

REDEVELOPMENT OPPORTUNITY

SAYREVILLE LANDFILL #3

REQUEST FOR
STATEMENT OF INTEREST AND PROPOSAL RESPONSE
SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY
167 Main Street, Sayreville, NJ 08872

Issue Date: Wednesday April 21, 2010

Due Date: Friday May 14, 2010

The Sayreville Economic and Redevelopment Agency (SERA) requests submission of Statements of Interest (SOIs) and Proposal Responses to RFP (Request for Proposals) regarding the redevelopment of an approximately 46.04 acre borough-owned property known as the **Sayreville Landfill #3**. Details of the site including aerial maps and supporting documentation useful to respondents can be downloaded from the web site: www.sayreville.com

SERA is opening the process of selecting developers and is seeking qualified development teams with the vision to make optimum use of the site. Innovative proposals are encouraged.

Proposals in response to this SOI are due when available and before 2:00 pm prevailing time on Friday, May 14, 2010, and each project submission must be accompanied by a non-refundable proposal review fee of \$2,000 payable to the Sayreville Economic and Redevelopment Agency.

Respondents are urged visit the website www.sayreville.com . For additional information contact Joseph P. Ambrosio, Esq., SERA Executive Director at (732) 721-6444.

INFORMATION TO RESPONDENTS

SECTION 1

INTRODUCTION AND GENERAL INFORMATION

1.1 Introduction and Purpose

The Sayreville Economic and Redevelopment Agency ("SERA" OR "Agency") is seeking statements of interest (SOI) and Proposal Responses to an RFP (Request for Proposals), for the purpose of redeveloping a site located within the Borough of Sayreville, known as the **Sayreville Landfill #3** (Block 57.02, Lots 1, 6, & 7; Block 57.05, Lot & 1; Block 57.04, Lot 1 and part of Lot 2; part of Block 56, Lot 1).

1.2 Project Goals

The primary goal of this project is to encourage the redevelopment of the borough-owned **Sayreville Landfill #3** parcel, and determine the highest and best use in order to utilize the areas more productively, and incorporate land uses that take full advantage of this particular location, and the utility which can be made of a tract having an NJ DEP approved / capped former landfill as its basis.

1.3 Proposal Submission Date

Responses are due on or before **2:00 P.M.** prevailing time on Friday, May 14, 2010. Each Respondent shall deliver twelve (12) copies of its response and a nonrefundable review fee of \$2,000 to: Joseph P. Ambrosio, Esq., SERA Executive Director at the location set forth below.

Joseph P. Ambrosio, Esq., Executive Director
Sayreville Economic and Redevelopment Agency
216 Ernston Road
Parlin, NJ 08859-1162
Telephone: 732/721-6444
Fax: 732/996-9069

1.4 Communications

All communications concerning this request for Statements of Interest and Proposal Responses including any questions or requests for additional information shall be addressed in writing to Joseph P. Ambrosio, Esq., SERA Executive Director at the location set forth in **Section 1.3 above**.

1.5 Summary of Procurement Process

SERA is undertaking this request for Statements of Interest and Proposal Responses in anticipation of pursuing designation in accordance with the provisions of N.J.S.A. 40:12A-1 et seq., the Local Redevelopment and Housing Law (the "Redevelopment Law"). Pursuant to the Redevelopment Law, the Borough anticipates designating the Sayreville Landfill #3 as an area in need of redevelopment.

1.6 Process Schedule

Issuance of request for SOI/Proposals Wednesday, April 21, 2010

Receipt of Responses - **BEFORE:** 2:00 PM., Friday, May 14, 2010

1.7 General Conditions

By responding to this SOI/RFQ request, the Respondent(s) acknowledge and consent to the following conditions relative to the submission, review and consideration of its response:

1. The issuance of this request is not intended to, and shall not be construed to, commit SERA to execute any redevelopment agreements;
2. The issuance of this request is not intended to, and shall not be construed to form any joint venture between SERA and any Respondent;
3. All Responses will become the property of SERA and will not be returned.
4. The Agency could use responses from this process as a basis to establish a redevelopment zone and to authorize further action including the designation as redeveloper if deemed in the best interest of the Agency.

SECTION 2

PROJECT AREA DESCRIPTION

2.1 Project Area Description

The property is located on the west side of Jernees Mill Road bounded on the north by Pond Creek, on the west by the South River, and on the South by an unnamed tributary to the South River. Consisting of 48.08 total acres, a wetlands delineation reveals that there are 32.5 upland acres atop the capped landfill. From a ground location approximating the center high point of the landfill, the landfill cap slopes downward in all directions at an approximate 4% grade. The landfill cap incorporates a 100% impervious surface cap sand bed lining layer, a 60 mil HDPE membrane, non-woven heat bonded geotextile, 18" clean fill and 6" of soil capable of supporting vegetation. The toe of slope is protected by riprap and erosion control matting. There are passive gas vents within the dome area and soil gas probes are located throughout the landfill. As evident from the attached "Sayreville Landfill #3 Wetlands Map" there are utility easements in portions of the site on top of which structures may not be constructed. The property in question is situated immediately west of the AES Red Oak Cogeneration Power Plant and on the opposite side of Jernees Mill Road.

2.2 Access and Traffic Circulation

The Sayreville Landfill #3 is accessible directly from Jernees Mill Road.

2.3 Utilities and Infrastructure

Municipal water, sanitary sewer, stormwater provision, natural gas and electricity are available at site.

2.3.1 Water

The project site is located within the service area of Borough of Sayreville's Water Utility that owns and maintains an independent water distribution system that is subject to a payment of connection, meter, and user fees.

2.3.2 Wastewater Facilities

The Borough of Sayreville sanitary sewer collection system is located in Jernees Mill Road near the property and is conveyed to the Middlesex County Utilities Authority (MCUA) for treatment.

2.3.3 Electricity

Electric service to the area is provided by JCP&L.

2.3.4 Natural Gas

Natural Gas is available from Public Service Electric and Gas. New Jersey Natural Gas and the Transco Gas Transmission Facilities are located further south of the site but in generally close proximity.

2.4 Property Utilization Constraints

Proper authorization will be required from NJ DEP, regarding re-utility of the capped landfill for additional land uses.

SECTION 3

PERMITTED REDEVELOPMENT USES

3.1 Approved Uses and Standards

The Redevelopment Plan will establish land uses that take advantage of existing and potential physical and economic opportunities.

The existing Zoning District is Special Economic Development (SED) that allows such permitted principal uses as automotive electronic and precision equipment, commercial and industrial machinery, personal and household goods repair and maintenance, child care centers, essential services, health clubs, information services, institutional and public uses, manufacturing, offices, parking facilities, and warehousing. The highest and best use for the site should be determined by the respondent, and if the Borough Planning Board and Governing Body concur, it is possible to have the selected use listed in the Redevelopment Plan for the site.

SECTION 4

INSTRUCTION FOR SUBMISSION OF RESPONSES

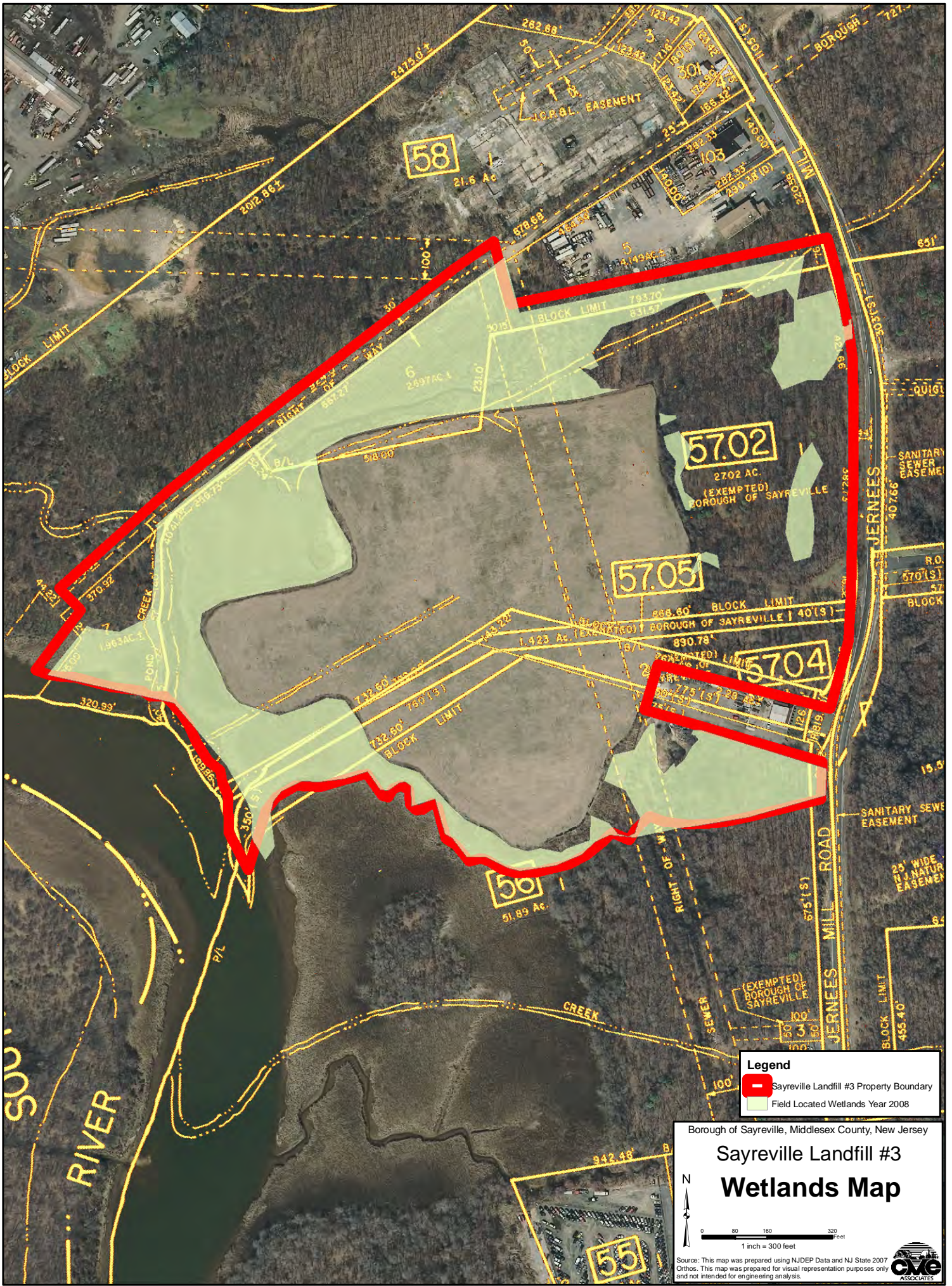
4.1 Submission of Proposals, Time and Place

Responses shall be delivered **on or before 2:00 P.M., prevailing time on Friday, May 14, 2010**, directed to Joseph P. Ambrosio, Esq., SERA Executive Director at the address in Section 1.3 above.

Twelve (12) copies of the Response and a nonrefundable review fee of \$2,000 shall be submitted and received by hand delivery, certified mail/return receipt requested or overnight mail on or prior to the above-referenced time.

The Submission shall include:

1. Developers name and contact information.
2. Developers experience.
3. Team members as may be applicable and their experience.
4. Demonstration of financial ability to perform and finance the project.
5. The development proposal and specifics of the project
6. The financial benefit to the municipality.
7. The specifics of the proposed sale or lease of the property and the risk assumption of the developer
8. Any other information and data necessary (whether provided or requested by SERA) for the Agency to make a recommendation to the Borough of Sayreville with regard to this project.
9. Proposed impacts from the project.

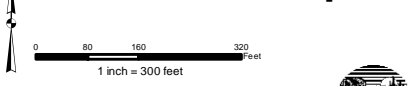


Legend

- Sayreville Landfill #3 Property Boundary
- Field Located Wetlands Year 2008

Borough of Sayreville, Middlesex County, New Jersey

Sayreville Landfill #3 Wetlands Map



Source: This map was prepared using NJDEP Data and NJ State 2007 Orthos. This map was prepared for visual representation purposes only and not intended for engineering analysis.

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