

2025.01.06

**A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY REQUESTING THE BOROUGH COUNCIL REFER TO THE PLANNING BOARD THE FORMER JCP&L POWER PLANT SITE AND ADJACENT PARCELS WITHIN THE BOROUGH FOR STUDY AS AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”; and

**WHEREAS**, the Sayreville Economic Redevelopment Agency (“Agency”) wishes to explore whether the following properties may be an appropriate area for consideration for the program of redevelopment:

Former JCP&L Power Plant site identified as Block 174, Lot 1.01 (formerly Block 174, Lot 1) and the following additional blocks & lots: Block 174, Lot 1.02 and Block 176, Lot 2.06, inclusive of any and all streets, paper streets, private drives and right of ways (“Study Area”) and as shown on a Map of Study Area attached hereto as Exhibit A; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to the Township Council making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Non-Condensation Redevelopment Area, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

**NOW, THEREFORE, BE IT RESOLVED** that the Sayreville Economic and Redevelopment Agency requests that the Borough Council consider authorizing and directing the Planning Board to conduct the necessary investigation and to hold a public hearing to determine whether the following properties qualify for designation as Non-Condensation Redevelopment Areas pursuant to N.J.S.A. 40A:12A-6:

Former JCP&L Power Plant site identified as Block 174, Lot 1.01 (formerly Block 174, Lot 1) and the following additional blocks & lots: Block 174, Lot 1.02 and Block 176, Lot 2.06, inclusive of any and all streets, paper streets, private drives and right of ways (“Study Area”) and as shown on a Map of Study Area attached hereto as Exhibit A; and

**FURTHER DIRECTING** the Planning Board to submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation.

**OFFERED BY:** Donna Robert

**SECONDED BY:** Robert Davis

**Governing Body Recorded Vote:**

<b>Members:</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
1. Robert Davis	X	—	—	—
2. Robert DeWise	X	—	—	—
3. Paula Duffy	resigned	—	1/9/2025	—
4. Rosetta Fisher	X	—	—	—
5. Steve Grillo	X	—	—	—
6. Trushar Parikh	X	—	—	—
7. Donna Roberts	X	—	—	—
8. Ken Scott	—	—	X	—
9. John Zebrowski	X	—	—	—

I, Himanshu Shah, Executive Director/ Secretary, and certifying agent of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at the regular meeting of the Agency held on January 9, 2025.

Himanshu Shah  
Himanshu Shah  
Executive Director/ Secretary

**Exhibit A**



THIS SHEET HAS BEEN DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO). THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE MUNICIPAL CLERK.

TAX MAP  
BOROUGH OF SAYREVILLE  
MIDDLESEX COUNTY, NEW JERSEY  
SCALE 1"=200'  
AUGUST, 2018  
MICHAEL J. MCGURL, P.L.S.  
CME ASSOCIATES  
3141 BORDENTOWN AVENUE, PARLIN  
NEW JERSEY, 08859

SHEET 48

175/9-11 (28.8 AC)  
N/A/A  
175/10.01  
(13,745 ACS)

176-201, 3, 4, 10, 11  
(42.2 ACS)  
400.15  
6.77

2021  
2020 201-7  
1  
176/9.06  
(43.583 ACS)  
BORDENTOWN