



November 11, 2025

Ms. Beth Magnani, Board Secretary
Borough of Sayreville Planning Board
167 Main Street
Sayreville, NJ 08872

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

Dear Ms. Magnani:

Enclosed please find a completeness and technical review for the above-mentioned application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Checks Submitted
 - a. Application Fee: \$1,000.00 (Check No. 000144)
 - b. Escrow Fee: \$12,825.00 (Check No. 000142)
2. Cover Letter, prepared by Gibbons, P.C., signed by Jennifer Phillips Smith, dated 10/27/2025;
3. Standard Development Application, consisting of (3) pages, signed by applicant, dated 10/23/2025;
4. Project Description, consisting of (3) pages, unsigned, undated;
5. Email Chain detailing proof of no outstanding fines or penalties owed, consisting of (6) pages, signed by the Director of Code Enforcement, last dated 10/24/2025;
6. Corporate Ownership Disclosure Form, consisting of (2) pages, signed by Matthew Karpa, undated;
7. 200 FT Property & Utility Owner's List, certified by Township Tax Assessor, dated 10/24/2025;
8. Prior Planning Board Resolution for Amended Preliminary & Final Major Site Plan Approval, signed by Planning Board Secretary, memorialized 12/06/2023;
9. Prior Planning Board Resolution for Preliminary & Final Major Site Plan and Major Subdivision Approval, signed by Planning Board Secretary, memorialized 01/08/2020;
10. Summary/Copies of Covenants & Deed Restrictions, consisting of (88) pages of various exhibits;
11. Proof of Taxes Paid through 08/22/2025, unsigned, dated 10/23/2025;
12. Fee & Escrow Calculations, unsigned, dated October 2025;
13. List of Development Team & Professionals, unsigned, undated;
14. Preliminary Major Subdivision and Site Plan Checklist, consisting of (5) pages, unsigned, undated;
15. Final Major Subdivision and Site Plan Checklist, consisting of (2) pages, unsigned, undated;

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

16. **Amended Site Plan**, entitled, "Phase 1A Gateway Services District Amended Site Plan for Sayreville Seaport Associates, Block 256.01, Lot 24, Block 257.02, Lot 1.05, Borough of Sayreville, Middlesex County, New Jersey" consisting of (21) sheet, prepared by Colliers Engineering & Design, Inc., signed by Daniel W. Busch, P.E., dated 09/11/2023, last revised 10/24/2025;
17. **Stormwater Management Statement**, prepared by Colliers Engineering & Design, Inc., signed by Anthony J. Calvano, P.E., dated 10/02/2023, last revised 10/23/2025;
18. **Signage Plan**, entitled, "Garden State Parkway @ Chevalier Avenue, Sayreville, NJ", consisting of (15) sheets, prepared by Mandeville Sign, unsigned, dated 08/19/24, last revised 10/21/2025;
19. **Survey** entitled, "Topographic Survey for Sayreville Seaport Associates, L.P., Various Blocks and Lots, Borough of Sayreville, Middlesex County, State of New Jersey" consisting of (6) sheets, prepared by Colliers Engineering & Design, Inc., signed by Eric V. Wilde, P.L.S., dated 02/09/2009, last revised 04/17/2024;
20. **Architectural Plans** entitled, "Proposed New Building For: Sayreville Seaport Associates Urban Renewal, L.P., Sayreville, New Jersey" consisting of (2) sheets, prepared by Michael V. Testa Architecture, signed by Michael V. Testa II, dated 10/24/2025;
21. **Architectural Plans** entitled, "Panera Shell Building, Gateway Services District @ Riverton, Sayreville, NJ 08872" consisting of (11) sheets, prepared by Colliers Engineering & Design, Inc., signed, dated 08/15/2025, last revised 10/10/2025;

Based upon our review, we recommend that this application be deemed **COMPLETE** subject to the applicant paying all applicable fees and complying with all applicable notification requirements as set forth in the Borough of Sayreville Land Use Ordinance and the Municipal Land Use Law. Applicant to contact Planning Board Secretary to be placed on the next available meeting.

B. SUMMARY

The subject property is part of the larger former National Lead redevelopment site and had previously secured development approvals in 2020 and 2023 from the Sayreville Planning Board. Under the 2020 approval, the applicant subdivided these parcels to create the current property, and secured preliminary and final major site plan approval for the development of an area then referred to as the "Highway Services" section of Riverton. At that time, the design included two restaurants with drive-thrus, a bank with a drive-thru, retail, a pharmacy, and a convenience store with a fueling canopy.

Pursuant to a resolution memorialized on December 6, 2023, the Board granted Amended Preliminary and Final Major Site Plan approval to the applicant for modifications to the Gateway Services District at the Property. These amendments included reconfiguration of building layouts, replacement of previously approved retail and pharmacy buildings with restaurant uses featuring drive-thru lanes, and associated site circulation and signage adjustments. Since that time, the applicant has worked closely with the proposed retail operator and their design professionals to reconfigure the site layout and building program to better reflect market demand and operational needs.

Under this current application, the applicant is seeking Preliminary & Final Major Site Plan Approval to construct a Panera restaurant with an attached drive thru land and a Starbucks Coffee also with a drive thru lane.

The Panera is proposed as a freestanding, single-story restaurant comprising approximately 3,520 square feet of gross floor area. The building is in the same general location as previously approved, but its orientation has been adjusted. The building will include indoor dining accommodations and an outdoor patio seating area. The structure is designed to support a dual-lane drive-thru configuration with associated canopy structures, directional signage, and pavement markings.

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

The Starbucks is proposed for an approximately 2,003 square foot portion of a multitenant building within the Gateway Services Area. The overall building size is proposed to be 6,225 square feet, a slight reduction from the previously approval. The building is currently proposed to have three tenant spaces, including the Starbucks space.

Vehicular access to the site is provided via internal circulation drives connecting to Peter Fisher Boulevard and Main Street Extension. The site layout includes dedicated ingress and egress lanes for drive-thru traffic, as well as standard and accessible parking stalls, EV-ready spaces, and bicycle racks. All parking and circulation elements are designed in accordance with applicable code requirements and the standards set forth in the Redevelopment Plan.

Refuse and recycling facilities are located within a masonry enclosure at the rear of the building, constructed with Trex composite gates and steel framing, and designed to accommodate front-loading refuse vehicles. The site circulation and parking plans have been modified to reflect realigned internal driveways and reconfigured parking spaces.

The architectural design of the Panera Building incorporates a mix of materials and finishes consistent with the Riverton design guidelines. These include brick veneer (TABS system), EIFS cladding, Nichiha fiber cement panels, and extruded aluminum plank accents. The storefront system utilizes Kawneer Trifab Versaglaze framing with Solarban 70 glazing. Exterior signage includes internally illuminated channel letters and drive-thru branding elements, totaling approximately 168 square feet of sign area, all of which comply with previously approved signage standards for the Gateway Services District. The architectural design of the Starbucks portion of the multi-tenant building is proposed to be clad in brick veneer with metal accents. There will be two Siren disks signs, two 20 square foot wall signs, and a 12" illuminated channel letter sign, as well as various metal canopies, accents, and drive thru signage.

C. PLANNING & ZONING

1. The subject property is located entirely within the RA-W (Waterfront Redevelopment Area) Zone.
2. **RA-W "Waterfront Redevelopment Area" Zone (Per Redevelopment Plan)**
 - a. We note that the proposed use of "Restaurant with Attached Drive Thru" is a permitted use within the zone.

RELIEF REQUIRED

Variance(s)

1. (none).

Any and all other variances required at the board hearing.

Waiver(s)

Submission Waiver(s):

1. Preliminary Major Subdivision & Site Plan Checklist:
 - a. #4 – Map Size

Applicant has requested a waiver from this submission requirement. Applicant has submitted architectural plans at 30" x 42". We take no exception to this waiver being granted for the purposes of completeness.

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

b. #15 – Tree Save Plan

Applicant has requested a waiver from this submission requirement. Applicant has already received permit approval for this requirement as a part of the initial submission of this application. We take no exception to this waiver being granted for the purposes of completeness.

c. #22 – Compliance with Fill Placement and Soil Removal Ordinance details.

Applicant has requested a waiver from this submission requirement. Applicant has already received permit approval for this requirement as a part of the initial submission of this application. We take no exception to this waiver being granted for the purposes of completeness.

d. #23 – A staging plan for projects greater than 10 acres in area.

Applicant has requested a waiver from this submission requirement. Applicant has stated “the site is subject of ongoing construction”. We take no exception to this waiver being granted for the purposes of completeness.

e. #24 – All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on site. Common names of all landscaping material shall be indicated.

Applicant has requested a temporary waiver from this submission requirement. We take no exception to this waiver being granted for the purposes of completeness, but shall be shown on the final approved plans.

f. #26 – A copy of such guarantees, covenants, master deed or other document which will satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.

Applicant has requested a waiver from this submission requirement. Applicant has indicated that all necessary documents have been addressed under the original approval. We take no exception to this waiver being granted for the purposes of completeness.

g. #27 – A list of all licenses, permits or other approvals required by law, including proof of service.

Applicant has requested a waiver from this submission requirement. Applicant has indicated that all necessary outside agency approvals have been addressed under the original approval. We take no exception to this waiver being granted for the purposes of completeness.

h. #29 – The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment.

Applicant has requested a waiver from this submission requirement. Applicant has indicated that the improvements proposed within this amended application are of a similar scope to the original approval. We take no exception to this waiver being granted for the purposes of completeness.

i. #30 - The Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

Applicant has requested a waiver from this submission requirement. Applicant has indicated that the improvements proposed within this amended application are of a similar scope to the original approval. We take no exception to this waiver being granted for the purposes of completeness.

2. Final Major Subdivision & Site Plan Checklist:

a. #4 – Map Size

Applicant has requested a waiver from this submission requirement. Applicant has submitted architectural plans at 30" x 42". We take no exception to this waiver being granted for the purposes of completeness.

b. #12 – A statement from the Borough Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.

Applicant has requested a waiver from this submission requirement. Applicant has stated “the site is subject of ongoing construction”. We take no exception to this waiver being granted for the purposes of completeness.

c. #13 – If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that:

- i. A recordable developer’s agreement with the Borough has been executed.
- ii. A satisfactory performance guarantee has been posted.
- iii. That the Borough has received all escrow and inspection fees.

Applicant has requested a waiver from this submission requirement. Applicant has stated “the site is subject of ongoing construction”. We take no exception to this waiver being granted for the purposes of completeness, but defer to the borough Clerk for any concerns they may have regarding any developer’s agreement, performance guarantee, or escrow.

d. #15 – If required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted.

Applicant has requested a waiver from this submission requirement. Applicant has stated “the site is subject of ongoing construction”. We take no exception to this waiver being granted for the purposes of completeness.

Design Waiver(s):

1. (none).

Any and all other waivers required at the board hearing.

D ENGINEERING COMMENTS

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. General Comments

- a. Applicant to provide testimony on all previous approvals/uses of the subject lots.
- b. Applicant to provide testimony on all existing and proposed easements.

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

- c. Applicant to provide testimony on the status of approvals from outside agencies.
- d. Applicant to provide testimony on compliance with the goals & requirements established in the redevelopment plan.
 1. We note the application documents state that *“The proposed Panera Building and Starbucks buildings are consistent with the goals and objectives of the Redevelopment Plan and the previously approved site plan for the Gateway Services District. The proposed improvements enhance site circulation, architectural character, and operational functionality. Applicant reserves the right to supplement this project description via witness testimony at the Board’s public hearing on the Application”..... “The proposed Panera Building is in line with the Plan’s goal of establishing a hub of uses that complement and support the overall vision for Riverton”..... “The proposed improvements do not require any new variances or deviations from the Redevelopment Plan.”*
 2. Applicant to provide testimony detailing what the goals, objectives and overall vision of the Riverton area are, and how the proposed amended site plan improvements are consistent with these goals, objectives and vision.
- e. The aesthetics of the proposed buildings to be constructed should be reviewed by the Board. Testimony shall be provided as to whether the aesthetic of the proposed buildings will be match that of the surrounding buildings within the Riverton Development area.
- f. Information on the proposed hours of operation and number of employees for the (2) businesses should be provided.

General Township Ordinances Comments

1. Off-Street Parking and Loading #26-88

- a. We note that the off-street parking calculation provided by the applicant is in accordance with the requirements set forth within the waterfront redevelopment plan.
 1. The Applicant has proposed (52) car parking spaces for Block 257.02/ Lot 1.05 (Proposed Panera location), where (15) parking spaces are required. Calculated using:
 - a) Gateway Services District – (3,520 s.f.) x (4 spaces per 1,000 s.f.) = **15 required spaces.**
 2. The Applicant has proposed (82) total car parking spaces for the area within Block 256.01/ Lot 24 that contains (5) restaurant buildings, including the proposed Starbucks building. Since the Starbucks building comprises of 18.73% of the total building coverage in this area, the number of spaces proposed for the Starbucks is approximately (15) parking spaces, where only (9) parking spaces are required. Calculated using:
 - a) Gateway Services District – (2,003 s.f.) x (4 spaces per 1,000 s.f.) = **9 required spaces.**
 3. The Applicant has proposed two (2) ADA handicapped accessible parking spaces for the proposed Panera parking area & two (2) ADA handicapped accessible parking spaces for the proposed Starbucks parking area. Since the proposed Panera restaurant will have in excess of fifty (50) parking spaces, a third accessible parking space should be provided for consistency with the Americans with Disabilities Act.

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

4. The Applicant has proposed (2) Future EV Make Ready parking spaces within the Panera parking area and has proposed (0) EV parking spaces within the Starbucks parking area. Due to NJ State Law, new developments must designate at least 5% of the total parking spaces as EV parking spaces.
 - a) The applicant shall revise the plan to include at least (3) EV parking spaces within the Panera parking area.
 - b) The applicant shall revise the plan to include at least (1) EV parking space within the Starbucks parking area.
 5. Applicant to provide testimony on compliance with ADA guidelines with regard to maximum slope requirements for the proposed access ramps near the handicapped parking stalls.
- b. We note (Per Ordinance Section #26-98.2(b)), there are no off-street loading zones provided. Applicant to provide testimony as to how loading and unloading operations will occur. As well, what areas are intended to be utilized as loading areas when supplies are delivered, or when large vehicles are to access the site for any reason.

2. Traffic & Circulation

- a. We note that the applicant has NOT submitted a traffic & circulation plan as a part of this application.
 1. We note the original application's layout and traffic control plan/testimony was approved by the Board. The Applicant has stated that the current amended site plan application has a similar scope to that which was originally approved by the Board.
 - a) Information and testimony shall be provided on deviation, alteration or consistency with the previously approved traffic patterns for the areas around the (2) buildings subject to this amended site plan application.
 - b) It is recommended that "Bypass Lane" striping or signage be provided for the outside drive thru lane associated with both the Panera and the Starbucks.
 - c) A circulation plan should be provided demonstrating that refuse trucks can adequately access the proposed trash enclosures and circulate the site. Of particular concern is the trash enclosure off the northwest corner of the Starbucks.
 - d) Sidewalk should be added around the trash enclosure northwest of the Starbucks for employees disposing of garbage within the enclosure.
 - e) Additional signage and/or traffic markings should be provided from the Starbucks drive thru bypass lane indicating that all motorists must turn left.
 2. Applicant to provide testimony on the types of vehicles that will service the site. For example;
 - a) What will be delivered to the site?
 - b) What are the types of vehicles that will be delivering supplies to the site?
 - c) What are the expected time frames and frequencies of supply delivery for the site?

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

- b. We defer to the Borough Fire Official for additional concerns or comments relative to emergency vehicle access and circulation within the site.
 3. **Signs #26-89**
 - a. Panera:
 1. We note the applicant proposes;
 - a) (8) building/wall mounted signs along all facades of the Panera building;
 - b) (5) bollard mounted signs;
 - c) (1) drive-thru clearance sign;
 - d) (1) menu sign;
 - e) (5) directional/wayfinding signs.
 - b. Starbucks:
 1. We note the applicant proposes;
 - a) (3) building/wall mounted signs along all facades of the Starbucks portion of the three-tenant restaurant building.
 - a. Including (2) circular siren signs & (1) Starbucks Coffee word sign.
 - c. Applicant to provide testimony that the signage proposed for both buildings match the relative number, size, and aesthetics of what was originally approved through the Waterfront Redevelopment Plan.
4. **Tree Preservation Plan**
 - a. The Applicant has not submitted a Tree Save Plan as a part of this application. We note that the site is currently under construction, and the applicant has indicated they received previous permit approval for tree removal under this site's original application that was approved by this Board.
5. **Landscape Design #26-96.7 –**
 - a. Applicant to provide testimony on compliance with all applicable landscaping design requirements within this ordinance section.
 - b. We note the submitted plans do not propose a landscaping plan. As this site was previously approved by the Board, the Applicant shall provide testimony on the landscaping proposed and their compliance with any/all landscaping layouts and planting schedules previously approved as a part of the Waterfront Redevelopment Plan.
6. **Lighting Design #26-96.8 –**
 - a. We note site lighting is provided through a combination of canopy-mounted fixtures, patio string lights, and drive-thru illumination. Applicant indicates the proposed improvements do not require any new variances or deviations from the Redevelopment Plan. Applicant to provide testimony detailing how the proposed lighting improvements are consistent with the redevelopment plan.
 - b. The areas around the proposed Panera and Starbucks appear to be property illuminated.
 - c. While not part of this application, the area to the east of the proposed Quick Chek appears to be dark. The applicant's engineer should confirm that the canopy lights associated with the gas station

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

canopy is being modeled. As currently depicted on the plans, five (5) parking spaces, including two (2) handicap parking spaces, are inadequately lit.

- d. Testimony shall be provided to confirm the proposed poles and light fixtures are aesthetically compatible with the surrounding environment.
7. **Installation of Improvements or Guarantees #26-112** – Applicant shall post the required performance guarantees necessary for the improvements proposed. Performance guarantees and inspection fees will be required per NJ MLUL.
8. **Stormwater Management** –
 - a. We note the applicant has submitted a Stormwater Management Statement with a capacity analysis detailing the proposed changes to the stormwater management system.
 1. Applicant to provide testimony on any/all deviations proposed from the approved stormwater design plans and prior capacity analyses.
 - b. **Stormwater Operations & Maintenance Manual** –
 1. Testimony shall be provided whether an Operations & Maintenance Manual was previously prepared for this development. If one was prepared, it should be updated to, at a minimum, reference the correct set of plans. If one has not been prepared, an Operations and Manual should be created and recorded against the deed of the property to ensure to proper and continued maintenance of all proposed stormwater facilities.
 - c. **Grading and Drainage**
 1. This office takes no exception to the proposed grading throughout the site as depicted on the Grading Plan, Sheet 6 of 21.
9. **Architectural Plan Comments**
 - a. Applicant to provide a general description of the architectural drawings proposed for both buildings.
10. **Survey Comments:**
 - a. None.
11. **Engineering Site Plan Comments**
 - a. Dimension Plan Sheet #4 –
 1. This sheet shall be revised to denote the total number of indoor/outdoor seatings for the (2) proposed buildings (Panera/Starbucks).
 2. Concrete wheel stops are depicted within the parking spaces which abut the proposed Panera. This office recommends concrete bollards in lieu of concrete wheel stops which can create tripping hazards.
 3. There is no ADA curb ramp shown where the handicapped parking spaces are proposed in front of the Starbucks building. Applicant to revise plans to include a handicapped curb ramp where mentioned.
 4. Additional spot elevations should be provided at the top of bottom of all proposed handicap ramps.

November 11, 2025

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Sayreville Seaports Associates, Urban Renewal, L.P.
Application: Amended Preliminary & Final Major Site Plan
Zone: RA-W: Waterfront Redevelopment Area
Block/Lots: 256.01/24 & 257.02/1.05
Site Address: Pete Fisher Boulevard
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-08

b. Utilities Plan Sheet #5 –

1. Building connection inverts are not shown for the roof leader connections for buildings 1130, 1140, & 1150. Applicant to revise accordingly.

E. CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.
5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
 - i. Borough of Sayreville Planning Board
 - ii. Borough of Sayreville Sewer and Water Department
 - iii. Borough of Sayreville Fire Department
 - iv. Borough of Sayreville Construction Official
 - v. Middlesex County Planning Board
 - vi. Borough of Sayreville Soil Erosion
6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

Respectfully submitted,



By: **MATHEW R. WILDER, P.E., P.P., C.M.E., C.F.M.**
MORGAN MUNICIPAL, LLC
PLANNING BOARD ENGINEER

MRW:CJA

CC: Peter Van den Kooy, P.P., Board Planner
Jennifer Phillips Smith, Esq., Applicant's Attorney
141 West Front Street, Red Bank, NJ 07701
Daniel W. Busch, P.E., Applicant's Engineer
101 Crawfords Corner Road, Suite 3400, Holmdel, New Jersey, NJ 07733
Sayreville Seaport Associates Urban Renewal, L.P., Applicant
1000 Chevalier Avenue, Sayreville, NJ 08872