

**ORDINANCE #52-24**  
**AN ORDINANCE AMENDING THE BOROUGH OF  
SAYREVILLE HERCULES REDEVELOPMENT PLAN**

**WHEREAS**, on September 11, 2017, the Borough of Sayreville Council (the "**Council**") adopted a resolution pursuant to the Local Redevelopment and Housing Law designating certain parcels as a Non-Condensation Area in Need of Redevelopment, which were formerly known as: Block 14, Lot 3; Block 25.01, Lot 1; Block 40, Lot 1; Block 43, Lots 1 and 1.01; Block 44, Lot 1; Block 45, Lot 1; Block 46, Lot 1; Block 47, Lot 1; Block 48.01, Lots 1 and 2; Block 50, Lot 1; Block 51, Lot 2; Block 51.01, Lot 1; Block 51.02, Lot 1; Block 53, Lot 1; Block 53.01, Lot 1; Block 53.02, Lot 1; Block 57.01, Lot 1.01; and Block 83.04, Lot 1 ("**Hercules Redevelopment Area**"); and

**WHEREAS**, by that same resolution, the Council appointed the Sayreville Economic and Redevelopment Agency ("**SERA**") as the redevelopment entity for the Hercules Redevelopment Area; and

**WHEREAS**, on May 29, 2018, the Council adopted a Redevelopment Plan for the Property, entitled the "Hercules Redevelopment Plan," by Ordinance 410-18 (the "**Original Redevelopment Plan**"); and

**WHEREAS**, on October 13, 2020, the Council adopted an amendment to the Original Redevelopment Plan by Ordinance No. 509-20 (the "**First RDP Amendment**"); and the Original Redevelopment Plan as amended by the First RDP Amendment, is hereafter referred to as the "**Redevelopment Plan**"); and

**WHEREAS**, Hercules LLC ("**Hercules**") is the owner, and TC NE Metro Development, Inc. ("**TC**") is the contract purchaser, of a portion of the Hercules Redevelopment Area, which comprises Section 3 of the Redevelopment Plan; and

**WHEREAS**, TC and Hercules requested that the Council consider certain proposed amendments to the Redevelopment Plan; and

**WHEREAS**, the proposed amendments to the Redevelopment Plan were presented to SERA, and SERA adopted a resolution recommending that the Council adopt the proposed amendments to the Redevelopment Plan; and

**WHEREAS**, the Council adopted a resolution, referring the proposed amendments to the Redevelopment Plan to the Planning Board of the Borough of Sayreville (the "**Planning Board**"); and

**WHEREAS**, the Planning Board has recommended adoption of the proposed amendments to the Redevelopment Plan and concluded that the Redevelopment Plan will remain consistent with the Borough of Sayreville Master Plan after adoption of the proposed amendments to the Redevelopment Plan; and

**WHEREAS**, upon review of the recommendations of SERA and the Planning Board, the Council has determined to adopt the proposed amendments to the Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Sayreville, County of Middlesex and State of New Jersey, that the Redevelopment Plan is amended as follows with deletions bracketed and identified with italicized, strikethrough text (e.g. *[deletions]*), and additions indicated by bold-face, underlined text (e.g. **additions**):

I. The Overall Concept Plan, as shown on Page 8 of the Redevelopment Plan, as amended by the First RDP Amendment, is deleted in the entirety and replaced with the Revised Overall Concept Plan, which is attached hereto as Exhibit A. All references in the Redevelopment Plan to the Overall Concept Plan shall refer to the Revised Overall Concept Plan.

II. The following language within Section 2.1(B), under the headings “Section 2 & 3” and “Permitted Conditional Uses” on Page 10 of the Redevelopment Plan, shall be amended as follows:

1. Warehouse use shall be permitted only in Section 3, provided, [~~the Hartle Street extension (Blue and Green)~~ the Red Roadway (as shown on the Revised Overall Concept Plan) is complete before the issuance of a certificate of occupancy and the truck traffic accessing the site is directed towards Jernee Mill Road via the Red Roadway.

III. The following language within Section 2.1(E), under the “Infrastructure Phasing” Section heading on Page 15 of the Redevelopment Plan, shall be amended as follows:

The Redevelopment Plan contemplates the construction of roadways within the redevelopment area to connect Cheesequake Road with [~~Hartle Street and~~] Jernee Mill Road. The construction of the roadways shall be phased and proceed on an as needed basis based on the sequencing and density of development or as otherwise required by the Redevelopment Agreement. The roadways shown in Orange, [~~Blue,~~] Red and Green on the Revised Overall Concept Plan are conceptual in nature and may be altered during site plan review process subject to approval by SERA (Sayreville Economic and Redevelopment Agency).

All of these proposed roads shall be a minimum width of 36 feet with a 60 feet ROW (right of way) width.

IV. The heading “Section 3 Infrastructure” and all language therein, within Section 2.1(E) on Page 16 of the Redevelopment Plan, is hereby deleted in the entirety and replaced with the following:

Access to Section 3 shall be provided via the Orange, Green and Red Roadways as shown on the Revised Overall Concept Plan. The Red Roadway and Green Roadway are currently conceptual in nature. The final design will be determined by the designated redeveloper in conjunction with SERA, prior to Site Plan Review, if not already done in connection with the development of Section 2. The final roadway alignment is subject to approval by SERA, prior to submission to Planning Board, if not already done in connection with the development of Section 2.

If a warehouse use is proposed in Section 3, any site plan application submitted by the designated redeveloper to the Planning Board shall include the Red Roadway designed to a level of detail necessary to apply for all permits and approvals for the Red Roadway other than construction permits (and which may rely on any SERA approved design completed in connection with the development of Section 2, if any).

**Any site plan approval granted by the Planning Board for a warehouse use in Section 3 shall be conditioned upon the designated redeveloper then applying for and obtaining all other necessary permits and approvals for the Red Roadway (if not already obtained in connection with the development of Section 2). The designated redeveloper of Section 3 shall not be able to obtain a building permit for any warehouse use in Section 3 until all necessary permits and approvals for the Red Roadway have been obtained. The designated redeveloper of Section 3 shall not be able to obtain a certificate of occupancy for warehouse use in Section 3 unless construction of the Red Roadway is complete and operational.**

This Ordinance shall take effect immediately after final passage and publication as required by law.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: November 25, 2024

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

\_\_\_\_\_  
John Zebrowski, Councilman  
(Planning and Zoning Committee)  
Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: December 9, 2024

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

\_\_\_\_\_  
John Zebrowski, Councilman  
(Planning and Zoning Committee)  
Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Kennedy O'Brien, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

\_\_\_\_\_  
Borough Attorney

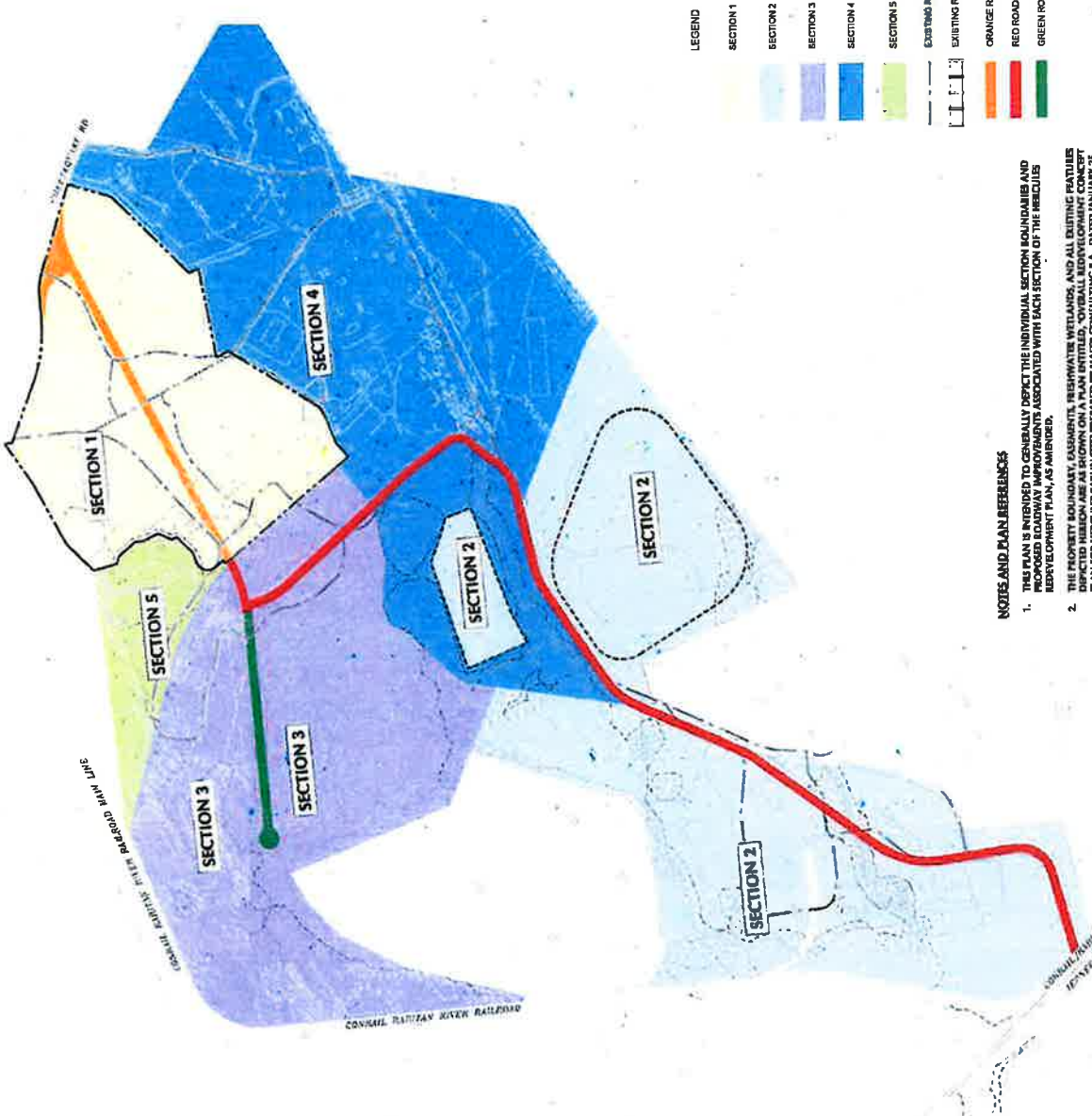
MINISINK AVENUE

THURGOOD LAWYER RD

CONVENT ROAD IN THE RAILROAD RIGHT OF WAY

CONVENT RAILROAD RIVER RAILROAD

CONVENT RAILROAD RIVER RAILROAD  
127500 WILLY RD



**LEGEND**

SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5
EXISTING ROAD	EXISTING RAILROAD TO REMAIN	ORANGE ROAD	RED ROAD	GREEN ROAD

**NOTES AND PLAN REFERENCES**

1. THIS PLAN IS INTENDED TO GENERALLY RESPECT THE INDIVIDUAL SECTION BOUNDARIES AND DEVELOPMENT PATTERNS ASSOCIATED WITH EACH SECTION OF THE HERCULES REDEVELOPMENT PLAN, AS AMENDED.
2. THE PROPERTY BOUNDARY, EXISTING FRESHWATER WETLANDS, AND ALL EXISTING FEATURES ARE SHOWN AS TAKEN FROM THE HERCULES REDEVELOPMENT PLAN FOR HERCULES PAULIN SITE PREPARED BY MAUSE CONSULTING P.A., DATED JANUARY 25, 2016, LAST REVISED NOVEMBER 28, 2017.
3. THE EXISTING SITE FEATURES SHOWN HEREON ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT CURRENT CONDITIONS.

<p>DATE: 11/28/2017          SHEET NO. 102 OF 102</p> <p>PROJECT: MAUSE CONSULTING P.A.          10000 MAUSE DRIVE          WASHINGTON, DC 20004</p> <p>CLIENT: MAUSE CONSULTING P.A.          10000 MAUSE DRIVE          WASHINGTON, DC 20004</p> <p>DESIGNER: MAUSE CONSULTING P.A.          10000 MAUSE DRIVE          WASHINGTON, DC 20004</p>	<p><b>LANGAN</b>          ENGINEERS, ARCHITECTS &amp; PLANNERS          10000 MAUSE DRIVE          WASHINGTON, DC 20004          TEL: 202-261-1000          FAX: 202-261-1001          WWW.LANGAN.COM</p>	<p><b>HERCULES REDEVELOPMENT PLAN</b></p> <p>REVISION: 10/2017</p>	<p><b>REVISOR OVERALL CONCEPT PLAN</b></p> <p>DATE: 11/28/2017</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p><b>CB102</b></p>
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