Habitat for Humanity or for-profit developers. In addition, the Borough may require veterans preference for certain projects. In order to effectuate the veterans preference requirement, the Borough would update its Affordable Housing Ordinance upon the adoption of updated UHAC regulations by the State of New Jersey.

Cost Generation

The Borough of Sayreville will focus on complying with N.J.A.C. 5:93-10 regarding ensuring the elimination of unnecessary cost-generating features from municipal land use ordinances. The municipality will eliminate development standards that are not essential to protecting the public welfare and will expedite (“fast track”) approvals/denials on inclusionary development applications. The Borough will cooperate with developers of inclusionary developments in scheduling preapplication meetings, and municipal boards shall schedule regular and special monthly meetings (as needed) and provide ample time at those meetings to consider the merits of the inclusionary development application.

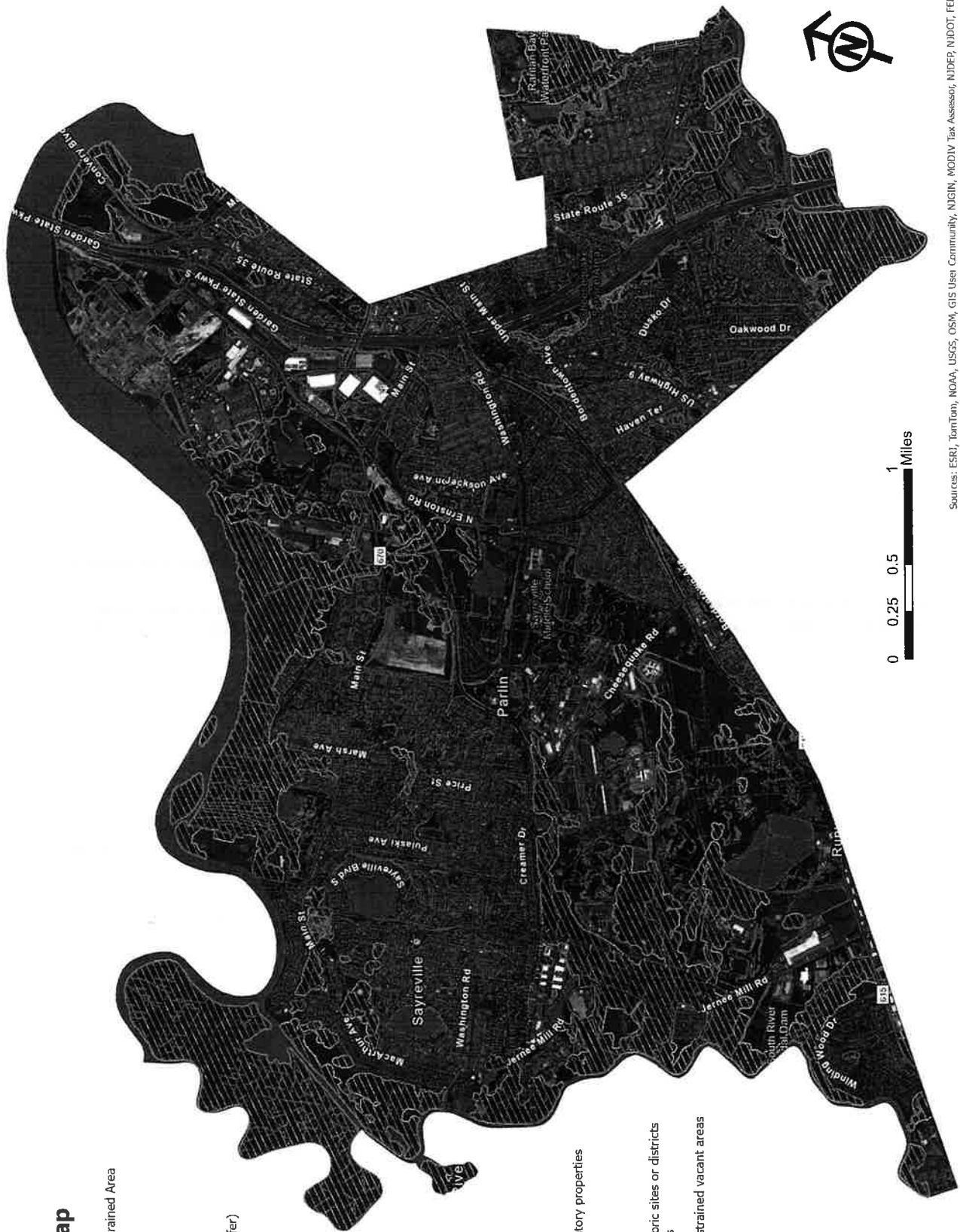
Appendix A - Vacant Land Assessment Maps & Tables

Figure 1: Vacant Land Assessment Map of Sayreville, NJ

Figure 2: Vacant Land Assessment Table of Sayreville, NJ

Sayreville VLA Map

- Tax Parcels
- Vacant Parcels with Unconstrained Area
- Constraints
- Flood Hazard Area
 - Stream/River
 - Waterbody
 - Wetlands (includes 50ft Buffer)
 - Slope > 15%









Notes:

- Recreation and Open Space Inventory properties removed
- No Category 1 Streams per GIS
- No National or NJ designated historic sites or districts within unconstrained vacant areas
- No preserved farms within unconstrained vacant areas

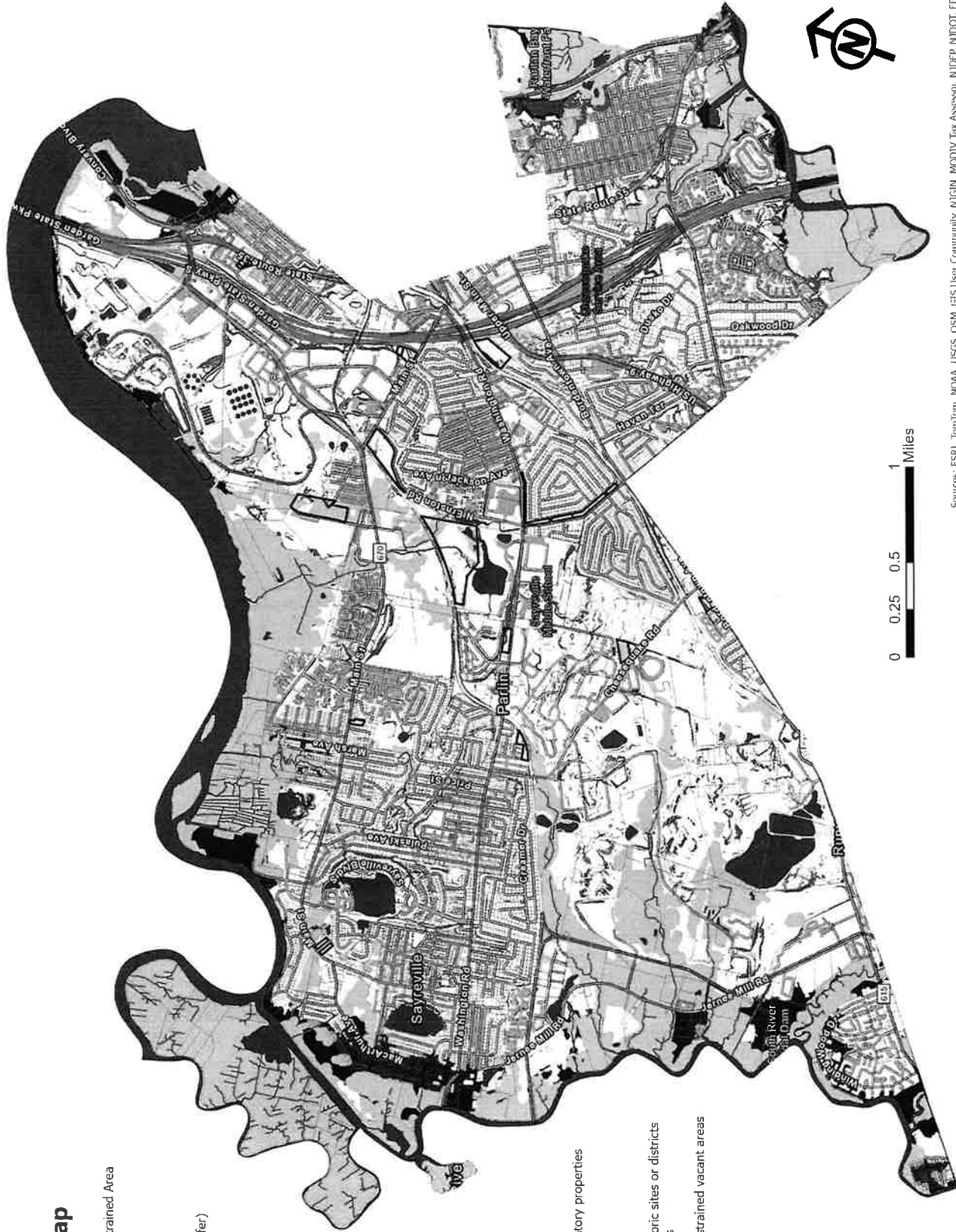
Prepared June 2025

Sayreville VLA Map

- Tax Parcels**
-  Vacant Parcels with Unconstrained Area
 -  Flood Hazard Area
 -  Stream/River
 -  Waterbody
 -  Wetlands (includes 50ft Buffer)
 -  Slope > 15%

Notes:

- Recreation and Open Space Inventory properties removed
- No Category 1 Streams per GIS
- No National or NJ designated historic sites or districts within unconstrained vacant areas
- No preserved farms within unconstrained vacant areas
- Prepared June 2025



SAVERVILLE VACANT LAND AND ADJUSTMENT ANALYSIS												
BLOCK	LOT	ADDITIONAL LOTS	ADDRESS	TAX CLASS	OWNER ADDRESS	OWNER ADDRESS	LOT DESCRIPTION	TAX ASSESSOR NOTES	Area (Tax Assessor)	Area (GIS)	Constraint	Unencumbered Area
259	7		WASHINGTON ROAD	1	345 TENTH STREET	JERSEY CITY, NJ	39.5 ACS		39.5	20.68	In Development	27.4
322	1	0.321, 1.3 & 4	GROSS AVENUE	1	5400 101 FREWAY #1700	BALTIMORE, MD	21.7 ACS		21.7	15.84	Powertine ROW, Wetland, Sleep Slopes, Existing Inland	0
246	1.08	1.1.02	NORTH CROSSMAN ROAD	1	3820 PREHOMT RD NE #410	ATLANTA, GA	12.03 ACS		12.03	13.84	Powertine ROW, Sleep Slopes	6.2
265.06	1		NORTH BRISTON ROAD	1	2 CUMMINGS DRIVE #101	CHAMURRY, NJ	8.114 ACS		8.114	8.04	Flood Hazard, Wetland	0.85
402	5	1.13	ROUTE 0	1	103 EIGHTHUNDER PARKWAY	ROSLAND, NJ	8.114 ACS		8	5.20	Encumbered by existing flood restriction for rail use, part of lot narrow for development, steep slopes	0
352	1		JEROME MILL ROAD	1	% INMAN INC. PO BOX 55248	LEXINGTON, KY	6 ACS					
212.07	15.01	1.15.02	ROAD OF SCARLET DRIVE	15C	167 MAIN STREET	SAVERVILLE, NJ	3.99 ACS	VACANT LAND/FORREBROW	3.89	4.54		0
35	1.31	0.27, 0.11, 0.1	CHEESQUAKE ROAD	1	PO BOX 2899	WILMINGTON, DE	4.41 ACS		4.41	5.33		2
33.04	1.03	1.1.02	ERINSON RD & CORN ST	15C	167 MAIN STREET	SAVERVILLE, NJ	3.56 ACS	VACANT LAND	3.908	4.27	No Constraint	4.3
323.02	1	1.2-3	MAIN STREET EAST	1	52 EVELYN TERRACE	SOUTH AMBOY, NJ	3.42 ACS		3.42	3.38	Sleep Slopes, Powertine ROW	0.93
254.01	1.08		WASHINGTON ROAD	1	143 VALLER DRIVE	MARLBORO, NJ	2.88 ACS		2.88	3.10	Encumbered by flood restriction	1.85
38.13	1	1.20-21	WASHINGTON & ERINSON RDS	15C	167 MAIN STREET	SAVERVILLE, NJ	3.22 ACS	VACANT LAND	3.22	3.14		1
229	1.09		SAVERVILLE BOULEVARD	1	NHPAC-402 BECKHALL RD	MANCHESTER, NJ	2.78 ACS		2.78	2.70	In line with development area for flood hazard	0
41.87	2		COTLE STREET	1	PO BOX 2899	WILMINGTON, DE	2.71 ACS		2.71	2.71	Encumbered by flood restriction	1.75
217	1	1.3-5, 13-14	KOAHLY ROAD	1	109 GORT ROAD	SAVERVILLE, NJ	2.17 ACS		2.17	1.86	Encumbered by flood restriction	1.8
423	1		2088 HIGHWAY 35	1	178 BORDEN DRIVE	SOUTH AMBOY, NJ	2.03 ACS		2.03	2.17	Encumbered by flood restriction	2.17
30	1.03		3131 BURNINGTHORP AVENUE	1	214 N LINDEN GARDEN DRIVE	SAVERVILLE, NJ	1.89 ACS		1.89	1.66	Sleep Slopes	1
215	24.01		3000 MAIN STREET	1	21 WILMINGTON STREET	SAVERVILLE, NJ	1.29 ACS		1.29	1.13	No Constraint	1.13
136.16	30.04		208 MAIN STREET	1	42 MOORE AVENUE	SAVERVILLE, NJ	0.913 ACS		0.913	0.93	No Constraint	0.93
32.11	3.02		208 MAIN STREET	1	42 MOORE AVENUE	SAVERVILLE, NJ	0.913 ACS		0.913	0.93	No Constraint	0.93
248	1	0.250-11	CARLE STA. ERINSON RD	15C	367 MAIN STREET	SAVERVILLE, NJ	0.76 AC	VACANT LAND	0.76	0.454	No Constraint	0.65
			MAIN STREET	1	345 TENTH STREET	JERSEY CITY, NJ	102.5 ACS		102.5	102.39	In Development	0
28.01	1.03		CHEESQUAKE ROAD	15C	167 MAIN STREET	SAVERVILLE, NJ	76.55 ACS	VACANT LAND	76.55	77.37	Decided to the Borough by Dupont. Currently not being used only for open space. Not in the ROW. GRI flood restrictions include engineering ground water monitoring and soil remedial activities. Site development requires approval of Dupont. Not in the ROW. GRI flood restrictions include engineering ground water monitoring and soil remedial activities.	0
506	1		NORTH & EAST OF RAILROAD	15C	167 MAIN STREET	SAVERVILLE, NJ	70.67 ACS	VACANT LAND	70.67	56.07	Encumbered Open Space, Flood Hazard and Wetland	0
450	1	1.29	BEAN CHESQUAKE CREEK	15C	167 MAIN STREET	SAVERVILLE, NJ	65.77 ACS	VACANT LAND	65.77	72.15	Flood Hazard, Wetland	0
171	1		SHAD ON THE SOUTHWATER	15C	167 MAIN STREET	SAVERVILLE, NJ	60.49 ACS	VACANT LAND	60	48.03	Flood Hazard, Wetland	0
251	1		659 MAIN STREET	1	245 TENTH STREET	JERSEY CITY, NJ	55.58 ACS		55.58	54.58	In Development	0
246	1		MAIN STREET	1	345 TENTH STREET	JERSEY CITY, NJ	50 ACS		50	45.89	Flood Hazard, Wetland, Sleep Slopes, No developable footprint	0
56	1.03		JEROME MILL ROAD	15C	167 MAIN STREET	SAVERVILLE, NJ	44.18 ACS	VACANT LAND	44.18	41.45	Flood Hazard and Wetland	0
138.15	79.01		SAVERVILLE BLVD SOUTH	1	408 TOWNE CENTER DRIVE	NORTH BRUNSWICK, NJ	41.249 ACS		41.249	73.01	Water Body and Powertine ROW	0
538	9.02	1.19.01, 20.26, 20.01-	KUPEL PLACE	1	289 HIGHWAY 35 #159	RED BANK, NJ	20.60 ACS		20.6	27.48	Portion of parcel developed remainder Flood Hazard, Wetland	0
270	1.01	0.271, 1.01, 2.01	BARBARA RIVER/HIGHWAY 35	15C	167 MAIN STREET	SAVERVILLE, NJ	26.49 ACS	VACANT LAND	26.49	24.75	Flood Hazard, Wetland, Baritan River	0
172	11	1.12	WEST OF CANAL	1	30 SOUTH EDWARD STREET	SAVERVILLE, NJ	20 ACS		20	20.03	Flood Hazard, Wetland	0
57.01	1	1.2, 1.1, 0.1, 0.7, 0.21-	JEROME MILL ROAD	1	26 BRICK YARD ROAD	CRANBURY, NJ	18.41 ACS		18.41	19.51	Water Body and Powertine ROW	0
229	1.03		ALONG BARITAN RIVER	1	550 MADISON AVE 21ST FLR	NEW YORK, NY	17.8 ACS		17.8	18.41	Encumbered by flood restriction	0
177	1		BARITAN RIVER CRAB ISLAND	1	3520 PREHOMT RD NE #410	ATLANTA, GA	16.2 ACS		16.2	18.41	Flood Hazard, Wetland	0
62	1.05		JEROME MILL ROAD	1	8 WASHINGTON ROAD	SAVERVILLE, NJ	16.04 ACS		16.04	15.46	Flood Hazard, Wetland	0
56.81	1		JEROME MILL ROAD	15C	167 MAIN STREET	SAVERVILLE, NJ	15.3 ACS	VACANT LAND	15.5	15.46	Flood Hazard, Wetland	0
230	1		MAIN STREET	1	PO BOX 2899	WILMINGTON, DE	14.25 ACS		14	14.34	Encumbered by flood restriction	0
347.01	3.01		MAIN STREET	1	437 RIVER ROAD	HIGHLAND PARK, NJ	14.25 ACS		14.29	14.34	In Development	0
270	1.12		BARITAN RIVER/HIGHWAY 35	15C	167 MAIN STREET	SAVERVILLE, NJ	12.78 ACS	VACANT LAND	12.78	13.52	Flood Hazard, Wetland	0
228	1	1.2	ALONG BARITAN RIVER	1	500 MADISON AVE 21ST FLR	NEW YORK, NY	12.5 ACS		12.5	11.32	Flood Hazard, Wetland	0
51.01	1		OFF JEROME MILL ROAD	1	% INMAN INC. PO BOX 55248	LEXINGTON, KY	11.79 ACS		10.79	11.28	Encumbered by flood restriction	0
62	16		JEROME MILL ROAD	1	1501 IRON AVENUE	BROOKLYN, NY	9.48 ACS		9.88	9.46	Flood Hazard, Wetland, Sleep Slopes	0
282	1	1.2, 2.10, 2.13, 6.35, 3.05	6125 MAIN STREET	15C	139 MAPLE AVE #44	RED BANK, NJ	9.2 ACS		9.2	9.22	No developable footprint	0
55.01	1.02		JEROME MILL ROAD	15C	167 MAIN STREET	SAVERVILLE, NJ	8.5 ACS	VACANT LAND	8.5	9.13	Flood Hazard, Wetland	0
53.02	1		JEROME MILL ROAD	1	% INMAN INC. PO BOX 55248	LEXINGTON, KY	8.35 ACS		8.35	8.33	Flood Hazard, Wetland	0
52	1		OFF JEROME MILL ROAD	15C	167 MAIN STREET	SAVERVILLE, NJ	7.17 ACS	VACANT LAND	8.35	8.22	In Development	0
266.01	1		OFF JEROME MILL ROAD	1	433 RIVER ROAD	HIGHLAND PARK, NJ	7.17 ACS		7.17	7.34	Encumbered by flood restriction	0
366	20		NORTH ERINSON ROAD	1	433 RIVER ROAD	HIGHLAND PARK, NJ	7.16 ACS		7.16	7.44	Powertine ROW, Stormwater retention area	0
444.08	1.01	1.2.01	340 ERINSON ROAD	1	PO BOX 4747	OKA BROOK, IL	7.10 ACS		7.1	7.68	Powertine ROW, Separation, Sleep Slopes, remainder Parking Lot for banquet hall	0
172	14		WEST OF WASHINGTON CANAL	15C	167 MAIN STREET	SAVERVILLE, NJ	6.35 ACS	VACANT LAND	6.35	4.22	Flood Hazard, Wetland	0
451	1.09		CONKLE DRIVE	15C	167 MAIN STREET	SAVERVILLE, NJ	6.32 ACS	VACANT LAND	6.32	6.40	Flood Hazard and Wetland	0
136.19	12		WHITEHEAD AVENUE	1	943 HIGHWAY 24	MATAWAN, NJ	6.105 ACS		6.105	6.06	Encumbered by flood restriction	0
136.16	78		WISNIEWSKI ROAD	1	943 HIGHWAY 34	MATAWAN, NJ	5.983 ACS		5.983	5.87	Encumbered by flood restriction	0
451	8		CONKLE DRIVE	1	440 BUCKLEBERRY ROAD	MANCHESTER, NJ	5.76 ACS		5.76	5.87	Flood Hazard, Wetland	0
273.01	1	8.464-12	HIGHWAY 25	1	530 NEW BRUNSWICK AVENUE	PERTH AMBOY, NJ	5.34 ACS		5.34	5.96	Flood Hazard, Wetland	0

399	1	L16, 20	650 WASHINGTON ROAD	1	650 WASHINGTON ROAD	SAYREVILLE, NJ	5,247 ACS	4.93	Sayreville Housing Authority Development, remainder of site constrained	0
246	1.04	L2 07 1847 02 L1 03	885 MAIN STREET	1	PO BOX 4747	OAK BROOK, IL	5,118	6.37	Wetland, Power Distribution ROW	0
178	10		ALONG RIVER	1	840 CULLESALE ROAD #915	SILVER SPRING, MD	5	5.95	Flood Hazard, Wetland	0
136	100		SAYREVILLE BLVD SOUTH	1	401 TOWNE CENTER DRIVE	NORTH BRUNSWICK, NJ	4.78	4.75	Wetland, Sleep Slope	0
10 02	1.01	L1 02	BURDETOWN AVENUE	1	80 PARK PL TAX CERT 1-68	HEWAWA, NJ	4.58	3.85	Flood Hazard, Wetland	0
62	15		JERNEE HILL ROAD	1	1500 TROY AVENUE	BROOKLYN, NY	4.53	4.81	Flood Hazard, Wetland, Access Contained by flood plain	0
59	2		JERNEE HILL ROAD	1	6 WASHINGTON ROAD	SAYREVILLE, NJ	4.43	4.03	Flood Hazard, Wetland	0
184	1		BROOKSIDE AVENUE	15C	187 MAIN STREET	SAYREVILLE, NJ	4	4.98	Flood Hazard and Wetland	0
172	18		WESLEY OF CANAL	1	30 SOUTHEAST STREET	SAYREVILLE, NJ	3.9	5.37	Flood Hazard, Wetland	0
229 08	1.04	L1 05, 1 06	SAYREVILLE BOULEVARD	1	MACHESTER RD	MACHESTER, NJ	3.65	3.45	Powerline ROW	0
136	188		ONIA COURT	15C	408 TOWNE CENTER DRIVE	NORTH BRUNSWICK, NJ	3.53	3.59	Powerline ROW	0
446	2		ERNSTON ROAD	15C	167 MAIN STREET	SAYREVILLE, NJ	3.52	3.65	Sleep Slope, Access Contained by flood plain, Wetland	0
32 03	83		CHEESQUE ROAD	1	220 FIRST STREET	SOUTH AMBOY, NJ	3.5	3.07	Let for highway development, Sleep Slope	0
553	1		MANIAN BAY	1	PO BOX 2002, MD 46-4	TULSA, OK	3	3.18	Flood Hazard, Wetland	0
216 02	2		MILLER AVENUE	15C	167 MAIN STREET	SAYREVILLE, NJ	2.91	2.80	Flood Hazard, Wetland	0
475	1	L2	500 BRUCK AVENUE	1	PO BOX 4747	OAK BROOK, IL	2.85	2.71	Powerline ROW	0
451	17		GONDEK DRIVE	1	440 BECKERVILLE ROAD	MANCHESTER, NJ	2.72	2.97	Flood Hazard, Sleep Slope, Let for narrow for development	0
246	2 04		OFF MAIN STREET	1	345 TITHAM STREET	JERSEY CITY, NJ	2.65	2.71	Flood Hazard, Wetland	0
33	1	L2	BURDETOWN AVENUE	1	8 BOCODIA ROAD	PARSIPPANY, NJ	2.62	2.18	Wetland, Sleep Slope, Let for narrow for development	0
178	5		ALONG RIVER	1	WIMPAC 440 BECKERVILLE RD	MANCHESTER, NJ	2.59	2.58	Flood Hazard, Wetland	0
178	6		OFF MAIN STREET	1	840 CULLESALE ROAD #915	SILVER SPRING, MD	2.59	2.77	Flood Hazard, Wetland	0
229	1 08		SAYREVILLE BOULEVARD	1	NINPAC 440 BECKERVILLE RD	MANCHESTER, NJ	2.52	1.08	Powerline ROW	0
183	1		QUAD AVENUE	15C	167 MAIN STREET	SAYREVILLE, NJ	2.5	2.63	Flood Hazard, Wetland	0
422	8 04	L1 1	OFF HIGHWAY 35	1	2070-72 HIGHWAY 35	SOUTH AMBOY, NJ	2.45	2.54	Powerline ROW, Sleep Slope, Road Access Contained by flood plain	0
455 01	1 02		BEAN OF HERBERT AVENUE	1	88 HOBART AVENUE	SOUTH AMBOY, NJ	2.44	1.16	Access Contained by flood plain, Wetland	0
338	1 02		MANIAN STREET	1	OAK BROOK, IL	OAK BROOK, IL	2.42	2.76	Powerline ROW	0
212	1 01	R341 424	NORTH MAIN STREET	1	PO BOX 4747	WILMINGTON, DE	2.39	2.28	Powerline ROW	0
58	8		JERNEE MILL ROAD	1	PO BOX 2859	WILMINGTON, DE	2.3	2.69	Powerline ROW, Flood Hazard, Sleep Slope	0
34 14	2		JOHNSON'S LANE	1	133 MAPLE AVENUE	INDIANAPOLIS, IN	2.31	2.39	Let for narrow for development, Sleep Slope	0
240	1 02		BURDETOWN AVENUE 35	15C	167 MAIN STREET	SAYREVILLE, NJ	2.18	1.37	Flood Hazard, Wetland	0
226	1 01	L2 01 1 01 4 01 5-7	SAYREVILLE BOULEVARD	15C	167 MAIN STREET	SAYREVILLE, NJ	2.14	1.80	Flood Hazard, Wetland	0
287	23	L2 01 1 01 4 01 5-7	OAK STREET	15C	167 MAIN STREET	SAYREVILLE, NJ	2.12	2.11	Flood Hazard, Wetland	0
136 10	77		SAYREVILLE BLVD SOUTH	1	433 RIVER ROAD	HIGHLAND PARK, NJ	2.10	1.74	Wetland, Powerline ROW	0
353 01	18 01		OFF PARTIAN STREET	1	1500 ROBINSON ROAD	ISEL, NJ	1.99	1.91	No existing road access, No developable footprint	0
245	574	L2 05-507	EUNERS STREET	15C	167 MAIN STREET	SAYREVILLE, NJ	1.93	1.95	Wetland	0
200 04	1		DEERFIELD ROAD	1	227 39TH STREET	SURF CITY, NJ	1.9	1.80	Existing vehicle storage and structure	0
451	16		GONDEK DRIVE	1	440 BECKERVILLE ROAD	MANCHESTER, NJ	1.9	2.16	Sleep Slope	0
264	689	690-691 8265 L229-11	6000 MAIN STREET	1	128 GROVE STREET	CLIFFWOOD, NJ	1.88	1.62	Business with vehicle storage, Flood Hazard, Wetland, bisected by ROW	0
5	355	L1 156-159 6 38	WILLIAM STREET	1	1 HIGHLAND AVENUE	BETHLEHEM, PA	1.8	1.48	Flood Hazard, Wetland	0
229	118		NORTH MAIN STREET	1	PO BOX 2859	WILMINGTON, DE	1.77	1.77	Powerline ROW	0
524 01	1	L2	MANIAN BAY	15C	167 MAIN STREET	SAYREVILLE, NJ	1.75	1.19	Flood Hazard, No Road Access, Wetland, Existing Open Space	0
10 03	2 02		BURDETOWN AVENUE	1	253 JERNEE HILL ROAD	SAYREVILLE, NJ	1.74	1.82	Flood Hazard, Wetland, Sleep Slope	0
548	1 06		CHESQUE ROAD	1	1875 HIGHWAY 35	SOUTH AMBOY, NJ	1.74	1.33	Sleep Slope	0
168 04	32 01	L33 01	RAPLEYA STREET	1	2101 SW 45TH TERRACE	CAPE CORAL, FL	1.7	1.62	No Road Access, Animal Besh of Wetland	0
136	136		SAYREVILLE BLVD SOUTH	1	408 TOWNE CENTER DRIVE	NORTH BRUNSWICK, NJ	1.68	1.48	Sleep Slope (Stormwater Interceptor)	0
505	4		SWAN HILL	1	3 SWAN HILL ROAD	SOUTH AMBOY, NJ	1.67	1.70	Flood Hazard, Wetland, Sleep Slope	0
246 01	2		BETHROD MAIN ST TOWNSHIP DEY	1	PO BOX 4747	OAK BROOK, IL	1.6	2.09	Flood Hazard, Wetland, Sleep Slope	0
136 13	1		CORRETT DRIVE	1	6 WASHINGTON ROAD	SAYREVILLE, NJ	1.58	1.95	Sleep Slope (Stormwater Interceptor)	0
62	1 04		NICKEL AVENUE	15C	187 MAIN STREET	SAYREVILLE, NJ	1.57	1.42	Flood Hazard, Wetland	0
744	607	L1 058 608	ALONG JOHNSON'S LANE	15C	167 MAIN STREET	SAYREVILLE, NJ	1.57	1.77	Wetland	0
247 01	17		OFF MAIN STREET	15C	PO BOX 4747	SAYREVILLE, NJ	1.53	1.54	Sleep Slope	0
4	131		WILLIAM STREET	1	1 HIGHLAND AVENUE	BETHLEHEM, PA	1.5	1.59	Flood Hazard, Wetland, Sleep Slope	0
225	5 02		GUTTENKES STREET	15C	167 MAIN STREET	SAYREVILLE, NJ	1.50	1.17	Flood Hazard, Wetland	0
384	74		WASHINGTON ROAD	1	PO BOX 4747	OAK BROOK, IL	1.45	1.18	Powerline ROW	0
247 05	189	L1 102-212	BURTS CHET C TERRACE	1	18 LAUREL AVE PO BOX 581	ENGLEWOOD, NJ	1.42	0.72	Wetland	0
25 01	1		CHEESQUE ROAD	1	% IN TAX INC PO BOX 5528	LEFINGTON, NY	1.41	1.41	Wetland	0
315 04	1 022		MANIAN STREET	15C	167 MAIN STREET	SAYREVILLE, NJ	1.34	2.01	Wetland, Sleep Slope, Access Contained by flood plain, Sleep Slope	0
534	1	L1 1649 1649	SILVER AVENUE	15C	167 MAIN STREET	SAYREVILLE, NJ	1.34	1.39	Powerline ROW	0
201 05	2	L2	OFF STANFORD AVENUE	1	113 STANFORD AVENUE	SAYREVILLE, NJ	1.33	1.06	Wetland, Sleep Slope	0
331 01	2	0332 01 12-16	MAIN ST & ALDORF PARKWAY	1	2015 AVENUE I	BROOKLYN, NY	1.32	0.99	Wetland	0
496	1		WISSCO STREET	15C	167 MAIN STREET	SAYREVILLE, NJ	1.21	1.22	Wetland, Sleep Slope, Access Contained by flood plain, Wetland	0
381	10	L1 11-14, 18-27	JOHNSON'S LANE	1	9 BURLINGTON ROAD	PARLIN, NJ	1.19	1.24	Lots under same ownership of home when 17 Pilling Ave, Backyard	0
535	1450	L1 1451-1459 1508-1508	JERSEY & GROVE STREET	15C	167 MAIN STREET	SAYREVILLE, NJ	1.1478	1.15	No existing road access, Sleep Slope, Wetland	0
299	1		OAK STREET	1	62 GEORGETOWN ROAD	EATONTOWN, NJ	1.1	1.37	Wetland	0
300	1		HIGHWAY 35	1	62 GEORGETOWN ROAD	EATONTOWN, NJ	1.1	1.05	Wetland	0

Appendix B - Resolution Establishing 4th Round Obligations

RESOLUTION #2025-39**RESOLUTION ESTABLISHING THE FOURTH ROUND AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS FOR THE BOROUGH OF SAYREVILLE**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculated the Borough of Sayreville's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 194 units and a Prospective Need Obligation of 270 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Borough of Sayreville and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals,

configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Sayreville Borough relies on the DCA calculations of Sayreville Borough's fair share obligations as modified herein to account for the Borough's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Borough's affordable housing professional planner, and Sayreville Borough seeks to commit to provide its fair share of 194 units present need and 210 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Sayreville Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Sayreville Borough also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Sayreville Borough reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Borough Council of the Borough of Sayreville finds that it is in the best interest of the Borough to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Borough Council of the Borough of Sayreville finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Borough to direct the filing of an action in the form of a declaratory judgment complaint within forty-eight (48) hours after adoption of this Resolution, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, as follows:

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.

2. Sayreville Borough hereby commits to a Round 4 Present Need Obligation of 194 units, and a Round 4 Prospective Need Obligation of 210 units, modified from the DCA's calculations as explained above and in the attached

memorandum/report from the Borough's affordable housing professional planner, and subject to all reservations of rights set forth above.

3. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Amended FHA, including the filing of a declaratory judgment complaint in Middlesex County within forty-eight (48) hours after adoption of this Resolution, attaching a copy of this Resolution as an exhibit to such filing.

4. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to submit and/or file a copy of this Resolution with the Program or any other such entity as may be determined to be appropriate.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

/s/ John Zebrowski, Councilman
(Planning & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes	X	X		X	X	X
Nays			X			
Abstain						
Absent						

I, Jessica Morelos, RMC, Municipal Clerk of the Borough of Sayreville do hereby certify that the foregoing is a true copy of a Resolution adopted at a Regular Meeting of the Mayor and Borough Council held on the 27th day of January, 2025.


Municipal Clerk



MEMORANDUM

TO: Sayreville Borough

FROM: Natalia Gulick, Senior Planner - Acuity Consulting

RE: Review of Sayreville Vacant Land Output – Land Capacity Factor

DATE: January 23, 2025

This memorandum provides an analysis of the parcels identified in the **Sayreville Vacant Land Output** from the New Jersey Department of Community Affairs (DCA). The purpose of this review is to recalculate the land capacity factor for potential affordable housing development under New Jersey's Affordable Housing Law (P.L. 2024, c.2).

Calculation of Adjustment

The DCA's initial calculation identified **328.89 acres** of vacant land and set Sayreville's prospective need at **270 units**. After detailed review, parcels constrained by environmental factors and prior development were removed, reducing the developable acreage to **167.56 acres** which results in a 60 unit reduction to **210 units**.

Justification for Adjustments

1. Environmental Constraints:

- Parcels entirely within flood zones, wetlands, or other environmentally restricted areas were excluded from the developable land pool. Examples include:
 - **Object ID 34416 (0.09 acres):** Located entirely within a flood zone.
 - **Object ID 34423 (0.16 acres):** Largely constrained by wetlands.
- These exclusions were based on GIS analysis incorporating environmental overlay layers to ensure compliance with state and federal regulations governing developable land.

2. Prior Development:

- Parcels with existing industrial or commercial uses were also removed, as they are not suitable for residential redevelopment. Examples include:
 - **Object ID 34430 (0.08 acres):** Fully developed industrial parcel.
 - **Object ID 34442 (6.78 acres):** Active industrial facility.
- These determinations were made through a combination of GIS analysis, aerial imagery review, and local property records, ensuring that only vacant, undeveloped, or underutilized land was considered.

3. Existing Public Park:

- Parcels with existing public open space or parkland were similarly excluded. Examples include:
 - **Object ID 34454 (67.43 acres):** Walter D. Faith Memorial Field.

This number may be further reduced by the application of a vacant land adjustment or additional constraints yet to be identified. For further clarification or additional support, please feel free to contact me.

Appendix C – Resolution Authorizing a Settlement with Fair Share Housing Center

RESOLUTION #2025-87**RESOLUTION AUTHORIZING A SETTLEMENT WITH FAIR SHARE
HOUSING CENTER AND RE-ESTABLISHING THE FOURTH ROUND
AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED
OBLIGATIONS FOR THE BOROUGH OF SAYREVILLE**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculated the Borough of Sayreville's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 194 units and a Prospective Need Obligation of 270 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Borough of Sayreville and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals,

configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Sayreville Borough relied on the DCA calculations of Sayreville Borough's fair share obligations as modified by the Borough's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Borough's affordable housing professional planner, and Sayreville Borough adopted Resolution No. 2025-39, committing to provide its fair share of 194 units present need and 210 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Sayreville having filed its resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 28, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, et seq., and the timeframes set forth in Directive #14-24, bearing Docket No. MID-L-569-25; and

WHEREAS, in accordance with the timeframes set forth in the Amended Act and the Directive, FSHC filed a timely objection to Sayreville's resolution on February 28, 2025; and

WHEREAS, FSHC's objection contended that Sayreville had improperly calculated its Prospective Need obligations and requested that the Program find that Sayreville's Prospective Need obligation be set at 270; and

WHEREAS, Sayreville disputes the contentions raised in FSHC's objection; and

WHEREAS, within the Program established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth Sayreville's Fourth Round Prospective Need obligations, without either party admitting the validity of the others' claims; and

WHEREAS, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the parties agree that 240 units is within the range of possible outcomes for Sayreville's Fourth Round Prospective Need; and

WHEREAS, resolving the Fourth Round Prospective Need at this juncture and allowing Sayreville to move forward with preparing its Fourth Round Housing Element and Fair Share Plan ("HEFSP") is important to the interests of lower-income households; and

WHEREAS, Sayreville and FSHC thus agree to present this mediation agreement to the Program and consent to the mediation agreement, upon the approval by the Program, setting forth Sayreville's Fourth Round obligations and

binding Sayreville to utilize these obligations and foreclosing FSHC from further challenge to said obligations; and

WHEREAS, Sayreville and FSHC also acknowledge and agree that if the Program, trial court, or any appellate court rejects approval of this Agreement, the Parties reserve their right to return to the *status quo ante*; and

WHEREAS, Sayreville Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Sayreville Borough also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in light of the above, the Borough Council of the Borough of Sayreville finds that it is in the best interest of the Borough to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Borough Council of the Borough of Sayreville finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Borough to enter into the Settlement Agreement with FSHC, with an agreed upon Round 4 Present Need Obligation of 194 units, and a Round 4 Prospective Need Obligation of 240 units.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, as follows:

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.

2. Sayreville Borough hereby commits to a Round 4 Present Need Obligation of 194 units, and a Round 4 Prospective Need Obligation of 240 units, modified from the DCA's calculations as explained above and as set forth in the attached Mediation Agreement with FSHC to be entered with the Affordable Housing Dispute Resolution Program, subject to all reservations of rights set forth above.

3. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Mediation Agreement and Amended FHA, including the signing of the Agreement and filing same with the Program.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

/s/ John Zebrowski, Councilman
(Planning & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes	X	X		X	X	X
Nays			X			
Abstain						
Absent						

I, Jessica Morelos, RMC, Municipal Clerk of the Borough of Sayreville do hereby certify that the foregoing is a true copy of a Resolution adopted at a Regular Meeting of the Mayor and Borough Council held on the 25th day of March, 2025.


Municipal Clerk

Appendix D - Final Order Settlement of Present and Prospective Need

FILED

April 4, 2025

Hon. Thomas Daniel McCloskey, J.S.C.

The Hon. Thomas Daniel McCloskey, J.S.C.

Superior Court of New Jersey

Law Division – Civil Part

Middlesex County

Middlesex County Courthouse

56 Paterson Street, 3rd Floor

Chambers/Courtroom 306

New Brunswick, New Jersey 08903-0964

PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE BOROUGH
OF SAYREVILLE,
MIDDLESEX COUNTY
PURSUANT TO P.L. 2024,
CHAPTER 2 (N.J.S.A. 52:27D-
304.1, et seq.),**

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
MIDDLESEX COUNTY
DOCKET NO. MID-L-000569-25

Civil Action

Mt. Laurel Program

**DECISION AND ORDER FIXING
MUNICIPAL OBLIGATIONS FOR
“PRESENT NEED” AND “PROSPECTIVE
NEED” FOR THE FOURTH ROUND
HOUSING CYCLE**

THIS MATTER, having come before the Court on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”), pursuant to the Complaint for Declaratory Judgment filed on January 28, 2025 (“DJ Complaint”) by the Petitioner, **BOROUGH OF SAYREVILLE** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive

#14-24 (“Directive #14-24”) of the “Program”, seeking a certification of compliance with the FHA;

AND IT APPEARING that, the Municipality timely adopted Resolution 2025-39 on January 27, 2025, seeking deviation from the “present need” and “prospective need” calculations allocated to it by the New Jersey Department of Community Affairs (“DCA”) in its report dated October 18, 2024 entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round* (the “DCA’s Fourth Round Report”) – specifically, a “present need” obligation of 194 affordable housing units, a “prospective need” obligation of 270 affordable housing units, which calculations have been deemed “presumptively valid” for purposes of the FHA - and based on the Municipality planners’ recommendation for 194 affordable housing units for “present need” and 210 units for a “prospective need” affordable housing obligation for the Fourth Round housing cycle;

AND IT APPEARING that, challenges to the Municipality’s calculations (“Challenges”) were timely and properly filed by Fair Share Housing Center (“FSHC”) and the New Jersey Builders Association (“NJBA”) (each a “Challenger”, and collectively the “Challengers”) by and through their respective counsel, wherein both Challengers disputed the Municipality’s proposed obligation for prospective need, and supported DCA’s present and prospective need obligations, with each Challenge supported by their own expert reports;

AND IT APPEARING that, pursuant to the Program, the Administrative Office of the Courts (“AOC”) appointed and assigned the case to Program member, the Hon. Mary C. Jacobson, J.S.C. (Ret.) (“Program Member”) to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC’s Directive #14-24 (“Directive #14-24”), and that the Program Member appointed Elizabeth McManus, PP, AICP, LEED AP, an independent affordable housing expert, as special adjudicator (“Special

Adjudicator”) in this case to work with, make recommendations to and assist the Program, and who worked closely with the Program Member;

AND IT APPEARING that the NJBA notified the Program in writing by their counsel that they will not object to any settlement reached between the Municipality and the FSHC;

AND IT APPEARING that, on March 10, 2025 and March 19, 2025, settlement conferences were conducted on notice to all parties with the participation of local officials, town planner, planners for FSHC, and attorneys for the Municipality and attorneys for the NJBA and FSHC, in accordance with the statutory framework and Directive #14-24, and with the goal of reaching a resolution;

AND IT APPEARING that, the parties engaged in extensive settlement negotiations before and during the settlement conferences, with the guidance and assistance of the Program Member and the Special Adjudicator;

AND IT APPEARING that, as a result of the settlement conferences conducted, the Municipality and FSHC reached a resolution (“Settlement”); the Settlement was placed on the record on March 19, 2025; the Program consequently directed the parties to circulate a settlement agreement that was uploaded to eCourts on March 27, 2025; and the Program further directed that the governing body of the Municipality adopt a resolution to accept and confirm the Settlement, which resolution shall also be uploaded to eCourts;

AND THE COURT, having received the Program Member’s report dated March 31, 2025, since posted to the eCourts jacket for this matter at Trans. ID: LCV20251012183, the findings, terms, and recommendations of which are incorporated by reference as though more fully set forth herein (the “Report”);

AND THE COURT, having been advised that (i) the Special Adjudicator has recommended acceptance of the Settlement, (ii) the Program Member has recommended acceptance of the Settlement as reasonable and in furtherance of the interests of low- and moderate-income households in the Municipality (collectively, the “Recommendations”), and that (iii) the Program Member further recommends that the Court adopt the findings and recommendations set forth in the Report and enter an Order, *forthwith*, implementing the terms of Settlement and thereby fix the “present need” and “prospective need” obligations of the Municipality for the Fourth Round housing cycle;

AND THE COURT, having reviewed and considered the Program Member’s Report and Recommendations, having been satisfied that an arm’s length Settlement was reached and entered into by and between the parties that is fair and equitable as well as in the best interests of the protected class of low- and moderate-income households in the Municipality, and for good and sufficient cause having otherwise been shown:

IT IS, THEREFORE, on and as of this 4th day of **APRIL 2025 ADJUDGED AND ORDERED**, that the Program Member’s Report and Recommendations for approval of the Settlement, be, and the same hereby **ACCEPTED** and **ADOPTED** in their entirety; and to that end, more specifically, it is further

ORDERED, as follows:

1. That the “present need” obligation of the Municipality, be, and hereby is fixed as **one hundred ninety-four (194)** affordable units for the Fourth Round housing cycle.

2. That the “prospective need” obligation of the Municipality, be, and hereby is fixed as **two hundred forty (240)** affordable units for the Fourth Round Housing cycle; and

3. That the Petitioner is hereby authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the “present need” and “prospective need” allocations aforesaid (and which plan shall include the elements set forth in the “Addendum” attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay; and

4. That any and all “challenges” to the Petitioner’s Housing Element and Fair Share Plan as adopted by Paragraph 3 above must be filed by August 31, 2025, by way of Answer/Objection filed in the eCourts case jacket for this matter, and as provided for and in accordance with Section III.B of AOC Directive #14-24

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner, Petitioner’s counsel, Challenger FSHC’s counsel and Challenger NJBA’s counsel upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

SO ORDERED:



HON. THOMAS DANIEL McCLOSKEY, J.S.C.
Designated Mt. Laurel Judge – Middlesex Vicinage

(X) Challenged.

R. 1:7-4(a): Having reviewed and considered the Program Member’s Report and Recommendations as well as the terms of Settlement placed on the record by the parties before the Program Member on March 19, 2025, the Court is satisfied that an arm’s length Settlement was reached and entered into by and between the parties, and that the terms of the Settlement attained are fair and equitable as well as in the best interests of the protected class of low- and moderate-income households in the Municipality. This Settlement disposes of all Challenges filed, i.e., those filed by FSHC and NJBA.

Accordingly, the Court hereby adopts in full the Report and Recommendations of the Program Member and accepts the same for the detailed findings and reasons set forth therein. As a result, the Municipality retains all the protections of the above-referenced amendments to the FHA, continues to retain immunity from exclusionary zoning litigation, and that the Program retains jurisdiction for the compliance phase in accordance with the statutory framework and AOC Directive #14-24.

An appropriate form of Order implementing the Program Member's Report and Recommendations accompanies this statement of reasons.

SO ORDERED.

Appendix E – Gillette Manor Extension of Controls Resolution

SAYREVILLE HOUSING FOR SENIORS CORPORATION

RESOLUTION NO. 2018-03

WHEREAS, the Borough of Sayreville has petitioned the Superior Court of New Jersey for a Declaratory Judgment that its present or eventual Housing Element and Fair Share Plan is compliant with this constitutional obligation to provide its fair share of the regional need for very low-, low-, and moderate income housing; and

WHEREAS, Sayreville Housing for Seniors, Inc., a New Jersey corporation is the owner of Gillette Manor and has its principal office at 650 Washington Road, Sayreville, NJ 08872.

WHEREAS, that application relies upon credits produced by a 100% affordable senior project located at 650 Washington Road, Sayreville, New Jersey 08872 (hereafter "Gillette Manor"), which received HMFA tax credits in 1995 conditioned upon affordability controls contained in the Deed of Easement and Restrictive Covenant for the subject property; and

WHEREAS, said affordability controls began in 1995 for an initial period of fifteen (15) years; and

WHEREAS, said affordability controls were subject to an extended-use restriction for an additional fifteen (15) year period until January 1, 2015; and

WHEREAS, the Sayreville Housing for Seniors, Inc. previously, by Resolution 2018-01, extended controls until at least the end of the Borough's Round 3 compliance period.

WHEREAS, the Borough has requested that the Sayreville Housing for Seniors, Inc. provide a new minimum thirty (30) year deed restriction on each unit without any residency preference that will commence after a unit becomes vacant, is affirmatively marketed and is re-occupied by a qualified low or moderate income tenant;

WHEREAS, because Gillette Manor is currently occupied, a new thirty (30) year restriction without any residency preference will begin after a unit has been vacated, has been affirmatively marketed to low and moderate income households without any residency preference and been re-occupied.

NOW THEREFORE, the current existing affordability controls for the entirety of Gillette Manor shall be extended and continues, but without a residency preference, for a period of least thirty (30) years commencing at a time each particular vacated unit is re-occupied after having been affirmatively marketed; and

RESOLUTION NO. 2018-03
June 2018

This Resolution shall repeal and replace Resolution 2018-01 in its entirety and shall take effect upon acceptance by the Superior Court of New Jersey of "The Affordable Housing Plan of the Borough of Sayreville. If said plan isn't approved by the Court, this Resolution shall be null and void.


Kenneth Olchaskey, Chairman

I, Douglas G. Dzema, Secretary of the Sayreville Housing for Seniors Corporation hereby certify that the foregoing is a true copy of a resolution adopted via telephone vote June 6, 2018.



Douglas G. Dzema, Secretary

Appendix F – LaMer Deed Restrictions



Elaine M. Flynn
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2020020635
O BK 17801 PG 1389 Pgs 1389 - 1393 (5 pgs)
RECORDED 03/03/2020 09:50:38 AM
ELAINE M. FLYNN, COUNTY CLERK RR
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$75.00

Official Use Only

Date of Document February 10, 2020	Type of Document DEED RESTRICTION
First Party Name Borough of Sayreville	Second Party Name Camelot at LaMer, LLC
Additional First Parties	Additional Second Parties RECORD AND RETURN TO McKENNA, DuPONT, HIGGINS & STONE 229 BROAD STREET - P.O. BOX 610 RED BANK, NEW JERSEY 07701

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	Original Page
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MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.



After Recording Return To:

Prepared by: Bret Kaplan

Bret Kaplan, Esq.
433 River Road
Highland Park, NJ 08904

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 10th day of February, 2020, by and between the Borough of Sayreville, a municipal corporation of the State of New Jersey, having an address at 167 Main Street, Sayreville, NJ 08872 (hereinafter the "Borough" or the "Municipality") and Camelot at LaMer LLC, a New Jersey limited liability company whose mailing address is 433 River Road, Highland Park, NJ 0890, the developer/sponsor (the "Owner") of a residential low or moderate-income rental development (the "Property"):

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or right to develop two (2) affordable residential rental units within the Property (the "Affordable Project") received by the Owner from the Municipality, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

Article 2. Description of Project

The Affordable Project consists of only two (2) residential rental units located in Borough of Sayreville, County of Middlesex, State of New Jersey, and described more specifically as a portion of Block 449 Lot 10.100 and known by the street address of 115 Check Avenue, Parlin, New Jersey and 140 Samuel Circle, Parlin, New Jersey. The Affordable Project is an addition to an existing two hundred (200) unit apartment development known as Camelot at LaMer (the "Existing Development"). This Deed Restriction does not apply to or affect in any way any of the apartments/units in the Existing Development.

Two (2) affordable housing units, of which one (1) shall be affordable to low income tenants and one (1) shall be affordable to very low income tenants.

More specifically, the two (2) units in the Affordable Project designated by address, bedroom size, and income restriction are listed below:

115 Check Avenue, 1 Bedroom – low income; and
140 Samuel Circle, 1 Bedroom – very low income

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each dwelling unit within the Affordable Project, commencing upon the date on which the first certified household occupies the unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit within the Affordable Project shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 50 years.

- A. Sale and use of the Affordable Project is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the "Uniform Controls")
- B. The Affordable Project shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any dwelling unit remains within its Control Period, sale of the Affordable Project must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Affordable Project shall be lawful, unless approved in advance and in writing by the Administrative Agent.
- C. No improvements may be made to the Affordable Project that would affect the bedroom configuration of any of its dwelling units, and any improvements to the Affordable Project must be approved in advance and in writing by the Administrative Agent.
- D. The Owner shall notify the Municipality of any foreclosure actions filed with respect to the Affordable Project within five (5) business days of service upon Owner.
- E. The Owner shall notify the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Affordable Project, the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Affordable Project, the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CAMELOT AT LAMER, LLC

BY: _____

Jason Kaplan, Member

APPROVED BY THE BOROUGH OF SAYREVILLE

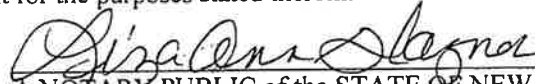
BY: _____

Reviewed by Borough Attorney and is approved as to form and the document satisfies all of the legal requirements for the Mayor's signature.

Michael DuPont, Borough Attorney

ACKNOWLEDGEMENTS

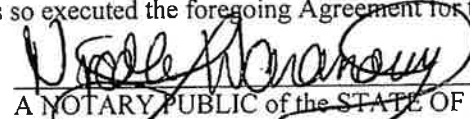
On this the 22 day of January, 2020 before me came JASON KAPLAN, to me known and known to me to be the Member of Candelot at LaMer, LLC, the Owner of the Property, who states that (s)he has signed said Agreement for the purposes stated therein.

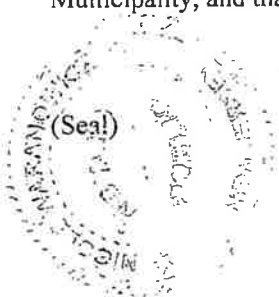

A NOTARY PUBLIC of the STATE OF NEW JERSEY

(Seal)

My commission expires: LIZA ANN GLAZNER
A Notary Public of New Jersey
My Commission Expires June 27, 2024

On this the 10th day of February, 2020 before me came Victoria Kilpatrick known and known to me to be Mayor of the Borough of Sayreville, the Municipality identified as such in the foregoing Agreement, who states that (s)he is duly authorized to execute said Agreement on behalf of said Municipality, and that (s)he has so executed the foregoing Agreement for the purposes stated therein


A NOTARY PUBLIC of the STATE OF NEW JERSEY

My commission expires: 
Nicole Waranowicz
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50108785
MY COMMISSION EXPIRES July 21, 2024

Appendix G – Letter from Borough Engineer



**Consulting & Municipal
ENGINEERS**

3141 Bordentown Avenue
Parlin, NJ, 08859
732.727.8000 ☎
www.cmeusa1.com 🌐

June 4, 2025

Acuity Consulting Services LLC
65 Capri Drive
Brick, New Jersey 08723

Attn: Mr. Dan Levin, AICP, PP
Senior Associates

Re: **Borough of Sayreville
Inclusionary Housing Sites
Our File No.: PSA00006.01**

Dear Mr. Levin:

In accordance with your request this letter will serve to confirm that the Borough of Sayreville does have adequate water and sanitary sewer capacity to service the future development of inclusionary housing on the below listed parcels.

- Park & Ride Site
 - Block 335.04, Lot 1.021
 - Block 335.04, Lot 1.022
- Mocco Site
 - Block 252, Lot 2
- Ernston Road Site
 - Block 445, Lot 1.02
 - Block 445, Lot 1.03
 - Block 445, Lot 2.03
 - Block 445, Lot 2.04
 - Block 445, Lot 3.01
 - Block 445, Lot 4.03
 - Block 445, Lot 4.04
 - Block 445, Lot 4.05
 - Block 445, Lot 5.03
 - Block 445, Lot 5.04
 - Block 446, Lot 2.01
 - Block 446, Lot 2.02
 - Block 449.07, Lot 1.01
 - Block 449.07, Lot 2.01
 - Block 449.07, Lot 3.01

Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,


David J. Samuel, PE, PP, CME
Borough Engineer

JBC/blr

cc: Business Administrator

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

Barnegat • Berlin • Camden • Howell • Medford • Monmouth Junction • Parlin

Appendix H - Additional Documents to be completed