

ORDINANCE #06-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AUTHORIZING TITLE 39 MOTOR VEHICLE
ENFORCEMENT UPON THE PRIVATE ROADWAYS
THROUGHOUT THE ROCVILLE RESIDENTIAL DEVELOPMENT**

WHEREAS, Rocville, LLC (“Rocville”), is the developer of the properties identified as Block 297, Lot 1; Block 332, Lots 1-4; and Block 333, Lot 1 (the “Property”) for the development of residential townhouses, which includes the construction of private roadways contained therein; and

WHEREAS, by letter dated January 24, 2025, Rocville submitted a written request to the Borough of Sayreville pursuant to N.J.S.A. 39:5A-1 requesting that the provisions of Title 39 of the New Jersey Revised Statutes be made applicable to the following three (3) private roadways located within the residential development: Coddington Oval, Dehnz Avenue, and Denarski Drive, as identified on the Internal Roadway Highlighted Map, dated January 27, 2025, prepared by Langan Engineering and Environmental Services, Inc. (the “Map”), which Map is attached hereto and made a part hereof (collectively the “Request”); and

WHEREAS, the Request has been reviewed by the Township officials and professionals with regard to traffic safety, and have no objection to the request in order to regulate traffic from the property; and

WHEREAS, the Mayor and Borough Council finds it to be in the best interest of the Borough to authorize the application of the provisions of Title 39 to the private roadways within the Property pursuant to N.J.S.A. 39:5A-1.

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that it hereby establishes new Section 7-30F of the Code of the Borough of Sayreville, to be entitled “Application of Title 39 to Rocville Residential Development” as follows: [New language in **bold and underlined** and deleted language in ~~double strikethrough.~~]

SECTION ONE. Part III entitled “Traffic Regulations on Semi-Public or Private Streets or Parking Areas” of Chapter VII entitled “Traffic” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows to create new Section 7-30F to be entitled “Application of Title 39 to Rocville Residential Development” to read as follows: [New language in **bold and underlined** and deleted language in ~~double strikethrough.~~]

CHAPTER VII - TRAFFIC

PART III – TRAFFICE REGULATIONS ON SEMI-PUBLIC OR PRIVATE STREETS OR PARKING AREAS

7-30F APPLICATION OF TITLE 39 TO ROCVILLE RESIDENTIAL DEVELOPMENT

a. Lido Panfili, Sr., Executive Vice President of Rocville, LLC (“Rocville”), the developer of the properties identified as Block 297, Lot 1; Block 332, Lots 1-4; and Block 333, Lot 1, for the development of residential townhouses, which includes the construction of private roadways contained therein, filed a written request with the Borough of Sayreville that the provisions of Subtitle 1 of Title 39 of the revised statutes of New Jersey be made applicable to the semi-public roads, streets, driveways and parking lots within the residential development, with the following regulations shall be enforceable:

1. General Parking:

- A. All vehicles must park in designated areas and between the lines provided.**
- B. No person shall stop or stand a vehicle upon any of the streets or parts of streets described below:**

<u>Name of Street</u>	<u>Sides</u>	<u>Hours</u>	<u>Location</u>
<u>All Roads unless otherwise identified in Paragraph D below</u>	<u>Both</u>	<u>All</u>	<u>Entire Length</u>

- C. Handicapped Parking:**
All stalls shall be 12-foot wide as shown on the approved site plan (a copy of which shall be attached hereto and by reference is made a part hereof) and signed with the R7-8 and R7-8P (Reserved Parking Sign and Penalty Plate), in the designated parking areas for persons who have been issued Handicapped Parking Permits as authorized by the Division of Motor Vehicles.
- D. Parking shall be permitted in designated parking spots and parking areas specifically identified as such located along the roadways.**

2. Through Streets:

- A. Through Streets. The following streets or parts of streets are hereby designated as Through Streets. Stop signs shall be installed on the near right side of each street intersecting the Through Street:**

<u>Name of Street</u>	<u>Limits</u>
<u>Coddington Oval</u>	<u>Entire Length</u>
<u>Dehnz Avenue</u>	<u>Entire Length</u>
<u>Denarski Drive</u>	<u>Entire Length</u>

3. Speed Limits:

A. The speed limit for both directions of travel on the following roadways are:

<u>Name of Street</u>	<u>M.P.H.</u>	<u>Limits</u>
<u>Coddington Oval</u>	<u>25</u>	<u>Entire Length</u>
<u>Dehnz Avenue</u>	<u>25</u>	<u>Entire Length</u>
<u>Denarski Drive</u>	<u>25</u>	<u>Entire Length</u>

B. Regulatory and warning signs shall be erected and maintained to effect the above designated speed limits as authorized by the Department of Transportation.

4. Tow Away Zones. Any vehicle parked or standing as to obstruct or impede a normal flow of traffic, block entrances or exit ways, loading zones, oil fills, any grassy area, pedestrian walkway, or which presents in any way a safety or traffic hazard, may be removed by towing the vehicle at the owner's expense.

SECTION TWO. Severability Clause.

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

SECTION THREE. Repealer.

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

SECTION FOUR. Effective Date.

This ordinance shall take effect upon final adoption and publication in accordance with law.

INTRODUCED/APPROVED ON FIRST READING

DATED: February 10, 2025

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

Michael Colaci, Councilman
(Public Safety Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED: February 24, 2025

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

Michael Colaci, Councilman
(Public Safety Committee)
Borough of Sayreville

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

Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

Borough Attorney