

Resolution # 2024.11.41

**RESOLUTION RECOMMENDING AMENDMENTS TO THE HERCULES REDEVELOPMENT PLAN CHANGING REQUIRED ACCESS TO JERNEE MILL RD FROM THE BLUE ROADWAY ROUTE TO THE RED ROADWAY ROUTE.**

**WHEREAS**, Hercules has been a corporate member of the Borough of Sayreville for over 100 years; and

**WHEREAS**, over time the size of the Hercules facility foot print has shrunken making excess land available for Redevelopment; and

**WHEREAS**, in 2017 the Borough Council adopted an ordinance designating the Hercules property as an Area in Need of Redevelopment; and

**WHEREAS**, The Borough Council adopted the Hercules Redevelopment Plan (the "Plan") in 2018 and amended in 2020; and

**WHEREAS**, redevelopment has commenced in Section 1 of the Hercules Redevelopment Area with the construction of warehouses; and

**WHEREAS**, no further warehouses are permitted in Sections 2 or 3 without the construction of the Blue Road ( a/k/a Hartle St connection) to Jernee Mill Rd; and

**WHEREAS**, construction of the Blue Rd is not viable due to constraints involving wetlands and Conrail railway regulations; and

**WHEREAS**, an alternate route, the Red Rd as shown on the attached map, can accomplish the connection of Sections 2 & 3 to Jernee Mill Rd; and

**WHEREAS**, the Agency Engineer, Planner, Attorney, Executive Director and Hercules have worked together over the last several months to develop a Draft Amendment to the Plan to allow redevelopment of the site to continue so long as the Red Rd is connected to Jernee Mill Rd;

**WHEREAS**, the Hercules presented said Draft Plan Amendment to the Agency at the November 14, 2024 regular Agency Meeting; and

**NOW THEREFORE BE IT RESOLVED**, that the Redevelopment Plan Amendments annexed hereto as Exhibit A be forwarded to the Mayor and Council and the Planning Board with a recommendation for review and approval.

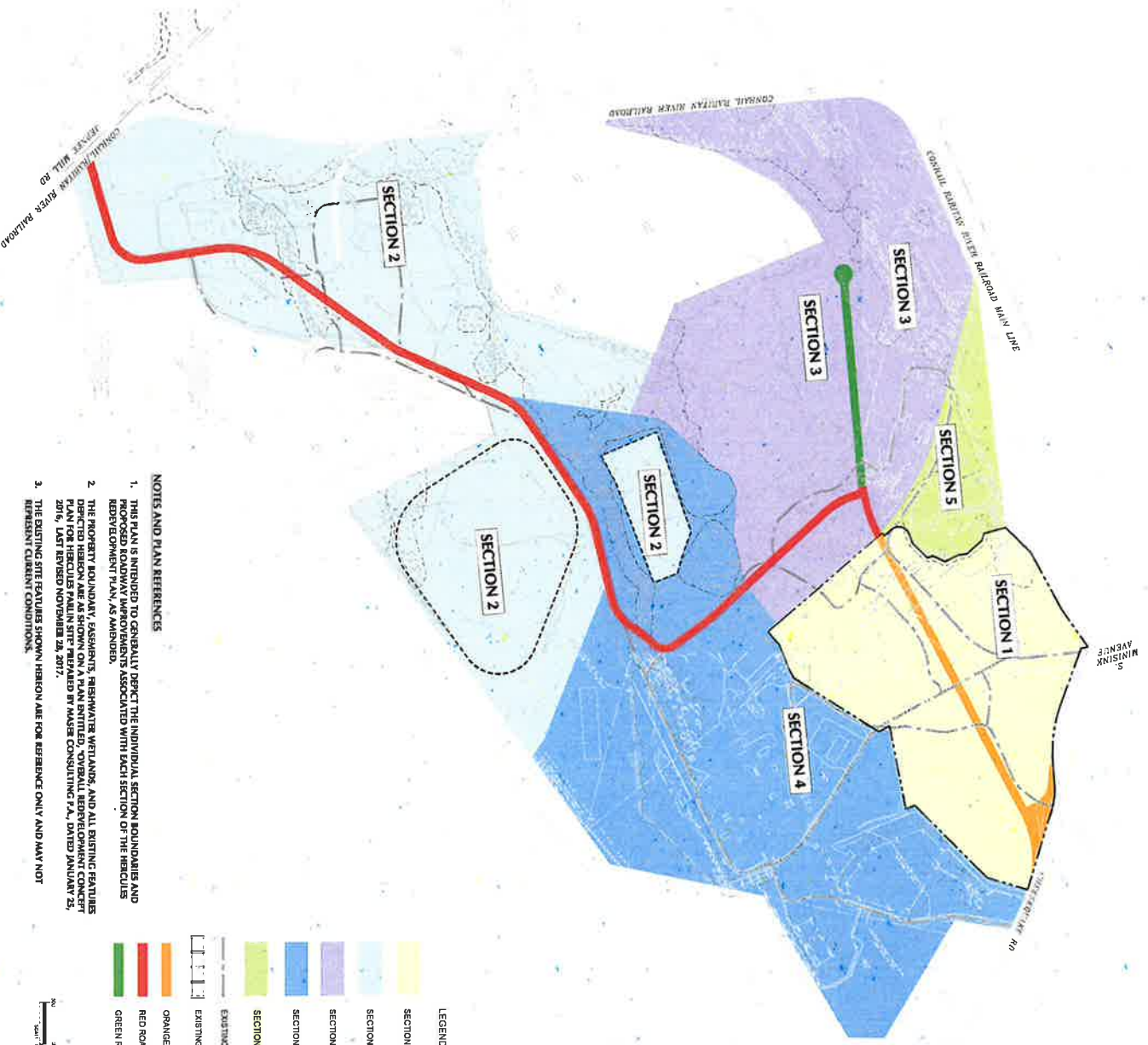
**OFFERED BY:** *Robert Davis*  
**SECONDED BY:** *Donna Roberts*

**Governing Body Recorded Vote:**

<b>Members:</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
1. Robert Davis	<u>X</u>	—	—	—
2. Robert DeWise	—	—	—	<u>X</u>
3. Paula Duffy	<u>X</u>	—	—	—
4. Rosetta Fisher	—	—	—	<u>X</u>
5. Steve Grillo	—	—	—	<u>X</u>
6. Trushar Parikh	<u>X</u>	—	—	—
7. Donna Roberts	<u>X</u>	—	—	—
8. Ken Scott	—	—	<u>X</u>	—
9. John Zebrowski	<u>X</u>	—	—	—

I, HIMANSHU SHAH, Executive Director/Secretary and certifying agent of the Sayreville Economic and Redevelopment Agency do hereby certify that the foregoing Resolution was adopted at the meeting of the Agency held on November 14, 2024.

*Himanshu Shah*  
HIMANSHU SHAH  
Secretary and Executive Director



- NOTES AND PLAN REFERENCES**
1. THIS PLAN IS INTENDED TO GENERALLY DEPICT THE INDIVIDUAL SECTION BOUNDARIES AND PROPOSED ROADWAY IMPROVEMENTS ASSOCIATED WITH EACH SECTION OF THE HERCULES REDEVELOPMENT PLAN, AS MEMORANDA.
  2. THE PROPERTY BOUNDARY, EASEMENTS, FRESHWATER WETLANDS, AND ALL EXISTING FEATURES DEPICTED HEREON ARE AS SHOWN ON A PLAN ENTITLED, "OVERALL REDEVELOPMENT CONCEPT PLAN FOR HERCULES PAULIN SITE PREPARED BY MASEB CONSULTING P.A., DATED JANUARY 25, 2016, LAST REVISED NOVEMBER 29, 2017.
  3. THE EXISTING SITE FEATURES SHOWN HEREON ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT CURRENT CONDITIONS.

**LEGEND**

- SECTION 1
- SECTION 2
- SECTION 3
- SECTION 4
- SECTION 5
- EXISTING ROAD
- EXISTING PAULIN RD TO REMAIN
- ORANGE ROAD
- RED ROAD
- GREEN ROAD



<p><b>HERCULES REDEVELOPMENT PLAN</b></p> <p><b>REVISED OVERALL CONCEPT PLAN</b></p> <p><b>CR102</b></p>	<p><b>LANGAN</b></p> <p>LANGAN CONSULTANTS, INC.</p> <p>10000 W. CENTRAL EXPRESSWAY, SUITE 100</p> <p>IRVING, TEXAS 75039</p> <p>TEL: 972.440.8800</p> <p>WWW.LANGAN.COM</p>
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**ORDINANCE #**  
**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, 2019, 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

\_\_\_\_\_  
Clerk of the Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: December 9, 2024

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(Planning & Zoning Committee)

**ATTEST:**

**APPROVED:**

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Jessica Morelos, R.M.C.  
Municipal Clerk

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Borough of Sayreville Mayor

**APPROVED AS TO FORM:**

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Borough Attorney