

REDEVELOPMENT OPPORTUNITY

SAYREVILLE LANDFILL #3

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

Issue Date: May 2, 2022

Due Date: June 8, 2022

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.

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.

Request for Proposal (RFP) packages will be available online through the office of Joseph Ambrosio, Executive Director, Sayreville Economic and Redevelopment Agency (SERA) on Monday, May 2, 2022 and thereafter. The online Request for Proposal is available on <https://ftp.cmeusa1.net> USERNAME: Landfill, PASSWORD: ftp22_0502. Proposals are due at 2:00 PM on Wednesday, June 8, 2022 at Sayreville Borough Hall, 167 Main Street, Sayreville, New Jersey 08872. All proposals shall be mailed or delivered to the Borough Clerk in a sealed envelope clearly marked "Sayreville Economic Redevelopment Agency" and titled "Redevelopment Area Proposal" and must be accompanied by a fee of \$2,500.00, made payable to the Sayreville Economic and Redevelopment Agency. Anyone that intends to submit a proposal should monitor the website for possible addenda and should register with Joe Ambrosio so that he has their contact information in the event of addenda's or other notices. For additional information please contact Joseph Ambrosio at 732-996-9069.

By order of the Sayreville Economic and Redevelopment Agency.

Joseph Ambrosio
Executive Director

FOR IMMEDIATE RELEASE

SERA SEEKS DEVELOPERS FOR

Redevelopment of Sayreville Property (Sayreville Landfill #3)

The Sayreville Economic and Redevelopment Agency (SERA) has announced that it is seeking redevelopers for the site of the **Sayreville Landfill #3**. 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 available for development atop the capped landfill. The property in question is situated immediately west of the AES Red Oak Power Plant on the opposite side of Jernees Mill Road.

Formerly a municipal landfill, Sayreville Landfill #3 has been delisted from the National "Superfund" Priorities List. Proposed re-use of the former landfill may proceed without disturbing the landfill. However, if a proposal for re-use of the property in question requires disturbance of the landfill, a landfill disturbance permit will be required subject to NJDEP regulations and permitting standards, and all such costs incurred or risks related thereto regarding such process including continuing monitoring of the site are the obligation of the selected redeveloper. It is also the intent of this solicitation that the selected use and redeveloper would assume the responsibility for monitoring the closed Landfill and obligations of the Borough of Sayreville and other responsible parties that are required to continue to maintain the closed Landfill and provide required monitoring.

It is also declared that all costs associated with the redevelopment process as incurred by the Borough of Sayreville and SERA as regards to the subject property are the obligation of the selected redeveloper and will have to be reimbursed at the execution of a redevelopment agreement.

Developers are to submit their concept proposals by Wednesday, June 8, 2022. Anyone seeking additional information is urged to contact SERA Executive Director Joseph P. Ambrosio, Esq., at (732) 996-9069