

A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY CONSENTING TO REDEVELOPER'S PROPOSED APPLICATION TO SAYREVILLE PLANNING BOARD FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL IN CONNECTION WITH THE SAYREVILLE LANDFILL #3 PROJECT

WHEREAS, the Borough of Sayreville ("Borough") has been promoting the redevelopment of certain real property located at the Sayreville Landfill #3 Redevelopment Area (Property"); and

WHEREAS, by Ordinance #239-13, the Borough Council adopted a redevelopment plan entitled "Borough of Sayreville Landfill and Melrose Redevelopment Plan" (including any amendments thereto, the "Redevelopment Plan"), applicable to the Property; and

WHEREAS, by Resolution #2015-258, adopted by the Borough Council on August 24, 2015, the land upon which the Project is to be constructed by Redeveloper was expanded to include a parcel then known as Block 56, Lot 2.01 (the "Expansion Parcel"); and

WHEREAS, by Ordinance #304-15, adopted by the Borough Council on September 15, 2015, the Redevelopment Plan was amended to include the Expansion Parcel; and

WHEREAS, pursuant to Resolution dated June 23, 2022, the Sayreville Economic and Redevelopment Agency ("Agency") designated CP MD Jernee Mill Road LLC ("Redeveloper") as the Conditional Redeveloper of the Property, wherein the Redeveloper intends to construct two cold storage warehouse facilities and related improvements as permitted under the Redevelopment Plan ("Project"); and

WHEREAS, pursuant to Resolution dated December 8, 2022, the Agency and the Redeveloper executed a Redevelopment Agreement dated January 26, 2023; and

WHEREAS, by Ordinance #10-24, adopted by the Borough Council on March 25, 2024, the Redevelopment Plan was amended to include a variety of modifications in order to facilitate the redevelopment of the Project; and

WHEREAS, the Redeveloper is seeking approval from the Agency to proceed with an application to the Sayreville Planning Board for preliminary and final major site plan approval in connection with the Project; and

WHEREAS, the Redeveloper has submitted with the Agency certain proposed plans for preliminary and final major site plan approval in connection with the Project, which plans are on file with the Agency; and

WHEREAS, pursuant to a report from CME Associates dated May 6 2024, attached hereto as Exhibit A, the Agency Engineer has reviewed the aforementioned plans and has determined that said plans for preliminary and final major site plan approval are consistent with the Redevelopment Plan and the Redevelopment Agreement between the Redeveloper and the Agency; and

NOW, THEREFORE, BE IT RESOLVED, by the Sayreville Economic and Redevelopment Agency that it hereby approves the aforementioned Plan and consents to the Redeveloper's application to the Sayreville Planning Board for preliminary and final major site plan approval; and

IT IS FURTHER RESOLVED that the Chairperson and Agency Professionals are hereby authorized and directed to take any action and to execute any documents as may be necessary to effectuate this Resolution.

OFFERED BY: Steve Grillo 7 - yes
0 - no

SECONDED BY: Bob Davis

I, Himanshu Shah, Secretary and certifying agent of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Agency held on May 9, 2024.


Himanshu Shah
Executive Director & Secretary

EXHIBIT A



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
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LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLA, PE, CME

May 6, 2024

Sayreville Economic Redevelopment Agency
167 Main Street
Sayreville, NJ 08872

ATT: Himanshu Shah, Executive Director

**RE: Sayreville Landfill 3 Redevelopment
Preliminary/Final Major Site Plan
CME File No.: PSA00027.55**

Dear Mr. Shah,

CME Associates has received CP MD Jernee Mill Road LLC's (Applicant) submission of a Site Plan set consisting of thirty-four (34) sheets, labeled "Jernee Mill Industrial". The subject property is known as Landfill #3 and includes Block 58, Lots 2.01 & 9 and is a total of 46.485 acres +/-.

Plans Reviewed

- Preliminary & Final Site Plans for Jernee Mill Industrial consisting of thirty-four (34) sheets, prepared by Colliers Engineering and Design. Scales 1"=30' and 1"=60'. Date of issue June 12, 2023, revised April 19, 2024.
- ALTA/NSPS Land Title Survey, consisting of two (2) sheets, prepared by Colliers Engineering and Design. Scale 1"=60', date of issue December 7, 2022, revised February 1, 2024.
- Architectural Plans for Jernee Mill Industrial consisting of four (4) sheets, prepared by Claremont Development.
- Traffic Impact Study for Jernee Mill Industrial Proposed Cold Storage Facility, prepared by Dynamic Traffic, LLC, dated June 9, 2023, revised April 18, 2024.
- Stormwater Management Report for Jernee Mill Industrial, prepared by Colliers Engineering and Design, dated June 2023, revised April 2024.

Project Description

The Applicant is seeking approval, from the Sayreville Economic Redevelopment Agency (SERA), to proceed with the application to the Planning Board for the construction of up to two cold storage warehouse buildings with assembled trailer storage areas and associated site improvements.



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 2

The property is located on the west side of Jernee 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.

Redevelopment Plan

The Redevelopment Plan was prepared in furtherance of the Borough of Sayreville's Council's original determination that the Landfill 3 meets the statutory criteria for designation as an "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. The Redevelopment Plan was originally adopted in 2013 and was last revised on March 25, 2024.

Our office has reviewed the above documents to determine consistency with the Redevelopment Plan and the Redevelopment Agreement and offer the following comments:

Proposed Use

1. The Applicant is proposing to construct up to two (2) cold storage warehouse buildings with assembled trailer storage areas and associated site improvements. The area of the phase 1 building footprint is 250,000 square feet and has a gross floor area of 257,858 square feet, and the phase 2 building footprint and gross floor area is 92,020 square feet on the 46.485 ± acre site. The Phase 1 building has 7,700 square feet of office space, and the Phase 2 building has 7,500 square feet.
2. The permitted uses as listed in the Redevelopment Plan (RA-EI Zone) include:
 - Aquaculture Operations/Facility
 - Brewing or Distilling
 - Construction and Building Trade Workshops
 - Greenhouse or Plant Nursery
 - Industrial Vehicle, Construction Equipment Sales or Materials Service Establishment
 - Industrial Service Establishments
 - Manufacturing, Processing, Packaging or Assembly of Goods, Chemicals or Materials / Large Scale
 - Office
 - Paper Products Manufacturing
 - Petroleum and fuel Products Storage and Wholesale
 - Power Plant – Gas Fired Combination Cycle or More Efficient Technology up to 1000MW



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 3

- Processing, Assembly, Fabricating Operations, Manufacturing, Sales or Storage of Natural Resources
- Recycling Depot
- Transportation Service Provider
- Warehouse, distribution centers, and light manufacturing facilities that support reuse, recycling, compost processing and manufacturing businesses
- Wireless Telecommunications Facilities
- Solar Panel Power Generation Facilities
- Boat and Water Related Storage, Launching, and Maintenance Facilities
- Cold Storage Warehouse

The proposed use of a cold storage warehouse is consistent with the redevelopment plan's permitted use.

Bulk Requirements

3. The bulk requirements for the Eco-Industrial Redevelopment Area RA-EI are as follows:

	<u>Required</u>	<u>Proposed</u>
Min. Lot Area	5 Acres	46.485± Acres
Min. Front Setback	50'	86.5'
Min. Side Setback	50'	201.9'
Min. Rear Setback	50'	276.1'
Max. Building Height	75'	75'
(For a Cold Storage Warehouse)		
Max Height – Accessory Buildings	40'	N/A
& Outdoor Material Storage	25'	N/A
Max. Lot Coverage	85%	36.66%

The Plan satisfies all Bulk Requirements.

Parking

4. Parking requirements, established in the Redevelopment Plan for a cold storage warehouse (inclusive of any ancillary office floor area), are as follows:

Required: Cold Storage Warehouse (inclusive of any ancillary office floor area)

- Warehouse Use: 1 parking space per employee plus 10%
- Office Use: 1 parking space per 300 square feet of gross floor area



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 4

Building 1

7,700 Square Feet Office Use = 26 Spaces Required

250,158 Square Feet Warehouse Use (Max. 56 employees) = 62 Spaces Required (Max Employees + 10%)

Total= 88 Spaces Required

Provided = 88 Spaces

Accessible Parking Spaces

Building 1 (76-100 Spaces Provided) = 4 Accessible Spaces Required

Provided = 4 Accessible Spaces

EV Parking Spaces

Building 1 (76-100 spaces provided) = 3 EV Spaces Required

Provided = 4 EV Spaces

Building 2

7,500 Square Feet Office Use = 25 Spaces Required

92,020 Square Feet Warehouse Use (Max. 30 Employees) = 33 Spaces Required (Max Employees + 10%)

Total= 58 Spaces Required

Provided = 58 Spaces

Accessible Parking Spaces

Building 2 (51-75 Spaces Provided) = 3 Accessible Spaces Required

Provided = 8 Accessible Spaces

EV Parking Spaces

Building 2 (51-75 Spaces Provided) = 2 EV Spaces Required

Provided = 4 EV Spaces

The Plan satisfies all parking requirements.

5. Off-Street Parking shall conform to the following design standards:

a. Driveways shall be set back at least 10 feet from all buildings to provide room for a landscaped area.

b. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from the street right-of-way and sidewalks, avoid spill-over light, glare and noise onto adjacent property. Parking lots visible from a public right-of-way shall be surrounded by a minimum of a two to three foot landscaped berm or an



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 5

existing matured landscaped buffer. The height of the berm shall gradually decrease in size where driveways and sidewalks approach to provide adequate site triangles.

c. The interior of all parking lots shall be landscaped to provide shade and visual relief. At a minimum, at least one (1) deciduous tree shall be planted for every 11 parking spaces inside a planter or landscape island is required. Landscaping should be utilized to soften edges of parking lots and to provide a sense of lot borders or boundaries.

d. A minimum of 10% of all parking areas shall be landscaped.

e. Parking lot layout should take into consideration pedestrian movement. Pedestrian crossings should be installed where deemed necessary by the Planning Board.

f. Parking spaces for all structures shall be prohibited within 50 feet of the front lot line.

The Applicant shall look into providing more landscaping around Building 1's parking lot to minimize direct view and to meet the minimum of one (1) deciduous tree for every 11 parking spaces inside a planter or landscaped island. All other off-street parking standards are followed.

Loading

6. Loading requirements are established in the Redevelopment Plan as follows:

- a. Less than 10,000 square feet: None
- b. 10,000-50,000 square feet: 1 space
- c. 50,000-75,000 square feet: 2 spaces
- d. 75,001-100,000 square feet: 3 spaces
- e. Each additional 50,000 square feet: 1 additional space

Building 1

257,858 square feet total building area = 6 loading spaces required
Provided = 30 loading bays

Building 2

99,520 square feet total building area = 2 loading spaces required
Provided = 26 loading bays

The Plan satisfies the off-street loading requirements.



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 6

Traffic/Site Circulation

7. Access to the cold storage warehouse will be provided via one ingress only driveway and two full movement driveways along Jernee Mill Road. One of the full movement driveways is directly across from Red Oak Lane. The northern and southern driveways provide a minimum width of thirty (30') feet, with a circulation plan provided that shows adequate space for truck circulation. **This access configuration appears adequate to accommodate the automobile traffic anticipated.**
8. The proposed passenger parking lots are serviced by two-way parking aisles with widths of twenty-four (24') feet and 90-degree parking spaces of nine (9') feet by eighteen (18) feet. **The parking lots meet the Borough Standards.**
9. The proposed cold storage warehouse buildings are projected to generate 29 (4 trucks) entering trips and 10 (7 trucks) exiting trips during the weekday morning peak hour and 11 (6 trucks) entering trips and 32 (5 trucks) exiting trips during the evening peak hour that are "new" to the adjacent roadway network. The nearby intersections of Jernee Mill Road and Road Oak Lane / the proposed driveways are projected to maintain a minimum level of service of "B" with the new trip generated from the cold storage facility. **The traffic generated from this site is projected to have minimal impact and no significant degradation in operating conditions on the adjacent street system from the construction of this project.**

Landscaping /Basin Design

10. Landscaping / Basin requirements are established in the Redevelopment Plan as follows:
 - a. Landscaping is to be provided as part of all development applications and is to be integrated into building arrangements, topography, parking, buffering and other site features. Landscaping may include trees, shrubs, ground cover, berms, flowers, sculpture, art and similar materials, and shall be designed to provide aesthetic, buffering, environmental, ornamental, and other related functions. All landscaping plans shall be prepared by a New Jersey licensed landscaped architect
 - b. Landscaping should define entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 7

- c. Landscaping shall permit adequate site distance for motorists and pedestrians entering and exiting a site and shall not interfere with circulation patterns.
- d. Walls that can be viewed from public streets shall be designed using landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate landscaping for at least 30% of the wall length. Walls along loading dock areas shall be exempt from this standard.
- e. Retention areas shall be designed in accordance with N.J.A.C. 7:8.

The Applicant shall look into providing more landscaping around Building 1's parking lot to minimize direct view and to provide landscaping at the top of the retaining wall. All other Landscaping and Basin Design requirements listed in the Redevelopment Plan have been satisfied.

11. The Borough of Sayreville's Tree Conservation Ordinance must be complied with.

Lighting

12. Lighting requirements are established in the Redevelopment Plan as follows:

- a. The maximum height of free-standing lights should not exceed thirty-five feet (35').
- b. A minimum of 0.5 footcandles shall be maintained throughout parking lots (exclusive of storage areas for light commercial vehicles and semi-trailer trucks) and maintained with established depreciation factor calculated into lighting level at a maximum to minimum illumination ratio not to exceed 15:1.

The Plan satisfies the requirements of the Redevelopment Plan.

Signs

13. Signage requirements are established in the Redevelopment Plan as follows:

- a. Signs shall not exceed (10) percent of the first story portion of the façade to which it is fixed or 200 square feet, whichever is less.
- b. Buildings with more than one use are allowed one (1) sign for each additional use.
- c. There shall be a consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination.



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 8

- d. Freestanding pole mounted signs are prohibited
- e. Illuminated box signs are prohibited

No indication has been provided on the plan regarding signage. Any sign shall follow the redevelopment plan standards.

Utilities

- 14. Sanitary sewer for this project is to be done in accordance with Borough codes. **We defer to the review of the Planning Board on Sanitary Sewer design.**
- 15. Water Service and Fire Service is to be done in accordance with the Borough codes. **We defer to the review of the Planning Board on Water System design.**
- 16. Stormwater Management for the project is to be done in accordance with Borough codes. **We defer to the review of the Planning Board on Stormwater Management design.**

Building Design

- 17. Building requirements are established in the Redevelopment Plan as follows:
 - a. Design a principal façade and obvious entrance parallel to the street edge. Do not face blank walls towards public streets.
 - b. Utilize brick (reclaimed or new), architectural precast concrete panels, decorative concrete block or cut stone. Corrugated sheet metal, vinyl siding, reflective glass and imitation stone siding are discouraged.
 - c. Locate utility meters and exhaust vents on the side or rear of a building to the extent allowed by utility service providers.
 - d. Design to accommodate areas for recycling of waste materials. Provide a centralized ground-floor location for collection and storage of recyclables
 - e. Strive to obtain LEED certification for normally occupied areas.

The Plan does not show the location of the trash/ recycling enclosure. The Applicant shall further clarify how trash and recycling will be handled to the Planning Board. All other Building requirements appear to be consistent with the Redevelopment Plan.



Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 9

Other

18. The property is located adjacent to a Middlesex County Road, therefore approval will be required from the Middlesex County Planning Board.

The Applicant shall meet with Middlesex County to determine their requirements.

Environmental

The site was formerly operated as a solid waste disposal facility from 1971 to 1977 by the Borough of Sayreville. In 1983 the USEPA included the site on the Federal Superfund National Property List (NPL) based upon the presence of hazardous waste on site. The site under the oversight of NJDEP. Remedial action activities were completed in 1999 with the installation of a composite cap system and passive ventilation system. The site is entirely covered by classification exception area for groundwater and landfill gas monitoring for methane 2000.

The Redeveloper is responsible to provide proof that all required NJDEP permits are acquired and all permit requirements are met prior to any modifications or replacement of existing wetlands. In addition, the Redeveloper is responsible to maintain the Landfill in compliance with all Environmental Laws.

Conclusion

The Sayreville Economic and Redevelopment Agency (SERA) shall review all proposed redevelopment projects within the Redevelopment Area to ensure the project is consistent with the Redevelopment Plan and the relevant Redevelopment Agreement. The review and execution of the Redevelopment Agreement shall occur prior to hearing of the redevelopment project before the Planning Board.

The proposed self-storage warehouse facility is consistent with the Redevelopment Plan and relevant Redevelopment Agreement. Any minor issue listed will be further reviewed by the Planning Board, therefore it is our recommendation that this board approves this application to proceed to the Planning Board.

CME reserves the right to provide additional, more detailed comments with the formal Planning Board submission and based upon supplemental information and review.

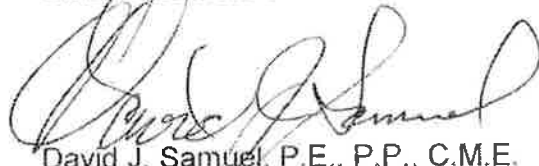


Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Jernee Mill Industrial
Preliminary/Final Site Plan

May 6, 2024
CME File No.:PSA000027.55
Page 10

If you have any questions, please do not hesitate to call.

Very truly yours,
CME Associates



David J. Samuel, P.E., P.P., C.M.E.
Agency Engineer

DJS/JC

cc: SERA Commissioners
Joseph Ambrosio, Assistant Executive Director
Michael J. Baker, Esq., Hoagland Longo
Anthony Iacocca, Esq., Hoagland Longo
Veena Sawant, VMS Planning
Jennifer Phillips Smith, Attorney for Applicant