

October 27, 2025

VIA HAND DELIVERY

Planning Board, Borough of Sayreville
ATTN: Beth Magnani, Board Secretary
167 Main Street
Sayreville, New Jersey 08872

Re: Sayreville Seaport Associates Urban Renewal L.P.
Application for Amended Final Major Site Plan Approval
Bass Pro Shops Signage
Block 257.02, Lots 7 & 7.02
Borough of Sayreville, New Jersey

Dear Ms. Magnani:

This office represents Sayreville Seaport Associates Urban Renewal L.P. (“SSA”), the designated redeveloper for Block 257.02, Lots 7, & 7.02 (collectively, the “Property”). On January 6, 2020, the Planning Board of the Borough of Sayreville (the “Board”) granted SSA preliminary and final major site plan approval for the first phase of the Riverton redevelopment on the Property, including the siting of the Bass Pro Shops experiential retail store.

Subsequently, on May 17, 2023, the Board approved SSA’s amended preliminary and final major site plan application, which modified the approved Bass Pro Shops building footprint. On August 2, 2023, the Board approved SSA’s second amended preliminary and final major site plan application for revisions to the site plan’s parking lot layout and landscaping resulting from the previously approved building footprint changes.

SSA presently seeks amended final major site plan approval related to the signage elements of the approved Bass Pro experiential retail store on the Property (the “Application”). The Application includes the installation of a freestanding pylon sign located near Riverton Boulevard designed to complement the architectural style of the main building, with a total height of approximately 75 feet. In addition to the proposed free-standing pylon sign, the Application includes a package of building-mounted signage designed for visibility, branding, and wayfinding.

Bass Pro Shops has requested these changes to implement certain refinements to the building’s previous design that correspond with their most recent customer and guest experience enhancement program. All of the signage proposed is consistent with the Waterfront Redevelopment Plan and is oriented toward surrounding roadways and parking areas to support tenant identification and site navigation.

Planning Board, Borough of Sayreville
October 27, 2025
Page 2

In support of this application for development, please find enclosed, four (4) sets of the following:

- Borough of Sayreville Standard Development Application, to which the following Exhibits are attached:
 - o Exhibit 1: Project Description;
 - o Exhibit 2: Proof of No Outstanding Fines or Penalties Owed;
 - o Exhibit 3: Corporate Ownership Disclosure;
 - o Exhibit 4: 200' Lists for the Property;
 - o Exhibit 5: Prior Planning Board Resolutions;
 - o Exhibit 6: Summary & Copies of Covenants and Restrictions;
 - o Exhibit 7: Proof of Taxes and Assessments Paid;
 - o Exhibit 8: Fee and Escrow Calculations;
 - o Exhibit 9: Development Team and Professionals; and
 - o Exhibit 10: Completed Submission Checklist for Amended Final Major Site Plan, with Justifications for Waivers Requested.
- "Bass Pro Shops Pylon Sign Location Plan" prepared by Colliers Engineering & Design, dated October 17, 2025, consisting of one (1) sheet;
- Signage plans prepared by Insight Design Architects, LLC, dated October 23, 2025, consisting of three (3) sheets; and
- Topographic survey prepared by Colliers Engineering & Design, last revised April 17, 2024.

The application fee in the amount of \$1,000.00, as well as the escrow deposit fee in the amount of \$2,977.40 are enclosed. Pursuant to the terms of the Master Redevelopment Agreement, as a supplement to this filing, SSA will provide the Board with copies of the required resolution and authorization of the Sayreville Economic and Redevelopment Agency (SERA).

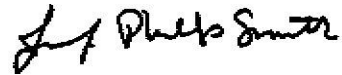
Copies of each of the above-referenced plans and documents are also provided in PDF format enclosed as part of the electronic mail version of this submission. Consistent with past practice, copies of these materials are being delivered simultaneously to the Board's professionals for their review and consideration.

GIBBONS P.C.

Planning Board, Borough of Sayreville
October 27, 2025
Page 3

Please advise if anything further is required for this Application to be deemed complete.
Kindly schedule the Application for a public hearing before the Board at its earliest convenience.
We look forward to presenting this Application to the Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Phillips Smith". The signature is written in a cursive, flowing style.

Jennifer Phillips Smith
Director

Enclosures

BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION

(Page 1 of 3)

GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application.
Do not advertise for a public hearing until you are advised to do so by the Board.

Indicate to which Board application is being made:

☒ *Planning Board* ☐ *Board of Adjustment*

Indicate all approvals and variances being sought: ****Amended Approval****

- | | | |
|--|---|--|
| <input type="checkbox"/> <i>Informal Review</i> | <input type="checkbox"/> <i>Prelim. Major Site Plan</i> | <input type="checkbox"/> <i>Interpretation</i> |
| <input type="checkbox"/> <i>Bulk Variance(s)</i> | <input checked="" type="checkbox"/> <i>Final Major Site Plan</i> | <input type="checkbox"/> <i>Fill or Soil Removal Permit</i> |
| <input type="checkbox"/> <i>Use Variance</i> | <input type="checkbox"/> <i>Prelim. Major Subdivision</i> | <input type="checkbox"/> <i>Waiver of Site Plan Requirements</i> |
| <input type="checkbox"/> <i>Conditional Use Variance</i> | <input type="checkbox"/> <i>Final major Subdivision</i> | |
| <input type="checkbox"/> <i>Minor Site Plan</i> | <input type="checkbox"/> <i>Appeals from Decision of Admin. Officer</i> | |
| <input type="checkbox"/> <i>Minor Site Subdivision</i> | <i>(attach the denial/decision)</i> | |

1. APPLICANT:

Name Sayreville Seaport Associates Urban Renewal, L.P.		Address 1000 Chevalier Avenue		
City Sayreville	State NJ	Zip 08872	Fax -	Telephone 609-874-7250

2. PROPERTY OWNER (If other than applicant)

Name Sayreville Economic & Redevelopment Agency (SERA)		Address 167 Main Street		
City Sayreville	State NJ	Zip 08872	Fax -	Telephone 732-390-7010

3. APPLICANT'S ATTORNEY (If applicable)


Name Gibbons P.C. (Jennifer Phillips Smith, Esq.)		Address 141 West Front Street, Suite 240		
City Red Bank	State NJ	Zip 07701	Fax 732-865-7248	Telephone 732-704-5818

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:		Application No.
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BOROUGH OF SAYREVILLE**Standard Development Application - (Page 2 of 3)****4. SUBJECT PROPERTY (attach additional sheets if necessary)**

Street Address 1000 Chevalier Avenue		Block(s) and Lot(s) Numbers Block 257.02, Lots 7 and 7.02	
Site Acreage (and Square Footage) approx. 21.6 acres	Zone District(s) Waterfront Redevelopment	Tax Sheet Nos. 91	
Present Use: under construction: Bass Pro Shops- Experiential Retail			
Proposed Development Name and Nature of Use Bass Pro Shops- Experiential Retail : Proposal for new signage			
Number of Buildings no change	Sq. Ft. of New Bldg(s) no change	Height no change	% of Lot to be covered by Buildings no change
% of Lot to be Covered by Pavement no change	Number of Parking Spaces and Dimensions no change	Dimensions of Loading Area(s) no change	
Exterior Construction Material/Design			
Total Cost of Building and Site Improvements TBD	Number of Lots Before Subdivision no change	Number of Lots After Subdivision n/a	Are Any New Streets or Utility Extensions Proposed? no
Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? no new removals	Are Any Structures to be Removed? No		Number of Proposed Signs and Dimensions Please see attached Project Description
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards No		Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? No	
5. Are there any existing or proposes deed restrictions or covenants? Please Detail. Summary of existing deed restrictions is enclosed herewith.			
6. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none See Attached History of Past Approvals			
	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

BOROUGH OF SAYREVILLE Standard Development Application - (Page 2 of 3)				
7. NAMES OF PLAN PREPARERS				
Engineer's Name Please see enclosed list of project team.		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #
8. FEES SUBMITTED Fee/Escrow Calculations Enclosed.				
Application Fees				
Variance Fees				
Escrow Fees				
Total Fees				
CERTIFICATION				
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.				
Sayreville Seaport Associates Urban Renewal, L.P.		Sworn to and subscribed before me this date		
By: <u>Matthew Karpa</u> Signature of Applicant Matthew Karpa Vice-President		<u>October 23, 2025</u>		
SERA Consent to be provided				
Property Owner Authorizing Application if Other Than Applicant		Notary Public		

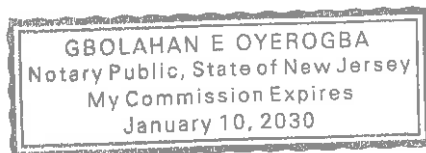


EXHIBIT 1

Project Description

Sayreville Seaport Associates Urban Renewal L.P. Block 257.02, Lots 7 and 7.02 (collectively, the “Property”)

Amended Final Major Site Plan Signage – Bass Pro Shops--Riverton

On January 6, 2020, the Planning Board of the Borough of Sayreville (the “Board”) granted SSA preliminary and final major site plan approval for the first phase of the Riverton redevelopment, including the siting of the Bass Pro Shops experiential retail store at the Property. Subsequently, on May 17, 2023, the Board approved SSA’s amended preliminary and final major site plan application, which modified the approved Bass Pro Shops building footprint. Changes within that first amended preliminary and final major site plan approval also included relocating the loading area, shifting the main entrance, and reducing the building size from 205,000 to 198,500 square feet. On August 2, 2023, the Board approved SSA’s second amended preliminary and final major site plan application for revisions to the site plan’s parking lot layout and landscaping resulting from the previously approved Bass Pro Shops building footprint changes.

SSA presently seeks amended final major site plan approval for a complement of new signage for the Bass Pro experiential retail store on the Property, as detailed below and on the submitted plan sets (the “Application”). Specifically, the signage proposed under this Application are as follows:

- 1. Freestanding Pylon Sign:** Installation of a new freestanding pylon sign at the entrance to the Bass Pro Shops lease area, located adjacent to Riverton Boulevard. The freestanding pylon sign is designed to complement the architectural style of the main building and features timber and chink siding, natural stone veneer, fiberglass log wraps, and decorative plates, with a total height of approximately 75 feet. The proposed freestanding pylon sign incorporates multiple illuminated and non-illuminated branded elements such as the Bass Pro Shops logo, Outdoor World, Tracker Boats, and other affiliated signage to enhance visibility and includes multiple identification panels and decorative features such as fiberglass log wraps, natural stone veneer, and standing seam roofing. The total area of the pylon sign is approximately 480.8 square feet.
- 2. Building-Mounted Signage:** A comprehensive package of building-mounted signage distributed across all elevations of the Bass Pro Shops building, including the following elements:
 - *Front (North) Elevation:* Ten (10) wall signs totaling 1398.5 sf, which is less than the previously approved wall signage that measured 1437.3 sf previously.
 - *West Elevation:* Three (3) wall signs totaling 591.6 sf.

Bass Pro Shops - Parking Area Project Description

- *Rear (South) Elevation:* Six (6) wall signs totaling 1412.7 sf, which is less than the previously approved wall signage that measured 1441.3 sf.
- *East Elevation:* Three (3) wall signs totaling 523.8 sf.
- *Roof Painted Signage:* The previously approved roof painted signage has increased in size from 1544.4 sf to 1638.9

The total proposed signage area under this amended application is approximately 6,046.3 square feet. This represents (i) a small increase in the area of the wall signage from 3,642 sf to 3,926.6 sf, (ii) a 94.5 sf increase in the roof painted sign, and (iii) the 480.8 sf pylon sign, which pylon sign was not previously included in the approved sign package. All proposed signage remains consistent with the Waterfront Redevelopment Plan and is designed to support visibility, wayfinding, and the experiential retail character of the site.

As will be presented further at the public hearing for the Application, the proposed signage changes in the Application are beneficial to visibility, aesthetics and way-finding at the Property. Applicant reserves the right to supplement this project description via witness testimony during the Board's public hearing of the Application.

EXHIBIT 2

McPherson III, Kenneth D.

From: Kirk Miick <kmiick@sayreville.com>
Sent: Friday, October 24, 2025 8:27 AM
To: McPherson III, Kenneth D.; Smith, Jennifer Phillips
Cc: Beth Magnani
Subject: RE: Request for Proof of no fines or penalties owed by Applicant and Property Owner: Block 257.02, Lots 7 and 7.02; Block 256.01, Lot 24: 10/22/25

External Email: Use caution with links and attachments.

My office has no outstanding penalty for this block and lot.

Regards,

Kirk J Miick
Director of Code Enforcement

From: McPherson III, Kenneth D. <kmcpherson@gibbonslaw.com>
Sent: Thursday, October 23, 2025 3:30 PM
To: Kirk Miick <kmiick@sayreville.com>; Smith, Jennifer Phillips <jsmith@gibbonslaw.com>
Cc: Beth Magnani <BMagnani@sayreville.com>
Subject: RE: Request for Proof of no fines or penalties owed by Applicant and Property Owner: Block 257.02, Lots 7 and 7.02; Block 256.01, Lot 24: 10/22/25

[EXTERNAL EMAIL] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Correction: Block 257.02, Lot 1.05

Please advise.

Thank you.

KENNETH D. MCPHERSON III | Associate
Real Property Group
t: 973-596-4415 | c: 862-229-3133 | f: 973-639-6337
kmcpherson@gibbonslaw.com | [bio](#)

Gibbons P.C. | One Gateway Center | Newark, NJ 07102-5310
m: 973-596-4500 | f: 973-596-0545 | [office](#) | [map](#)



gibbonslaw.com | gibbonslawalert.com  

From: Kirk Miick <kmiick@sayreville.com>
Sent: Thursday, October 23, 2025 10:27 AM
To: Smith, Jennifer Phillips <jsmith@gibbonslaw.com>; McPherson III, Kenneth D. <kmcperson@gibbonslaw.com>
Cc: Beth Magnani <BMagnani@sayreville.com>
Subject: RE: Request for Proof of no fines or penalties owed by Applicant and Property Owner: Block 257.02, Lots 7 and 7.02; Block 256.01, Lot 24: 10/22/25

External Email: Use caution with links and attachments.

My office has no outstanding penalty for this block and lot.

Regards,

Kirk J Miick
Director of Code Enforcement

From: Smith, Jennifer Phillips <jsmith@gibbonslaw.com>
Sent: Thursday, October 23, 2025 10:19 AM
To: Kirk Miick <kmiick@sayreville.com>; McPherson III, Kenneth D. <kmcperson@gibbonslaw.com>; Andy Mashanski <andym@sayreville.com>
Cc: Beth Magnani <BMagnani@sayreville.com>
Subject: RE: Request for Proof of no fines or penalties owed by Applicant and Property Owner: Block 257.02, Lots 7 and 7.02; Block 256.01, Lot 24: 10/22/25

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Thank you. Can you also please confirm that there are no outstanding penalties for Block 257.01, Lot 1.05?

JENNIFER PHILLIPS SMITH | Director
Co-Chair, Real Property Group
t: 732-704-5818 | c: 201-341-9187 | f: 732-865-7248
jsmith@gibbonslaw.com | [bio](#)

Gibbons P.C. | 141 West Front Street | Suite 240 | Red Bank, NJ 07701
m: 732-704-5801 | f: 732-865-7300 | [office](#) | [map](#)



gibbonslaw.com | gibbonslawalert.com  

From: Kirk Miick <kmiick@sayreville.com>
Sent: Thursday, October 23, 2025 10:10 AM
To: McPherson III, Kenneth D. <kmcperson@gibbonslaw.com>; Andy Mashanski <andym@sayreville.com>
Cc: Beth Magnani <BMagnani@sayreville.com>; Smith, Jennifer Phillips <jsmith@gibbonslaw.com>
Subject: RE: Request for Proof of no fines or penalties owed by Applicant and Property Owner: Block 257.02, Lots 7 and 7.02; Block 256.01, Lot 24: 10/22/25

External Email: Use caution with links and attachments.

My office has no outstanding penalties for the listed block and lots.

Regards,

Kirk J Miick
Director of Code Enforcement

From: McPherson III, Kenneth D. <kmcpherson@gibbonslaw.com>

Sent: Wednesday, October 22, 2025 12:07 PM

To: Kirk Miick <kmiick@sayreville.com>; Andy Mashanski <andym@sayreville.com>

Cc: Beth Magnani <BMagnani@sayreville.com>; Smith, Jennifer Phillips <jsmith@gibbonslaw.com>

Subject: Request for Proof of no fines or penalties owed by Applicant and Property Owner: Block 257.02, Lots 7 and 7.02; Block 256.01, Lot 24: 10/22/25

[EXTERNAL EMAIL] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mr. Miick/ Mr. Mashanski:

Our office is preparing to submit amended site plan applications to the Borough Planning Board relative to prior approvals on the following Borough of Sayreville properties (3):

1. Block 257.02, Lots 7
2. Block 257.02, Lots 7.02
3. Block 256.01, Lot 24

Pursuant to Ordinance #21-25, specifically Section 26-75.3 of the Sayreville Borough Code, every application for development must now include: "Proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s), unless the application was otherwise authorized by court order, settlement and/or agreement with the Borough, or a waiver is granted by the appropriate Board based on adequate justification having been shown." [O-21-25- 08 18 25]

Kindly provide the required proof that no such fines or penalties are currently owed by the Applicant (Sayreville Seaport Associates Urban Renewal, L.P.) or the property owner (Sayreville Economic & Redevelopment Agency) for each of the 3 above-referenced blocks and lots.

Thank you for your attention and assistance.

KENNETH D. MCPHERSON III | Associate

Real Property Group

t: 973-596-4415 | c: 862-229-3133 | f: 973-639-6337

kmcpherson@gibbonslaw.com | [bio](#)

Gibbons P.C. | One Gateway Center | Newark, NJ 07102-5310



From: Beth Magnani <BMagnani@sayreville.com>

Sent: Wednesday, October 22, 2025 9:58 AM

To: McPherson III, Kenneth D. <kmcpherson@gibbonslaw.com>

Cc: Smith, Jennifer Phillips <jsmith@gibbonslaw.com>

Subject: RE: Confirmation of Operative Site Plan Planning Board Application Form and Submission Checklist + Proof of no fines or penalties owed: 10/21/25

External Email: Use caution with links and attachments.

Good morning:

Please use the documents online. We are working on updating the documents.

Please email the following personnel to obtain confirmation that you do not have any fines, etc:

Kirk Miick – kmiick@sayreville.com

Andy Mashanski – andym@sayreville.com

Feel free to cc me on the email, and they will respond accordingly.

Thanks!

Beth

Beth Magnani
Supervisor of Payroll
Planning Board Secretary
Borough of Sayreville
167 Main Street
Sayreville, NJ 08872
732-390-7088/7027



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From: McPherson III, Kenneth D. <kmcpherson@gibbonslaw.com>

Sent: Tuesday, October 21, 2025 5:41 PM

To: Beth Magnani <BMagnani@sayreville.com>

Cc: Smith, Jennifer Phillips <jsmith@gibbonslaw.com>

Subject: Confirmation of Operative Site Plan Planning Board Application Form and Submission Checklist + Proof of no fines or penalties owed: 10/21/25

[EXTERNAL EMAIL] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Magnani,

Thank you for taking the time to speak with me this morning.

We are writing to confirm whether the *attached* Planning Board application form and checklist, which is currently available on the Borough's website [Planning Board - Borough of Sayreville](#), is still the operative version for submissions to the Borough Planning Board—particularly for *amended* preliminary and final major site plan applications.

If a revised version of the planning board application form and checklist are available, kindly share a pdf copy.

We ask because Ordinance #21-25, adopted on August 18, 2025, introduced the following new submission requirement:

- *“Proof that no outstanding fines or penalties are owed to the Borough by the property owner(s) and applicant(s), unless otherwise authorized”.*

Additionally, we would appreciate your guidance on who in the Borough we should contact to obtain the necessary documentation or verification regarding proof of no outstanding fines or penalties owed by the applicant/property owner.

Thank you again for your time and assistance.

Best regards,

KENNETH D. MCPHERSON III | Associate

Real Property Group

t: 973-596-4415 | c: 862-229-3133 | f: 973-639-6337

kmcperson@gibbonslaw.com | [bio](#)

Gibbons P.C. | One Gateway Center | Newark, NJ 07102-5310

m: 973-596-4500 | f: 973-596-0545 | [office](#) | [map](#)



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EXHIBIT 3

**Corporate Ownership Disclosure for
Sayreville Seaport Associates Urban Renewal, L.P.**

Sayreville Seaport Associates Urban Renewal L.P. (“Applicant”) is a limited partnership, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey, and authorized to do business in the State of New Jersey as an urban renewal entity. The following entities have at least a 10% interest in Applicant:

Sayreville PRISA II LLC

Sayreville PRISA II LLC is a limited liability company, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. The following entity has an interest in **Sayreville PRISA II LLC** and at least a 10% interest in Applicant:

PRISA II LHC, LLC

PRISA II LHC, LLC, is a limited liability company, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. The following entity has an interest in **PRISA II LHC, LLC** and at least a 10% interest in Applicant:

PRISA II UHC, LP

PRISA II UHC, L.P., is a limited partnership, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. The following entities have an interest in **PRISA II UHC, LP** and at least a 10% interest in Applicant:

1. **PRISA II, L.P.:** PRISA II, L.P., is a limited partnership, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. No entity has an ownership interest in PRISA II, L.P. that equals at least a 10% interest in the Applicant.
2. **The Prudential Insurance Company of America:** The Prudential Insurance Company of America (“PICA”) is a corporation created under the laws of the State of New Jersey, having an address of 751 Broad Street, Newark, New Jersey 07102. PICA holds its direct and indirect interest (as applicable) in the foregoing entities through an insurance company separate account, PRISA II. This means the assets of PRISA II are the property of PICA but are kept separate from its general assets and cannot be used to meet liabilities from PICA’s other businesses. PRISA II is therefore not a separate legal entity, but a book entry on the books and records of PICA, and under NJ law, is separate from the assets and liabilities of PICA. The following entity has an interest in PICA and at least a 10% interest in Applicant:

Prudential Financial, Inc.

Prudential Financial, Inc. is a New Jersey corporation having an address of 751 Broad Street, Newark, New Jersey 07102. Prudential Financial, Inc. is publicly traded on the New York Stock

Exchange and the Standard & Poors 500. Copies of Prudential Financial, Inc.'s filings with the Securities and Exchange Commission can be accessed here:
<http://www.investor.prudential.com/financials/sec-filings/default.aspx>.

**Sayreville Seaport Associates Urban
Renewal, L.P.**

By: Sayreville PRII GP LLC, its General
Partner

By: PRISA II LHC, LLC, its sole member


Name: Matthew Karpa
Title: Authorized Representative

EXHIBIT 4

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080 • FAX 732-651-3159

List of property owners within a 200' radius of Block 257.02 Lot 7 (Gibbons P.C.):

BLOCK LOT	257 3.06	Faith Fellowship Ministries, Inc. 2707 Main Street Sayreville, NJ 08872
BLOCK LOT	257 49	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.02 1.05	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.02 7.02	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.11 1	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOTS & RIGHT OF WAY	275.02 1 & 2	New Jersey Turnpike Authority Turnpike & Highway 18 East Brunswick, NJ 08816
BLOCK LOT	326.01 6	New Jersey Turnpike Authority 581 Main Street Woodbridge, NJ 07095
GARDEN STATE PARKWAY		Garden State Parkway New Jersey Turnpike Authority P.O. Box 5042 Woodbridge, NJ 07095

Succeed in Sayreville

Sayreville is an Equal Opportunity Employer

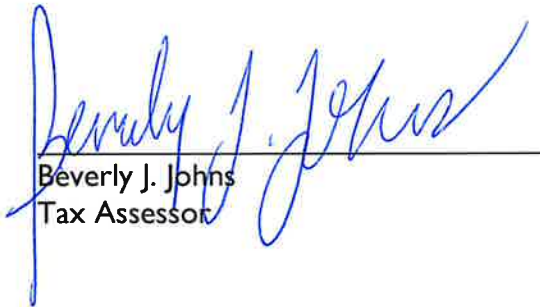
www.sayreville.com

SANITARY SEWER EASEMENT

Borough of Sayreville
167 Main Street
Sayreville, NJ 08872

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 257.02 Lot 7, as identified on the Official Borough of Sayreville Tax Map.

Dated: October 24, 2025



Beverly J. Johns
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

LIST OF SAYREVILLE UTILITIES (2025):

NJDEP

36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board

75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT

David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company

1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision

275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attn: Construction Department
732-583-0606

Middlesex County Landfill

53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation

330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey

540 Broad Street – 20th Floor
Newark, NJ 07102

OR:

P.O. Box 152206
Irving, TX 75015

PSE&G

15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000

OR:

80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy

300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attn: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer

3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)

2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation

315 Cold Soil Road
Lawrenceville, NJ 08540
Attn: Robert Ford
1-800-440-8475

OR:

P.O. Box 1396
Houston, TX 77251

Home News Tribune

92 East Main Street, Suite 202
Somerville, NJ 08876

The Borough of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080 • FAX 732-651-3159

List of property owners within a 200' radius of Block 257.02 Lot 7.02 (Gibbons P.C.):

BLOCK	257.02	Sayreville Economic & Redevelopment Agency
LOT	1.05	c/o North American Properties
		1000 Chevalier Avenue
		Sayreville, NJ 08872

BLOCK	257.02	Sayreville Economic & Redevelopment Agency
LOT	7	c/o North American Properties
		1000 Chevalier Avenue
		Sayreville, NJ 08872

GARDEN STATE PARKWAY	Garden State Parkway
	New Jersey Turnpike Authority
	P.O. Box 5042
	Woodbridge, NJ 07095

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 257.02 Lot 7.02, as identified on the Official Borough of Sayreville Tax Map.

Dated: October 24, 2025


Beverly J. Johns
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

Succeed in Sayreville

Sayreville is an Equal Opportunity Employer

www.sayreville.com

LIST OF SAYREVILLE UTILITIES (2025):

NJDEP

36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board

75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT

David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company

1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision

275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attn: Construction Department
732-583-0606

Middlesex County Landfill

53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation

330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey

540 Broad Street – 20th Floor
Newark, NJ 07102

OR:

P.O. Box 152206
Irving, TX 75015

PSE&G

15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000

OR:

80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy

300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
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Lawrenceville, NJ 08540
Attn: Robert Ford
1-800-440-8475

OR:

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Home News Tribune

92 East Main Street, Suite 202
Somerville, NJ 08876

EXHIBIT 5

**THE BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY
PLANNING BOARD RESOLUTION**

**PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL
AND PRELIMINARY FINAL MAJOR SUBDIVISION APPROVAL FOR
SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP**

WHEREAS, SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP, hereinafter referred to as the applicant, has made application to the Planning Board of the Borough of Sayreville for Preliminary & Final Major Site Plan and Preliminary and Final Major Subdivision approval to construct Riverton Village – Phase One, locating within Parcel C of the site, located in the Waterfront Redevelopment Zone, more particularly known and proposed as Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.10, 4, 5, 6, 20 and 30.12; Block 257.02, Lots 1.01 and 22 and Block 257.02, Lot 1 on the tax map of Borough of Sayreville, Middlesex County, New Jersey; and

WHEREAS, the subject property is situate within the Waterfront Redevelopment Area; and

WHEREAS, the Planning Board of the Borough of Sayreville has received reports from John Leoncavallo, P.P., L.A. Community Planning Consultant & Landscape Architect dated November 27, 2019 and revised as of December 3, 2019 (attached hereto and made a part hereof as Exhibit A) and report of Jay B. Cornell, P.E. of CME Associates dated December 10, 2019 with attachments; and

WHEREAS, said development project is more specifically shown on:

- Site plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated May 15, 2019 and revised through November 14, 2019, labeled as “the Preliminary/Final Major Site and Subdivision Plan for Riverton Village - Phase 1,” and consisting of eighty-five (85) sheets.
- Subdivision plat prepared by Eric V. Wilde, P.L.S., Maser Consulting, P.A., dated May 15, 2019 and revised through November 8, 2019, labeled as “Final Plat, Major Subdivision for Riverton Village - Phase 1,” and consisting of three (3) sheets.
- Vehicle Circulation Plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 14, 2019, and consisting of nine (9) sheets.
- Staging Plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 14, 2019, and consisting of one (1) sheet.

- Topographic Survey for Sayreville Seaport Associates, L.P., prepared by Leonardo E. Ponzio, P.L.S., Maser Consulting, P.A., dated February 9, 2009, revised through July 24, 2019, and consisting of six (6) sheets.
- Sanitary Collection System Engineer's Report, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019;
- Water Distribution System Engineer's Report, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019;
- Environmental Impact Statement, prepared by Maser Consulting, P.A., revised through November 2019;
- Traffic Impact Study, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019, to which an appendix is annexed;
- Stormwater Management Report and Maintenance Manual, prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 2019;
- Report entitled "Report of Subsurface Exploration Foundation Evaluation" Bass Pro Shops, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019;
- Report entitled "Report of Subsurface Exploration and Site Recommendations" Midrise Retail, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019;
- Report entitled "Report of Subsurface Exploration and Site Recommendations" Highway Commercial at Riverton, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019; and
- Report entitled "Report of Subsurface Exploration and Site Recommendations" Townhouse Residential Section, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019.
- Architectural plans prepared by Meyer Design, Inc., dated July 2, 2019 and revised through November 15, 2019, labeled as "Bass Pro Shops Outdoor World Store, Restaurant and Bowling" and consisting of eight (8) sheets;
- Architectural plans prepared by Cooper Robertson, dated July 2, 2019 and revised through November 15, 2019, consisting of eight (8) sheets;
- Architectural plans prepared by Wakefield Beasley & Associates, dated November 13, 2019 and revised through November 15, 2019, consisting of eighteen (18) sheets;
- Architectural plans prepared by Dwell Design Studio, dated May 15, 2019 and revised through November 15, 2019, consisting of four (4) sheets;
- Tree Preservation and Landscape Plan, prepared by Site Solutions, dated May 15, 2019 and revised through November 15, 2019, consisting of eighteen (18) sheets;

- ALTA/ACSM Survey prepared by Michael McGurl, P.L.S., CME Associates for Sayreville Economic Redevelopment Agency, dated March 29, 2018, and revised through July 8, 2019, consisting of six (6) sheets; and

WHEREAS, the applicant has complied with all public notice and jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, the applicant, Sayreville Seaport Associates Urban Renewal, L.P. (“SSA”), seeks preliminary and final major subdivision and site plan approvals from the Planning Board of the Borough of Sayreville (the “Board”) for construction of the first phase of the project known as Riverton Village. SSA is the designated redeveloper for the Property, and the Property’s zoning is controlled by the Waterfront Redevelopment Plan, as amended and supplemented to date (the “Plan”).

The Property consists of more than 288 acres on the Raritan River in Sayreville. The Property is identified as Parcel “C” and is part of the former site of Sayre & Fisher and, more recently, National Lead Industries (“NL”). The industrial operations that took place at the Property, related to paint manufacturing, resulted in the need for significant remediation, which has been ongoing for the better part of the last eleven years. As remediation efforts begin to come to a close on the Property, SSA is now prepared to develop the Property in a manner consistent with the Plan.

Specifically, SSA proposes the construction of fifteen (15) commercial buildings, creating approximately 314,000 sf of retail and commercial space, approximately 205,000 sf of office space, an approximately 205,000 sf Bass Pro, a 300 key hotel and conference center, 285 units of residential housing, and structured parking on the Property, along with the associated surface parking, landscaping, lighting, roadways, and necessary site infrastructure, including the development of a stormwater basin and sanitary sewer lift station on the Property. SSA additionally proposes two (2) stand-alone parking decks.

What follows in the remainder of this Project Description is a summary of the proposed Riverton Village development presented in this application, which broken into four components: subdivision of Parcel “C”, the Bass Pro site, the site for a mid-rise vehicle sales use, the highway services site, and the mixed-use Village East.

The Sayreville Economic & Redevelopment Agency has determined that this application is consistent with the Waterfront Redevelopment Plan, and resolutions of approval authorizing this application were adopted on July 11, 2019 and September 19, 2019.

WHEREAS, the applicant is the lessee of certain property having addresses of Chevalier Avenue, Chevalier Avenue & Main Street, Off Main Street, Along Raritan River or Near Raritan River, and otherwise known on the official tax duplicates of the Borough as Block 257, Lot 3.04; Block 257, Lot 3.052; Block 257.01, Lot 1; Block 257.01, Lot 1.01; Block 257.01, Lot 1.10; Block 257.01, Lot 4; Block 257.01, Lot 5; Block 257.01, Lot 6; Block 257.01, Lot 20; Block 257.01, Lot 30.12; Block 257.02, Lot 1; Block 257.02, Lot 1.01; and Block 257.02, Lot 22 (collectively, the “Property”).

The Property, which is approximately 288 acres, is part of the former National Lead site and has been designated as an area in need of redevelopment. The Property is currently owned by the Sayreville Economic & Redevelopment Agency (the “Agency”) and is designated as Parcel “C” under the Waterfront Redevelopment Plan, as same has been amended and supplemented to date (the “Plan”). This Application concerns the first Phase of a proposed multi-phase, mixed-use project known as “Riverton.” The Agency determined that this Application is consistent with the Plan, by way of resolutions dated July 11, 2019 and September 19, 2019.

Applicant seeks preliminary and final major subdivision approval to subdivide the Property into seven (7) lots of the following approximate size: 20.306 acres (proposed Block 257.02, Lot 7), 219.3 acres (proposed Block 257.02, Lot 1.05), 4.919 acres (proposed Block 257, Lot 49), 7.596 acres (proposed Block 257.11, Lot 1), 19.363 acres (proposed Block 257.12, Lot 249), 7.630 acres (proposed Block 256.01, Lot 24), and 1.347 acres (proposed Block 257.02, Lot 7.02).

The proposed lots are identified on the submitted subdivision plat as proposed lots A- H. Each lot is conforming with N.J.S.A. 40:55D-34, and will have access to either a public or private roadway with appropriate rights secured to the lot and its occupants. Below is a brief summary of each of the lots created, as well as the corresponding uses as part of the application for development.

Proposed Lot	Lot Area	Proposed Use and Description
A (Block 257.02, Lot 7)	+/- 20.306 ac	Bass Pro Shops & associated parking
B (Block 257.02, Lot 1.05)	+/- 219.3 ac	Remainder Lot
C		(intentionally omitted)
D (Block 257, Lot 49)	+/- 4.919 ac	Future Development
E (Block 257.11, Lot 1)	+/- 7.596 ac	Future Development
F (Block 257.12, Lot 249)	+/- 19.363 ac	Village East
G (Block 256.01, Lot 24)	+/- 7.620 ac	Highway Services Area
H (Block 257.02, Lot 7.02)	+/- 1.347 ac	Mid-Rise Vehicle Building

Applicant seeks preliminary and final major site plan approval for the following proposed components:

1. Bass Pro/Retail. Applicant proposes the construction of a 205,000-sf experiential retail building to contain a Bass Pro Shops Outdoor World, a bowling alley and a restaurant. The building is proposed to be approximately 53' high from the ground floor to the ridge of the highest roof. Applicant also proposes an outdoor boat storage area of approximately 1.25 acres for the purposes of dry storage and display of watercraft for sale.

Applicant also proposes the development of a building with a footprint of approximately 6,000 sf for mid-rise vehicle sales on a pad site to the north of the proposed location of the Bass Pro Shops Outdoor World building. The building is proposed to be approximately eighty-four (84') feet high for a storage tower for vehicle merchandise.

2. Highway Services. Applicant proposes the development of six (6) proposed buildings along the southern part of the Property south of the intersection of Peter Fisher Boulevard and the Main Street Extension, generally described as follows:

- a. Building 1110 – An approximately 5,600 sf convenience store with associated fuel services under an adjacent canopy to service eight (8) pumps.
- b. Building 1120 – An approximately 13,500 sf pharmacy with a drive-thru lane.
- c. Building 1130 – An approximately 5,300 sf single-story restaurant with drive-thru lane.
- d. Building 1140 – An approximately 6,000 sf retail building, which as proposed could be up to eighty-four (84') feet high.
- e. Building 1150—An approximately 2,075 sf drive-thru restaurant.
- f. Building 1160—An approximately 3,500 sf bank with drive-thru lanes.

Each of these buildings, except as noted for Building 1140, is proposed to be between nineteen (19') and twenty (20') feet in height.

3. Village East. Applicant proposes a mixed-use hub with the following components:

- a. Hotel and Conference Center – A 300-key hotel, totaling approximately 164,250 sf with a height of approximately 142' feet, and an attached conference center of approximately 49,000 sf with approximately 26,000 sf of retail space.
- b. Movie Theater – An approximately 158,480 sf movie theater in a building with a proposed height of sixty (60') feet.

c. Restaurants – Two areas for restaurants: one of approximately 46,000 sf and another of 7,237 sf. The heights of these buildings would be between forty (40') and forty-five (45') feet.

d. Retail and Office Building—A nine-story, approximately 258,000 sf building for retail and office space. A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development.

e. Mixed-Use Residential Building—A five (5) story residential and retail building with an included parking structure. The building is proposed to be approximately seventy (70') feet tall, and will include approximately 285 residential units, along with approximately 65,324 sf of retail space, and 4,800 sf for residential amenities on the ground floor.

f. Parking Structures. Applicant proposes two (2) parking structures. Building P1 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure approximately 72,758 sf and house approximately 1,140 parking spaces. Building P2 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure approximately 100,917 sf and house approximately 1,636 parking spaces.

g. Sanitary Sewer Lift Station. Applicant further proposes a sanitary sewer lift station to connect into the existing sewer lines on the Property. In addition, as part of the Application, Applicant proposes installation of a roadway network, utility infrastructure, lighting, landscaping, drainage and stormwater management, grading, parking (surface and structured), signage, public gathering spaces, and other associated project amenities and facilities.

Applicant seeks relief (i) to allow for sidewalks that are closer to the buildings than permitted; and (ii) for proposed light poles of 27', where the municipal code (if deemed applicable) imposes a maximum height of 25'.

The subdivision proposes the creation of three major arterials, and a number of the associated minor roadway infrastructure as well. Specifically, it creates the extension of Chevalier Avenue into the Village (labeled as Street C); Peter Fisher Avenue, which will connect the existing Main Street Extension into Riverton Village; and the roadway currently referred to as "Drive A". Each of these roadways are described below, and described more fully in the Traffic Impact Study prepared by Maser Consulting, P.A. and submitted herewith:

- Chevalier Avenue/Street C: This is the extension of existing Chevalier Avenue, and accesses the Property just south of Bass Pro, extending to the intersection with Peter Fisher Boulevard. The roadway is typically two lanes in each direction, with additional turning lanes at intersections with Peter Fisher Boulevard, Drive A, and Main Street. Chevalier Avenue also

serves as the point of direct access from the Garden State Parkway into Riverton, with a slip ramp from the southbound off-ramp.

- Peter Fisher Boulevard: Peter Fisher Boulevard is the main boulevard thoroughfare in Riverton Village. This roadway has two lanes of traffic in both directions, and extends from the intersection with the Main Street Extension at the southeast, at the boundary of the redevelopment tract and the adjacent Epic Church, along the southern border of the Epic Church, and then turns north to establish the eastern edge of the Village East area. Future development will extend Peter Fisher Boulevard further north into the remainder lot as part of a future phase of development.
- Drive A: This roadway serves as the principal north-south connection between Peter Fisher Avenue to the south and Chevalier. It is a boulevard-style roadway, with two lanes in both directions and a median. Drive A extends from the highway services area north along the western edge of the Bass Pro Shops area.
- Street B: Street B establishes the western edge of the Village East, and connects Streets D and H, running north-south. It also extends down to the establish the western edge of a proposed parking area for the cinema in the Village East, and may be extended in the future.
- Street C: Street C is the principal east-west roadway through the Village East, extending from the intersection of Peter Fisher Boulevard and Chevalier Avenue to Street B.
- Street D: Street D is the northern boundary of the Village East, extending from Peter Fisher Boulevard to Street B.
- Street E & E2: Street E is the north-south connection within the Village East between Streets C and D. Street E2 is the east-west connection from Street E to Peter Fisher Boulevard, dividing Building 7000 and the parking deck to its north.
- Street G & G2: Street G is a two-way, single lane roadway without any median running north-south from the eastern edge of the proposed parking area for the cinema, and terminating at Building 6000. Street G2 is an associated east west roadway connecting Street G and Peter Fisher Boulevard, running between Building 6000 and the parking area to its south.
- Street H: This is a two-way, single lane roadway with a median connecting Peter Fisher Boulevard with the proposed pumphouse, creating a rough southern boundary for the Village East.

At this stage of the development, no traffic signals are anticipated for the internal roadway network.

Water, electric, gas, and phone/internet service will be either beneath the roadway network or in easements adjacent to the roadway network, as shown on the civil engineering Plans. SSA is in the process of securing will serve letters from PSE&G for Natural Gas Service, JCPL for Electric Service, MCUA for Sanitary Sewer Service, and the Sayreville Water Department.

Sanitary sewer service within Riverton Village will be provided by way of a gravity sanitary sewer system running throughout the proposed development. The gravity system lines are directed to

an on-site lift station which connects directly to the neighboring Middlesex County Utilities Authority (“MCUA”) treatment facility via force main.

As set forth in the associated Stormwater Management Report prepared by Maser Consulting, P.A., submitted by the applicant, SSA has designed a wet pond for purposes of assuring the appropriate water quality and removal of 80% of total suspended solids. This basin is located adjacent to the Raritan River, and is designed in accordance with all applicable NJDEP standards for water quality and stormwater management.

The proposed utility main trunk line either below or adjacent to the primary roadways will be designed and installed during this Development phase with sufficient capacity to accommodate all future Riverton Development Phases.

WHEREAS, the applicant requires waivers or variances from the Waterfront Redevelopment Plan as follows:

Sidewalks and Circulation:

Standard	Justification for Waiver Requested
Redevelopment Plan, p. 21 (1999): “Sidewalks shall be a minimum of four (4) feet in width, exclusive of car overhang areas, and shall be set back a minimum of five (5) feet from all buildings.”	Applicant proposes less than five (5’) feet in distance between the buildings and the sidewalk area for portions of the Highway Services and Village area in the proposed development.

Lighting Height

Standard	Justification for Waiver Requested
Redevelopment Plan, p. 19 (1999): Lighting on the Property shall be “adequate to promote a sense of security.” <i>To the extent applicable, two Borough Code standards:</i> <ul style="list-style-type: none"> - <i>Borough Code, sect. 26-96.8(d):</i> “The maximum height of freestanding lights should not exceed the height of the principal building or twenty-five (25’) feet, whichever is less.” - <i>Borough Code, sect 26-96.8(k)(2):</i> “The maximum allowable pole height shall be thirty-five (35’) feet measured from the highest point of pole and fixture to finished grade.” 	Applicant provides appropriate and adequate lighting for the proposed use. Specifically, the Applicant’s lighting plan shows light poles that are twenty-seven (27’) feet in height within the area of the proposed Bass Pro, where the Borough’s code suggests a maximum height of 25’.

Utilities

Standard	Justification for Waiver Requested
<p><i>Redevelopment Plan does not expressly address utility standards and construction standards.</i></p> <p>Borough Code, sect. 26-99: Establishes Borough Standards for Utility Construction.</p>	<p>Applicant proposes the use of alternative materials and standards in construction, as detailed on the plan set. Specifically, this includes appropriate materials and processes for working in remediated soils on the Property.</p>

WHEREAS, the project proposes the following improvements:

1. Bass Pro – Phase 1A
 - a. Bass Pro Shops Outdoor World

The building is proposed on Lot A as a single story with a limited mezzanine and an overall height of 53' from the ground to the ridge peak of the highest roof. Architectural renderings of this proposed building have been prepared by Meyer Design and are submitted herewith. An excerpt of such plans shows the following:



Bass Pro Shops Outdoor World, totaling 205,000 sf, is an experiential retail space, making the building itself a destination. Bass Pro is a leading retailer for fishing, hunting, boating, and outdoor sporting goods. Within the proposed building, approximately 134,000 sf will be dedicated to retail service, including the sales of boats, clothing, camping equipment, hunting equipment, toys, outdoor sports equipment and water sports equipment (including boats, kayaks, canoes, etc.). There is also a proposed archery range within the building, which will be segregated from the retail space, but will be accessible through the Bass Pro portion of the building. As noted on the plans, a portion of the proposed building is for sales of boats.

Additionally, to broaden the retail experience within the building, SSA proposes developing the Bass Pro portion of the Property with an attached restaurant and bowling alley on the eastern wing of the building. Specifically, this area is approximately 26,000 sf, and includes twenty (20) lanes of bowling and an associated bar and restaurant. This portion of the building will be physically separated from the Bass Pro retail sales portion of the building.

Approximately 10,500 sf are proposed to accommodate the necessary business and back office functions associated with the two operations on-site. This includes office space, training, restrooms, and other flex space.

Parking and Loading Area

Parking on-site is provided consistent with the obligations of the Waterfront Redevelopment Plan. Specifically, SSA is proposing 1,128 parking spaces, which includes the required parking for disabled persons, in the adjacent surface parking areas, which is greater than required under the

Waterfront Redevelopment Plan (811 parking spaces). Additionally, loading spaces are provided in the southeast corner of the proposed development to accommodate the deliveries for the Bass Pro Shop. The boats will be moved in and out through loading doors on the eastern side of the building as well. A refuse and recycling area have been identified adjacent to the bowling alley and kitchen area on the eastern side of the building.

Associated with the Bass Pro site will be a proposed boat storage area at a location east of the stormwater management basin. The Boat Storage Area will be approximately 1.25 acres paved for the dry storage and display of watercraft. Bass Pro will operate and maintain this facility.

Signage

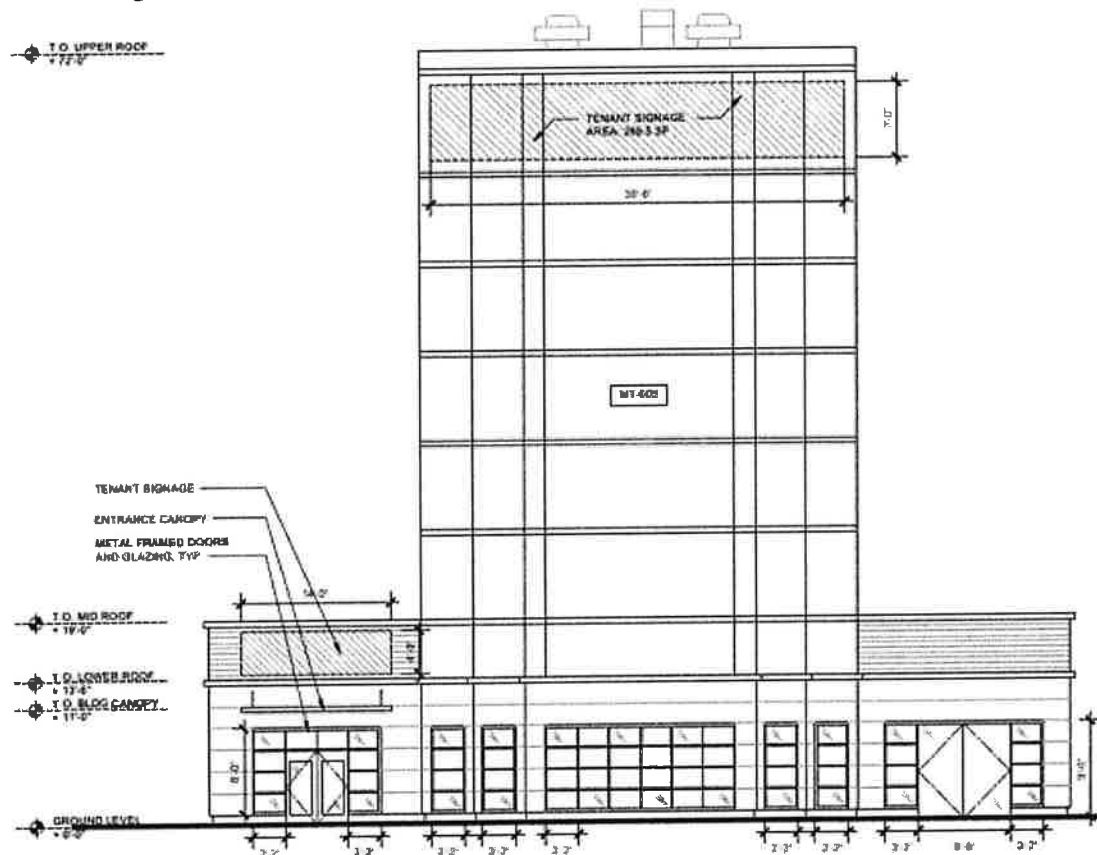
Signage is controlled by the Waterfront Redevelopment Plan. The proposed development proposes the following by way of signage, which is detailed on page A7 of the architectural plans prepared by Meyer Design and submitted herewith:

Front Elevation	
Sign Area	Sign Description
+/- 134.74 sf	American Flag
+/- 194.70 sf	Bass Pro Shop Logo
+/- 147.21 sf	Outdoor World Logo
+/- 144.74 sf	Tracker Boats Logo
+/- 173.66 sf	Red Head Logo
+/- 131.20 sf	White River Logo
+/- 173.16 sf	Uncle Bucks Fishbowl & Grill Logo
+/- 117.54 sf	Fishbowl Logo
Side 1 Elevation	
Sign Area	Sign Description
+/- 563.01 sf	Roof Mural / Logo
+/- 194.70 sf	Bass Pro Shop Logo
+/- 137.49 sf	Boat Service Signage
Side 2 Elevation	
Sign Area	Sign Description
+/- 563.01 sf	Roof Mural / Logo
Rear Elevation	
Sign Area	Sign Description
+/- 194.70 sf	Bass Pro Shop Logo
+/- 147.21 sf	Outdoor World Logo
+/- 48.67 sf	Bass Pro Shop Logo (small)
+/- 16.97 sf	Customer Pick Up Sign

All of the proposed signage is in keeping with the design standards set forth in the Plan. Design of the proposed signage is consistent with the aesthetic of a Bass Pro Shop Outdoor World architectural themes and will be used as tenant identification signs. All signage is mounted on the building and is oriented toward the surrounding roadways and parking areas to aid with tenant identification and wayfinding on site.

b. Mid-Rise Vehicle Sales

SSA additionally proposes the construction and development of a 6,000-sf building for mid-rise vehicle sales on a pad site to the north of the proposed Bass Pro Shop Outdoor World. The building itself is proposed with a height of approximately eighty-four (84') feet for the storage tower. The building is proposed to be accessed from Drive A and through the parking lot of the Bass Pro building; this proposed building is more in the style of a "pad site," relying on access through the otherwise existing roadway network within and adjacent to proposed Lot A. A proposed view of the southern façade of the proposed building is below:



The proposed development stacks vehicles vertically, to avoid the need for additional ground level storage or parking on site. Loading is dedicated to two parking spaces on the southern end of the proposed parking area, totaling approximately 558 sf. The development proposes fifty-five (55) parking spaces, where approximately 24 are required for the proposed retail use.

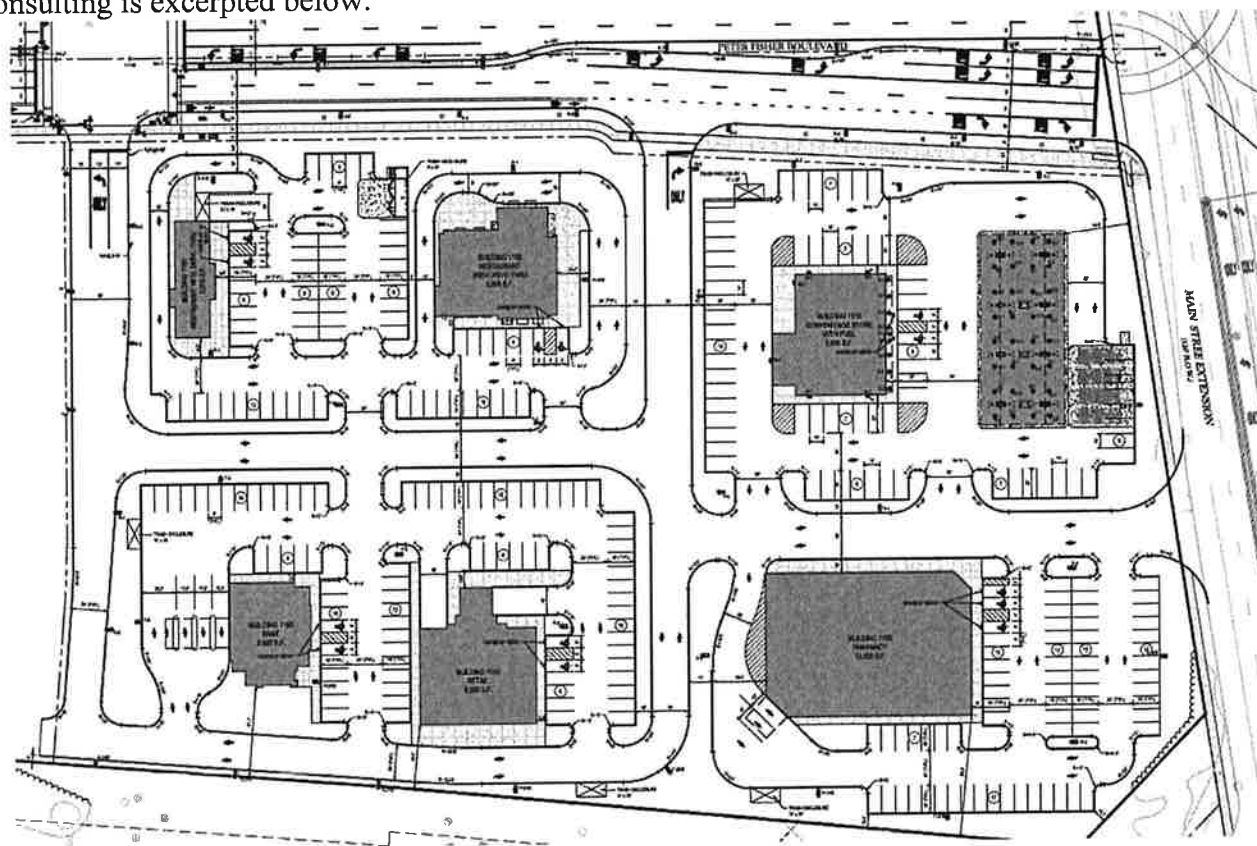
Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

Signage is proposed on the base of the proposed building with a fifty-six (56) sf sign over the main retail door. The top of the proposed tower will have signage on all four sides, with area of 269.5 sf on each side.

3. Highway Services – Phase 1B

The area of the Property in proposed Lot G provides amenity establishments and convenience services for use by the Riverton community, other Sayreville residents as well as passing commuter traffic or otherwise serve the adjacent highways. Each of these proposed uses are described below. A

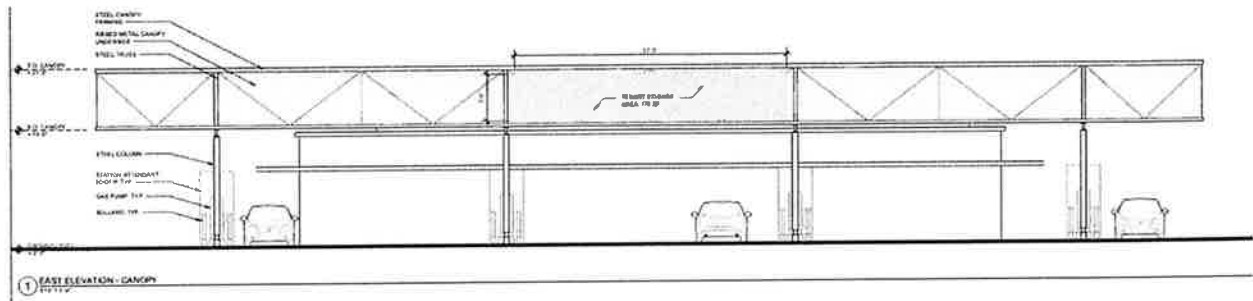
key map showing each of the six (6) proposed buildings from the civil site plan set prepared by Maser Consulting is excerpted below:



Traffic access to each of the proposed uses will enter the Riverton Development through either Peter Fisher Boulevard or the Main Street Extension directly. Each of the proposed buildings incorporates its own parking, but the concept is to create a nexus or hub of activity among these uses that typically have a shorter engagement time with a visitors and consumers in comparison with the Village East Retail core.

Building 1110 – Convenience Store with Fuel

On the portion of Lot G nearest the intersection of Main Street Extension and Peter Fisher Boulevard, SSA proposes a convenience store of approximately 5,600 sf with an associated fueling use that will have a canopy of approximately 8,100 sf to accommodate eight (8) pumps. The building height is proposed to be approximately nineteen (19') feet, where the canopy would stand slightly taller at 21.2 feet. The canopy is greater than 35 feet from the Main Street Extension and is therefore compliant with the Plan. A concept excerpt prepared by Cooper Robertson is below, showing the eastern elevation of both the canopy and the convenience store behind:



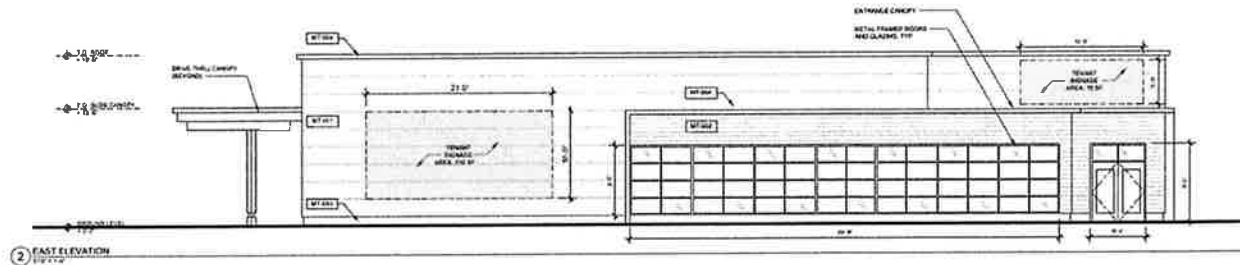
The design proposes three (3) signs on the building or canopy. A 176-sf sign is proposed on the canopy to identify the tenant on the eastern façade. Two wall signs (one of 88 sf on the northern façade, one of 86 sf on the eastern façade) each are proposed to identify the tenant on the building itself.

On-site parking for this combined use proposes seventy-one (71) spaces, where twenty-three (23) would be required.

Refuse and recycling are located in a trash enclosure located to the southwest of the proposed building. Due to the short-term nature of any loading/unloading for the convenience store, there is a designated loading area of approximately 750 sf on the northwestern side of the building.

a. Building 1120 – Pharmacy

Immediately south of Building 1110 is proposed a 13,500-sf pharmacy. The single-story building is proposed to have a height of approximately 19.5 feet, and will have sixty-seven (67) parking spaces, where fifty-four (54) would be required by the current Plan. A sketch of the proposed building's eastern elevation is shown below:

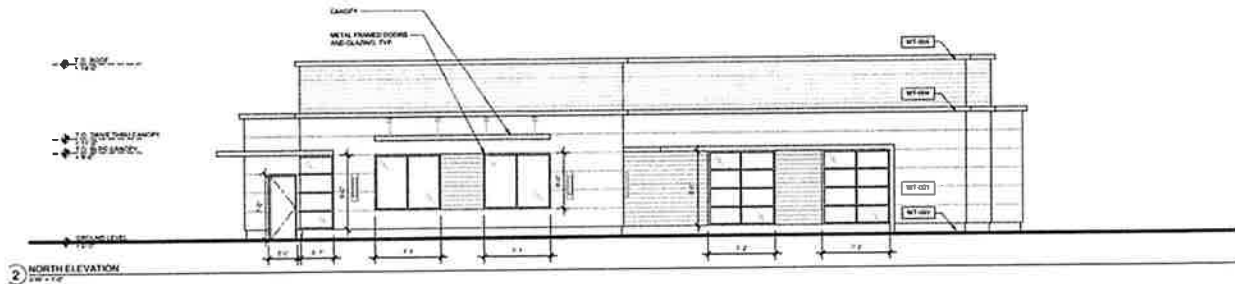


The proposed design also includes a drive-thru lane for the pharmacy area, and proposed signage as well. Here, the proposal includes two large mural areas on the east and south walls comprising proposed signs of 210 sf and 280 sf respectively. In addition, four smaller tenant identification signs are proposed, with two above the entrance (70 sf each) and two above the drive thru canopy (54 sf each).

A trash enclosure is proposed to the southwest of the proposed building. A loading area is designated on the west side of the building, in the area near the drive-thru for the pharmacy. Loading would be timed to avoid any interference with the business operations of the pharmacy. For any smaller deliveries that would come via a box truck or a similar smaller carrier, there is ample additional parking on site to accommodate same.

b. Building 1130 – Restaurant with Drive Thru

SSA proposes the development of a 5,300 sf, single story restaurant with drive-thru. The building itself is proposed to be approximately nineteen (19') feet tall. The building is proposed to be accessed from the internal parking areas off of Peter Fisher Boulevard, and will not have a dedicated driveway of its own; this proposed building is more in the style of a “pad site,” relying on access through the roadway network within proposed Lot G. A proposed view of the northern elevation is below:



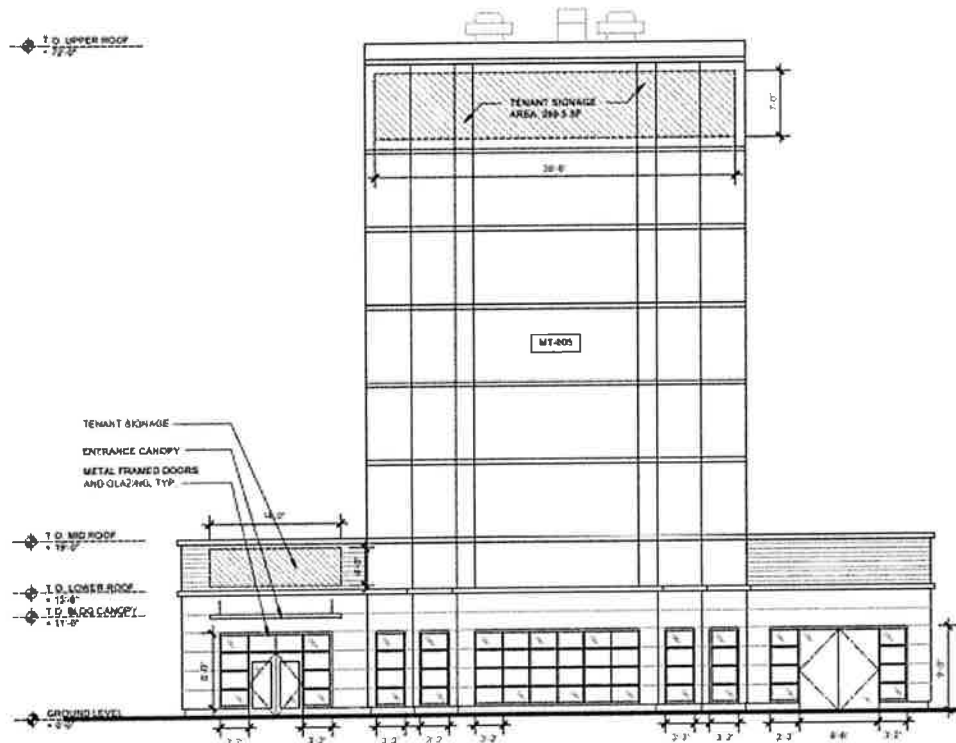
SSA proposes 30 parking spaces associated with this use, where the Plan would otherwise require 22. A drive-thru lane is proposed to run along the northern and western faces of the proposed building. No dedicated loading area is proposed, but loading will be arranged to not interfere with the business operations on the site, likely at times outside of normal business hours for the proposed user.

Signage on the building is proposed to include three wall mounted signs of approximately 240 sf, 240 sf, and 72 sf respectively.

Refuse services are proposed to be accessed through the parking area to the northwest of the site.

c. Building 1140 – Retail

SSA proposes the development of a building with a footprint of approximately 6,000 sf for retail space and associated parking and improvements. The building is proposed to be accessed from the other internal roadway networks within Lot G; this proposed building is more in the style of a “pad site,” relying on access through the otherwise existing roadway network within and adjacent to proposed Lot G. A concept plan for the proposed building is shown below:

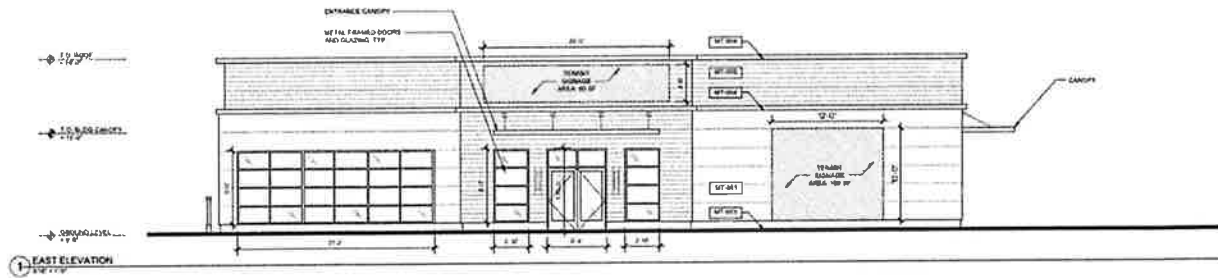


The development proposes forty-three (43) parking spaces, where approximately 24 are required for the proposed retail use. Loading areas are proposed along the northern elevation, totaling approximately 2,020 sf.

Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

d. Building 1150 – Restaurant with Drive-Thru

SSA proposes a drive-thru restaurant of approximately 2,075 sf with associated parking areas. The building is proposed to have a height of approximately nineteen (19') feet, with associated signage. The property is designed to have a drive-thru lane along the northern and western portions of the site. A proposed elevation from the eastern side of the building is below:

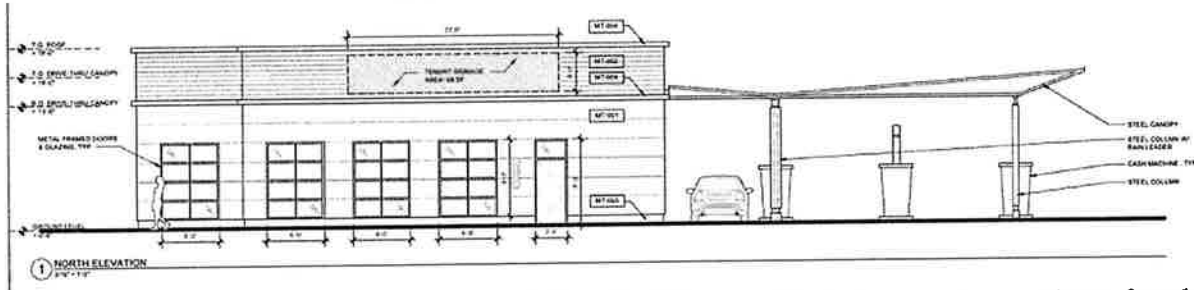


Parking for the development is proposed to provide forty-nine (49) spaces, where the Plan requires nine (9) spaces. A trash enclosure is proposed on the northeast portion of the proposed parking area which would be shared between Buildings 1130 and 1150.

Signage for the building is proposed as follows: two signs of 88 sf each on the north and east facades.

e. Building 1160 – Bank

SSA proposes a bank of approximately 3,500 sf with an associated drive-thru and canopy. The building is proposed to have a height of approximately nineteen (19') feet, with associated signage. The property is designed to have a drive-thru canopy along the western edge of the building, and access to the site will come from the internal roadway network on proposed Lot G. A proposed elevation from the northern side of the building is below:

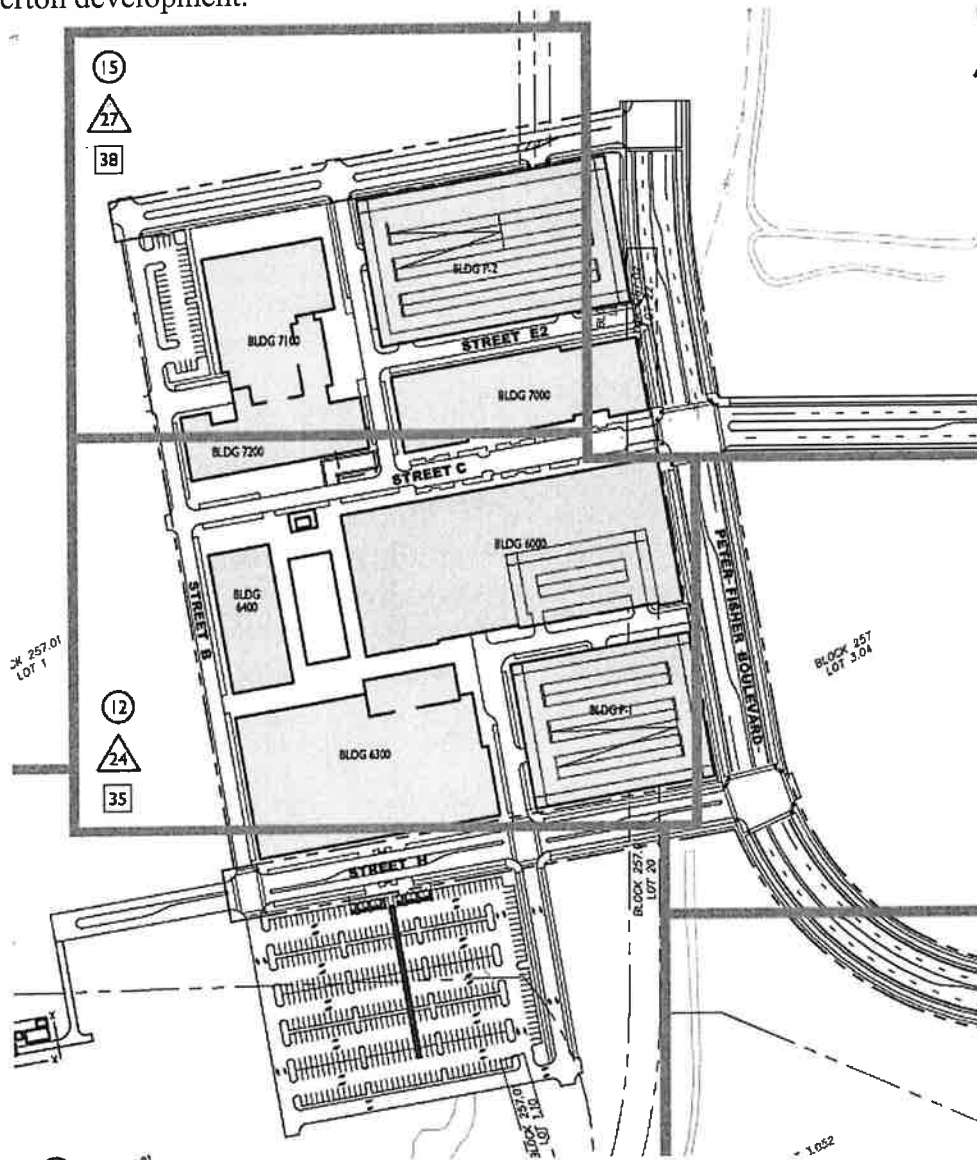


The signage for the proposed building includes an 88-sf sign on the northern façade, and two signs of 176 sf and 86 sf on the eastern façade.

Proposed parking of the building is approximately thirty-eight (38) spaces, where sixteen (16) spaces are required under the Plan. No dedicated loading area is provided, although to the extent necessary, loading times and locations will be determined with the tenant to avoid any concerns or conflicts with operations on the property. A trash enclosure is proposed to the north west of the proposed building.

Village East- Phase 1C

As part of this proposed development, SSA also proposes the construction of RE within an area designated as the "Village East." The Developer is currently preparing Civil Engineering, Landscaping and Architectural Plans for the "West Village," which will be submitted as part of a future application. Together, the East and West Village will serve as the main mixed-use hub in the downtown of the proposed Riverton development.



a. Building 6000 – Multi-Family Residential and Retail

SSA proposes a five (5) story residential and retail building with an included parking structure. A total of 370,740 sf of residential space is proposed (approx. 285 units), along with 65,324 sf for retail and 4,800 for ground floor level residential amenities. An additional 128,500 sf is proposed for parking, refuse, and recycling areas on site.

The overall height of the proposed building is seventy (70') feet. A perspective view of the proposed development is below, as shown on the plans prepared by dwell design studio:



The Plan requires 425 parking spaces, and SSA proposes 428 on site in a parking deck.

Tenant identification signage will be proposed when eventual tenants are identified for the retail spaces. A building mounted blade sign is proposed with an area of approximately 168 sf. Additional signage will be required for any retail tenants, and the size and location of such signage will be determined as those tenants are identified.

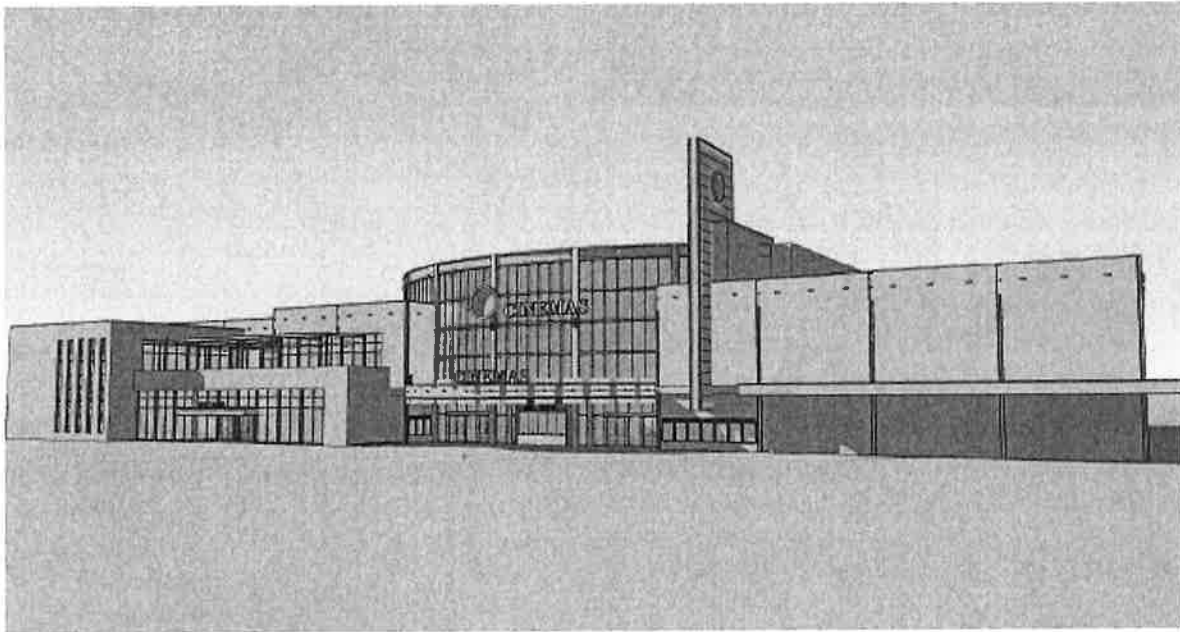
Two loading areas are proposed as part of this building. The residential building has a proposed loading area of approximately 1,860 sf, which is shared with the refuse and recycling collection area, with the parking garage on-site. The retail space has approximately 13,309 sf of loading area, also shared with the refuse and recycling collection area on site.

b. Building 6200 - Restaurant

Building 6200 is a proposed 7,237 sf restaurant, which is attached to the proposed cinema in Building 6300. The building would be approximately 45' feet high. It would share loading and refuse facilities with the attached cinema. Signage is proposed for a 28-sf wall-mounted sign.

c. Building 6300 – Proposed Movie Theater

SSA proposes the construction of approximately 158,480 sf for the development of a movie theater. The overall building is proposed to be about 88,480 sf on the first floor and a mezzanine style second floor of up to 70,000 sf. The overall proposed building height is sixty (60') feet.

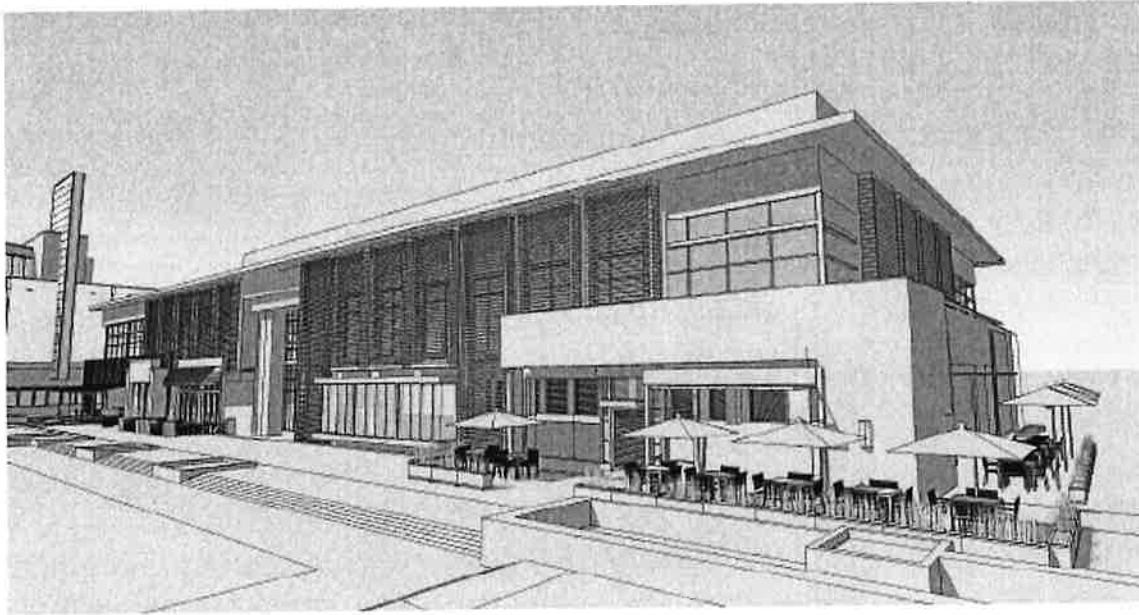


Approximately 624 parking spaces would be required by the proposed movie theater, which is accommodated by the parking area to the south and the proposed parking deck (P1) to the east. Loading is accommodated by the shared loading and refuse facilities with the attached restaurant in Building 6200, and consists of two areas on the eastern face of the building of 480 sf and 720 sf as reflected on the architectural and engineering plans.

Signage is shown as illustrative on the proposed architectural plans and would be finalized once the tenant operator is identified for the movie theater. However, the proposed square footages for such signage are currently proposed to include a 440 sf sign at the cinema entrance to be wall-mounted, an 88 sf sign mounted on the canopy at the building entrance, a 32 sf sign also mounted on the canopy, and a 96 sf wall-mounted sign on the side wall of the proposed movie theater.

d. Building 6400 – Restaurant

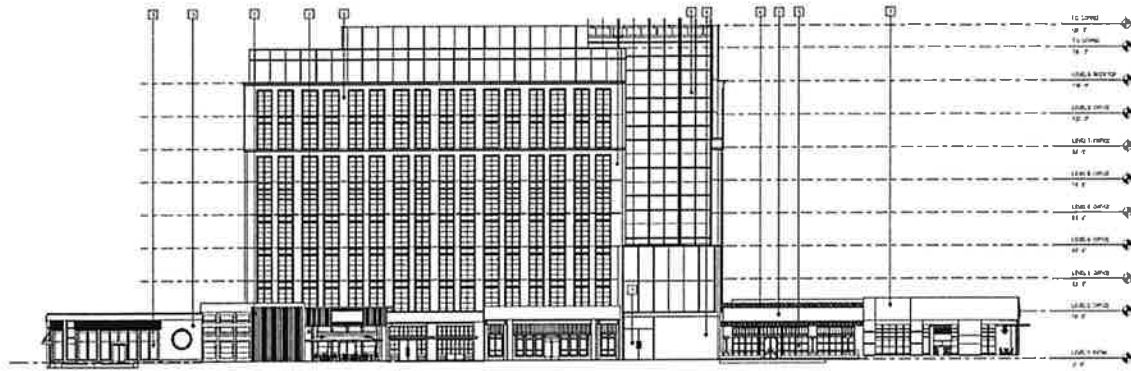
Building 6400 is proposed for one or more restaurants and will consist of approximately 46,000 sf on two stories. The height of the building will be approximately 40 feet, 4 inches.



Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the western face of the building. Signage as necessary will be determined by the tenants.

e. Building 7000 – Retail/Office Building

Building 7000 is a proposed office tower with ground floor space reserved for retail or restaurant use. The overall height of the building is proposed to be 141' 5" and nine stories. The office space is proposed to measure approximately 207,360 sf, with an additional 49,288 sf for ground floor retail or restaurant users.



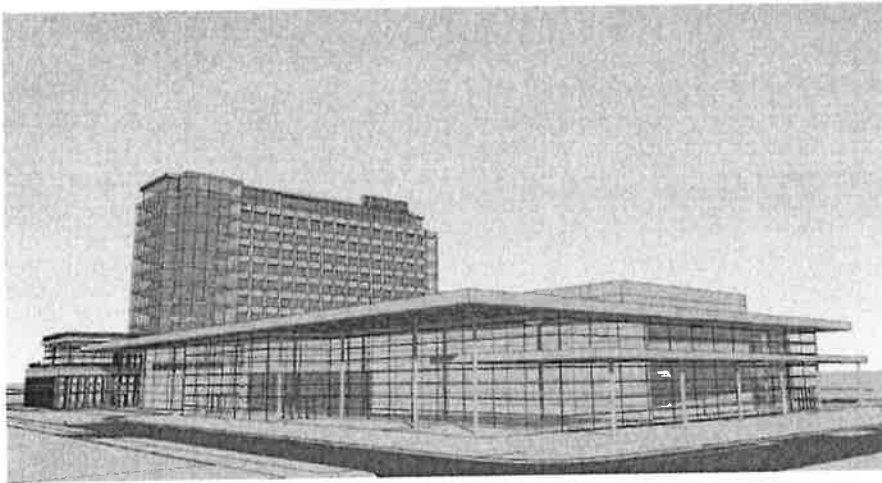
A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development and this building.

Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the northern face of the building, in a shared space with other surrounding buildings.

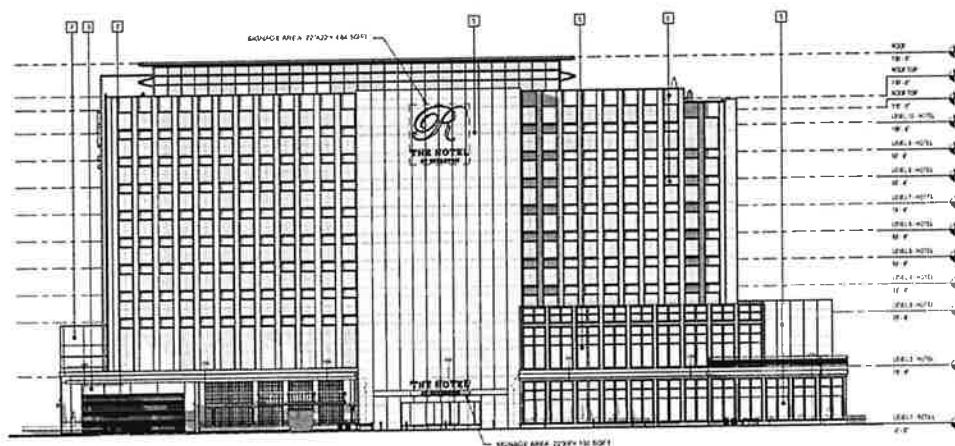
f. Buildings 7100 & 7200– Hotel and Conference Center

Buildings 7100 and 7200 are the proposed hotel and conference center. The hotel is proposed to be 164,520 sf, with 10 stories measuring just over 142'. The attached restaurant or retail space is proposed to be 25,627 sf, and the proposed conference center is proposed to be 48,667 sf.

A proposed rendering is included with the plans prepared by Wakefield Beasley & Associates, and excerpted below:



The hotel will feature two (2) 484-sf wall mounted signs and a 420-sf wall mounted sign facing the rear of the hotel, as well as proposed signage over the entry canopy, as reflected on the below perspective of the southern elevation. These entry signs will total approximately 132 sf on the canopy. The conference center proposes a 224-sf sign to be wall-mounted over its entrance.



Forty-one (41) parking spaces are dedicated to the conference center space, in addition to the surrounding parking decks.

- g. P1- Parking Deck: Building P1 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure 72,758 sf and house approximately 1,140 parking spaces. There will be two identification signs.
- h. P2- Parking Deck: Building P2 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure 100,917 sf and house approximately 1,636 parking spaces. There will be four identification signs.

WHEREAS, the new construction activities and proposed facilities are consistent with and will provide significant local and regional benefits to New Jersey residents; and

WHEREAS, the application is consistent with the goals and objectives of the Waterfront Redevelopment Plan that, among other things, advances the Borough's affordable housing obligation, functionality of the site, provides recreational opportunities, improves the physical appearance of the area, provides economic opportunity and improves residential quality; and

WHEREAS, a public hearing was held on said site plan application before the Planning Board of the Borough of Sayreville on December 10, 2019 in accordance with local ordinance and the laws of the State of New Jersey; and

WHEREAS, the Planning Board of the Borough of Sayreville reviewed the application, site plan, subdivision plan, documentation and exhibits submitted and having listened to the applicant's witnesses, and after receiving reports and input from its professional staff, and any testimony by members of the public in favor or opposition thereto, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Sayreville Land Use and Development Ordinance relative to Site plans.
2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.
3. Jennifer Phillips Smith, Esq. of the law firm of Gibbons, P.C., registered her appearance as attorney for the applicant. Ms. Smith stipulated to the admission of the Borough's professional reports into evidence. Ms. Smith represented that the applicant will comply with the terms and conditions contained in the reports of the Borough's professional staff, and will provide revised plans to the Borough consistent with this resolution and as directed by the Borough. Ms. Smith indicated that the application before the Board was prepared following review by SERA as well as conceptual plans previously reviewed by the Planning Board several months ago. Ms. Smith indicated that Exhibit A-2 sets forth the three (3) design waivers being requested by the applicant.

4. Kevin Polston was sworn to testify. Mr. Polston testified that he is the project executive for the Riverton site. Mr. Polston testified that he is responsible for the oversight of the day-to-day activities of the redevelopment plan. The site consists of three (3) parcels. Parcel A is to the east of the Route 35 bridge that has been deeded to the State and County as open space, subject to the reservation of a small portion for future roadway improvements. Parcel B is the subject of future development that is not part of the application before the Board. Parcel C, west of the Driscoll Bridge is the primary development parcel in the near future with the Riverton site plan components being considered before the Board in this application. Sayreville Seaport Associates [“SSA”] was designated as the redeveloper for the project. The site was the subject of remediation since 2009 and after a development plan was approved in 2014, the market evolved and North American Properties became associated with the development of the site and redesigned the plans. The current plan before the Board is a subset of the concept plan dated February 28, 2019. Mr. Polston testified that Parcel A of the site that has been remediated and capped. Financing the improvements will come from a state economic development growth grant that is pending as well as a local pilot program.

5. John Kirk of Cooper Robertson was sworn and qualified to testify as an architect licensed in the State of New Jersey. Mr. Kirk testified that Phase 1 includes 15 projects. They are seeking tenants for the six (6) proposed buildings and working out the architectural details required to maintain the Riverton look. The Riverton Proposed Buildings are described on page 14 of the Riverton Exhibit marked as A-1. The buildings include a variety of uses, including, convenience store and fueling station, pharmacy, restaurant (2) with drive-thru, bank, retail stores, movie theater, Bass Pro Outlet, hotel and conference center, vehicle sales, office space, residential units, parking becks and boat storage area.

6. George Wilson was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Wilson’s testimony addressed the Bass Pro Outlet. Mr. Wilson testified that the Bass pro is 205,000 square feet with various amenities, including retail, bowling alley, restaurant and bar area that will provide a unique experience for patrons.

7. Brian Tolman was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Tolman’s testimony addressed the architecture within the village. Mr. Tolman testified as to the configuration of the proposed buildings depicted on the plans and contained in

Exhibit A-1, pages 16-21. Mr. Tolman testified about the two (2) proposed parking decks for the village area with 1140 spaces and 1636 respectively.

8. Stephen Moriak was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Moriak's testimony addressed the design of the residential and retail building located in the village. Mr. Moriak testified that there will be five (5) levels consisting of one (1) retail level with 65,000 square feet of retail space and four (4) residential apartment levels with 285 units and a 5-level parking deck for the residential uses. The exterior is a mixture of masonry, veneer, cementitious siding and panel, store front and windows. Mr. Moriak testified that the design of the building with landscaping and streetscape look presents a vibrant community feel. Mr. Moriak testified that the residential use contains affordable housing units that are spread out in the various buildings and supply a portion of the Borough's housing obligation under the Borough's settlement with the Fair Share Housing Center.

9. David Floyd was sworn and qualified to testify as a registered landscape architect in the State of New Jersey. Mr. Floyd's testimony addressed the . Mr. Floyd testified that his firm designed the landscape and hardscape of the site to combine the experience of lighting, music, experiential elements that bring magic to the project. The design provides for interactive sidewalks and outdoor dining, pedestrian traffic with seamless activities that provide a village type experience that creates a sense of community.

10. Daniel W. Busch, P.E., P.P., CME, of Maser Consulting, P.A., was sworn and qualified to testify as a licensed professional engineer and planner in the State of New Jersey. Mr. Busch provided testimony about the site plan and subdivision plan before the Board. The plan proposes the creation of seven (7) lots on Parcel C with the various amenities previously testified to by the architects. The proposed buildings are interconnected with roadways and sidewalks that provide a village type look and feel. Mr. Busch testified that phase 2 will be a subsequent application before the Board. The site will all tie in with the new Garden State Parkway Interchange 125. The site plan provides for pedestrian access and bike compatibility with dedicated bike lanes along Peter Fisher Boulevard. The shared roads extend all the way to the waterfront walkway. All streets with the exception of a portion of Chevalier Avenue when you first enter the site. Mr. Busch opined that the design waiver for a maximum sidewalk distance of 5 feet from buildings where 4 feet is proposed in a number of locations. The design waiver for height of the lighting where a maximum of 25 feet is permitted and 27 feet is proposed so as to provide uniform lighting of the Bass Pro parking lot area.

The applicant also seeks a design waiver for the type of materials to be used for the utilities to be suitable for types of soil conditions. Mr. Busch addressed utility and stormwater issues raised by the CME report. Mr. Busch testified he agreed the applicant will comply with the terms and conditions contained in the Borough's CME report and planner's report made a part of the record. Mr. Busch opined that the application submitted meets all of the goals of the waterfront redevelopment plan and specifically goal #8 to create a new mixed-use area and goal #15 to improve the public elements of the streetscape through landscaping, street furniture, paving, lighting and pedestrian walkways. The design waivers for the maximum height of the free-standing light poles, sidewalks adjacent to buildings and utility materials can be granted since they were previously granted when Bass pro was previously approved by resolution dated march 19, 2014 and conditions have not changed. The relief is necessary to proceed with the development.

11. Michelle Briehof, P.E., of Maser Consulting, P.A., was qualified to testify as a professional traffic engineer, licensed by the State of New Jersey. Ms. Briehof opined that her opinion is based upon full development even though this application is directed at Phase 1 only. The off-site traffic and roadway improvements have already been constructed. The construction of the 125 southbound off ramp and the 125 southbound on ramp infrastructure is in place and operational. Ms. Briehoff testified she forecasted traffic based upon current industry standards with peak hours on the roadway and the intersections that will operate at satisfactory levels. A dedicated right turn slip ramp is proposed at the Chevalier intersection. The roadway improvements will be more than sufficient to support Phase 1 of any future development phase. Ms. Briehof opined that 80% of the traffic will be destined towards the regional roadway networks with about 12% traveling along Main Street that would mainly be Sayreville traffic.

12. Mark Fetah was sworn and testified that he is part of the project team for this application. He is responsible for overseeing the construction schedule and to coordinate the permitting, safety and quality for the project. Upon approval they will move quickly to the bidding and award process with New Jersey based labor.

13. The hearing was opened for public comment and a member of the public came forward. Carolyn Pravlik began questioning the applicant's professionals about a proposed marina and a scour hole off the wet pond. She was questioning the remediation of river sediments. It was then determined that Ms. Pravlik is from Washington, DC and claimed she represents local organizations who are trying to get eh river sediments cleaned up. Ms. Pravlik also admitted that there is pending litigation

over this issue and she is representing plaintiffs in the litigation seeking to have NL remediate the river sediments. Upon inquiry by the Board attorney, Ms. Pravlik admitted that she does not own or have an interest in property in the Borough of Sayreville. As such, Ms. Pravlik was not an “interested person” as that term is defined in the Municipal Land Use Law and therefore is and was not entitled to proffer comment during the public portion of the meeting. Accordingly, her comments and further participation was not permitted.

The public portion of the meeting was closed.

Mr. Macagnone made a motion to approve the application with all conditions agreed to during the hearing and with all the conditions set forth in the Borough’s professional reports. Mr. Davis made the second to the motion.

WHEREAS THE BOARD FURTHER FINDS:

14. The Board considered the testimony of the applicant’s witnesses and professionals and determined that the applicant demonstrated that the application substantially complies with the bulk and design standards of the Waterfront Redevelopment Plan adopted by the Borough for this property. The board found as a fact that the three design waivers requested and made part of the application can be granted without adverse impact to the redevelopment plan or the master plan of the Borough of Sayreville. In all other respects, the applicant meets the development standards set forth in the Waterfront Redevelopment Zone. Further, the Board finds that this application represents the Borough’s effort to meet its affordable housing obligation and resolution of recent litigation in that regard. The Board accepted the testimony of the applicant’s professional witnesses and was satisfied that the applicant met the burden of proof under the Municipal Land Use Law and granted preliminary and final major site plan and final subdivision approval of the application, subject to conditions imposed in this resolution. Further, Mr. Busch testified that the proposed relief can be granted without impairing the intent and purpose of the zone plan, the master plan or the Waterfront Redevelopment Plan and without substantial detriment to the public good. The Board finds that based upon the testimony and exhibits provided, the three (3) waivers and relief requested by the applicant can be granted without substantial detriment to the zone plan and redevelopment plan adopted for this site. The Board finds that the project substantially complies with the Redevelopment Plan and advances the purposes of the redevelopment plan and zoning. The site plan also promotes a desirable visual environment through creative development techniques and specific design arrangement.

NOW, THEREFORE, LET IT BE RESOLVED, that the Planning Board of the Borough of Sayreville does hereby grant Preliminary & Final Major Site Plan and Final Major Subdivision approval and relief indicated herein to **SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP**, hereinafter referred to as the applicant, to construct Riverton Village – Phase One, locating within Parcel C of the site, located in the Waterfront Redevelopment Zone, more particularly known and proposed as Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.10, 4, 5, 6, 20 and 30.12; Block 257.02, Lots 1.01 and 22 on the tax map of Borough of Sayreville, Middlesex County, New Jersey, subject to the following conditions:

1. The applicant shall comply with the terms and conditions set forth in the report from John Leoncavallo, P.P., L.A. Community Planning Consultant & Landscape Architect dated November 27, 2019 and December 3, 2019 and submit revised plans as required.
2. The applicant shall comply with the terms and conditions set forth in the report from Jay Cornell, P.E., of CME Associates dated December 10, 2019 and submit revised plans as required. The applicant will obtain approval from CME with respect to the materials used for the water main systems.
3. Approval herein is subject to further review and submission of revised plans as required by the terms of this resolution and the record at the public hearing on December 10, 2019.
4. Preliminary & Final Major Site Plan and Final Major Subdivision approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.
5. Approval of a major subdivision shall expire ninety-five (95) days from the date of signing of the plat unless within such period the plat shall have been duly filed by the developer with the county recording officer in accordance with N.J.S.A. 40:55D-54(a). No subdivision such plat shall be accepted for such filing by the county recording officer until it has been approved by the Planning Board as indicated on the instrument by the signature of the chairperson and secretary of the planning board or a certificate has been issued pursuant to sections 35, 38, 44, 48, 54 or 63 pf P.L. 1975, c.291.
6. The general terms and conditions, whether conditional or otherwise, upon which approval is granted, shall not be changed for a period of two (2) years after the date of approval.

7. In accordance with Section 1-1.8.2 of the Rules and Regulations of the Sayreville Planning Board, the relief granted herein is conditioned upon payment all delinquent taxes and/or water/sewer assessments prior to the issuance of a building permit by the appropriate official. This provision is a condition of final approval granted by the Board.

8. The approval of the Board herein is subject to other necessary and applicable governmental approvals required for this usage and the construction of improvements on the property. The applicant to submit to the Secretary of the Board and the building department of the Borough of Sayreville such additional governmental permits and/or approvals as received by the applicant in this case.

9. Prior to any work at the property the applicant is to obtain all required municipal permits and/or county approvals for the work to be undertaken on the property, including demolition and construction permits.

10. Prior to the commencement of any work at the property the applicant is to present for reasonable review, requirements and approval of the Board Engineer and the Borough Engineer a plan for any and all demolition and/or construction work to be undertaken at the property pursuant to the approvals now granted to the applicant herein. Further, all construction work at the property shall at all times be subject to the reasonable review, requirements and approval of the Building Department and the Borough Engineer for the Borough of Sayreville.

11. All construction work and activities at the property shall be strictly in accordance with the plans, evidence and testimony in this case – the applicant agrees to apply to the Board for any further change in any of the construction and site plan details and work now allowed and the usage of the property overall prior to undertaking same and if such usage and/or work be contrary to the terms of this resolution, increase any non-conformity at the property, or which would otherwise not be in compliance with the Land Development Ordinance for the Borough of Sayreville.

12. The applicant shall post a performance bond and/or maintenance bond to assure installation and maintenance of improvements that have been approved as part of the application consistent with the ordinances of the Borough of Sayreville adopted pursuant to N.J.S.A. 40:55D-53.

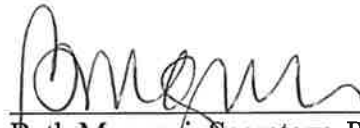
13. The action taken by the Planning Board and the decisions made by it shall be effective pursuant to appropriate ordinance and statutory provisions; and whether statutorily required, it shall be the applicant's duty to make the filings with the Middlesex County Recording Officer.

14. The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the

applicant. Preliminary & Final Major Site Plan and Final major Subdivision and variance/waiver approval is hereby granted effective **December 10, 2019** pursuant to a motion adopted by the Planning Board of the Borough of Sayreville.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Borough of Sayreville at a public meeting held on **January 8, 2020**.

ADOPTED: January 8, 2020


Beth Magnani, Secretary, Planning Board
Borough of Sayreville

Roll Call: [Yes For Approval]

YES: Robert Davis, Kevin Kelly, Michael Macagnone, Anna O'Leary, Thomas Tighe,

NO: None

Abstain: None

Application: GRANTED

**SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL L.P.
RIVERTON VILLAGE – PHASE I
SAYREVILLE, NEW JERSEY**

**BOROUGH OF SAYREVILLE PLANNING BOARD
RESOLUTION
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN**

WHEREAS, Sayreville Seaport Associates Urban Renewal L.P., (the “Applicant”) of 1000 Chevalier Avenue, Sayreville, New Jersey 08872, has requested the Borough of Sayreville Planning Board (the “Board”) approve its application for Amended Preliminary and Final Major Site Plan for modifications to the footprint of the Bass Pro Shops building only, at the premises known on the Tax Map of the Borough of Sayreville (the “Borough”) as Block 257.02, Lot 7 (f/k/a Block 257, Lots 3.04 and 3.052, Block 257.01, Lots 1, 1.01, 1.10, 4, 5, 6, 20 and 30.12, and Block 257.02, Lot 1, 1.01 and 22), and located at the Waterfront Redevelopment Area on the site of the former National Lead Industries (“NL”) Property, which is currently owned by the Sayreville Economic and Redevelopment Agency (SERA).

IN ACCORDANCE WITH THE FOLLOWING MAPS AND REPORTS:

1. Amended Preliminary and Final Site Plan, consisting of 3 pages, prepared by Colliers Engineering & Design, dated February 7, 2023, with a last revision date of March 6, 2023.
2. Landscape Permanent Plan, prepared by Site Solutions dated March 15, 2019, last revised July 24, 2020.
3. Architectural Plan, consisting of 6 pages, prepared by Insight Design Architects, LLC., dated March 6, 2023

WHEREAS, a hearing was held before the Board on April 5, 2023, at which time testimony was received and exhibits were introduced; and

WHEREAS, the Board has concluded, after carefully considering the evidence presented at the above-mentioned public hearing, the following factual findings:

1. The subject property is on Parcel C, within the Waterfront Redevelopment Area. The Waterfront Redevelopment Area on the site of the former NL property which is currently owned by the Sayreville Economic and Redevelopment Agency (SERA). Since the subject application is located within a Redevelopment Area, Borough Ordinance requires the execution of a Redevelopment Agreement between the Applicant and SERA. The Redevelopment Agreement has been executed by both parties.

2. In February 2014 the Planning Board granted major subdivision/site plan approval for the construction of a 205,243 sf Bass Pro Shops retail outlet and restaurant on a 20.577 acre parcel. Such approvals were last amended by way of approvals memorialized by a Resolution adopted in January 2020.

3. The Applicant seeks only to adjust the footprint of the Bass Pro Shops building, which last received Planning Board approval in December of 2019. The proposed building modifications consist of the following:

- i. Relocate the loading area from the east side of the building to the west of the building.
- ii. The Relocation of the main building entrance.
- iii. The reduction in size of the building from 205,000 sf to 198,500 sf.

4. Since this project is located within a Redevelopment Area before it was able to be deemed complete, approval has to be received from SERA. On February 23, 2023, SERA passed a Resolution supporting the project amendments as currently proposed.

5. The Applicant indicated that the application does not change the massing of the proposed building but only makes slight modifications to the building footprint along with a minimal reduction in the building's square footage. The Applicant noted that the current application was limited solely to changes in the retail store footprint and anticipated having to return to the Planning Board and SERA to address changes to the parking lot to facilitate the building's modifications. The Applicant agreed that this would be a condition of approval by the Board.

6. The following Board professionals reviewed the application and commented, CME Associates dated April 5, 2023, and Michael P. Fowler Associates, LLC., March 30, 2023.

7. The following exhibits were introduced into evidence:

- A-1 Riverton Parcel Map
- A-2 Approved Concept Plan dated February 28, 2019
- A-3 Phase-I Overall Plan
- A-4 Village East Photograph
- A-5 Governmental Conditions of the 2019 Site Plan Approval
- A-6 Existing Condition Bulkhead
- A-7 Permitted Remedial Conditions
- A-8 Existing Conditions 2019, Lagoon System
- A-9 Permitted Basin
- A-10 Remedial Capping Along the Raritan River
- A-11 (Not Produced)
- A-12 Phase-I Rendering
- A-13 Bass Pro Shops Site Plan
- A-14 Bass Pro Shops Overlay
- A-15 Site Plan of the Proposed Footprint
- A-16 Landscape Rendering
- A-17 Section A & B Landscaping
- A-18 Main Street Extension Landscaping
- A-19 Proposed Changes from 2019 to 2023 Rendering
- A-20 Building Elevations
- A-21 Colorized Rendering of the Main Entrance
- A-21 Colorized Rendering of the Boat Sales Area

8. Mark Fetah, Senior Vice President of Development for Riverton was sworn in as a fact witness of behalf of the Applicant.

9. M. Fetah went over the history of the site and the proposed development. He outlined the numerous steps the Applicant had taken to prepare the site for development.

10. Anthony Calvano, P.E., a licensed professional engineer, of Colliers Engineering and Design, Inc., whose office is located at 101 Crawfords Corner Road, Suite 3400, Holmdel, New Jersey 07733, was sworn in on behalf of the Applicant. His credentials as a professional engineer were recognized by the Board.

11. Mr. Calvano testified utilizing the exhibits and went over the proposed Bass Pro Shop and the changes from last time the Board had granted site plan approval.

12. Mr. Calvano outlined the moving of the loading dock from the southeast corner of the property to the southwest corner of the property. In addition, the boat service area would be moved from the west side of the property to the south side of the property. Finally, the main entrance would be shifted in front of the building. Mr. Calvano testified that the circulation plan would remain unchanged.

13. Mr. Calvano on behalf of the Applicant testified that the Applicant agreed to come back before the Board for issues related to electric vehicle charging sites, and site plan development involving the parking lot to the north of the building.

14. Mr. Busch, also a licensed professional engineer of Colliers Engineering and Design, Inc., who was sworn in and whose credentials were accepted by the Board, went over the proposed landscaping screening for the loading docks, based on the exhibits submitted. He indicated that the building screening would remain the same.

15. Eric Albers, AIA, a licensed professional architect, of Insight Design Architects., whose office is located at 112 S. Main Street, Nixa, Missouri, was sworn in on behalf of the Applicant as a fact witness.

16. Mr. Albers went over his long history of developing and designing Bass Pro Shops on behalf of the owner of Bass Pro Shops.

17. Mr. Albers, based on his extensive familiarity with Bass Pro Shops, went over the proposed changes from the 2019 Board approval to what was being requested in this application.

18. Mr. Albers indicated that the changes would enhance the look of the building and screen the property in a more appropriate manner.

19. The Applicant agreed that the submitted site plan did not comply with a number of the ordinance's requirements for site plan submission. However, the Applicant indicated they are only looking to obtain footing and foundation permits from the Borough while the engineering and site plans are being prepared to revise the site to correspond with the revised building layout. Based on the Applicant's agreement and stipulation that further Amended Preliminary and Final Major Site Plan Approval will be required to be obtained in the future for site related modifications associated with new building footprint, the Board agreed to grant the requested submission waiver and take action based upon the plans submitted.

20. Members of the public were invited to comment, pose questions and testify. None did so.

CONCLUSIONS

1. The Board concluded that the proposed Amended Preliminary and Final Major Site Plan, specifically as to the Bass Pro Shops, would be beneficial to the Property, as well as to the surrounding properties and to the Borough in general. Furthermore, the Board concluded that the Application was in conformity with the noted changes, with the prior Board Approvals and the Redevelopment Agreement entered into between the parties.

2. The Applicant demonstrated that the requested approval and any associated relief could be approved without substantial detriment to the intent and purposes of the Zoning Plan, the Redevelopment Plan, the Zoning Ordinance and the public good.

3. The Board concluded that the requested Amended Preliminary and Final Major Site Plan and any associated relief the Applicant sought was appropriate for the Property and, in determining same the Board accepted the testimony of the Applicant, its experts and the recommendations of the Borough's professional staff, as well that same could be granted without substantial detriment to the Redevelopment Plan, the surrounding properties and Borough.

For other such reasons as stated in the minutes and recorded at the hearing.

NOW, THEREFORE, be it resolved by the Borough of Sayreville Planning Board pursuant to its statutory powers and on April 5, 2023, on a motion by Chairman Barry Muller, and seconded by Mr. Herve Blemur, that the Amended Preliminary and Final Major Site Plan Approval requested by Sayreville Seaport Associates Urban Renewal L.P., for Block 257.02, Lot 7 (f/k/a Block 257, Lots 3.04 and 3.052, Block 257.01, Lots 1, 1.01, 1.10, 4, 5, 6, 20 and 30.12, and Block 257.02, Lot 1, 1.01 and 22), is approved subject to the following conditions:

1. Payment of all fees, costs, escrows due and to become due. Any monies are to be paid within twenty (20) days of request therefore by the Board Secretary.

2. The Applicant must document approvals or exemption from the Middlesex County Planning Board, NJDEP and all other outside agencies having jurisdiction.

3. If not already submitted, the Applicant will submit all appropriate documentation, if required, to address all wetland transition areas, waterfront development and riparian zone development issues with the NJDEP before proceeding with any construction associated with this application.

4. Except where specifically modified by the terms of this Resolution, the Applicant shall comply with all reasonable and appropriate recommendations contained in the reports of the Board's professionals.

5. Compliance with the representations set forth in the findings of facts set forth above and agreed to at the hearing on April 5, 2023.

6. Within twenty (20) days of the memorialization of this Resolution, the Applicant shall publish notice of the Planning Board's decision in the Star Ledger or Home News Tribune at the Applicant's expense and shall send a certified copy of this Resolution to the Planning Board and to the Borough Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

The above is a memorialization of a motion which was duly made, seconded, and passed on April 5, 2023, on the following vote:

THOSE IN FAVOR: Herve Blemur, Sean Bolton, Alexis Pawlowski, Anthony Sposato and Chairman Barry Muller.

OPPOSED: None.

ABSTAINING: None.

The undersigned, Secretary to the Borough of Sayreville Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 17th, day of *May* 2023, on the following vote:

THOSE IN FAVOR: Mr. Blemur, Mr. Bolton, Ms. Pawlowski, Mr. Sposato and Chairman Muller

OPPOSED: n/a

ABSTAINING: n/a



Beth Magnani, Secretary
Borough of Sayreville Planning Board

**SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL L.P.
RIVERTON VILLAGE – PHASE I
SAYREVILLE, NEW JERSEY**

**BOROUGH OF SAYREVILLE PLANNING BOARD
RESOLUTION
SECOND AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN**

WHEREAS, Sayreville Seaport Associates Urban Renewal L.P., (the “Applicant”) of 1000 Chevalier Avenue, Sayreville, New Jersey 08872, has requested the Borough of Sayreville Planning Board (the “Board”) approve its application for a Second Amended Preliminary and Final Major Site Plan for modifications to the site plan and parking lot that resulted from the building footprint changes set forth in the amended preliminary and final major site plan Resolution approved by the Board on May 17, 2023, for the Bass Pro Shops building only, at the premises known on the Tax Map of the Borough of Sayreville (the “Borough”) as Block 257.02, Lot 7) the “Property”)(f/k/a Block 257, Lots 3.04 and 3.052, Block 257.01, Lots 1, 1.01, 1.10, 4, 5, 6, 20 and 30.12, and Block 257.02, Lot 1, 1.01 and 22), and located in the Waterfront Redevelopment Area on the site of the former National Lead Industries (“NL”) Property, which is currently owned by the Sayreville Economic and Redevelopment Agency (“SERA”).

IN ACCORDANCE WITH THE FOLLOWING MAPS AND REPORTS:

1. Revised Major Site Plan, consisting of 26 pages, prepared by Colliers Engineering & Design, dated April 13, 2023, with a last revision date of April 28, 2023.
2. Landscape Plans, consisting of 5 pages, prepared by Site Solutions dated May 8, 2023.

WHEREAS, a hearing was held before the Board on June 21, 2023, at which time testimony was received and exhibits were introduced; and

WHEREAS, the Board has concluded, after carefully considering the evidence presented at the above-mentioned public hearing, the following factual findings:

1. The subject property is on Parcel C within the Waterfront Redevelopment Area. The Waterfront Redevelopment Area on the site of the former NL property which is currently owned by SERA. Since this project is located within a Redevelopment Area before it was able to be deemed complete, approval has to be received from SERA. On February 23, 2023, SERA passed a Resolution supporting the project amendments as currently proposed.

2. In December 2019 the Planning Board granted major subdivision/site plan approval for the construction of a 205,243 sf Bass Pro Shops retail outlet and restaurant on a 20.577 acre parcel. Approval was granted by way of a Resolution adopted in January 2020. The Applicant recently appeared before the Board to adjust the footprint of the Bass Pro Shops building which was approved by way of Resolution adopted by this Board on May 17, 2023. As a condition of that approval, the Applicant was to return to the Board to obtain amended site plan approval for the parking lot as a result of revisions required to accommodate the building footprint changes.

3. The current application before the Board proposes revisions to the parking lot layout based upon the recently approved building footprint modifications. In general, the main parking lot access aisle is being shifted approximately sixty (60) feet to the east in order to be aligned with the revised building access doors. The layout of the parking lot has also been modified to accommodate the shift in the center drive aisle. In addition, modifications to the loading and boat services areas are also proposed as a result of the modification to the layout of these areas.

4. The following Board professionals reviewed the application and commented:

- A. CME Associates dated June 21, 2023, and
- B. Michael P. Fowler Associates, LLC., June 16, 2023.

5. The following exhibits were introduced into evidence:

- A-1 2019 Approved Site Plan
- A-2 2023 Proposed Site Plan
- A-3 Letter from the New Jersey Turnpike Authority dated
June 21, 2023, by Ann Christine Monica, Acting Director of Law
- A-4 Landscape Architect Rendering

6. Daniel Busch, P.E., a licensed professional engineer of Colliers Engineering and Design, Inc., whose office is located at 101 Crawfords Corner Road, Suite 3400, Holmdel, New Jersey 07733, was sworn in on behalf of the Applicant. His credentials as a professional engineer were recognized by the Board.

7. Mr. Bush utilized exhibits A-1 and A-2 and went over the proposed changes to the Bass Pro Shops parking lot as a result of the recent amendments to the site plan. Mr. Bush testified that the parking lot is being shifted approximately sixty (60) feet to the east in order to align with the revised building access doors.

8. Mr. Bush testified that the prior approval had 1,128 parking spots, while the current proposal, in keeping with the comments of Mr. Fowler, will result in 1,112 proposed parking spots. Mr. Bush testified that there is more than adequate parking on the site. Furthermore, the Applicant will provide EV parking as per State statute. Mr. Bush testified there were no other proposed changes being sought by the Applicant.

9. The Applicant agreed to work with the New Jersey Turnpike Authority to address its Letter of June 21, 2023, as a condition of approval. The Applicant agreed that it will have to provide confirmation from the New Jersey Turnpike Authority that they have satisfied the New Jersey Turnpike Authority requests or that the New Jersey Turnpike Authority has waived its requests. The Applicant did note that it may seek a different type of fencing abutting the right of way property line if acceptable to the New Jersey Turnpike Authority.

10. David Floyd, ASLA, a licensed professional landscape architect of Site Solutions, whose office is located at 3715 Northside Parkway, 300 Northcreek, Suite 720, Atlanta, Georgia, was sworn in on behalf of the Applicant. His credentials as a professional landscape architect were recognized by the Board.

11. Mr. Floyd utilized exhibit A-4 and went over the landscape plan including hardscape and amenities. Furthermore, Mr. Floyd testified that there will be more landscaping around the loading zone.

12. The Applicant agreed to work with the Board's professionals to resolve any landscaping issues.

13. Members of the public were invited to comment, pose questions and testify. None did so.

CONCLUSIONS

1. The Board concluded that the proposed Second Amended Preliminary and Final Major Site Plan, specifically as to the Bass Pro Shops, would be beneficial to the Property, as well as to the surrounding properties and to the Borough in general. Furthermore, the Board concluded that the Application was in conformity with the noted changes, with the prior Board Approvals and the Redevelopment Agreement entered into between the parties.

2. The Applicant demonstrated that the requested approval and any associated relief could be approved without substantial detriment to the intent and purposes of the Zoning Plan, the Redevelopment Plan, the Zoning Ordinance and the public good.

3. The Board concluded that the requested Second Amended Preliminary and Final Major Site Plan and any associated relief the Applicant sought was appropriate for the Property and, in determining same the Board accepted the testimony of the Applicant, its experts and the recommendations of the Borough's professional staff, as well that same could be granted without substantial detriment to the Redevelopment Plan, the surrounding properties and Borough.

For other such reasons as stated in the minutes and recorded at the hearing.

NOW, THEREFORE, be it resolved by the Borough of Sayreville Planning Board pursuant to its statutory powers and on June 21, 2023, on a motion by Mr. Herve Blemur and seconded by Mr. Sean Bolton, that the Second Amended Preliminary and Final Major Site Plan Approval requested by Sayreville Seaport Associates Urban Renewal L.P., for Block 257.02, Lot 7 (f/k/a Block 257, Lots 3.04 and 3.052, Block 257.01, Lots 1, 1.01, 1.10, 4, 5, 6, 20 and 30.12, and Block 257.02, Lot 1, 1.01 and 22), is approved subject to the following conditions:

1. Payment of all fees, costs, escrows due and to become due. Any monies are to be paid within twenty (20) days of request therefore by the Board Secretary.

2. The Applicant must document approvals or exemption from the Middlesex County Planning Board, NJDEP, New Jersey Turnpike Authority and all other outside agencies having jurisdiction.

3. If not already submitted, the Applicant will submit all appropriate documentation, if required, to address all wetland transition areas, waterfront development and riparian zone development issues with the NJDEP before proceeding with any construction associated with this application.

4. Except where specifically modified by the terms of this Resolution, the Applicant shall comply with the recommendations contained in the reports of the Board's professionals.

5. Compliance with the representations set forth in the findings of facts set forth above and agreed to at the hearing on June 21, 2023.

6. Within twenty (20) days of the memorialization of this Resolution, the Applicant shall publish notice of the Planning Board's decision in the Star Ledger or Home News Tribune at the Applicant's expense and shall send a certified copy of this Resolution to the Planning Board and to the Borough Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

The above is a memorialization of a motion which was duly made, seconded, and passed on June 21, 2023, on the following vote:

THOSE IN FAVOR: Herve Blemur, Sean Bolton, Councilman Christian Onuoha, Alexis Pawlowski, and Chairman Barry Muller.

OPPOSED: None.

ABSTAINING: None.

The undersigned, Secretary to the Borough of Sayreville Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the *2nd*, day of *August 2023*, on the following vote:

**THOSE IN FAVOR: Councilman Onuoha, Ms. Pawlowski,
Chairman Muller**

OPPOSED: n/a

ABSTAINING: n/a



**Beth Magnani, Secretary
Borough of Sayreville Planning Board**

EXHIBIT 6

Summary of Covenants and Restrictions

Below is a list of all covenants and restrictions that may affect the Property that is the subject of this application for development, copies of which are annexed hereto:

- Deed Notice by Sayreville Economic and Redevelopment Authority of landfill closure dated May 25, 2011 and recorded on June 3, 2011 in the Middlesex County Clerk's Office in Deed Book 6259 at page 494. Lots 1, 1.01, 4, 5 and 6, Block 257.01
- Subject to covenants, restrictions and agreements as referenced in Deed by and between Sayre and Fisher Land Company (Grantor) and Middlesex County Utilities Authority (Grantee) as recorded Deed Book 3970 page 536.
- Subject to restrictive covenants in that certain Deed between Middlesex County Utilities Authority and Sayreville Economic and Redevelopment Agency, dated July 1, 2013, effective September 6, 2013 and recorded September 10, 2013 as Deed Book 6491, Page 18.
- Declaration by Sayreville Economic and Redevelopment Agency dated July 1, 2013, effective September 6, 2013 and recorded September 10, 2013 as Deed Book 6491, Page 102.
- Declaration of Covenants and Restrictions by and between the Sayreville Economic and Redevelopment Agency and Sayreville Seaport Associates Urban Renewal, L.P., dated June 10, 2021 and recorded July 8, 2021 as Deed Book 18526, Page 1734.

MIDDLESEX COUNTY CLERK

Return To:

HOAGLAND LONGO
40 PATERSON ST
NEW BRUNSWICK NJ
08901

JAYREVILLE ECONOMIC AND REDEVE
LOPMENT AGENCY
AGENCY

Index DEED BOOK

Book 06259 Page 0494

No. Pages 0004

Instrument MUNICIPAL DEED

Date : 6/03/2011

Time : 9:59:50

Control # 201106030076

INST# DE 2011 005587

Employee ID RSTUCK

RECORDING	\$	3.00
	\$.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
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RECORDING	\$	3.00
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Total: \$ 11.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



201106030076



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE.
TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
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806259P0494

Prepared by:

ANTHONY C. TACCOCA, ESQ.

RECORDED
CLARE KELLY
MIDDLESEX COUNTY CLERK

2011 JUN -3 AM 10:01

BOOK # _____

PAGE # _____

OF PAGES _____

DEED NOTICE

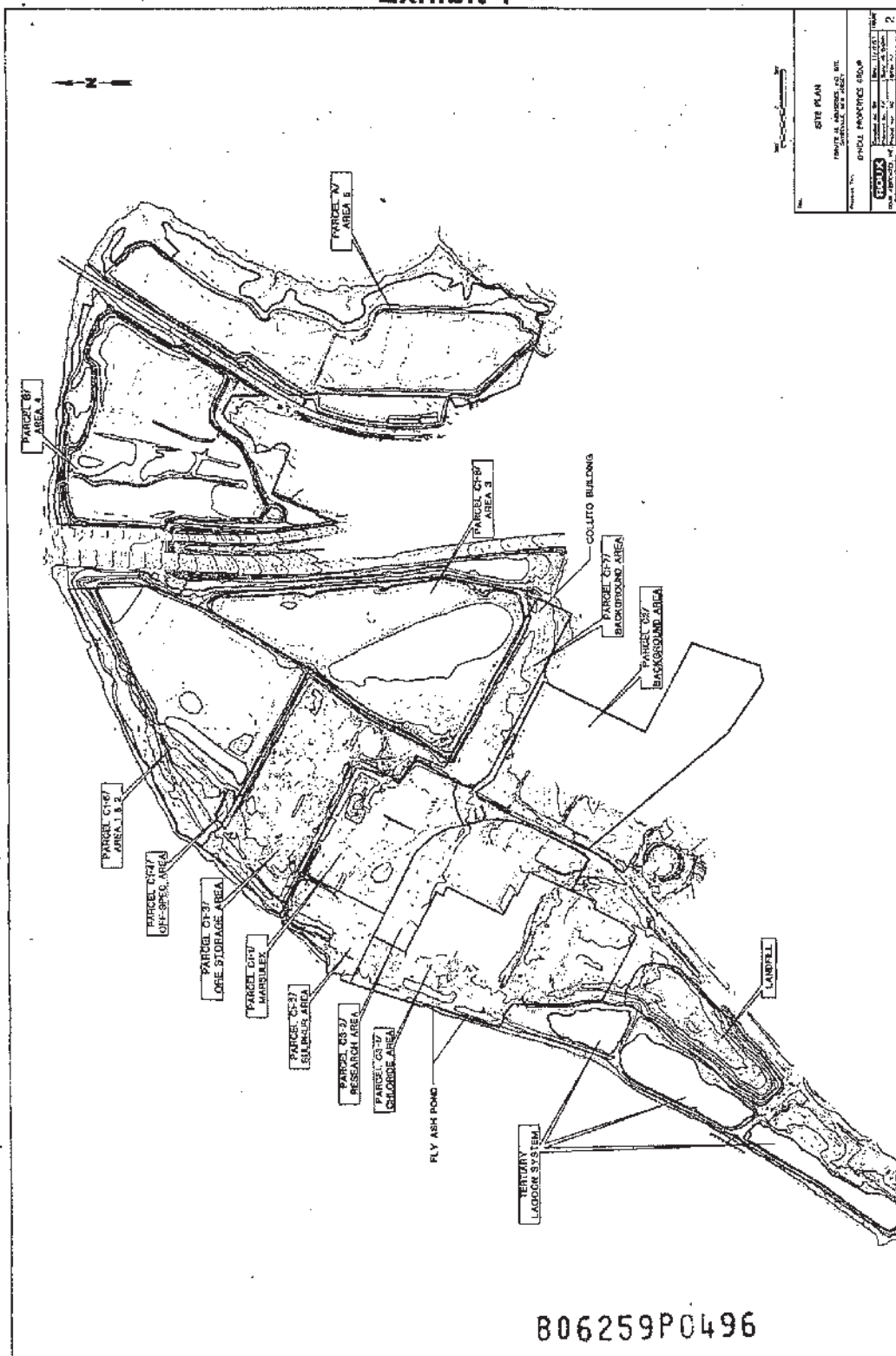
This Deed Notice is made as of the 25th day of May 2011, by the Sayreville Economic and Redevelopment Agency, a body politic of the State of New Jersey with offices located at 167 Main Street, Sayreville, New Jersey 08872 (hereinafter "SERA" or the "Owner").

1. **THE PROPERTY.** By Declaration of Taking recorded on April 1, 2005 in the Middlesex County Clerk's Office in Deed Book 05473 at Page 440 et. seq. SERA is the owner in fee simple of certain real property designated as Block 257.01, Lot 4 on the Tax Map of the Borough of Sayreville, Middlesex County (hereinafter the "Property").
2. **LANDFILL DESCRIPTION.** The former NL Industries, Inc. (hereinafter "NL") sanitary landfill (NJDEP facility No. 1219D) is located at the former NL site (hereinafter "the Site") on the above described Property. The eleven (11) acre landfill is situated on the Property and closure of the landfill was completed in 2007. The parcel including the landfill is adjacent to the secondary lagoon which is along the south bank of the Raritan River at the foot of Chevalier Avenue. The landfill lies to the west of the closed titanium dioxide manufacturing plant, south of the secondary lagoon and north of a Conrail Railroad spur that runs between the Middlesex County Utilities Authority property and the landfill. A map depicting the approximate limits of the landfill is attached hereto as Exhibit 1 and made a part hereof.

Solid wastes were disposed of at the landfill during NL's prior operations at the Site from 1930 through 1982. These wastes consisted of office paper, packaging materials, cafeteria trash, excavation debris, debris from demolition and repairs, and solids from tank and drain cleanouts. The landfill also received construction and demolition debris, as approved by the New Jersey Department of Environmental Protection (hereinafter the "NJDEP"), generated by the demolition from 1997 through 2000 of structures previously used by NL at the Site. The maximum waste fill thickness in the landfill is believed to be up to approximately 30 feet.

3. **DEPARTMENT'S ASSIGNED BUREAU.** The Bureau of Landfill and Hazardous Waste Permitting is the NJDEP program responsible for the oversight of the closure of the landfill located at the Property.
4. **LANDFILL CLOSURE.** The NJDEP-approved closure of the landfill included the installation of an impermeable final cover which was installed as follows (in ascending order):
 - i. 12 inches of common fill;
 - ii. 40 mil textures (on both sides) linear low density polyethylene (LLDPE) geomembrane;
 - iii. 12 inches of sand;
 - iv. Geotextile;
 - v. 6 inches of common fill; and
 - vi. 6 inches of topsoil used to establish a vegetative cover.

Exhibit 1



5. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES. Any future disruption of the closed landfill shall require prior approval from NJDEP in accordance with N.J.A.C. 7:26-2A.(8)].
6. SIGNATURES. IN WITNESS WHEREOF, the Owner has executed this Deed Notice as of the date first written above.

Witnessed by:

SAYREVILLE ECONOMIC AND
REDEVELOPMENT AGENCY



By: JOSEPH AMBROSIO
Title: EXECUTIVE DIRECTOR/
SECRETARY


By: RANIERO TRAVISANO
Title: CHAIRMAN

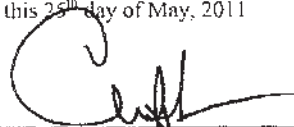
STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS:

I CERTIFY that on May 25, 2011, Joseph Ambrosio, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Executive Director/Secretary of the Sayreville Economic and Redevelopment Agency, the corporation named in this Deed.
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Raniero Travisano, Chairman of the Sayreville Economic and Redevelopment Agency.
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its members.
- (d) this person knows the proper seal of the corporation which was affixed to this Deed.


JOSEPH AMBROSIO
EXECUTIVE DIRECTOR/ SECRETARY

Signed and sworn to before
me on this 25th day of May, 2011


ANTHONY C. IACOCCA, ESQ
An Attorney At Law of the State of New Jersey

DEED

This Deed is made on March 27, 19 92.

Prepared by: (Print signer's name below signature)

Robert A. Petito
ROBERT A. PETITO
AN ATTORNEY AT LAW OF NEW JERSEY

BETWEEN

SAYRE & FISHER LAND COMPANY, also known as Sayre and Fisher Land Company,

a corporation of the state of New Jersey,
having its principal office at c/o NL Industries, Inc., 3000 No. Sam Houston
Parkway East, Houston, Texas 77032, referred to as the Grantor.

AND

MIDDLESEX COUNTY UTILITIES AUTHORITY, a public corporation of the State of New Jersey,

whose post office address is P.O. Box B-1, Sayreville, New Jersey 08872,

The word "Grantee" shall mean all Grantees listed above. referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO MILLION SIX HUNDRED THOUSAND AND 00/100 (\$2,600,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sayreville
Block No. 257 Lot No. Part of Plot 3 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sayreville, County of Middlesex and State of New Jersey. The legal description is:

The premises conveyed hereby are more particularly described in the metes and bounds description set forth in Schedule A annexed hereto and made a part hereof by reference thereto.

The within Deed is given pursuant to a Consent Order of the Superior Court of New Jersey, Law Division, Middlesex County, Docket No. MID-L-10306-91, a copy of which Consent Order is annexed hereto and made a part hereof, and in accordance with a Stipulation of Settlement filed in the Superior Court, Middlesex County, Law Division, Docket No. MID-L-10306-91.

COVENANTS AND RESTRICTIONS

This conveyance is made subject to the following covenants and restrictions:

A. The Grantee shall provide a 20-foot wide buffer zone immediately adjoining on the southwest those certain two legs of the northeasterly sideline of the 29.574 acre parcel of land hereby conveyed as described in annexed Schedule A (the "Property"), said two legs of such northeasterly sideline being described in the first and second courses of the description of the Property set forth in annexed Schedule A. Within said 20-foot wide buffer zone, the Grantee shall construct and maintain at all times a berm having a minimum height of at least five (5) feet, provided that the construction and maintenance of said berm does not violate applicable governmental rules and regulations as same may exist from time to time. Also provided, however, if any structure relating to the proposed Sludge Drying Facility, other than the proposed Administration Building and its associated parking spaces, is constructed in the area now designated for

BOOK 3970 PAGE 536

RECEIVED/RECORDED
MIDDLESEX COUNTY 03/30/92 154120
CONSIDERATION \$2,600,000.00 TAX \$2,600,000.00
DEED REC. FEE \$36.00
INSTRUMENT DEED 3412 NAME JS

BOOK 3970 PAGE 536

said proposed Administration Building and its associated parking spaces as said Administration Building and its associated parking spaces are generally shown on the Sludge Drying Facility site plan prepared by Jacobs Environmental Inc., a copy of which is annexed to the Stipulation of Settlement referred to above, then said 20-foot wide buffer zone and the berm shall be extended along the third leg of said northeasterly sideline as described in the third course of the description of the Property set forth in annexed Schedule A. Except for said berm, said 20-foot wide buffer zone shall not contain any structures or other visible improvements other than landscaping. The foregoing covenants and restrictions set forth in this Paragraph A shall constitute covenants running with the land.

B. For a period of ten (10) years commencing upon the date of this Deed, the Grantee shall not locate within one hundred (100) feet of the northeasterly sideline of the Property as described in the first, second and third courses of the description of the Property set forth in annexed Schedule A, any structure relating to the proposed Sludge Drying Facility. The restriction in this Paragraph B shall not apply to the proposed Administration Building and its associated parking spaces. Said restriction in this Paragraph B shall expire automatically without any further action by the Grantee or the Grantor herein, at the end of the said ten (10) year period, provided that, if upon the date of such automatic expiration there exists any outstanding violation of the restriction, the Grantor shall be entitled to enforce its rights with respect to such violation notwithstanding the automatic expiration of the restriction itself. The foregoing restriction set forth in this Paragraph B shall be binding upon the Grantee and its successors and assigns for the period set forth herein.

This conveyance is made by the Grantor and accepted by the Grantee subject to all of the following (the "Exceptions"):

1. Wetlands Book 2, Page 100.
2. Easement to Public Service Electric and Gas Company in Deed Book 2346, Page 477.
3. Easement to Middlesex County Sewerage Authority in Deed Book 2017, Page 214.
4. Easement to Union Carbide Corporation in Deed Book 2499, Page 901, and Deed Book 3589, Page 914 as assigned and consented to by Deed Book 3700, Page 458 and as consented to and assigned by Deed Book 3858, Page 347.
5. Absence of public access to the Property.
6. Facts shown on the survey of Jacobs Environmental, Inc., dated November 30, 1990, revised July 2, 1991, September 12, 1991 and December 11, 1991 as set forth in annexed Schedule A.
7. All other instruments, terms, restrictions and reservations of record, if any.

PROPERTY DESCRIPTION

Borough of Sayreville, Middlesex County, New Jersey.

BEGINNING at a point in the southeasterly line of the 50-foot wide railroad right of way of Conrail Railroad (formerly Raritan River Railroad) which beginning point is distant 976.22 feet measured along the southeasterly line of said Conrail right of way on a bearing of South 27° 14' 17" West from its intersection with the southerly line of Chevalier Avenue (50 feet wide) and from said beginning point running thence:

(1) Along a new line through Plot 3 in Block 257, South 62° 45' 43" East, a distance of 100.00 feet to a point; thence

(2) Continuing along said new line through Plot 3 in Block 257, South 39° 23' 43" East, a distance of 1293.26 feet to a point; thence

(3) Still along said new line through Plot 3 in Block 257, South 57° 08' 10" East, a distance of 469.96 feet to a point in the northerly line of Plot 1D in Block 257, which point is distant 128.07 feet measured along said northerly line of said Plot 1D in Block 257 on a bearing of South 71° 31' 48" West from its intersection with the westerly line of Main Street Extension (120 feet wide); thence

(4) Along the northerly line of Plot 1D in Block 257 (also being the northerly line of a parcel of land conveyed to the Middlesex County Sewerage Authority by Deed Book 2017, Page 202, Parcel 1-D, recorded March 11, 1958, and shown on Survey of Jacobs Environmental, Inc., dated November 30, 1990, revised July 2, 1991, September 12, 1991 and December 11, 1991, as a private access road leading from Main Street Extension to other lands of the Authority, Lot 1-A in Block 257, South 71° 31' 48" West, a distance of 1031.25 feet to a point in the northeasterly line of Lot 1A in Block 257; thence

(5) Along the northeasterly line of Lot 1A in Block 257, North 39° 23' 43" West, a distance of 1333.95 feet to a point, marked by an iron pin, in the southeasterly line of Lot 1H in Block 257; thence

(6) Along the southeasterly line of Lot 1H in Block 257, North 50° 36' 17" East, a distance of 298.88 feet to a point, marked by an iron pin, in the northeasterly line of Lot 1H in Block 257; thence

(7) Along the northeasterly line of Lot 1H in Block 257, North 39° 23' 43" West, a distance of 50.00 feet to a point, marked by an iron pin, in the southeasterly line of the Conrail right of way; thence

(8) Along the southeasterly line of the Conrail right of way, North 50° 36' 17" East, a distance of 92.65 feet to a point of curvature; thence

(9) Continuing along the southeasterly line of the Conrail right of way, along a curve to the left having a radius of 980.40 feet and an interior angle of 23° 22' 00", an arc distance of 399.83 feet to a point of tangency, the point and place of BEGINNING.

SCHEDULE A

-1-

BOOK 3970 PAGE 538

CONTAINING 29.574 acres, more or less.

THE above description was prepared from a survey entitled "Property Acquisition Map of Block 257, Plot 3, situated in Borough of Sayreville, Middlesex County, New Jersey", prepared by Jacobs Environmental, Inc., 7 Parlin Drive, Parlin, NJ 08859, Job No. 90061, dated November 30, 1990, revised July 2, 1991, September 12, 1991 and December 11, 1991, to add in a lot line, buffer zone and certification.

THE above description is intended to describe the southerly portion of Plot 3 in Block 257 containing 29.574 acres, more or less, resulting from the subdivision (pursuant to the above-mentioned Consent Order, copy of which is annexed hereto) of Plot 3 in Block 257, having a total acreage of 64.586 acres, more or less, into two (2) portions, the northerly portion containing 33.0117 acres, more or less. The Lot, Plot and Block references set forth in this description are taken from the Official Tax Assessment Map of the Borough of Sayreville, Middlesex County, New Jersey.

BEING a part of the same premises conveyed to Sayre and Fisher Land Company, a corporation of New Jersey, under Deed from James R. Sayre, Jr., widower, et als, dated June 8, 1901 and recorded July 31, 1901 in the Middlesex County Clerk's Office in Deed Book 328, Page 196.

WILENTZ, GOLDMAN & SPITZER
A Professional Corporation
90 Woodbridge Center Drive
P.O. Box 10
Woodbridge, New Jersey 07095-0958
(908) 636-8000
Attorneys for Plaintiff

FILED 3-24-92
JOHN E. BACHMAN, A/JSC

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY
DOCKET NO. Mid-L-10306-91

-----X
MIDDLESEX COUNTY UTILITIES
AUTHORITY,

Plaintiff,

v.

SAYRE & FISHER LAND COMPANY,
a New Jersey corporation,

Defendant.
-----X

Civil Action

CONSENT ORDER FOR FINAL
JUDGMENT AND FIXING
COMPENSATION

THIS MATTER having been opened to the Court by Wilentz, Goldman & Spitzer, P.C., attorneys for plaintiff Middlesex County Utilities Authority, by the filing of the Verified Complaint in Condemnation on September 5, 1991, and it appearing to the Court that the parties have reached a settlement fixing just compensation regarding the taking as described in the Verified Complaint, in the amount of \$2,600,000.00, inclusive of interest and all claims, and the Court having reviewed the Stipulation of Settlement filed by the parties, and notice of this application

52802

-1-

BOOK 3970 PAGE 540

having been given to all parties, and it appearing to the Court that all parties consent to the entry of this Order,

IT IS on this 24 day of March, 1992

ORDERED AND ADJUDGED that:

1. A final judgment is hereby entered that the Middlesex County Utilities Authority, plaintiff herein, is duly vested with and has duly exercised its power of eminent domain to acquire the property being condemned, as described in the Verified Complaint (the "Property").

2. The total just compensation agreed to between the property owner, defendant Sayre & Fisher Land Company, and the plaintiff, Middlesex County Utilities Authority, is as set forth in the Stipulation of Settlement previously filed with the Clerk of Middlesex County.

3. The Property is hereby subdivided from the remainder of Plot 3 in Block 257, as described in the Verified Complaint. Plaintiff shall promptly record a Deed containing reference to this litigation, as well as a metes and bounds description of the Property, in the office of the Middlesex County Register.

1st John E. Bachman

~~HERMAN L. BREITKOPF~~ A.J.S.C.

John E. Bachman, A/

The undersigned hereby consent to the entry of this
Order.

WILENTZ, GOLDMAN & SPITZER
A Professional Corporation
Attorneys for Plaintiff,
Middlesex County Utilities
Authority

By: *John A. Hoff*
JOHN A. HOFFMAN

Dated: March 23, 1992

McKIRDY & RISKIN
Attorneys for Defendant,
Sayre and Fisher Land Company

By: *Harry J. Riskin*
HARRY J. RISKIN

Dated: March 23, 1992

CERTIFICATION

The undersigned, attorneys for the Buyer and Seller named in the within Deed, and attorneys of record for the parties in the condemnation proceedings between them in the Superior Court of New Jersey, Law Division, Middlesex County, Docket No. Mid-L-10306-91, in which the Consent Order attached hereto was entered, hereby certify that the description of the Property set forth in the said Deed is identical to the description contained in the Verified Complaint referred to in the Consent Order attached thereto.

John A. Hoffman, Esq.
By: JOHN A. HOFFMAN, ESQ.
Attorney for Buyer

Harry S. Riskin
By: HARRY S. RISKIN, ESQ.
Attorney for Seller

Dated: March 27, 1992

Dated: March 27, 1992

other than the Exceptions herein-
above set forth,

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

SAYRE & FISHER LAND COMPANY, a/k/a
Sayre and Fisher Land Company

David B. Garten
David B. Garten Secretary

By: *Lawrence A. Wigdor*
Lawrence A. Wigdor President

TEXAS
STATE OF ~~MASSACHUSETTS~~, COUNTY OF HARRIS
I CERTIFY that on March 12, 1992

SS.:

David B. Garten

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of SAYRE & FISHER LAND COMPANY, the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$2,600,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
March 12, 1992

Dawn D. Ringstaff
Notary Public DAWN D. RINGSTAFF

David B. Garten
(Print name of attesting witness below signature)
David B. Garten, Secretary

* a New Jersey corporation,

DEED

RETURN TO

Dated: *March 27,* , 19 92

SAYRE & FISHER LAND COMPANY, also
known as Sayre and Fisher Land
Company, a New Jersey corporation,

Grantor.

TO

MIDDLESEX COUNTY UTILITIES
AUTHORITY, a public corporation
of the State of New Jersey,

Grantee.

Record and return to:

TITLE AGENCY INC.
P.O.Box 916
57 Paterson Street
New Brunswick, N.J. 08903
T/A 30540

BOOK 3970 PAGE 545

END OF DOCUMENT

MIDDLESEX COUNTY CLERK

Return To:

CERTIFIED ABSTRACT CO
7242 HOLLYWOOD ROAD
FORT WASHINGTON PA 19034
ATTENTION: BRIAN P KELLY

MIDDLESEX COUNTY UTILITIES AUTHORITY

Index DEED BOOK

Book 06491 Page 0018

No. Pages 0015

Instrument DEED EXEMPT

Date : 9/10/2013

Time : 12:01:42

Control # 201309100362

INST# DE 2013 011033

Employee ID RSTUCK

RECORDING	\$	95.00
EXEMPT	\$.00
DARM	\$	42.00
NJPRPA	\$	28.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
GRANTEE TX	\$.00
.....	\$.00
.....	\$.00
All Other	\$	3.00
Total:	\$	173.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



201309100362



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

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THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

806491P-018

DEED - BARGAIN AND SALE (Covered by Ordinance Act)
Plain Language

RECORDED
ELAINE M. ELYNN
MIDDLESEX CITY CLERK

2013 SEP 10 PM 12:01

Prepared by:

BOOK # _____
PAGE # _____
OF PAGES _____

DEED
containing restrictive covenants

Todd E. Lehder, Esq.

This Deed is made on July 1, 2013, to be effective as of September 6, 2013.

BETWEEN

MIDDLESEX COUNTY UTILITIES AUTHORITY, a public body corporate and politic, organized and existing under the laws of the State of New Jersey, having an address 2571 Main Street, Sayreville, New Jersey 08872, referred to as the Grantor,

AND

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY, a public body corporate and politic, organized and existing under the laws of the State of New Jersey, acting in the capacity of redevelopment entity pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., having an address of 161 Main Street, Sayreville, New Jersey 08872, referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Million Two Hundred Eleven Thousand Two Hundred Fifty and 00/100 Dollars (\$2,211,250.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Sayreville, Block 257, Lot 3.052 and Block 257.01, Lots 1.10 and 30.12 (collectively, the "Property")

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Sayreville, County of Middlesex and State of New Jersey. The legal description is:

See Schedule A attached hereto.

{001206491P-019}#6762479.2(003309.290)

806491P-019

173

Being a portion of the premises conveyed to the Grantor herein by Deed of Consolidation and Merger from the Middlesex County Utilities Authority (formerly known as Middlesex County Sewerage Authority), a public corporation of the State of New Jersey dated February 12, 2013 and recorded March 1, 2013 in the Middlesex County Clerk/Register's Office in Deed Book 06431, Page 0570; and

Being the same property created by a Subdivision Deed dated June 27, 2013, pursuant to Minor Subdivision approved by the Sayreville Borough Planning Board on July 17, 2013, which Subdivision Deed is being recorded immediately prior hereto.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Restrictive Covenants. Grantor conveys, and Grantee accepts, the Property subject to the following restrictive covenants:

(a) No residential housing, hotel or outdoor performing arts center will be constructed on the Property;

(b) No public thoroughfare, except as permitted by subsection (c) below, will be constructed on the Property; and

(c) The Property will be used to construct only commercial structures (including offices, retail and indoor performing arts center) boat storage, parking, access roadways to commercial buildings, utility improvements (including substations) and ancillary structures appurtenant thereto, including, by way of example, but not limitation, landscaping, trash enclosures, guard sheds and generators.

The foregoing restrictive covenants shall be binding upon Grantee, its successors and assigns and shall run with the land. In the event Grantee, or its successors and assigns, by act or omission, fails to comply with the foregoing restrictive covenants, Grantor shall be entitled to injunctive relief, reimbursement for all costs of enforcement and recovery of any and all damages resulting from the violation hereof.

Signatures. This Deed is signed by the Grantor's and the Grantee's proper officers as of the date at the top of the first page.

{00120640.6}|#6762479.2(003309.290)

B06491P-020

WITNESS:

Judith A. McCabe

MIDDLESEX COUNTY UTILITIES
AUTHORITY

By: [Signature]

Name: Richard L. Fitamant
Title: Executive Director

WITNESS:

SAYREVILLE ECONOMIC REDEVELOPMENT
AGENCY

By: _____

Name:
Title:

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX)ss.
)

I CERTIFY that on July 1, 2013,

Richard L. Fitamant, personally came before me and stated under oath to my satisfaction that:

- (a) this person was the maker of the attached deed;
- (b) this deed was signed by Richard L. Fitamant who is the Executive Director of the Middlesex County Utilities Authority, the entity named in this deed, and was fully authorized to and did execute this deed on its behalf; and
- (c) this deed was made for \$2,211,250.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Judith A. McCabe
Notary Public, State of New Jersey

MY COMMISSION EXPIRES:

JUDITH A. McCABE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/18/2014

{00120640;6}#6762479;2/003309;290}

806491P-021

WITNESS:

MIDDLESEX COUNTY UTILITIES
AUTHORITY

By: _____
Name: Richard L. Fitamant
Title: Executive Director

WITNESS:

SAYREVILLE ECONOMIC REDEVELOPMENT
AGENCY

By: *Joseph P. H...*
Name: *Joseph P. H...*
Title: *Executive Director*
Sealed SECRET

STATE OF NEW JERSEY)
)ss.
COUNTY OF MIDDLESEX)

I CERTIFY that on _____, 2013,

_____ personally came before me and stated under oath to my satisfaction that:

- (a) this person was the maker of the attached deed;
- (b) this deed was signed by Richard L. Fitamant who is the Executive Director of the Middlesex County Utilities Authority, the entity named in this deed, and was fully authorized to and did execute this deed on its behalf; and
- (c) this deed was made for \$2,211,250.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Notary Public, State of New Jersey

MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF NEW JERSEY:

SS.:

COUNTY OF MIDDLESEX:

BE IT REMEMBERED, that on the 1st day of JULY, 2013, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared JOSEPH P. AMBROSIO who, being by me duly sworn on her oath, did depose and make proof to my satisfaction, that she is the E.D. of the SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY; that HE is the E.D. of the SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY; that the execution of this instrument has been duly authorized by the proper resolution of the SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY; that deponent well knows the official seal of said SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY and the seal affixed to said instrument is such official seal and was thereto affixed, and said instrument was signed and delivered by said E.D., as and for his act and deed and as and for the act and deed of said SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY, in the presence of deponent, who thereupon subscribed her name thereto as witness.

Joyce Zdan

Sworn and subscribed to before
me on the date aforesaid.

Joyce Zdan
Name: JOYCE ZDAN
Notary Public of New Jersey
My commission expires: 11/30/17

DEED	<i>Dated:</i> _____, 2013
MIDDLESEX COUNTY UTILITIES AUTHORITY,	RECORD AND RETURN TO:
Grantor,	
to	
SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY	
Grantee.	

(0012064061#0762479.2(003309.290)

B06491P-024

Exhibit A

Legal Description

(00120640.6:#6762479.2(003309.290)

806491P-025



JOHN H. ALLOIA, 1982-01
DAVID J. BARRELL, P.E., P.P.
JOHN J. STEFANI, P.E., P.P.
JAY H. CORDELL, P.E., P.P.
MICHAEL J. BIELLELAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
LOUIS J. FLOSKANCA, P.E.
TREVON J. TAYLOR, P.E., P.P.
GERHARD TURAN, P.E.

January 31, 2013
Revised June 10, 2013
Borough of Sayreville
File No. P-SA-00027-37

LEGAL DESCRIPTION

Lot 3.052, Block 257

Being a Portion of Former Lot 3.05, Block 257, Now Known as Part of Lot 10, Block 258.01
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as a portion of Lot 3.05, Block 257, now known as part of Lot 10, Block 258.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the point of intersection of the northerly line of Lot 1.04, Block 257, with the common line between Lots 3.04 and 3.05, Block 257, said point being witnessed by a concrete monument found; thence, Along said common line with Lot 3.04, Block 257, North $57^{\circ} 01' 41''$ West, a distance of 489.74 feet to a point, said point being witnessed by a concrete monument found 0.2 foot northwest, said point being the point of beginning for the herein described lands, and from said beginning point running:

- 1) Through Lot 3.05, Block 257, along a new line of subdivision, North $57^{\circ} 58' 34''$ West, a distance of 1,378.95 feet to a point in the southeasterly line of Lot 20, Block 62.02, N/F Conrail-Raritan River Railroad Kearny Branch, thence
- 2) Along said southeasterly line of Lot 20, Block 62.02, North $50^{\circ} 41' 34''$ East, a distance of 12.47 feet to a point of curvature, thence
- 3) Continuing along said southeasterly line of Lot 20, Block 62.02, in a general northeasterly direction on the arc of a curve to the left having a radius of 980.37 feet and an arc length of 398.44 feet, chord bearing and distance of North $39^{\circ} 01' 14''$ East 398.88 feet, to a point in the aforementioned common line with Lot 3.04, Block 257, thence

Along said common line with Lot 3.04, Block 257, the following two (2) courses:

- 4) South $62^{\circ} 39' 08''$ East, a distance of 100.00 feet to a point, thence

1 of 2



806491P-026



January 31, 2013
Revised June 10, 2013
Borough of Sayreville
File No. P-SA-00027-37

- 5) South $39^{\circ} 16' 54''$ East, a distance of 1,293.20 feet to the point and place of beginning.

Said description of proposed Lot 3.052, Block 257, containing 288,005 Square Feet or 6.884 Acres, more or less.

Said description having been drawn in accordance with a certain map entitled "Survey and Minor Subdivision of Block 257, Lot 3.05, Prepared for Middlesex County Utilities Authority, Situated in The Borough of Sayreville, Middlesex County, New Jersey", prepared by C.M.E. Associates, dated January 31, 2013.

Said Lot 3.05, Block 257, has been merged and consolidated by Deed Book 6431, Page 570, recorded March 01, 2013, with other lands N/F Middlesex County Utilities Authority into Lot 10, Block 258.01.

Said described lands, Lot 3.052 in Block 257, may be subject to such facts and conditions, which would be disclosed, in a search of the public record beyond that which was obtained for the title commitment.

Said described lands being known as a portion of Lot 3.05, Block 257, as shown on the Official Tax Map of the Borough of Sayreville


Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38368

Proposed Lot 3.052, Block 257
P-SA-00027-37
Borough of Sayreville



JOHN H. ALLGAM, P.E., P.F.
DAVID J. SAMUEL, P.E., P.F.
JOHN J. STEFANI, P.E., P.F.
JAY S. CORDELL, P.E., P.F.
MICHAEL J. MCLELLAND, P.E., P.F.
GREGORY A. VALEN, P.E., P.F.

THOMAS W. GILLEN, P.E., P.F.
BRUCE M. MOON, P.E., P.F.
LOUIS J. FLORENTA, P.E.
TREVOR J. TYLOR, P.E., P.F.
SERAFIM TURAN, P.E.

January 31, 2013
Borough of Sayreville
File No. P-SA-00027-37

PROPERTY DESCRIPTION
Lots 1.10 & 30.12, Block 257.01
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as Parcel 1-J as shown on a certain map entitled "Right of Map, Survey Plan, Central Treatment Plant, Borough of Sayreville, Middlesex County, New Jersey" dated March 1955, revised through October 28, 1958, filed in the Middlesex County Clerk's Office on October 18, 1961 as Map No. 2539 in File No. 949. Also being known as Lots 1.10 and 30.12, Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the point of intersection of the northwesterly line of Lot 20, Block 62.02, N/F Conrail-Raritan River Railroad Kearny Branch, with the common line between Lots 4 and 30.12, Block 257.01, said point of beginning also being described for said Parcel 1-J in Deed Book 2017, Page 202, and from said beginning point running:

- 1) Along said northwesterly line of Lot 20, Block 62.02, N/F Conrail-Raritan River Railroad Kearny Branch, South 50° 41' 34" West, a distance of 142.86 feet to a point in the common line with the aforementioned Lot 4, Block 257.01, said point witnessed by a concrete monument found, thence

Along said common line with Lot 4, Block 257.01, the following six (6) courses:

- 2) North 39° 18' 25" West, a distance of 30.00 feet to a point, thence
- 3) North 50° 41' 34" East, a distance of 101.14 feet to a point, thence
- 4) North 11° 10' 24" East, a distance of 332.70 feet to a point, thence
- 5) South 78° 49' 35" East, a distance of 40.00 feet to a point, thence



January 31, 2013
Borough of Sayreville
File No. P-SA-00027-37

- 6) South $11^{\circ} 10' 24''$ East, a distance of 311.88 feet to a point, thence
- 7) South $39^{\circ} 18' 04''$ East, a distance of 12.40 feet to the point and place of beginning.

Said description of proposed Lots 1.10 & 30.12, Block 257.01, containing 18,808 Square Feet or 0.388 Acre, more or less.

Said description having been drawn in accordance with a certain map entitled "Survey of Lots 1.10 & 30.12, Block 257.01, Prepared for Sayreville Economic Redevelopment Agency, Situated in The Borough of Sayreville, Middlesex County, New Jersey", prepared by C.M.E. Associates, dated January 31, 2013.

Said described lands, Lots 1.10 and 30.12 in Block 257.01, may be subject to such facts and conditions, which would be disclosed, in a search of the public record beyond that which was obtained for the title commitment.

Said described lands being known as a Lots 1.01 & 30.12, Block 257, as shown on the Official Tax Map of the Borough of Sayreville


Michael J. Mariani
Professional Land Surveyor
New Jersey License No. 38388

Lot 1.10 & 30.12, Block 257.01
P-SA-00027-37
Borough of Sayreville



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

GIT/REP-3
(5-12)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s):

Middlesex County Utilities Authority

Current Resident Address:

Street: 2571 Main Street

City, Town, Post Office:

Sayreville

State:

NJ

Zip Code:

08872

PROPERTY INFORMATION (Brief Property Description)

Block(s):

257/257.01

Lot(s):

3.052/1.10&30.12

Qualifier:

Street Address:

City, Town, Post Office:

State:

NJ

Zip Code:

Seller's Percentage of Ownership:

100%

Consideration:

\$2,211,250.00

Closing Date:

July , 2013

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagee conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
- ☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

Date

(Seller) Please indicate if Power of Attorney or Attorney-in-Fact
Signature

Signature

{00120862.1}#6966379.1(003309.290)
#6966379.2(003309.290)

B06491P-030

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY MIDDLESEX

SS.: County Municipal Code
1219

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION: Sayreville. *Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Richard Filamant, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Executive Director of Grantor in a deed dated July 2013 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 257 Lot 3.052 and Block number 257.01 Lots 1.10 and 30.12 located at

Borough of Sayreville

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$2,211,250.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C. (circle one) If Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY

TRANSACTIONS: (See Instructions #5A and 7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. (b) By or to the United States of America, this State, or any instrumentality, agency or subdivision.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. ☐ SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over.* (Instruction #9 on reverse side for A or B)
B. ☐ BLIND PERSON Grantor(s) ☐ legally blind or;
☐ DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ not gainfully employed*

Senior citizens, blind or disabled persons must also meet all of the following criteria.

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of the State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. ☐ LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12 and #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 15th day of July, 2013

Signature

Middlesex County Utilities Authority
Grantor Name

2571 Main Street, Sayreville, NJ
08872

Grantor Address at Time of Sale

Name/Company of Settlement Officer

JUDITH A. McCABE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/18/2014

Deponent Address

xxx-xxx-903

Last three digits in Grantor's Social Security Number

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER UNIT

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

COUNTY Middlesex } SS. County Municipal Code 1210Consideration \$
RTF paid by buyer \$
Date ByMUNICIPALITY OF PROPERTY LOCATION Sayreville

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

XXX-XX-X 2 6 3

Deponent Jennifer E. McGuire being duly sworn according to law upon his/her oath,deposes and says that he/she is the Officer of Title Company in a deed dated 7/1/2013 transferring

(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 257/257.01 Lot number 3.052/1.10 and 30.12 located at

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 2,211,250.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential ☐ Class 4A - Commercial properties
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property (if checked, calculation in (E) required below)
☐ Cooperative unit (four families or less) (See C. 46:8D-3.)
☐ Cooperative units are Class 4C

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- ☐ Property class. Circle applicable class or classes: 1 3B 4B 4C 15
 Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. § 501
☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☒ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \$ + % = \$

Property Class \$ + % = \$

Property Class \$ + % = \$

Property Class \$ + % = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Transfer between Middlesex County Utilities Authority and Sayreville Economic and Redevelopment Authority.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9th day of September, 2013

Samantha Nicole Shinko

Signature of Deponent

7242 Hollywood Road
Box 1 Washington NJ 08034

Deponent Address

Sayreville Economic and Redevelopment
Grantee Name Agency161 Main Street Sayreville, NJ 08872
Grantee Address at Time of SaleCertified Abstract Company, Inc.
Name/Company of Settlement OfficerNOTARIAL SEAL
SAMANTHA NICOLE SHINKO
Notary Public
ABINGTON TWP., MONTGOMERY COUNTY
My Commission Expires Mar 17, 2015

County recording officers; forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 261
TRENTON, NJ 08646-0261
ATTENTION: REALTY TRANSFER FEE UNITFOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms visit:
www.state.nj.us/treasury/taxation/rtf/rtf1ee.htm

806491P-032

MIDDLESEX COUNTY CLERK

Return To:

CERTIFIED ABSTRACT CO
7242 HOLLYWOOD ROAD
FORT WASHINGTON PA 19034
ATTENTION: BRIAN P KELLY

SAYREVILLE ECONOMIC AND REDEV
ELOPMENT AGENCY

Index DEED BOOK

Book 06491 Page 0102

No. Pages 0027

Instrument DEED W/O ABSTRA

Date : 9/10/2013

Time : 12:01:42

Control # 201309100370

INST# DE 2013 011037

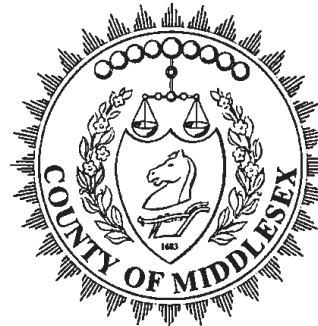
Employee ID RSTUCK

RECORDING	\$	150.00
DARM	\$	78.00
NJPRPA	\$	52.00
- - - - -	\$.00
- - - - -	\$.00
RECORDING	\$	3.00
	\$.00
	\$.00
	\$.00
Total:	\$	283.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE.
TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

806491P-102

2013 SEP 10 PM 12:03

BOOK # _____

PAGE # _____

OF PAGES _____

DECLARATION

THIS DECLARATION (the "Declaration") is made this 1st day of July, 2013, to be effective as of September 6, 2013 by **SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY**, a public body corporate and politic organized and existing under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., having an address of 161 Main Street, Sayreville, New Jersey 08872 ("Declarant").

RECITALS:

A. Declarant is the owner of certain real property designated as Block 257.01, Lots 1, 4 and 5 and Block 257.02, Lot 1 on the Tax Map of the Borough of Sayreville, as more particularly described on Exhibit A attached hereto (the "Property").

B. By deed of even date herewith from the Middlesex County Utility Authority (the "MCUA"), Declarant acquired fee simple title to real property designated as Block 257.01, Lots 1.10 and 30.12 and Block 257, Lot 3.052 (being a portion of former Lot 3.05, Block 257, now known as Lot 10, Block 256.01) (collectively, the "MCUA Parcels").

C. As additional consideration for the MCUA Parcels, Declarant has agreed to impose the covenants and restrictions hereinafter set forth on the entirety of Block 257.01 Lot 5 and a portion of Block 257.01 Lot 4 as described in Exhibit B-1 attached hereto (the "Conservation Area"). The Conservation Area is also depicted on plans attached hereto as Exhibits B-2 and B-3.

D. Sayreville Seaport Associates, L.P. ("SSA") leases the Property pursuant to that certain Ground Lease Agreement dated as of August 1, 2008 between SSA and Declarant, a memorandum of which was recorded on October 17, 2008 in Book 5994, Page 479 with the Middlesex County Clerk's Office and is executing this Declaration for the purpose of acknowledging the covenants and restrictions hereinafter set forth.

NOW THEREFORE, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, Declarant, for the purpose of carrying out the intentions above expressed, does hereby make known, admit, publish covenant and agree as follows:

1. **Declaration.** The Declarant hereby declares and establishes a non-exclusive conservation easement on, over and across the Conservation Area (the "Conservation Easement"), subject to any and all existing easements and restrictions of record.

2. **Purpose.** The Conservation Easement is declared and established in order to preserve, protect and maintain the Conservation Area in its natural state and to preserve, protect and maintain the environmentally sensitive area in its currently scenic and undeveloped condition, subject to the terms hereof. Further, although the general public will benefit hereunder through the protection of the land resources, the declaration and establishment of the Conservation Easement shall not create or give rise to any right of the general public or the MCUA to use the Conservation Area.

3. **Nature.** The Conservation Easement is not intended to constitute, and shall not constitute, a conveyance to the MCUA of any property interest in and to the Conservation Area, it being intended to constitute a set of restrictions and limitations upon the use of the Conservation Area by the Declarant or its successors or assigns which restrictions and limitations shall be enforceable by the MCUA as hereinafter set forth.

4. **Permitted Uses.** The only uses and activities permitted within the Conservation Area (the "Permitted Uses") shall be the following:

(a) To conduct any and all activities relating to the construction and maintenance of access roadways, including the extension of Main Street; stormwater detention basins; solar panels; utility lines and facilities, including a substation and storage facilities. This reservation of rights is intended to be for the benefit of any party that develops any portion of the Property.

(b) Rights granted to the MCUA to tunnel underneath the Conservation Area pursuant to the Easement Agreement recorded immediately prior to this Declaration.

(c) Activities not inconsistent with the use of the Conservation Area for open space.

(d) Activities consistent with maintaining the Conservation Area in as close to its natural state as possible.

Except for the Permitted Uses, any other uses and activities within the Conservation Area shall be prohibited. Nothing contained in this Declaration shall apply to, affect or limit in any way whatsoever the Declarant's unrestricted right and freedom to deal with the balance of the Property lying outside of the Conservation Area in any way whatsoever or restrict any uses or activities by the Declarant therein and thereon.

5. **Maintenance.** The Declarant or its successors and or assigns shall be responsible for the general maintenance and preservation of the Conservation Area in its natural state except as otherwise permitted hereunder.

6. **Enforcement.** This Declaration is intended to encumber the Conservation Area with the restrictions and limitations upon the use thereof, which restrictions and limitations upon use shall be enforceable by the MCUA by injunctive relief or by any other remedy in equity or at law. In any action for enforcement, the MCUA shall be entitled to damages and reimbursement for any and all reasonable costs of enforcement, including reasonable legal fees. The MCUA's right to enforce this Declaration shall in no way be interpreted to grant the public or the MCUA any right of access or use of the Conservation Area.

7. **Duration.** The date upon which the Conservation Easement will begin to take effect and from which the duration of its term will be measured is the above date of this Declaration. From said date the Conservation Easement shall run with the land, and shall be binding upon all purchasers, owners and holders of the Conservation Area, their heirs, executors, legal representatives, distributees, successors and assigns, and may be terminated, revoked or

amended only upon the execution, delivery and recordation of a written termination agreement signed by the Declarant and the MCUA or their respective successors and assigns.

8. **Miscellaneous.**

(a) This Declaration and the rights and obligations hereunder shall be governed by and construed in accordance with the laws of the State of New Jersey without regard to principles of conflicts of law. All judicial proceedings arising out of or relating to this Declaration or any obligations hereunder, shall be brought in any state or federal court of competent jurisdiction in the State of New Jersey.

(b) If any term or provision of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Declaration shall be valid and be enforced to the fullest extent permitted by law.

[SIGNATURE ON FOLLOWING PAGE]

INTENDING TO BE LEGALLY BOUND, this Declaration has been made by
Declarant as of the day and year first above set forth.

WITNESS:

DECLARANT:
**SAYREVILLE ECONOMIC AND
REDEVELOPMENT AGENCY**

Joyce Zean

By: [Signature]
Name: Joseph P. Buchkosie
Title: Executive Director
Secretary SEPA

WITNESS

SAYREVILLE SEAPORT ASSOCIATES, L.P.

[Signature]

By: Sayreville Seaport Associates
Acquisition Company, LLC, its
General Partner

By: [Signature]
Name: Joseph Brian O'Neill, Jr.
Title: Vice President

INTENDING TO BE LEGALLY BOUND, this Declaration has been made by
Declarant as of the day and year first above set forth.

WITNESS:

DECLARANT:
**SAYREVILLE ECONOMIC AND
REDEVELOPMENT AGENCY**

By: _____
Name:
Title:

WITNESS

SAYREVILLE SEAPORT ASSOCIATES, L.P.

By: Sayreville Seaport Associates
Acquisition Company, LLC, its
General Partner

_____

By: _____
Name: Joseph Brian O'Neill, Jr.
Title: Vice President

STATE OF NEW JERSEY)
) ss.
COUNTY OF MIDDLESEX)

I CERTIFY that on JULY 2, 2013,

Before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared JOSEPH P. AMBROSIO, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction that:

(a) This person is the EXECUTIVE DIRECTOR of the Sayreville Economic and Redevelopment Agency, the Declarant named in the within Instrument;

(b) The execution as well as the making of this Instrument has been duly authorized and said Declaration was signed and delivered as and for the voluntary act and deed of Declarant.

Joyce Zdan
Notary of the State of New Jersey
My Commission Expires
JOYCE ZDAN
A Notary Public of New Jersey
My Commission Expires 11/30/17

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF Montgomery)

On this 1st day of July, 2013, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Joseph Brian O'Neill, Jr., who acknowledged himself to be the Vice President of Sayreville Seaport Associates Acquisition Company, LLC, the general partner of Sayreville Seaport Associates, L.P., and that he, as such officer, being authorized to do so, executed the foregoing Easement for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HARRY A. REICHNER, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires November 13, 2014

[Signature]
Notary Public
My Commission Expires
11/13/14

Record and return to:

STATE OF NEW JERSEY)
) ss.
COUNTY OF _____)

I CERTIFY that on _____, 2013.

Before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared _____, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction that:

(a) This person is the _____ of the Sayreville Economic and Redevelopment Agency, the Declarant named in the within Instrument;

(b) The execution as well as the making of this Instrument has been duly authorized and said Declaration was signed and delivered as and for the voluntary act and deed of Declarant.

Notary of the State of New Jersey
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF Montgomery)

On this _____ day of _____, 2013, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Joseph Brian O'Neill, Jr., who acknowledged himself to be the Vice President of Sayreville Seaport Associates Acquisition Company, LLC, the general partner of Sayreville Seaport Associates, L.P., and that he, as such officer, being authorized to do so, executed the foregoing Easement for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
HARRY A. REICHNER, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires November 13, 2014

Record and return to:

EXHIBIT A

Legal Description of the Property



JOHN H. ALLOAN, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEPHAN, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. MCCLELLAND, P.E., P.P.
GREGORY A. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

DESCRIPTION OF PROPERTY
Lots 1 and 4 in Block 257.01, and Lot 1 in Block 257.02
N/F Sayreville Economic Redevelopment Agency
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly line of Lot 20.01, Block 62.02, N/F Conrail - Raritan River Railroad, Kearny Branch, with the northeasterly line of Lot 30.11, Block 257.01, N/F Middlesex County Utilities Authority, and from said beginning point running:

- 1). Along said northeasterly line of Lot 30.11, Block 257.01, and continuing along the northeasterly line of Lots 1.03 and 3.01, Block 257.01, N/F Middlesex County Utilities Authority, North 39° 18' 29" West, a distance of 638.86 feet to a point in the southeasterly line of Lot 3.01, Block 257.01, thence
- 2). Along said southeasterly line of Lot 3.01, Block 257.01, North 29° 46' 18" East, a distance of 493.75 feet to a point in the northeasterly line of Lot 3.01, Block 257.01, thence
- 3). Along said northeasterly line of Lot 3.01, Block 257.01, North 60° 13' 42" West, a distance of 65.00 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps. of Engineers by a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesapeake Creek to Edgars Dock, dated August 1934, revised through April 1957", thence

Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, the following three (3) courses:

- 4). North 29° 46' 18" East, a distance of 718.29 feet to a point, thence
- 5). North 17° 51' 35" East, a distance of 2,000.18 feet to a point, thence





December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

- 6) North $39^{\circ} 30' 18''$ East, a distance of 131.77 feet to a point in the westerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., thence

Along said westerly and northerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., the following two (2) courses:

- 7) North $18^{\circ} 27' 18''$ East, a distance of 25.78 feet to a point, thence
- 8) South $71^{\circ} 32' 42''$ East, a distance of 9.92 feet to a point in the aforementioned Pierhead/Bulkhead line as established by the Army Corps. of Engineers, thence
- 9) Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, North $39^{\circ} 30' 18''$ East, a distance of 533.50 feet to a point, thence
- 10) South $64^{\circ} 00' 42''$ East, a distance of 150.26 feet to a point in a former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
- 11) Along said former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 3,253 feet, more or less, to a point in the westerly right-of-way line of the New Jersey Garden State Parkway, said point being 3,052.46 feet on a bearing of North $67^{\circ} 54' 30''$ East from the terminus of the prior course, thence

Along said westerly and northwesterly right-of-way line of the New Jersey Turnpike Authority, Garden State Parkway, the following fourteen (14) courses:

- 12) South $02^{\circ} 39' 35''$ West, a distance of 828.14 feet to a point of curvature, thence
- 13) In a general southerly direction on the arc of a curve to the right having a radius of 65.00 feet and an arc length of 44.47 feet, chord bearing and distance of South $22^{\circ} 15' 36''$ West, 43.61 feet, to a point of tangency, thence





December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

- 14) South $41^{\circ} 51' 37''$ West, a distance of 134.53 feet to a point of curvature, thence
- 15) In a general southerly direction on the arc of a curve to the left having a radius of 135.00 feet and an arc length of 160.03 feet, chord bearing and distance of South $07^{\circ} 54' 05''$ West, 150.82 feet, to a point of reverse curvature, thence
- 16) In a general southerly direction on the arc of a curve to the right having a radius of 365.00 feet and an arc length of 154.39 feet, chord bearing and distance of South $13^{\circ} 56' 22''$ East, 153.24 feet, to a point of tangency, thence
- 17) South $01^{\circ} 48' 18''$ East, a distance of 569.54 feet to a point, thence
- 18) South $05^{\circ} 31' 48''$ East, a distance of 415.45 feet to a point, thence
- 19) South $03^{\circ} 52' 32''$ East, a distance of 301.38 feet to a point, thence
- 20) South $08^{\circ} 11' 22''$ East, a distance of 297.33 feet to a point of curvature, thence
- 21) In a general southerly direction on the arc of a curve to the right having a radius of 465.00 feet and an arc length of 198.15 feet, chord bearing and distance of South $04^{\circ} 01' 08''$ West, 198.68 feet, to a point of tangency, thence
- 22) South $16^{\circ} 13' 35''$ West, a distance of 171.37 feet to a point, thence
- 23) South $09^{\circ} 19' 46''$ West, a distance of 240.48 feet to a point, thence
- 24) South $14^{\circ} 39' 43''$ West, a distance of 305.60 feet to a point, thence
- 25) South $24^{\circ} 02' 00''$ West, a distance of 196.24 feet to a point in the northeasterly right-of-way line of Chevalier Avenue, 50-foot wide right-of-way, thence

Along said northeasterly right-of-way line of Chevalier Avenue, the following three (3) courses:

- 26) North $68^{\circ} 06' 10''$ West, a distance of 9.09 feet to a point, thence
- 27) North $62^{\circ} 39' 10''$ West, a distance of 1,399.81 feet to a point, thence





December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

- 28) North $38^{\circ} 07' 00''$ West, a distance of 176.85 feet to a point in southeasterly line of Lot 22, Block 62.02, N/F Conrail -- Raritan River Railroad, Kearny Branch, thence

Along said southeasterly, southwesterly and northwesterly lines of Lot 22, Block 62.02, the following three (3) courses:

- 29) North $27^{\circ} 20' 51''$ East, a distance of 223.24 feet to a point, said point being witnessed by a iron pipe found 0.6-foot southwest of the herein described point, thence
- 30) North $62^{\circ} 38' 23''$ West, a distance of 50.00 feet to a point, said point being witnessed by a railroad spike found 0.5-foot southwest of the herein described point, thence
- 31) South $27^{\circ} 20' 51''$ West, a distance of 17.13 feet to a point in the northeasterly line of Lot 1.01, Block 257.02, N/F Borough of Sayreville, thence
- 32) Along said northeasterly line of Lot 1.01, Block 257.02, North $62^{\circ} 39' 09''$ West, a distance of 124.99 feet to a point in the northerly terminus of Chevalier Avenue, thence
- 33) Along said northerly terminus of Chevalier Avenue, North $89^{\circ} 45' 21''$ West, a distance of 56.17 feet to a point in the westerly right-of-way line of Chevalier Avenue, thence
- 34) Along said westerly right-of-way line of Chevalier Avenue, in a general southerly direction on the arc of a curve to the right having a radius of 493.34 feet and an arc length of 279.12 feet, chord bearing and distance of South $12^{\circ} 06' 04''$ East, 275.41 feet, to a point on the aforementioned northwesterly line of Lot 20, Block 62.02, thence
- 35) Along said northwesterly line of Lot 20, Block 62.02, South $27^{\circ} 20' 51''$ West, a distance of 999.59 feet to a point of curvature, thence
- 36) In a general southwesterly direction on the arc of a curve to the right having a radius of 930.37 feet and an arc length of 379.07 feet, chord bearing and distance of South $39^{\circ} 01' 11''$ West, 376.45 feet, to a point on the northeasterly line of Lot 30.12, Block





December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

257.01, N/F Middlesex County Utilities Authority, thence

- 37) Along said northeasterly line of Lot 30.12, Block 257.01, North $39^{\circ} 18' 19''$ West, a distance of 12.40 feet to a point in the easterly line of Lot 30.12, Block 257.01, thence
- 38) Continuing along said easterly line of Lot 30.12, Block 257.01, in part, and along the easterly line of Lot 1.10, Block 257.01, N/F Middlesex County Utilities Authority, North $11^{\circ} 10' 21''$ East, a distance of 311.88 feet to a point in the northerly line of Lot 1.10, Block 257.01, thence
- 39) Along said northerly line of Lot 1.10, Block 257.01, North $78^{\circ} 49' 39''$ West, a distance of 40.00 feet to a point in the westerly line of Lot 1.10, Block 257.01, thence
- 40) Along said westerly line of Lot 1.10, Block 257.01, South $11^{\circ} 10' 21''$ West, a distance of 332.69 feet to a point in the northwesterly line of Lot 30.12, Block 257.01, thence
- 41) Along said northwesterly line of Lot 30.12, Block 257.01, South $50^{\circ} 41' 31''$ West, a distance of 101.14 feet to a point in the southwesterly line of Lot 30.12, Block 257.01, thence
- 42) Along said southwesterly line of Lot 30.12, Block 257.01, South $39^{\circ} 18' 29''$ East, a distance of 30.00 feet to a point in the northwesterly line of Lot 20, Block 62.02, said point being witnessed by a concrete monument found, thence
- 43) Along said northwesterly line of Lot 20, Block 62.02, South $50^{\circ} 41' 31''$ West, a distance of 1,840.00 feet to the point and place of beginning.

Said description of Lots 1 and 4 in Block 257.01 and Lot 1 in Block 257.02 containing 10,973,162 Square Feet or 251.809 Acres, more or less. Said described lands being known as all of Lots 1 and 4, Block 257.01, and Lot 1, Block 257.02, as shown on the official Tax Map of the Borough of Sayreville.

Excepting and excluding any and all lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey and not previously conveyed to National Lead or a predecessor in title immediately adjacent to or through the described parcel.





December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

The Property-in-Question is bounded by water. Water boundaries are subject to movement due to natural and manmade changes, therefore, the present location of the Raritan River and the associated Mean High Water Line may not correspond with the limit of title. The Property-in-Question may be subject to wetlands and/or flood hazard lines due to the proximity to the Raritan River/Bay.

Said description of Lot 5 in Block 257.01 having been drawn in accordance with certain map entitled "ALTA/ACSM Survey of Lots 1, 4, 5, 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02, and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, Situated in the Borough of Sayreville, Middlesex County, New Jersey", prepared by CME Associates, dated December 19, 2007.

Said survey being prepared in accordance with a title search prepared by Montco Abstract II, LLC, dated October 15, 2007, Commitment No. 07111132M2NJS.


Michael J. McGinn
Professional Land Surveyor
New Jersey License No. 38338

National Lead ALTA December 2007
N.J. Lots 1 & 4, 257.01, & Lot 1, 257.02





JOHN H. ALLGAR, 1882-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

December 12, 2007
Lot 5, Block 257.01
Borough of Sayreville
PSA00027-02

DESCRIPTION OF PROPERTY
Lot 5 in Block 257.01
N/F Sayreville Economic Redevelopment Agency
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly line of Lot 20.01, Block 62.02, lands N/F Conrail - Raritan River Railroad, Kearny Branch, with the southwesterly line of Lot 30.11, Block 257.01, N/F Middlesex County Utilities Authority, and from said beginning point running:

Along the aforementioned northwesterly line of Lot 20.01, Block 62.02, the following two (2) courses:

- 1) South $50^{\circ} 41' 31''$ West, a distance of 183.30 feet to a point of curvature, thence
- 2) In a general southwesterly direction on the arc of a curve to the left having a radius of 1,457.69 feet and an arc length of 382.90 feet, chord bearing and distance of South $43^{\circ} 10' 00''$ West, 381.80 feet, to a point on the northwesterly line of Lot 30.10, Block 257.01, N/F Middlesex County Utilities Authority, thence
- 3) Along said northwesterly line of Lot 30.10, Block 257.01, and continuing along the northwesterly line of Lot 1.07, Block 257.01, N/F Middlesex County Utilities Authority, along a non-tangent line, South $50^{\circ} 41' 31''$ West, a distance of 448.83 feet to a point of curvature, thence

Along the aforementioned northwesterly and westerly lines of Lot 1.07, Block 257.01, the following two (2) courses:

- 4) In a general southwesterly direction on the arc of a curve to the left having a radius of 288.52 feet and an arc length of 180.03 feet, chord bearing and distance of South $32^{\circ} 41' 31''$ West, 177.08 feet, to a point of tangency, thence
- 5) South $14^{\circ} 41' 31''$ West, a distance of 171.76 feet to a point in the northeasterly line of Lot 3, Block 256, N/F Sayreville Economic Redevelopment Agency, thence





December 12, 2007
Lot 5, Block 257.01
Borough of Sayreville
PSA00027-02

Along said northeasterly line of Lots 3 and 3.01, Block 256, N/F Sayreville Economic Redevelopment Agency, the following two (2) courses:

- 6) North 65° 23' 04" West, a distance of 52.98 feet to a point, thence
- 7) North 54° 04' 00" West, a distance of 385.91 feet to a point in the "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers on a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock", dated August 1934, thence

Along said "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers, the following two (2) courses:

- 8) North 35° 44' 18" East, a distance of 786.54 feet to a point, thence
- 9) North 29° 46' 18" East, a distance of 436.24 feet to a point in the southwesterly line of Lot 3.01, Block 257.01, thence.

Along said southwesterly and southeasterly lines of Lot 3.01, Block 257.01, the following two (2) courses:

- 10) South 60° 13' 42" East, a distance of 50.00 feet to a point, thence
- 11) North 29° 46' 18" East, a distance of 272.31 feet to a point in the aforementioned southwesterly line of Lot 3.01, Block 257.01, thence
- 12) Along said southwesterly line of Lots 3.01, 1.03 and 30.11, Block 257.01, N/F Middlesex County Utilities Authority, South 39° 18' 29" East, a distance of 624.34 feet to the point and place of beginning.

Said description of Lot 5 in Block 257.01 containing 661,978 Square Feet or 15.197 Acres, more or less. Said described lands being known as all of Lot 5, Block 257.01, as shown on the official Tax Map of the Borough of Sayreville.

Excepting and excluding any and all lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey and not previously conveyed to National Lead or a predecessor in title immediately adjacent to or through the described parcel.



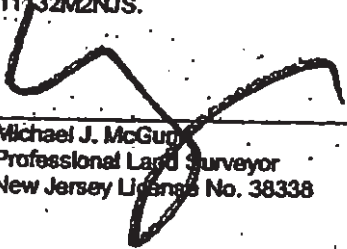


December 12, 2007
Lot 5, Block 257.01
Borough of Sayreville
PSA00027-02

The Property-In-Question is bounded by water. Water boundaries are subject to movement due to natural and manmade changes, therefore, the present location of the Raritan River and the associated Mean High Water Line may not correspond with the limit of title. The Property-In-Question may be subject to wetlands and/or flood hazard lines due to the proximity to the Raritan River/Bay.

Said description of Lot 5 in Block 257.01 having been drawn in accordance with certain map entitled "ALTA/ACSM Survey of Lots 1, 4, 5, 8, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02, and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, Situated in the Borough of Sayreville, Middlesex County, New Jersey", prepared by CME Associates, dated December 18, 2007.

Said survey being prepared in accordance with a title search prepared by Montop Abstract II, LLC, dated October 15, 2007, Commitment No. 0711132M2NJS.


Michael J. McGuffey
Professional Land Surveyor
New Jersey License No. 38338

National Lead ALTA December 2007 - NL Lot 5, 257.01



EXHIBIT B-1
Legal Descriptions of Conservation Area



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1980
F: 732.383.1984
www.maserconsulting.com

**DESCRIPTION OF PROPERTY
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY**

**CONSERVATION EASEMENT
PART OF LOT 4, BLOCK 257.01
PROJECT NO. 05000500F
JANUARY 31, 2013**

All that certain lot, tract or parcel of land situate, lying and being in the Borough of Sayreville, in the County of Middlesex and the State of New Jersey, and being all of a Conservation Easement Area, the same being a portion of Lot 4, Block 257.01, as shown on a map entitled: "Exhibit for: Landfill Conservation Easement, Prepared for, Sayreville Seaport Associates, Lot 4, Block 257.01, Situate In, Borough of Sayreville, Middlesex County, New Jersey", sheet 1 of 1, dated January 31, 2013, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the northwesterly line of Lot 20.01, Block 62.02 with the northeasterly line of Lot 30.11, Block 257.01, and running, thence –

1. N 39° 18' 29" W, 638.86 feet, along the aforesaid northeasterly line of Lot 30.11, Block 257.01, and beyond, along the northeasterly line of Lot 1.03, Block 257.01, and beyond, along the northeasterly line of Lot 3.01, Block 257.01, to a point in the southeasterly line of the same, thence –
2. N 29° 46' 18" E, 493.75 feet, along the aforesaid southeasterly line of Lot 3.01, Block 257.01, to a point in the northeasterly line of the same, thence –
3. N 60° 13' 42" W, 65.00 feet, along the aforesaid northeasterly line of Lot 3.01, Block 257.01, to a point in the pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers, thence –
4. N 29° 46' 18" E, 519.28 feet, along the aforesaid pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers, thence –

The following thirteen (13) courses running through Lot 4, Block 257.01:

5. S 65° 44' 11" E, 269.57 feet, thence –
6. S 61° 00' 37" E, 94.04 feet, thence –
7. S 63° 38' 56" E, 50.76 feet, thence –
8. S 58° 52' 35" E, 49.43 feet, thence –
9. S 52° 59' 17" E, 60.92 feet, thence –

Customer Loyalty through Client Satisfaction

806491P-121



**DESCRIPTION OF PROPERTY
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY**

**CONSERVATION EASEMENT
PART OF LOT 4, BLOCK 257.01
PROJECT NO. 05000500F
JANUARY 31, 2013
PAGE 2**

10. S 47° 00' 34" E, 35.45 feet, thence –
11. S 61° 22' 42" E, 61.35 feet, thence –
12. N 15° 03' 26" E, 79.23 feet, thence –
13. S 82° 41' 45" E, 181.55 feet, thence –
14. S 49° 22' 23" E, 171.04 feet, thence –
15. S 20° 11' 07" E, 143.85 feet, thence –
16. S 10° 52' 41" W, 105.06 feet, thence –
17. S 39° 18' 29" E, 76.65 feet, to a point in the aforesaid northwesterly line of Lot 20.01, Block 62.02, thence –
18. S 50° 41' 31" W, 1,285.89 feet, along the aforesaid northwesterly line of Lot 20.01, Block 62.02, to the Point and Place of BEGINNING.

CONTAINING: 1,087,148 square feet or 24.957 acres of land more or less.

SUBJECT TO: all easements, dedications, restrictions, agreements and covenants of record.

This description is based on a map entitled: "ALTA/ACSM Survey of Lots 1, 1.01, 4, 5 & 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02 and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, situated in Sayreville Borough, Middlesex County, New Jersey", dated October 9, 2008, prepared by CME Associates and is in accordance with the above referenced exhibit.

\\HQFAS\General\Projects\2005\05000500F\Descriptions\Lease descriptions\Con Easement Lot 4 Block 257.01.docx



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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**DESCRIPTION OF PROPERTY
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY**

**LOT 5, BLOCK 257.01
PROJECT NO. 05000500F
JANUARY 31, 2013**

All that certain lot, tract or parcel of land situate, lying and being in the Borough of Sayreville, in the County of Middlesex and the State of New Jersey, and being all of Lot 5, Block 257.01, as shown on a map entitled: "Exhibit for: Lagoon Area. Prepared for, Sayreville Seaport Associates, Lot 5, Block 257.01, Situate In, Borough of Sayreville, Middlesex County, New Jersey", sheet 1 of 1, dated January 31, 2013, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the northwesterly line of Lot 20.01, Block 62.02 with the southwesterly line of Lot 30.11, Block 257.01, and running, thence –

1. **S 50° 41' 31" W, 183.30 feet** along the aforesaid northwesterly line of Lot 20.01, Block 62.02, to a point of curvature, thence –
2. **SOUTHWESTWARDLY** on an arc having a radius of **1,457.69 feet** and curving to the left an arc distance of **382.90 feet** (Central Angle 15°03'00") said arc being connected by a chord bearing **S 43°10'00" W** and a chord distance of **381.80 feet**, still along the aforesaid northwesterly line of Lot 20.01, Block 62.02, to the intersection of the same with the northwesterly line of Lot 30.01, Block 257.01, thence –
3. **S 50° 41' 31" W, 448.83 feet**, along the said northwesterly line and beyond, along the northwesterly line of Lot 1.07, Block 257.01, to a point of curvature, thence –
4. **SOUTHWESTWARDLY** on an arc having a radius of **286.52 feet** and curving to the left an arc distance of **180.03 feet** (Central Angle 36°00'00") said arc being connected by a chord bearing **S 32°41'31" W** and a chord distance of **177.08 feet**, along the same, to a point of tangency, thence –
5. **S 14° 41' 31" W, 171.76 feet**, along the same, to a point in the northeasterly line of Lot 3, Block 256, thence –
6. **N 65° 23' 04" W, 52.98 feet**, along said northeasterly line, thence –
7. **N 54° 04' 00" W, 385.91 feet**, along the same, and beyond, along the northeasterly line of Lot 3.01, Block 256, to a point in the pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers, thence –

Customer Loyalty through Client Satisfaction

806491P-123



**DESCRIPTION OF PROPERTY
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY**

**LOT 5, BLOCK 257.01
PROJECT NO. 05000500F
JANUARY 31, 2013
PAGE 2**

The following two (2) courses running along the aforesaid pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers:

8. N 35° 44' 18" E, 786.54 feet, thence –
9. N 29° 46' 18" E, 436.24 feet, to a point in a southwesterly line of Lot 3.01, Block 257.01, thence –
10. S 60° 13' 42" E, 50.00 feet, along the aforesaid southwesterly line of Lot 3.01, Block 257.01, to a point in the southeasterly line of the same thence –
11. N 29° 46' 18" E, 272.31 feet, along the aforesaid southeasterly line of Lot 3.01, Block 257.01, to a point in a southwesterly line of the same thence –
12. S 39° 18' 29" E, 624.34 feet, along the aforesaid southwesterly line of Lot 3.01, Block 257.01, and beyond, along the southwesterly line of Lot 1.03, Block 257.01, and beyond, along the aforesaid southwesterly line of Lot 30.11, Block 257.01, to the Point and Place of BEGINNING.

CONTAINING: 661,978 square feet or 15.197 acres of land more or less.

SUBJECT TO: all easements, dedications, restrictions, agreements and covenants of record.

This description is based on a map entitled: "ALTA/ACSM Survey of Lots 1, 1.01, 4, 5 & 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02 and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, situated in Sayreville Borough, Middlesex County, New Jersey", dated October 9, 2008, prepared by CME Associates and is in accordance with the above referenced exhibit.

\\HQFASINGeneral\Projects\2005\05000500F\Descriptions\Lease descriptions\Lot 5 Block 25701.docx

EXHIBIT B-2
Plan of Conservation Area – Entire Lot 5

EXHIBIT B-3
Plan of Conservation Area – Portion of Lot 4



Nancy J. Pinkin
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2021088336
0 BK 18526 PG 1734 Pgs 1734 - 1768 (35 pgs)
RECORDED 07/08/2021 01:01:05 PM
NANCY J. PINKIN, COUNTY CLERK SA
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$375.00

Official Use Only

Date of Document June 10, 2021	Type of Document Declaration of Covenants & Restrictions
First Party Name Sayreville Economic & Redevelopment Agency	Second Party Name Sayreville Seaport Associates Urban Renewal, L.P.
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.

Original Book	Original Page
----------------------	----------------------

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

95



DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS (“Declaration”) dated as of June 10, 2021, by and between the **SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY**, a public body corporate and politic organized and existing under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), with its offices located at 167 Main Street, Sayreville, New Jersey 08872 and its respective successors and assigns (the “Agency”), and **SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P.**, (“Redeveloper”) an urban renewal entity and Delaware limited partnership authorized to do business in the State of New Jersey, having an address of 7 Giralda Farms, Madison, New Jersey 07940. The Agency and Redeveloper are hereinafter sometimes referred to collectively as the “Parties” and individually as a “Party”.

WHEREAS, the Borough of Sayreville Council adopted Ordinance No. 581-99, dated January 20, 1999, approving and adopting the Sayreville Waterfront Redevelopment Plan (as amended from time to time, the “Redevelopment Plan”) to provide for the redevelopment of the approximately nine hundred (900) acres of real property located along the Raritan River referred to as the “Sayreville Waterfront Redevelopment Area” (the “Sayreville Waterfront Redevelopment Area” or “S.W.R.A.”), which area has been designated as an “area in need of redevelopment” pursuant to the provisions of the Redevelopment Law; and

WHEREAS, on October 29, 2007 after considering comments from members of the public, detailed analysis by the Agency’s professionals, and deliberation by the Board of Commissioners of the Agency, the Agency designated O’Neill Properties Group, L.P. (“OPG”) as the redeveloper of a portion of the S.W.R.A.; and

WHEREAS, on November 1, 2007 OPG formed Sayreville Seaport Associates, L.P. (“SSA”) for the purpose of acquiring and developing the Redevelopment Project Site (defined herein); and

WHEREAS, the Agency and SSA entered into that certain Master Redevelopment Agreement dated as of May 14, 2008, as amended by: Amendment to Master Redevelopment Agreement dated as of September 25, 2008; Second Amendment to Master Redevelopment Agreement dated as of December 31, 2013; and Third Amendment to Master Redevelopment Agreement dated as of April 28, 2016 (collectively, the “Original RDA”); and

WHEREAS, by Limited Partnership Certificate of Amendment to Certificate of Limited Partnership filed on September 11, 2014 with the Secretary of State of Delaware, SSA changed its name to Sayreville Seaport Associates Urban Renewal, L.P., an urban renewal entity; and

WHEREAS, on June 10, 2021 the Agency and Redeveloper executed and entered into an Amended and Restated Master Redevelopment Agreement (the “Amended and Restated RDA”), which Amended and Restated RDA had the effect of replacing in its entirety and for all purposes the Original RDA; and

WHEREAS, pursuant to the Amended and Restated RDA, Redeveloper shall act as “master redeveloper” and undertake the Redevelopment Project (as defined in the Amended and

Restated RDA) on the properties more particularly described in the Amended and Restated RDA (the "Redevelopment Project Site"); and

WHEREAS, the Redevelopment Project Site may be expanded to include additional parcels as set forth in the Amended and Restated RDA, which parcels when so acquired shall become part of the Redevelopment Project Site; and

WHEREAS, as of the date hereof, the Redevelopment Project Site consists of the real properties identified as "Parcel B" and "Parcel C" in Exhibit A attached hereto, and described more fully on Exhibits A-1 and Exhibit A-2, respectively attached hereto, which have been acquired by the Agency and leased to Redeveloper pursuant to the Ground Leases (as defined in the Amended and Restated RDA); and

WHEREAS, at such time as the Redevelopment Project (or applicable Sub-Project), is completed in accordance with the terms of the Redevelopment Plan, the Amended and Restated RDA, this Declaration and the existing conditions which render that portion of the Sayreville Waterfront Redevelopment Area in need of redevelopment will no longer exist and the covenants and restrictions set forth in the Amended and Restated RDA shall be released in connection with the applicable portion of the Redevelopment Project Site relating thereto; and

WHEREAS, all of the recitals set forth in the Amended and Restated RDA are incorporated herein by reference as if fully set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises, representations, covenants and agreements contained herein and the undertakings of each Party to the other and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound hereby and to bind their successors and assigns, do mutually promise, covenant and agree as follows:

The Agency hereby declares, and the Redeveloper does hereby agree, that the Redevelopment Project Site shall be held and used only in accordance with the Redevelopment Plan and subject to and in accordance with the covenants and restrictions herein, which covenants and restrictions shall run with the land and shall be binding upon the Redeveloper, and its successors and assigns, and, to the extent applicable, to all future lessees and occupants of all or any portion of the Redevelopment Project Site including, without limitation, the rights or easements appurtenant thereto, subject to the terms hereof.

Upon Completion (as such term is defined in the Amended and Restated RDA) of the Redevelopment Project (or applicable Sub-Project), this Declaration shall no longer be applicable and binding to such Completed portion. Each Sub-Project (or portion thereof) shall be released from the restrictions of this Declaration from and after the date of the Borough's issuance of a Certificate of Completion for such Sub-Project (or portion thereof).

1. Terms, Covenants, Conditions and Definitions. Capitalized terms used herein and not otherwise defined shall be afforded the meaning provided in the Amended and Restated RDA or Project Agreement, as applicable.

2. Applicable Laws. The Redeveloper's development, construction, use, operation and maintenance of the Property and all Improvements thereon and thereto, as provided in the Redevelopment Plan and the Amended and Restated RDA, shall be undertaken and carried out in accordance with all Applicable Laws, including without limitation, the Redevelopment Plan.

3. Redeveloper Covenants.

3.1 The Redeveloper covenants and agrees as follows:

(a) Redeveloper shall construct only the uses established in the Redevelopment Plan.

(b) Redeveloper shall Commence Construction of the Redevelopment Project as set forth in the Amended and Restated RDA.

(c) Except as may otherwise be permitted by the Amended and Restated RDA, Redeveloper shall not sell, lease or otherwise Transfer the Redevelopment Project Site, the Redevelopment Project, or any portion thereof, without the Agency's written consent, which consent shall not be unreasonably withheld.

(d) The Redeveloper shall not discriminate against or segregate any person, or group of persons, on account of race, color, religion, creed, national origin, ancestry, physical handicap, age (but provided, however, that Redeveloper may develop facilities for Age-Targeted Residential Uses as more particularly set forth in the Redevelopment Plan), marital status, affectional preference or gender in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any portion of the Redevelopment Project nor shall the Redeveloper itself, or any Person claiming under or through the Redeveloper, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Redevelopment Project (or applicable Sub-Project).

(e) The Redeveloper shall not restrict the sale, lease, sublease, rental, transfer, use, occupancy, tenure, or enjoyment of any portion of the Redevelopment Project on the basis of race, color, religion, creed, national origin, ancestry, physical handicap, age (but provided, however, that Redeveloper may develop facilities for Age-Targeted Residential Uses as more particularly set forth in the Redevelopment Plan), marital status, or gender of any person.

3.2 Effect and Duration of the Redeveloper Covenants. The covenants set forth in Section 3.1 hereof shall be covenants running with the land until the date that the Redevelopment Project in its entirety, or the applicable Sub-Project (or portion thereof), as the case may be, shall be Completed, and such covenants shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Amended and Restated RDA, be binding, to the fullest extent permitted by Applicable Law and equity, for the benefit and in favor of, and enforceable by, the Agency, its successors and assigns, and any successor in interest to the Redevelopment Project (or applicable Sub-Project), the Redeveloper, its successors and assigns and every successor in interest therein, and any Party in possession or occupancy of the Redevelopment Project (or applicable Sub-Project).

Except as otherwise expressly set forth herein or in the Amended and Restated RDA, after Completion of the Redevelopment Project (or applicable Sub-Project), the Completed Redevelopment Project (or applicable Sub-Project), shall cease to be governed by the terms of the Amended and Restated RDA and the Declaration and a Certificate of Completion shall be issued by the Agency and recorded in the records maintained by the Recorder of Deeds in the Middlesex County Clerk's Office.

3.3 Enforcement of the Covenants. It is intended and agreed that the Agency and the Redeveloper and their respective successors and assigns shall be deemed beneficiaries of the covenants set forth in this Declaration, both for and in their own right but also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Agency or the Redeveloper, as the case may be, for the entire period during which such covenants shall be in force and effect, without regard to whether the Agency or the Redeveloper has at any time been, remains, or is an owner of any land or interest therein, or in favor of which such covenants relate. The Agency shall have the right, in the event of any uncured Redeveloper Event of Default, to exercise the remedies set forth at Section 18.03 of the Amended and Restated RDA. The Redeveloper shall have the right, in the event of any breach of any such covenant, to exercise all the rights and remedies and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant, to which they or any other beneficiaries of such covenant may be entitled. This Section is not intended to confer standing to sue, and does not confer standing to sue, on any party other than the Agency and the Redeveloper.

4. Representations and Warranties. Each Party hereby re-affirms all of the representations, warranties and agreements contained in Section 17.01 and 17.02 of the Amended and Restated RDA (which representations, warranties and agreements, as to this Declaration, shall bind or inure to the benefit of the Parties with the same force and effect as if same were fully set forth herein) as of the date hereof, except as otherwise provided in Exhibit B.

5. Events of Defaults and Remedies. Each Agency and Redeveloper Event of Default and each remedy set forth in the Amended and Restated RDA is incorporated herein by reference so that, except to the extent they are inapplicable, each and every Agency and Redeveloper Event of Default and each remedy shall, in respect of this Declaration, have the same force and effect as if the Agency and Redeveloper Event of Default and remedy were fully set forth herein.

6. Governing Law. The rights and obligations of each of the Parties under this Declaration shall be governed by and construed in accordance with the laws of the State of New Jersey, without giving effect to any principal of choice of laws, and any actions arising from this Declaration shall be commenced and prosecuted in a Court of the State of New Jersey or Federal District Court in New Jersey.

7. Counterparts. This Declaration may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have caused this Declaration to be executed, all as of the date first above written.

ATTEST:

**SAYREVILLE SEAPORT ASSOCIATES
URBAN RENEWAL, L.P.**, a Delaware limited
partnership

By: Sayreville PR II GP LLC, a Delaware limited
liability company, its general partner

By: PRISA II LHC, LLC, a Delaware limited
liability company, its sole member

By:


Jennifer Phillips Smith

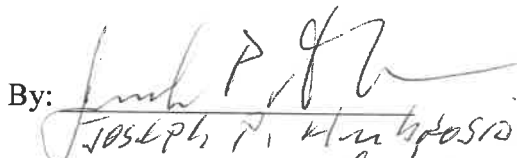
By:


Steven Vittorio

ATTEST:

**SAYREVILLE ECONOMIC
AND REDEVELOPMENT AGENCY**

By:


JOSEPH P. AMBROSIO
Attorney at Law
State of N.J.

By:


Michael D'Addio

STATE OF NEW JERSEY)
) ss.
COUNTY OF MIDDLESEX)

I CERTIFY that, on June 16, 2021, Steve Vittoria personally came before me, the undersigned, a ~~Notary Public~~ an attorney at law of this state, and this person acknowledged under oath, to my satisfaction that:

- (a) he is the authorized signatory of SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P., a Delaware limited partnership, the entity named in the within instrument;
- (b) he is authorized to execute and did execute this instrument; and
- (c) this document was signed and delivered by the entity as its voluntary act, duly authorized by its general partner.

Signed and sworn to before me on the

16th day of June, 2021

Jennifer Phillips Smith
(Print name and title below signature)
Attorney at Law, State of NJ

STATE OF NEW JERSEY)
) ss.
COUNTY OF MIDDLESEX)

I CERTIFY that, on June 10th, 2021, Matt DeLeo personally came before me, the undersigned, a ~~Notary Public~~ Attorney of this state, and this person acknowledged under oath, to my satisfaction that:

- (a) he is the Chairman for the Sayreville Economic and Redevelopment Agency, the municipal corporation named in the within document;
- (b) he is authorized to and did execute this document on its behalf; and
- (c) this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper approved authorization by the Sayreville Economic and Redevelopment Agency within the Amended and Restated RDA.

Signed and sworn to before me on the

10 day of June, 2021

Joseph P. Ambrosio
(Print name and title below signature)
Attorney at Law
State of New Jersey

Record & Return to
Jennifer Phillips Smith
Gibbons PC
141 West Front St., Suite 240
Red Bank, NJ 07701

EXHIBIT A

The Redevelopment Project Site

EXHIBIT A-1

Description of "Parcel B"

DESCRIPTION OF PROPERTY
Lot 2 in Block 257.03
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 2, Block 257.03, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the westerly line of Lot 1, Block 273, with the existing easterly right-of-way line of U.S. Highway Route No. 9, variable width right-of-way, and from said beginning point running:

Along said easterly right-of-way line of New Jersey State Highway Route No. 9, the following six (6) courses:

- 1) In a general northerly direction on the arc of a curve to the right having a radius of 3,759.83 feet and an arc length of 110.18 feet, chord bearing and distance of North 10° 46' 37" West, 110.18 feet, to a point of compound curvature, said point being witnessed by a one-half inch capped iron bar set, thence
- 2) In a general northerly direction on the arc of a curve to the right having a radius of 2,181.66 feet and an arc length of 263.11 feet, chord bearing and distance of North 06° 28' 56" West, 262.95 feet, to a point of compound curvature, said point being witnessed by a one-half inch capped iron bar set, thence
- 3) In a general northerly direction on the arc of a curve to the right having a radius of 3,759.83 feet and an arc length of 559.77 feet, chord bearing and distance of North 01° 14' 16" East, 559.25 feet, to a point of tangency, said point being witnessed by a one-half inch capped iron bar set, thence
- 4) North 05° 30' 11" East, a distance of 353.34 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 5) North 87° 21' 37" West, a distance of 52.50 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 6) North 02° 38' 23" East, a distance of 831.42 feet to a point in the former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
- 7) Along said former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 1,383 feet, more or less, to a point, said point being 1,339.26 feet on a bearing of South 85° 19' 16" East from the terminus of the prior course, thence
- 8) South 20° 58' 26" West, a distance of 914.09 feet to a point in the common line with Lot 1.01, Block 264, thence
- 9) Along said common line with Lot 1.01, Block 264, South 27° 40' 15" West, a distance of 342.72 feet to a point in the common line with Lot 1, Block 256, said point being witnessed by a one-half inch capped iron bar set, thence

Along said common lines with Lot 1, Block 256, the following nine (9) courses:

- 10) South 56° 37' 40" West, a distance of 79.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 11) South 24° 28' 40" West, a distance of 110.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 12) South 34° 49' 40" West, a distance of 76.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 13) South 54° 29' 40" West, a distance of 56.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 14) South 80° 29' 40" West, a distance of 108.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 15) South 10° 07' 20" East, a distance of 99.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 16) South 38° 05' 20" East, a distance of 64.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 17) South 19° 18' 40" West, a distance of 64.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 18) South 04° 27' 40" West, a distance of 52.00 feet to a point in the common line with Lot 1, Block 273, said point being witnessed by an iron pipe found 0.2-foot north by 1.3-feet west of the herein described point, thence

Along the common lines with Lot 1, Block 273, the following four (4) courses:

- 19) North 68° 05' 20" West, a distance of 372.80 feet to a point, said point being witnessed by an iron pipe found, thence
- 20) South 21° 07' 40" West, a distance of 377.50 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 21) South 84° 59' 40" West, a distance of 28.81 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 22) South 20° 53' 40" West, a distance of 123.20 feet to the point and place of beginning, said point being witnessed by a one-half inch capped iron bar set.

Said description of Lot 2, Block 257.02, containing 1,785,268 Square Feet or 40.984 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 1 in Block 258
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1, Block 258, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the State's riparian claim line along the southerly shore of the Raritan River, as mapped by the State of New Jersey, with the existing westerly right-of-way line of U.S. Highway Route No. 35, variable width right-of-way, and from said beginning point running:

Along said westerly right-of-way line of U.S. Highway Route No. 35, the following three (3) courses:

- 1) In a general southwesterly direction on the arc of a curve to the right having a radius of 9,125.55 feet and an arc length of 504.47 feet, chord bearing and distance of South 32° 03' 30" West, 504.41 feet, to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 2) Along a non-tangent line, South 33° 13' 05" West, a distance of 282.27 feet to a point of curvature, said point being witnessed by a one-half inch capped iron bar set, thence
- 3) In a general southwesterly direction on the arc of a curve to the left having a radius of 19,745.70 feet and an arc length of 58.41 feet, chord bearing and distance of South 33° 08' 00" West, 58.40 feet, to a point in the common line with Lot 1.01, Block 264, thence

Along the common lines with Lot 1, Block 264, the following two (2) courses:

- 4) North 86° 56' 54" West, a distance of 21.02 feet to a point, thence
- 5) South 73° 09' 06" West, a distance of 77.00 feet to a point, thence
- 6) South 89° 55' 06" West, a distance of 154.88 feet to a point in the easterly line of Lot 2, Block 258, thence,
- 7) Along said easterly line of Lot 2, Block 258, North 20° 58' 26" East, a distance of 891.41 feet to a point in the former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
- 8) Along said westerly line of a Riparian Grant to Richard U. Rue in Deed Book 1928, Page 590, North 15° 44' 26" East, a distance of 145.93 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps of Engineers in a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock dated August 1934, revised through April 1957", thence

Along said "Pierhead and Bulkhead" lines, the following two (2) courses:

- 9) South 77° 12' 39" East, a distance of 67.86 feet to a point, thence
- 10) South 58° 02' 39" East, a distance of 335.93 feet to a point in the easterly line of the aforementioned grant, thence

- 11) Along said easterly line of the aforementioned grant, South $15^{\circ} 44' 26''$ West, a distance of 44.01 feet to a point in the aforementioned former mean high water line, southerly line of the Raritan River, thence
- 12) Along said former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, South $58^{\circ} 16' 15''$ East, a distance of 6.98 feet to the point and place of beginning.

Said description of Lot 1, Block 258, containing 305,337 Square Feet or 7.010 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 2 in Block 258
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 2, Block 258, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the intersection of existing westerly right-of-way line of U.S. Highway Route No. 35, variable width right-of-way, with the common line between Lot 1, Block 258, and Lot 1.01, Block 264, thence along said common line the following three (3) courses:

- a) North 86° 56' 54" West, a distance of 21.02 feet to a point, thence
- b) South 73° 09' 06" West, a distance of 77.00 feet to a point, thence
- c) South 89° 55' 06" West, a distance of 154.88 feet to the point of beginning for the herein described lands, and from said beginning point running:

Along the common line with Lot 1.01, Block 264, the following two (2) courses;

- 1) South 89° 55' 06" West, a distance of 74.12 feet to a point, thence
- 2) South 82° 43' 06" West, a distance of 35.00 feet to the easterly line of Lot 2, Block 257.03, thence
- 3) Along said easterly line of Lot 2, Block 257.03, North 20° 58' 26" East, a distance of 914.09 feet to a point in the former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
- 4) Along said former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 103 feet, more or less, to a point, said point being 102.08 feet on a bearing of South 80° 37' 20" East from the terminus of the prior course, thence
- 5) Parallel with and 100.00 feet east of, as measured at right angles to, the easterly line of Lot 2, Block 257.03, South 20° 58' 26" West, a distance of 891.41 feet to the point and place of beginning.

Said description of Lot 2, Block 258, containing 90,304 Square Feet or 2.073 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 1.01 in Block 264
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1.01, Block 264, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the existing westerly right-of-way line of U.S. Highway Route No. 35, variable width right-of-way, with the southerly line of Lot 1, Block 258, and from said beginning point running:

Along said westerly and northerly right-of-way lines of U.S. Highway Route No. 35, the following five (5) courses:

- 1) In a general southwesterly direction on the arc of a curve to the left having a radius of 19,745.70 feet and an arc length of 479.06 feet, chord bearing and distance of South 32° 21' 12" West, 479.05 feet, to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 2) Along a radial line, North 58° 20' 30" West, a distance of 37.72 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 3) In a general southwesterly direction on the arc of a curve to the left having a radius of 19,783.42 feet and an arc length of 98.89 feet, chord bearing and distance of South 31° 30' 55" West, 98.89 feet, to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 4) North 58° 37' 41" West, a distance of 46.40 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 5) North 00° 24' 49" East, a distance of 39.84 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 6) North 63° 22' 20" West, a distance of 121.83 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 7) North 54° 06' 20" West, a distance of 36.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set 3.00-feet southeast of the terminus of the herein described course, thence
- 8) North 27° 40' 15" East, a distance of 342.72 feet to a point, thence
- 9) North 82° 43' 06" East, a distance of 35.00 feet to a point, thence
- 10) North 89° 55' 06" East, a distance of 229.00 feet to a point, thence
- 11) North 73° 09' 06" East, a distance of 77.00 feet to a point, thence
- 12) South 86° 56' 54" East, a distance of 21.02 feet to the point and place of beginning.

Said description of Lot 1.01, Block 264, containing 120,484 Square Feet or 2.766 Acres, more or less.

EXHIBIT A-2

Description of "Parcel C"

DESCRIPTION OF PROPERTY
Lots 1 and 1.01 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being witnessed by a one-half inch capped iron bar set, said point being the intersection of the southwesterly right-of-way line of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, and from said beginning point running:

Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, the following two (2) courses:

- 1) South 27° 20' 51" West, a distance of 999.59 feet to a point of curvature, thence
- 2) In a general southwesterly direction on the arc of a curve to the right having a radius of 930.37 feet and an arc length of 379.07 feet, chord bearing and distance of South 39° 01' 11" West, 376.45 feet, to a point in the northeasterly line of Lot 30.12, Block 257.01, thence
- 3) Along said northeasterly line of Lot 30.12, Block 257.01, North 39° 18' 29" West, a distance of 1.85 feet to a point in the common line with Lot 4, Block 257.01, N/F SERA, thence

Along said common lines with Lot 4, Block 257.01, the following three (3) courses;

- 4) In a general northerly direction on the arc of a curve to the left having a radius of 463.34 feet and an arc length of 434.43 feet, chord bearing and distance of North 10° 44' 39" East, 418.69 feet, to a point, thence
- 5) Parallel with and 1,900.00 feet west of, as measured at right angles to, the former southwesterly right-of-way line of Chevalier Avenue, 33-foot wide former Right-of-Way, now vacated, North 62° 39' 10" West, a distance of 1,176.87 feet to a point, thence
- 6) North 72° 08' 25" West, a distance of 211.00 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps. of Engineers by a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesquake Creek to Edgars Dock, dated August 1934, revised through April 1957", thence

Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, the following two (2) courses:

- 7) North 17° 51' 35" East, a distance of 1,269.50 feet to a point, thence
- 8) North 39° 30' 18" East, a distance of 131.77 feet to a point in the westerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., thence

Along said westerly and northerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., the following two (2) courses:

- 9) North 18° 27' 18" East, a distance of 25.78 feet to a point, thence
- 10) South 71° 32' 42" East, a distance of 9.92 feet to a point in the aforementioned Pierhead/Bulkhead line as established by the Army Corps. of Engineers, thence
- 11) Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, North 39° 30' 18" East, a distance of 533.50 feet to a point, thence
- 12) South 64° 00' 42" East, a distance of 150.26 feet to a point in a former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
- 13) Along said former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 19 feet, more or less, to the common line with Lot 1, Block 257.02, N/F SERA, said point being 19.08 feet on a bearing of North 44° 30' 08" East from the terminus of the prior course, thence

Along said common line with Lot 1, Block 257.02, N/F SERA, the following two (2) courses:

- 14) South 62° 39' 10" East, a distance of 1,339.97 feet to a point, thence
- 15) South 27° 20' 50" West, a distance of 724.75 feet, to a point in the northerly terminus of Chevalier Avenue, 50-Foot wide Right-of-Way, thence
- 16) Along said northerly terminus of Chevalier Avenue, North 89° 45' 21" West, a distance of 28.08 feet to the westerly right-of-way line of Chevalier Avenue, 50- Foot wide Right-of-Way, thence
- 17) Along said westerly right-of-way line of Chevalier Avenue, in a general southerly direction on the arc of a curve to the right having a radius of 493.34 feet and an arc length of 279.12 feet, chord bearing and distance of South 12° 06' 04" East, 275.41 feet, to the point and place of beginning.

Said description of Lots 1 and 1.01 in Block 257.01 containing 3,164,415 Square Feet or 72.645 Acres, more or less.

DESCRIPTION OF PROPERTY

Lot 4 in Block 257.01

N/F Sayreville Economic Redevelopment Agency (SERA)

Borough of Sayreville

Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the point of intersection of the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, with the northerly line of Lot 30.12, Block 257.01, and from said beginning point running:

- 1) Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, South 50° 41' 31" West, a distance of 1,840.00 feet to a point in the northeasterly line of Lot 30.11, Block 257.01, thence
- 2) Along said southeasterly lines of Lots 30.11, 1.03 and 3.01, Block 257.01, North 39° 18' 29" West, a distance of 638.86 feet to a point in the southeasterly line of Lot 3.01, Block 257.01, thence
- 3) Along said southeasterly line of Lot 3.01, Block 257.01, North 29° 46' 18" East, a distance of 493.75 feet to a point in the northeasterly line of Lot 3.01, Block 257.01, thence
- 4) Along said northeasterly line of Lot 3.01, Block 257.01, North 60° 13' 42" West, a distance of 65.00 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps. of Engineers by a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock , dated August 1934, revised through April 1957", thence

Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, the following two (2) courses:

- 5) North 29° 46' 18" East, a distance of 718.29 feet to a point, thence
- 6) North 17° 51' 35" East, a distance of 730.68 feet to a point in the common line with Lot 1, Block 257.01, N/F SERA, thence

Along said common lines with Lot 1, Block 257.01, the following five (5) courses:

- 7) South 72° 08' 25" East, a distance of 211.00 feet to a point, thence
- 8) Parallel with and 1,900.00 feet west of, as measured at right angles to, the former southwesterly right-of-way line of Chevalier Avenue, 33-foot wide former Right-of-Way, now vacated, South 62° 39' 10" East, a distance of 1,176.87 feet to a point, thence
- 9) Along a non-tangent curve, in a general southerly direction on the arc of a curve to the right having a radius of 463.34 feet and an arc length of 434.43 feet, chord bearing and distance of South 10° 44' 39" West, 418.69 feet, to a point in the northeasterly line of Lot 30.12, Block 257.01, thence
- 10) Along said northeasterly line of Lot 30.12, Block 257.01, North 39° 18' 29" West, a distance of 10.54 feet to a point, thence
- 11) Continuing along said northeasterly line of Lot 30.12, Block 257.01, and along the northeasterly line of Lot 1.10, Block 257.01, North 11° 10' 21" East, a distance of 311.88 feet to a point in the northerly line of Lot 1.10, Block 257.01, thence

Along said northerly and southwesterly lines of Lot 1.10, Block 257.01, the following two (2) courses:

- 12) North 78° 49' 39" West, a distance of 40.00 feet to a point, thence
- 13) Parallel with and 40.00 feet north of, as measured at right angles to, course number nine, South 11° 10' 21" West, a distance of 332.70 feet to a point in the northwesterly line of Lot 30.12, Block 257.01, thence

Along said northwesterly and southwesterly lines of Lot 30.12, Block 257.01, the following two (2) courses:

- 14) Parallel with and 30.00 feet northwest of, as measured at right angles to, the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20.01, Block 62.02, South 50° 41' 31" West, a distance of 101.13 feet to a point, thence
- 15) South 39° 18' 29" East, a distance of 30.00 feet to the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20.01, Block 62.02, thence
- 16) Along said northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, South 50° 41' 31" West, a distance of 1,840.00 feet to the point and place of beginning.

Said description of Lot 4 in Block 257.01 containing 2,302.670 Square Feet or 52.862 Acres, more or less.

DESCRIPTION OF PROPERTY

Lot 5 in Block 257.01

N/F Sayreville Economic Redevelopment Agency (SERA)

Borough of Sayreville

Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly line of Lot 20.01, Block 62.02, lands N/F Conrail – Raritan River Railroad, Kearny Branch, with the southwesterly line of Lot 30.11, Block 257.01, N/F Middlesex County Utilities Authority, and from said beginning point running:

Along the aforementioned northwesterly line of Lot 20.01, Block 62.02, the following two (2) courses:

- 1) South 50° 41' 31" West, a distance of 183.30 feet to a point of curvature, thence
- 2) In a general southwesterly direction on the arc of a curve to the left having a radius of 1,457.69 feet and an arc length of 382.90 feet, chord bearing and distance of South 43° 10' 00" West, 381.80 feet, to a point on the northwesterly line of Lot 30.10, Block 257.01, N/F Middlesex County Utilities Authority, said point being witnessed by a one-half inch capped iron bar set, thence
- 3) Along said northwesterly line of Lot 30.10, Block 257.01, and continuing along the northwesterly line of Lot 1.07, Block 257.01, N/F Middlesex County Utilities Authority, along a non-tangent line, South 50° 41' 31" West, a distance of 448.83 feet to a point of curvature, said point being witnessed by a one-half inch capped iron bar set, thence

Along the aforementioned northwesterly and westerly lines of Lot 1.07, Block 257.01, the following two (2) courses:

- 4) In a general southwesterly direction on the arc of a curve to the left having a radius of 286.52 feet and an arc length of 180.03 feet, chord bearing and distance of South 32° 41' 31" West, 177.08 feet, to a point of tangency, said point being witnessed by a one-half inch capped iron bar set, thence
- 5) South 14° 41' 31" West, a distance of 171.76 feet to a point in the northeasterly line of Lot 3.01, Block 256, N/F Sayreville Economic Redevelopment Agency, said point being witnessed by a one-half inch capped iron bar set, thence

Along said northeasterly line of Lot 3.01, Block 256, the following two (2) courses:

- 6) North 65° 23' 04" West, a distance of 52.98 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 7) North 54° 04' 00" West, a distance of 385.91 feet to a point in the "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers on a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock", dated August 1934, thence

Along said "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers, the following two (2) courses:

- 8) North 35° 44' 18" East, a distance of 786.54 feet to a point, thence

- 9) North 29° 46' 18" East, a distance of 436.24 feet to a point in the southwesterly line of Lot 3.01, Block 257.01, N/F Middlesex County Utilities Authority, thence

Along said southwesterly and southeasterly lines of Lot 3.01, Block 257.01, the following two (2) courses:

- 10) South 60° 13' 42" East, a distance of 50.00 feet to a point, thence
- 11) North 29° 46' 18" East, a distance of 272.31 feet to a point in the aforementioned southwesterly line of Lot 3.01, Block 257.01, thence
- 12) Along said southwesterly line of Lots 3.01, 1.03 and 30.11, Block 257.01, N/F Middlesex County Utilities Authority, South 39° 18' 29" East, a distance of 624.34 feet to the point and place of beginning, said point being witnessed by an iron rebar found 4.1' southwest of the herein described point.

Said description of Lot 5 in Block 257.01 containing 661,978 Square Feet or 15.197 Acres, more or less. Said described lands being known as all of Lot 5, Block 257.01, as shown on the official Tax Map of the Borough of Sayreville.

DESCRIPTION OF PROPERTY

Lot 6 in Block 257.01

N/F Sayreville Economic Redevelopment Agency (SERA)

Borough of Sayreville

Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being witnessed by a one-half inch capped iron bar set, said point being the intersection of the westerly line of Lot 20.01, Block 62.02, lands N/F Conrail Raritan River Railroad -- Kearny Branch, with the northerly line of Lot 3, Block 256, N/F Sayreville Economic Redevelopment Agency, and from said beginning point running:

- 1) Along the aforementioned northerly line of Lot 3, Block 256, South $71^{\circ} 36' 56''$ West, a distance of 54.81 feet to a point in the northeasterly line of Lot 3.01, Block 256, N/F Sayreville Economic Redevelopment Agency, said point being witnessed by a concrete monument found 0.4-foot southeast of the herein described point, thence
- 2) Along the aforementioned northeasterly line of Lot 3.01, Block 256, North $65^{\circ} 23' 04''$ West, a distance of 89.38 feet to a point in the easterly line of Lot 1.07, Block 257.01, N/F Middlesex County Utilities Authority, said point being witnessed by a one-half inch capped iron bar set, thence

Along said easterly and southeasterly lines of Lot 1.07, Block 257.01, the following two (2) courses:

- 3) North $14^{\circ} 41' 31''$ East, a distance of 189.25 feet to a point of curvature, said point being witnessed by a one-half inch capped iron bar set, thence
- 4) In a general northeasterly direction on the arc of a curve to the right having a radius of 186.52 feet and an arc length of 117.19 feet, chord bearing and distance of North $32^{\circ} 41' 31''$ East, 115.28 feet, to a point of tangency, said point being witnessed by a one-half inch capped iron bar set, thence
- 5) Continuing along the southeasterly line of Lot 1.07, Block 257.01, in part, and along the southeasterly line of Lot 30.10, Block 257.01, N/F Middlesex County Utilities Authority, North $50^{\circ} 41' 31''$ East, a distance of 183.28 feet to a point in the aforementioned westerly line of Lot 20.01, Block 62.02, said point being witnessed by a one-half inch capped iron bar set, thence
- 6) Along said westerly line of Lot 20.01, Block 62.02, in a general southerly direction on the arc of a curve to the left having a radius of 1,457.69 feet and an arc length of 434.36 feet, chord bearing and distance of South $15^{\circ} 56' 04''$ West, 432.76 feet, to the point and place of beginning.

Said description of Lot 6 in Block 257.01 containing 43,454 Square Feet or 0.998 Acre, more or less. Said described lands being known as all of Lot 6, Block 257.01, as shown on the official Tax Map of the Borough of Sayreville.

DESCRIPTION OF PROPERTY
Lot 1 in Block 257.02
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1, Block 257.02, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the northwesterly right-of-way line of the New Jersey Garden State Parkway, Variable Width Right-of-Way, with the northeasterly right-of-way line of Chevalier Avenue, 50-foot wide Right-of-Way, said point being witnessed by a one-half inch capped iron bar set, and from said beginning point running:

Along said northeasterly right-of-way line of Chevalier Avenue, the following three (3) courses:

- 1) North 68° 06' 10" West, a distance of 9.09 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 2) North 62° 39' 10" West, a distance of 1,399.81 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 3) North 38° 07' 00" West, a distance of 176.85 feet to a point in southeasterly line of Lot 22, Block 257.02, Raritan River Railroad, Kearny Branch, N/F SERA, thence

Along said southeasterly, southwesterly and northwesterly lines of Lot 22, Block 257.02, the following three (3) courses:

- 4) North 27° 20' 51" East, a distance of 223.24 feet to a point, said point being witnessed by an iron pipe found 0.6-foot southwest of the herein described point, thence
- 5) North 62° 38' 23" West, a distance of 50.00 feet to a point, said point being witnessed by a railroad spike found 0.5-foot southwest of the herein described point, thence
- 6) South 27° 20' 51" West, a distance of 17.13 feet to a point in the northeasterly line of Lot 1.01, Block 257.02, N/F SERA, thence
- 7) Along said northeasterly line of Lot 1.01, Block 257.02, North 62° 39' 09" West, a distance of 124.99 feet to a point in the northerly terminus of Chevalier Avenue, thence
- 8) Along said northerly terminus of Chevalier Avenue, North 89° 45' 21" West, a distance of 28.08 feet to a point in the common line with Lot 1, Block 257.01, thence

Along the common line with Lot 1, Block 257.01, along the centerline of Chevalier Avenue vacated, a 33-foot wide former Right-of-Way, the following two (2) courses:

- 9) North 27° 20' 50" East, a distance of 724.75 feet to a point, thence

- 10) North 62° 39' 10" West, a distance of 1,339.97 feet to a point in the existing Mean High Water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
- 11) Along said existing Mean High Water line of the Raritan River, the various courses thereof, a distance of 3,232 feet, more or less, to a point in the westerly right-of-way line of the New Jersey Garden State Parkway, said point being 3,033.91 feet on a bearing of North 57° 59' 31" East from the terminus of the prior course, thence

Along said westerly and northwesterly right-of-way line of the New Jersey Turnpike Authority, Garden State Parkway, the following fourteen (14) courses:

- 12) South 02° 39' 35" West, a distance of 828.14 feet to a point of curvature, thence
- 13) In a general southerly direction on the arc of a curve to the right having a radius of 65.00 feet and an arc length of 44.47 feet, chord bearing and distance of South 22° 15' 36" West, 43.61 feet, to a point of tangency, thence
- 14) South 41° 51' 37" West, a distance of 134.53 feet to a point of curvature, thence
- 15) In a general southerly direction on the arc of a curve to the left having a radius of 135.00 feet and an arc length of 160.03 feet, chord bearing and distance of South 07° 54' 05" West, 150.82 feet, to a point of reverse curvature, thence
- 16) In a general southerly direction on the arc of a curve to the right having a radius of 365.00 feet and an arc length of 154.39 feet, chord bearing and distance of South 13° 56' 22" East, 153.24 feet, to a point of tangency, thence
- 17) South 01° 49' 18" East, a distance of 569.54 feet to a point, thence
- 18) South 05° 31' 48" East, a distance of 415.45 feet to a point, thence
- 19) South 03° 52' 32" East, a distance of 301.38 feet to a point, thence
- 20) South 08° 11' 22" East, a distance of 297.33 feet to a point of curvature, thence
- 21) In a general southerly direction on the arc of a curve to the right having a radius of 465.00 feet and an arc length of 198.15 feet, chord bearing and distance of South 04° 01' 06" West, 196.66 feet, to a point of tangency, thence
- 22) South 16° 13' 35" West, a distance of 171.37 feet to a point, thence
- 23) South 09° 19' 46" West, a distance of 240.48 feet to a point, thence
- 24) South 14° 39' 43" West, a distance of 305.60 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 25) South 24° 02' 00" West, a distance of 196.24 feet to the point and place of beginning.

Said description of Lot 1 in Block 257.02 containing 5,529,112 Square Feet or 126.931 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 3.04 in Block 257
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the southwesterly line of Lot 3.06, Block 257, with the westerly right-of-way line of a 25-foot wide Right-of-Way, now known as part of Main Street, said point being witnessed by a one-half inch iron bar and cap found, and from said beginning point running:

- 1) Along said westerly right-of-way line of a 25-foot wide right-of-way, now known as part of Main Street, South 18° 41' 11" West, a distance of 529.65 feet to a point in the northerly line of Lot 10, Block 256.01, N/F Middlesex County Utilities Authority, said point being witnessed by a capped iron bar found 2.8-feet east of the herein described point, thence
- 2) Along said northerly line of Lot 10, Block 256.01, South 71° 36' 56" West, a distance of 124.61 feet to a point in the northeasterly line of Lot 3.052, Block 257, N/F SERA, said point being witnessed by a concrete monument found, thence

Along the northeasterly lines of Lot 3.052, Block 257, the following three (3) courses:

- 3) North 57° 01' 45" West, a distance of 469.74 feet to a point, said point being witnessed by a concrete monument found 0.2-foot northwest of the herein described point, thence
- 4) North 39° 16' 58" West, a distance of 1,293.18 feet to a point, thence
- 5) North 62° 39' 09" West, a distance of 100.01 feet to a point in the former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, thence
- 6) Along said former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, North 27° 20' 51" East, a distance of 976.76 feet to a point in the southwesterly right-of-way line of Chevalier Avenue, thence

Along said southwesterly right-of-way line of Chevalier Avenue, the following two (2) courses:

- 7) South 38° 07' 00" East, a distance of 164.90 feet to a point, said point being witnessed by a concrete monument found 0.9-foot west of the herein described point, thence
- 8) South 62° 39' 10" East, a distance of 833.24 feet to a point in the northwesterly line of Lot 3.06, Block 257, N/F Faith Fellowship Ministries, Inc., said point being witnessed by a one-half inch iron bar and cap found, thence
- 9) Along said northwesterly line of Lot 3.06, Block 257, N/F Faith Fellowship Ministries, Inc., South 27° 20' 52" West, a distance of 854.43 feet to a point in the southwesterly line of Lot 3.06, Block 257, said point being witnessed by a one-half inch iron bar and cap found, thence

- 10) Along said southwesterly line of Lot 3.06, Block 257, South 62° 39' 09" East, a distance of 778.56 feet to the point and place of beginning.

Said description of Lot 3.04 in Block 257 containing 1,523,315 Square Feet or 34.971 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 1.10 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as Parcel 1-J as shown on a certain map entitled "Right of Way Map, Survey Plan, Central Treatment Plant, Borough of Sayreville, Middlesex County, New Jersey", dated March 1955, revised through October 28, 1958, filed in the Middlesex County Clerk's Office on October 18, 1961 as Map No. 2539 in File No. 949. Also being known as Lot 1.10, Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the intersection of the northeasterly line of Lot 30.12, Block 257.01, with the easterly line of Lot 4, Block 257.01, thence; Along the northeasterly and easterly lines of Lot 30.12 the two (2) following courses: North 39° 18' 29" West, a distance of 10.54 feet to a point, thence, North 50° 41' 31" East, a distance of 27.67 feet to the point of beginning for the herein described lands, and from said beginning point running:

- 1) Along said northwesterly line of Lot 30.12, Block 257.01, South 50° 41' 31" West, a distance of 62.87 feet to a point, thence
- 2) North 11° 10' 21" East, a distance of 332.70 feet to a point, thence
- 3) South 78° 49' 39" East, a distance of 40.00 feet to a point, thence
- 4) Parallel with and 40.00 feet north of, as measured at right angles to, course number one, South 11° 10' 21" West, a distance of 284.21 feet to the point and place of beginning.

Said description of Lot 1.10, Block 257.01, containing 12,338 Square Feet or 0.283 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 30.12 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as Parcel 30-L as shown on a certain map entitled "Right of Way Map, Survey Plan, Central Treatment Plant, Borough of Sayreville, Middlesex County, New Jersey", dated March 1955, revised through October 28, 1958, filed in the Middlesex County Clerk's Office on October 18, 1961 as Map No. 2539 in File No. 949. Also being known as Lot 30.12, Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the point of intersection of the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, with the northerly line of Lot 30.12, Block 257.01, and from said beginning point running:

- 1) Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, South $50^{\circ} 41' 31''$ West, a distance of 142.66 feet to a point, said point witnessed by a concrete monument found, thence
- 2) North $39^{\circ} 18' 29''$ West, a distance of 30.00 feet to a point, thence
- 3) Parallel with and 30.00 feet northwest of, as measured at right angles to, course number one, North $50^{\circ} 41' 31''$ East, a distance of 164.00 feet to a point, thence
- 4) South $11^{\circ} 10' 21''$ West, a distance of 27.67 feet to a point, thence
- 5) South $39^{\circ} 18' 29''$ East, a distance of 12.40 feet to the point and place of beginning.

Said description of Lot 30.12, Block 257.01, containing 4,468 Square Feet or 0.103 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 3.052 in Block 257
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Commencing at a point, said point being the point of intersection of the northerly line of Lot 10, Block 256.01, with the common line between Lots 3.04 and 3.052, Block 257, said point being witnessed by a concrete monument found 0.2 foot northwest, and from said beginning point running:

- 1) Along the common line with Lot 10, Block 256.01, North $57^{\circ} 56' 38''$ West, a distance of 1,376.95 feet to a point in the former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, thence
- 2) Along said former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, North $50^{\circ} 41' 31''$ East, a distance of 12.47 feet to a point of curvature, thence
- 3) Continuing along said former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, in a general northeasterly direction on the arc of a curve to the left having a radius of 980.37 feet and an arc length of 399.44 feet, chord bearing and distance of North $39^{\circ} 01' 11''$ East 396.68 feet, to a point in the aforementioned common line with Lot 3.04, Block 257, thence

Along said common line with Lot 3.04, Block 257, the following two (2) courses:

- 4) South $62^{\circ} 39' 09''$ East, a distance of 100.01 feet to a point, thence
- 5) South $39^{\circ} 16' 58''$ East, a distance of 1,293.18 feet to the point and place of beginning.

Said description of Lot 3.052, Block 257, containing 299,005 Square Feet or 6.864 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 20 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 20; Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at the intersection of the southwesterly right-of-way line of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, and from said beginning point running:

Along said southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, the following three (3) courses:

- 1) South 27° 20' 51" West, a distance of 976.76 feet to a point of curvature, thence
- 2) In a general southwesterly direction on the arc of a curve to the right having a radius of 980.37 feet and an arc length of 399.44 feet, chord bearing and distance of South 39° 01' 11" West, 396.68 feet, to a point of tangency, thence
- 3) South 50° 41' 31" West, a distance of 47.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
- 4) Through the former Conrail – Raritan River Railroad Right-of-Way, North 39° 18' 29" West, a distance of 50.00 feet to a point in the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, said point being witnessed by a one-half inch capped iron bar set, thence

Along said northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, the following three (3) courses:

- 5) North 50° 41' 31" East, a distance of 47.00 feet to a point of curvature, thence
- 6) In a general northeasterly direction on the arc of a curve to the left having a radius of 930.37 feet and an arc length of 379.07 feet, chord bearing and distance of North 39° 01' 11" East, 376.45 feet, to a point of tangency, thence
- 7) North 27° 20' 51" East, a distance of 999.59 feet to the aforementioned southwesterly right-of-way line of Chevalier Avenue, said point being witnessed by a one-half inch capped iron bar set, thence
- 8) Along said southwesterly right-of-way line of Chevalier Avenue, South 38° 07' 00" East, a distance of 54.96 feet to the point and place of beginning.

Said description of Lot 20, Block 257.01, containing 71,221 Square Feet or 1.635 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 1.01 in Block 257.02
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1.01, Block 257.02, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at the intersection of the easterly right-of-way line of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, N/F SERA, and from said beginning point running:

- 1) Along said easterly right-of-way line of Chevalier Avenue, in a general northerly direction on the arc of a curve to the left having a radius of 543.34 feet and an arc length of 183.67 feet, chord bearing and distance of North 15° 47' 36" West, 182.79 feet, to a point, thence
- 2) Along a non-tangent, non-radial, line, South 62° 39' 09" East, a distance of 124.99 feet to a point in the aforementioned former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, thence
- 3) Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, South 27° 20' 51" West, a distance of 133.38 feet to the point and place of beginning.

Said description of Lot 1.01, Block 257.02, containing 7,391 Square Feet or 0.170 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 22 in Block 257.02
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 22, Block 257.02, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the intersection of the northerly terminus of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the common line between Lot 1, Block 257.01 and Lot 1, Block 257.02, thence; Along said northerly terminus of Chevalier Avenue, South 89° 45' 21" East, a distance of 28.08 feet to the easterly right-of-way line of Chevalier Avenue, thence; Along said easterly right-of-way line of Chevalier Avenue, along a non-tangent curve, in a general southerly direction on the arc of a curve to the left having a radius of 543.34 feet and an arc length of 183.67 feet, chord bearing and distance of South 15° 47' 36" East, 182.79 feet, to the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, said point being the point of beginning for the herein described lands, and from said beginning point running:

- 1) Along the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, North 27° 20' 51" East, a distance of 150.51 feet to a point, said point being witnessed by a railroad spike found 0.5-foot southwest of the herein described point, thence
- 2) South 62° 38' 23" East, a distance of 50.00 feet to a point in the southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, said point being witnessed by an iron pipe found 0.6-foot southwest of the herein described point, thence
- 3) Along said southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, South 27° 20' 51" West, a distance of 223.24 feet to the northeasterly right-of-way line of Chevalier Avenue, thence
- 4) Along said northeasterly right-of-way line of Chevalier Avenue, North 38° 07' 00" West, a distance of 13.37 feet to a point in the easterly right-of-way line of Chevalier Avenue, thence
- 5) Along said easterly right-of-way line of Chevalier Avenue, along a non-tangent curve, in a general northerly direction on the arc of a curve to the left having a radius of 543.34 feet and an arc length of 77.18 feet, chord bearing and distance of North 02° 02' 24" West, 77.12 feet, to the point and place of beginning.

Said description of Lot 22, Block 257.02, containing 9,577 Square Feet or 0.220 Acre, more or less.

EXHIBIT B

Exceptions to Representations and Warranties

Exceptions to Representations and Warranties as of June 10, 2021

None

EXHIBIT 7

BLQ: 257.02 7. Tax Year: 2024 to 2026
Owner Name: SAYREVILLE ECONOMIC % NA PROPERTIES Property Location: RIVERTON CROSSING

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	0.00	0.00	37,176.40	37,176.40	74,352.80
Payments:	0.00	0.00	0.00	37,176.40	37,176.40
Balance Adjust:	0.00	0.00	37,176.40-	0.00	37,176.40-
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						74,352.80		74,352.80
07/09/24	3	Adjustment	063			33499	3 KATIE	37,176.40-	0.00	37,176.40
		FROM BL 257.01 LOT 1								
11/12/24	4	Payment	TAX	1143	CK	35805	70 COUNTER1	37,176.40	0.00	0.00

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	18,588.20	18,588.20	19,525.98	19,525.98	76,228.36
Payments:	18,588.20	18,588.20	19,525.98	0.00	56,702.38
Balance:	0.00	0.00	0.00	19,525.98	19,525.98

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Description								
		Original Billed						76,228.36		76,228.36
02/07/25	1	Payment	TAX	000035	CK	37214	141 COUNTER1	18,588.20	0.00	57,640.16
05/01/25	2	Payment	TAX	000093	CK	38596	302 FALLON	18,588.20	0.00	39,051.96
08/22/25	3	Payment	TAX	000140	CK	40534	66 COUNTER2	19,525.98	0.00	19,525.98

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	19,057.09	19,057.09	0.00	0.00	38,114.18
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	19,057.09	19,057.09	0.00	0.00	38,114.18

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
		Description								
		Original Billed						38,114.18		38,114.18

Total Principal Balance for Tax Years in Range: 57,640.16

BLQ: 257.02 7.02 Tax Year: 2024 to 2026
Owner Name: SAYREVILLE ECONOMIC % NA PROPERTIES Property Location: RIVERTON CROSSING

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	0.00	0.00	2,466.42	2,466.42	4,932.84
Payments:	0.00	0.00	0.00	2,466.42	2,466.42
Balance Adjust:	0.00	0.00	2,466.42-	0.00	2,466.42-
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						4,932.84		4,932.84
07/09/24	3	Adjustment	063			33499	7 KATIE	2,466.42-	0.00	2,466.42
		FROM BL 257.01 LOT 1								
11/12/24	4	Payment	TAX	1143	CK	35805	71 COUNTER1	2,466.42	0.00	0.00

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,233.21	1,233.21	1,295.43	1,295.42	5,057.27
Payments:	1,233.21	1,233.21	1,295.43	0.00	3,761.85
Balance:	0.00	0.00	0.00	1,295.42	1,295.42

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Description								
		Original Billed						5,057.27		5,057.27
02/07/25	1	Payment	TAX	000035	CK	37214	142 COUNTER1	1,233.21	0.00	3,824.06
05/01/25	2	Payment	TAX	000093	CK	38596	304 FALLON	1,233.21	0.00	2,590.85
08/22/25	3	Payment	TAX	000140	CK	40534	67 COUNTER2	1,295.43	0.00	1,295.42

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,264.32	1,264.32	0.00	0.00	2,528.64
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	1,264.32	1,264.32	0.00	0.00	2,528.64

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
		Description								
		Original Billed						2,528.64		2,528.64

Total Principal Balance for Tax Years in Range: 3,824.06

EXHIBIT 8

FEE AND ESCROW CALCULATIONS

Amended Final Major Site Plan Sayreville Seaport Associates Urban Renewal, L.P. (*Bass Pro Shops*) October 2025

Application Fees

<i>Amended</i> Final Major Site Plan [26-110(a)(3)(d)]	\$1,000.00
<i>TOTAL APPLICATION FEES</i>	<i>\$ 1,000.00</i>

Escrow Fees

<i>Amended Final Major Site Plan Review</i> 20% of Amended Preliminary Fee (\$14,887.00 for 2023 preliminary amendment) [26-110(b)(4)(3)(c)]	\$2,977.40
<i>TOTAL ESCROW FEES</i>	<i>\$2,977.40</i>

EXHIBIT 9

DEVELOPMENT TEAM AND PROFESSIONALS
Sayreville Seaport Associates Urban Renewal L.P.

Application for Amended Final Major Site Plan Approval
Bass Pro Shops Signage
Block 257.02, Lots 7, & 7.02

Project Engineers

Colliers Engineering & Design
101 Crawfords Corner Road, Suite 3400
Holmdel, New Jersey 07733

Project Counsel

Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102

Project Architects

Insight Design Architects, LLC
112 S. Main Street
Nixa, Missouri 65714

EXHIBIT 10

26-75.3 Final Major Subdivision And Site Plan Checklist

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	**Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.	X		
3.	Current survey upon which plat or plan is based, signed and sealed.	X		
4.	Map size: 8 – ½" x 13"; 5" x 21"; 24" x 36"			X (30"x42")
5.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian. d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)			X
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.			X
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.			X
8.	The front, side and rear building setback lines.			X
9.	Improvement Plans in accordance with the Borough Standards for roads and utilities.			X

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.	X (see project description)		
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.			X
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.			X
13.	<p>If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that:</p> <p>a. A recordable developer's agreement with the Borough has been executed</p> <p>b. A satisfactory performance guarantee has been posted</p> <p>c. That the Borough has received all escrow and inspection fees</p>			X
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	X		
15.	If the 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.			X
16.	Applicant shall submit fifteen (15) sets of folded plans.			X 4 sets submitted for initial review
<p>Checklist prepared by _____</p> <p>Checklist reviewed by Board: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p> <p>Applicant notified on: _____</p>		<p>Date: _____</p> <p>Date: _____</p>		

Checklist Waiver Justifications
Final Site Plan Amendment Submission
(Bass Pro Shops Signage)

Item 4 – Map size

Justification: Plans are submitted at 30" x 42", a standard architectural sheet size used for signage and building elevations to ensure clarity and legibility.

Item 5 – Title block and basic information (partial waiver for zone)

Justification: All required title block elements are included except for zoning, which remains unchanged from prior approvals and is not impacted by the signage amendment.

Item 6 – Tract boundary lines, easements, lot lines, etc.

Justification: The signage plans do not propose changes to tract boundaries or lot configurations. These were previously approved and remain unchanged.

Item 7 – Purpose of easements or land reserved/dedicated to public use; proposed use of non-residential sites

Justification: No new easements or dedications are proposed. The signage pertains to an approved commercial use consistent with prior site plan approvals. Copies of Covenants and Restrictions is submitted herewith.

Item 8 – Front, side, and rear building setback lines

Justification: The signage plans do not propose new structures or changes to building footprints. Setback lines are not impacted.

Item 9 – Improvement plans for roads and utilities

Justification: Item 10 relates to items that envision sequential preliminary and final major site plan approval. Original approval granted both preliminary and final major site plan approvals.

Item 11 – Additional information or modifications required at preliminary approval

Justification: Item 11 relates to items that envision sequential preliminary and final major site plan approval. Original approval granted both preliminary and final major site plan approvals.

Item 12 – Statement from Borough Engineer regarding installed improvements

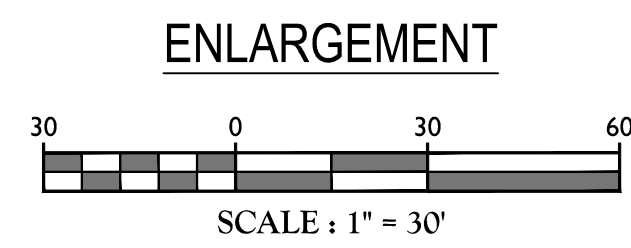
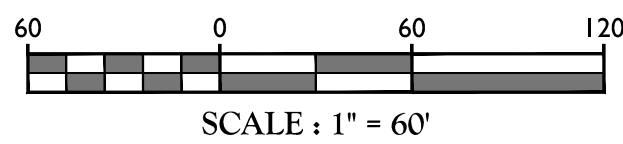
Justification: Site is subject to ongoing construction.

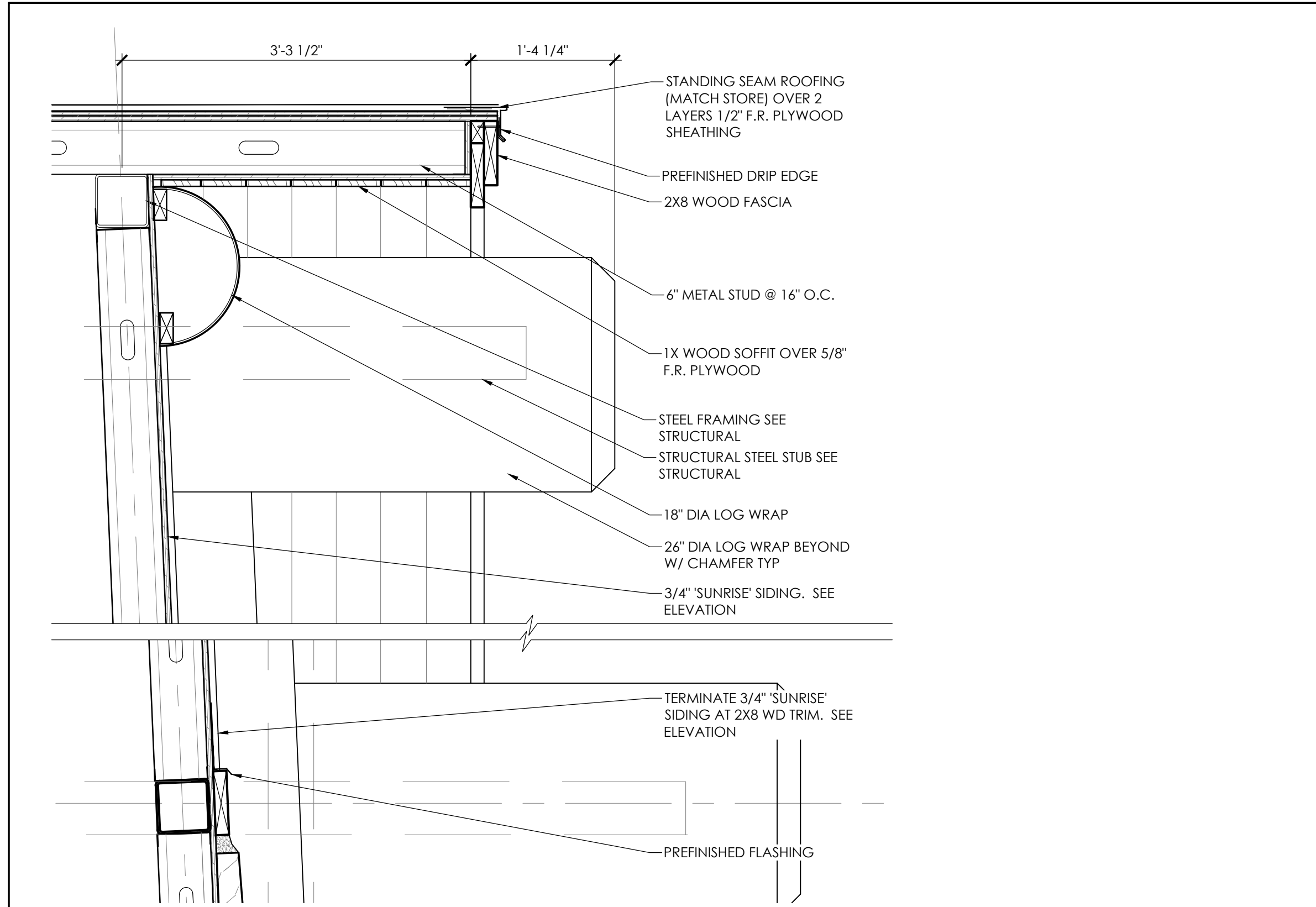
Item 13 – Statement from Borough Clerk regarding developer's agreement, performance guarantee, and escrow

Justification: Site is subject to ongoing construction.

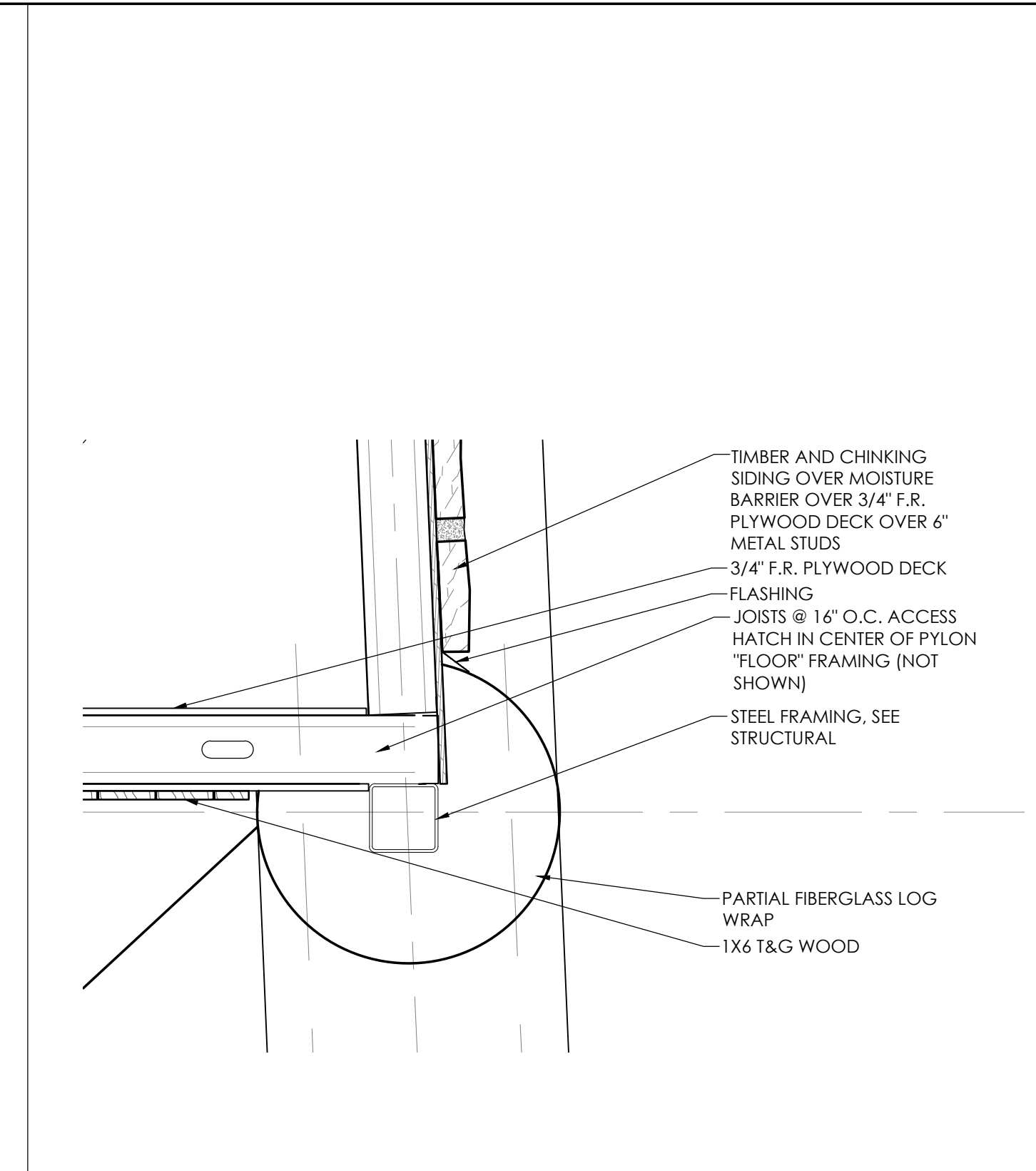
Item 15 – Maintenance bond if improvements have been installed

Justification: Site is subject to ongoing construction.

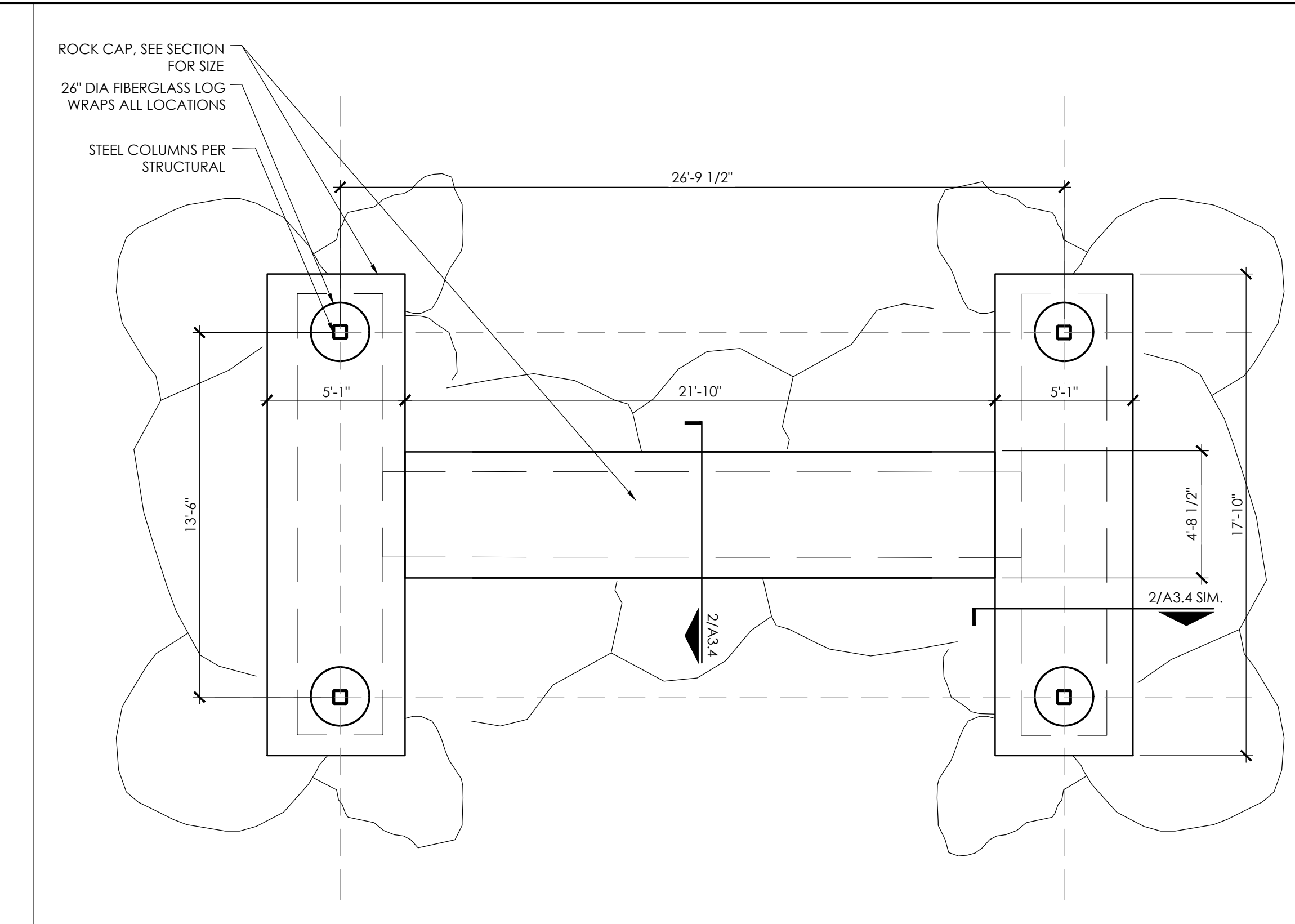




6 PYLON SIGN ROOF SECTION
SCALE 1" = 1'-0"

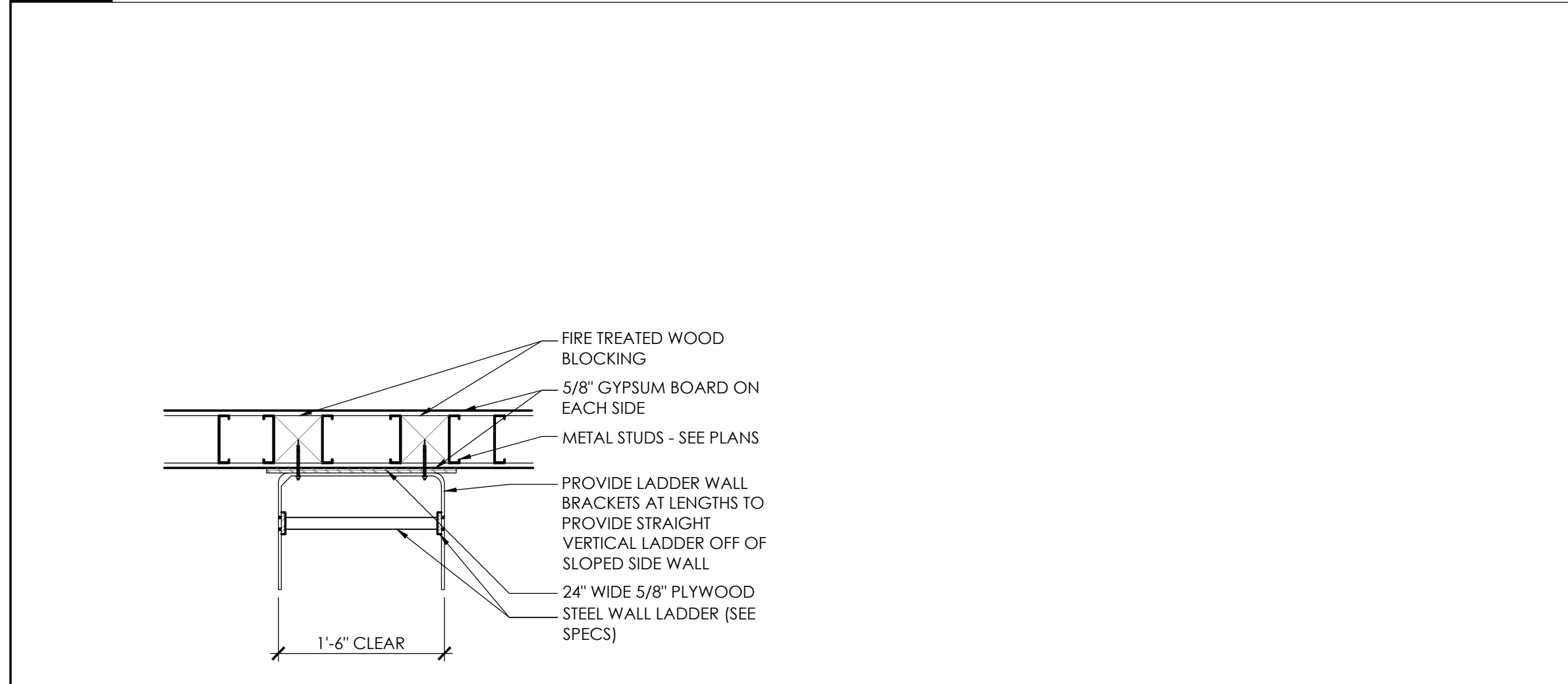


5 PYLON SIGN ROOF SECTION
SCALE 1" = 1'-0"

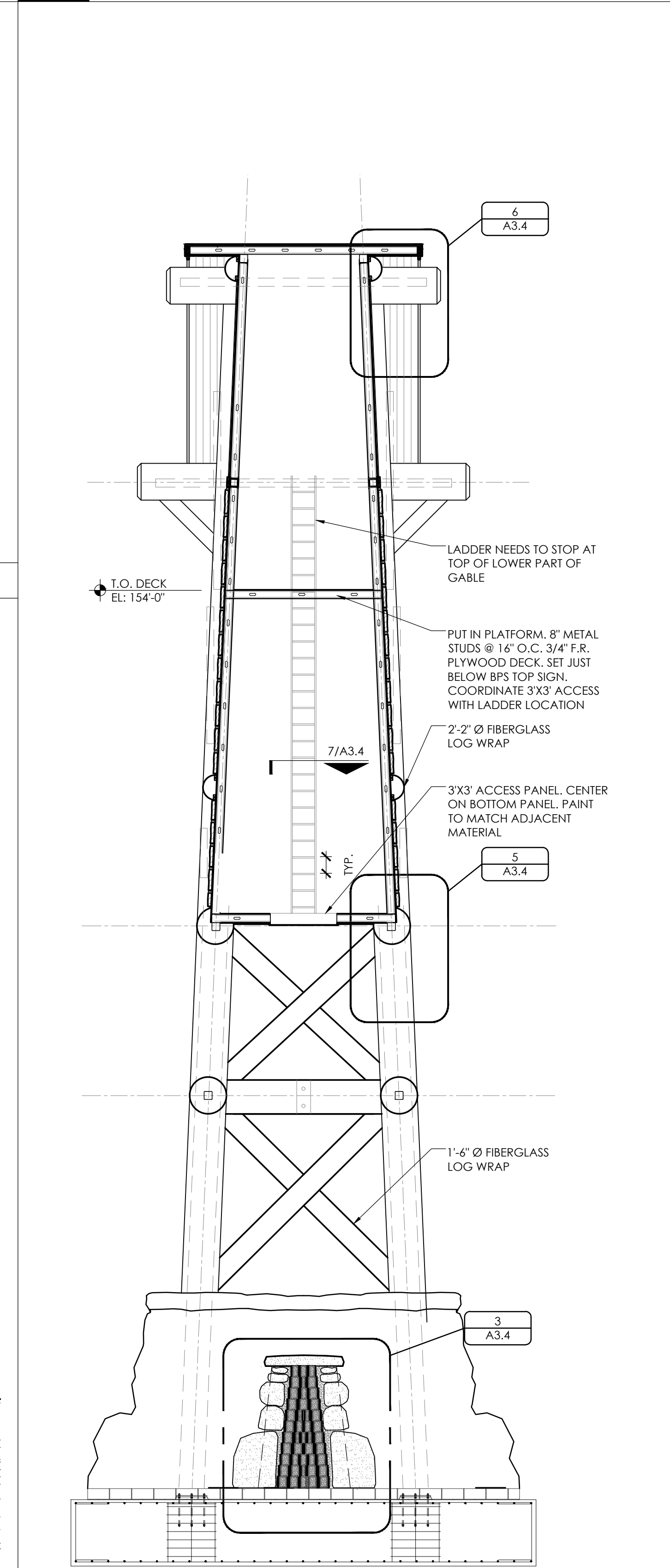


4 PYLON SIGN BASE PLAN
SCALE 1/4" = 1'-0"

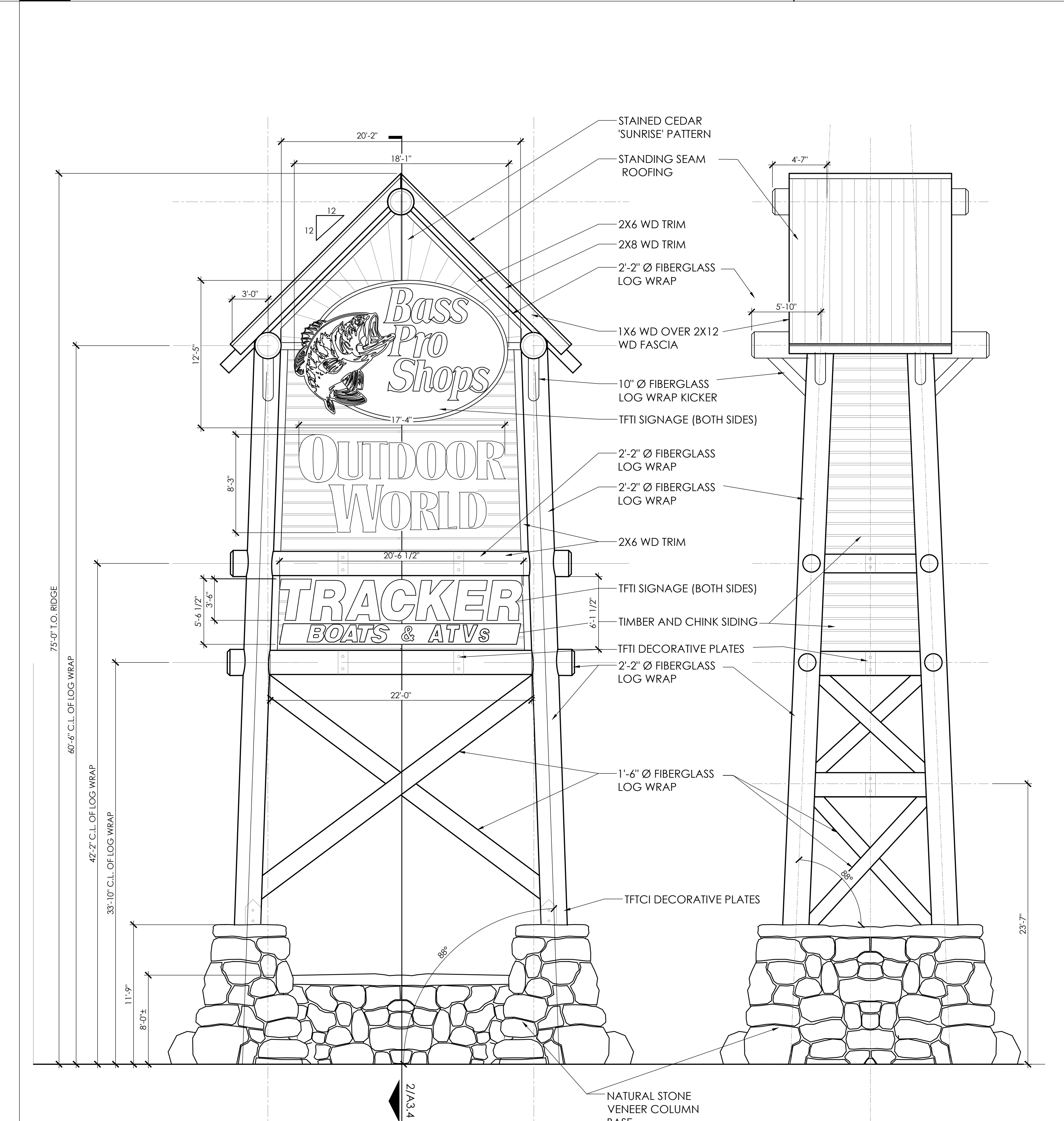
- EXTERIOR FINISH NOTES**
1. MATCH ALL BUILDING FINISHES FOR PYLON SIGN, SEE A3.1 FOR TYPICAL FINISHES.
 2. EXPOSED WOOD EDGES ARE TO BE STAINED OR AGED.
 3. GC IS RESPONSIBLE FOR ALL REQUIRED FIRE TREATED BLOCKING WITHIN WALLS AND ROOFS FOR SIGN CONNECTIONS. COORDINATE LOCATIONS WITH SIGN VENDOR.
 4. ALL SIGNAGE IS OFCI UNLESS NOTED OTHERWISE. ALL SIGN MOUNTING BY SIGN VENDOR. GC TO COORDINATE AND INSTALL ALL REQUIRED SIGNAGE BLOCKING.
 5. PAINT ALL EXPOSED RECEPTACLE COVERPLATES, CAMERAS (NOT ON LENS OR ANY ACRYLIC DOMES), EXPOSED ELECTRICAL AND GAS PIPING SHALL BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.
 6. ALL SHINY FINISH FASTENERS USED ON RECLAIMED OR RUSTIC FINISHED MATERIAL LIKE CORRUGATED TIN, WOOD, TOILET PARTITIONS, FLOORING, SIGNAGE, ETC. SHALL BE PAINTED, STAINED, FINISHED, OR PLUGGED TO BLEND INTO RECLAIMED MATERIAL.



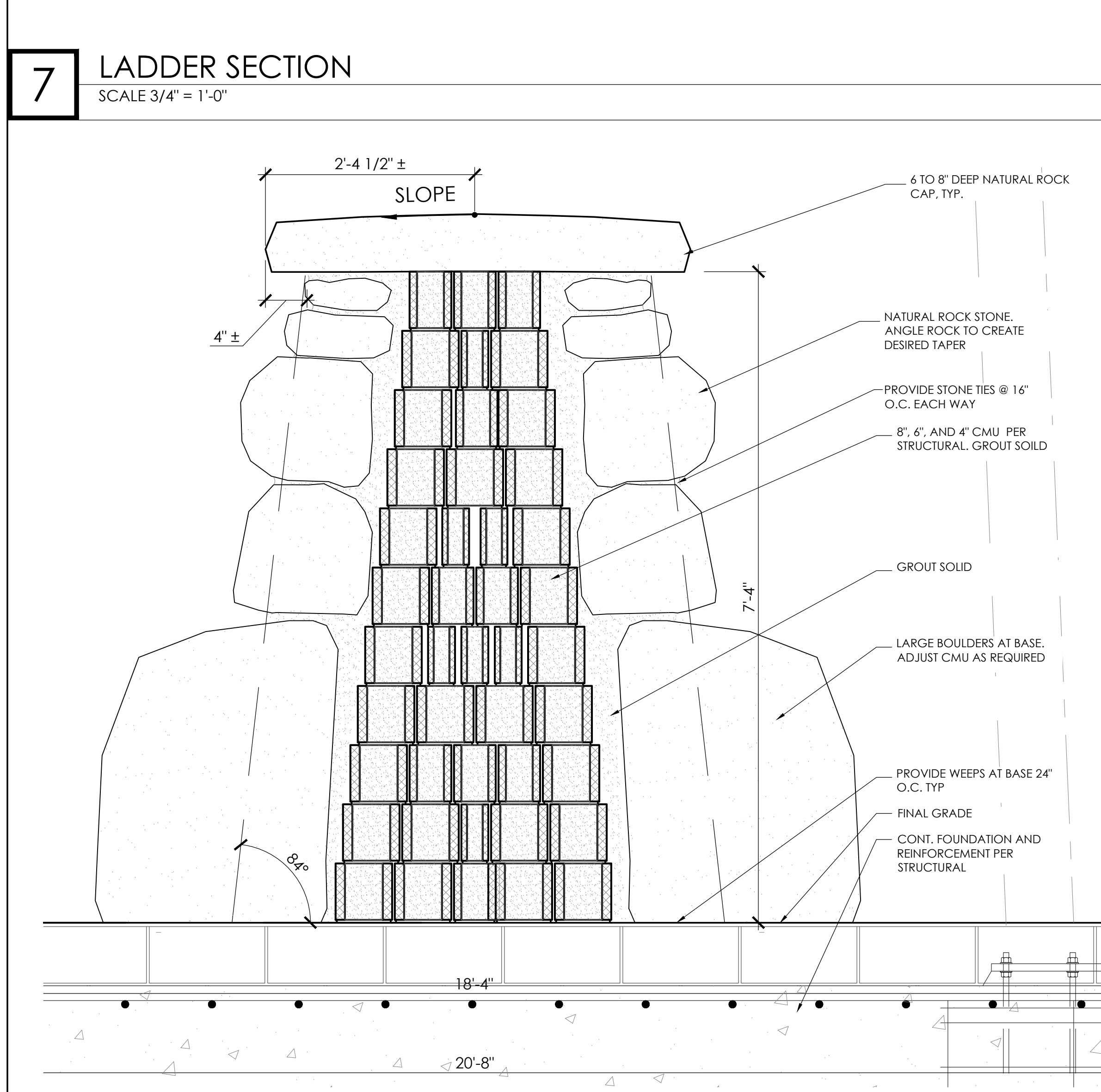
7 LADDER SECTION
SCALE 3/4" = 1'-0"



2 PYLON SIGN SECTION
SCALE 3/16" = 1'-0"



1 PYLON SIGN ELEVATIONS
SCALE 3/16" = 1'-0"



3 PYLON SIGN BASE SECTION
SCALE 1" = 1'-0"

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

IDEA
Insight Design Architects, LLC
112 S. Main St., Nixa, MO 65714 PH: 417-724-8553

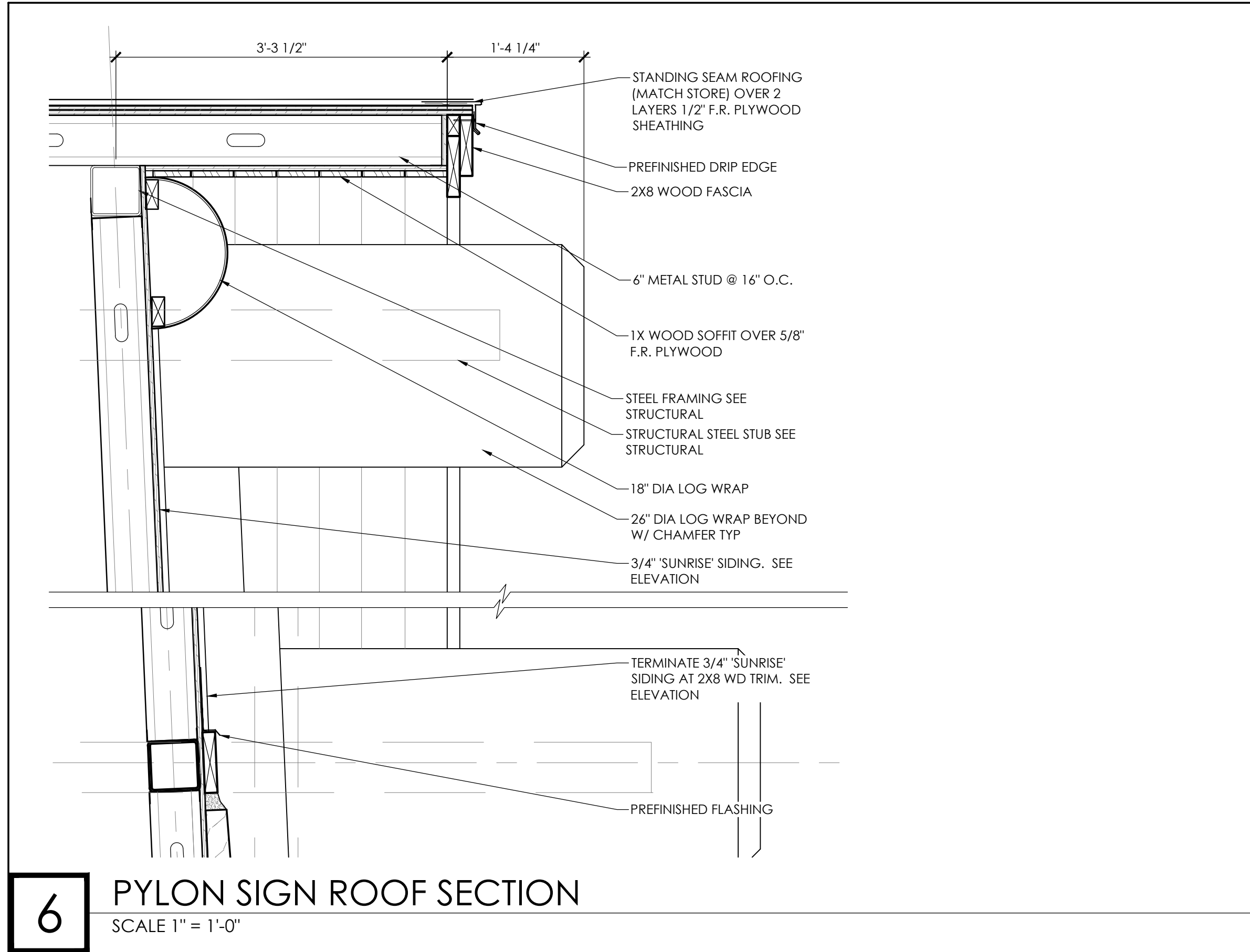
NORTH AMERICAN PROPERTIES

BLANCHARD AE GROUP, LLC
Laura Blanchard, P.E.
Professional Engineer no. 24CE05365700
1425 Wakarusa Dr. Ste B Lawrence, KS 66049
Ph: 785.993.0300
LBlanchard@BAE-Group.engineering

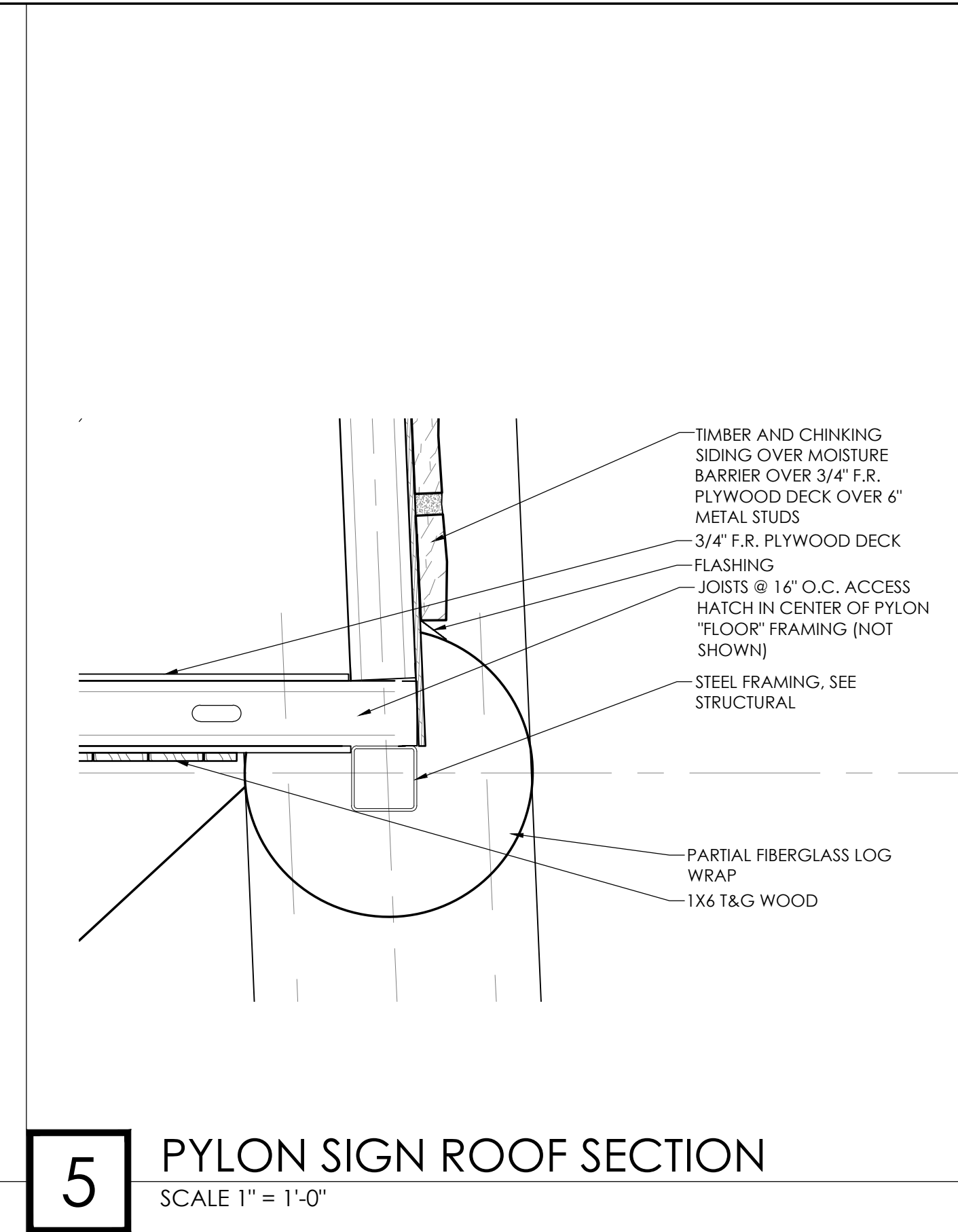
METTEMMEYER ENGINEERING
211 W CHESTERFIELD BLVD. STE 100, SPRINGFIELD MO 65714-4904002 / www.mettengr.com / C of A: 2000020445

REISSUE DATE
CCD 28 08/27/25

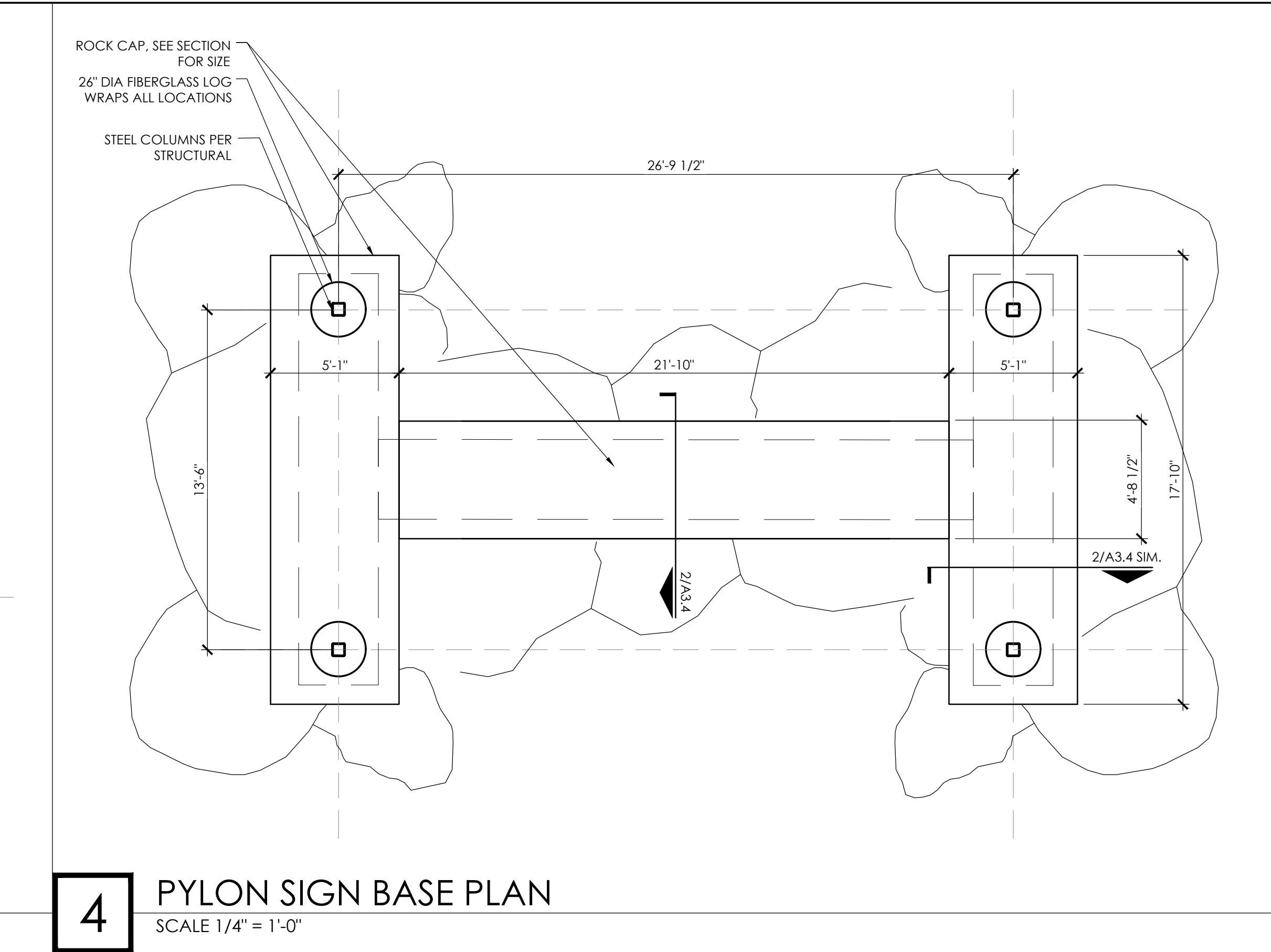
PROFESSIONAL OF RECORD
STATE OF NEW JERSEY
Professional Engineer
08.27.2025
DATE: 08.27.2025
BPS DESIGNER: BAUNACH
PROJECT NO: 23-006
DATE: 08.27.2025
DRAWING TITLE: PYLON SIGN ELEVATIONS
SHEET NO: 33
CCD 08
A3.4



6 PYLON SIGN ROOF SECTION
SCALE 1" = 1'-0"



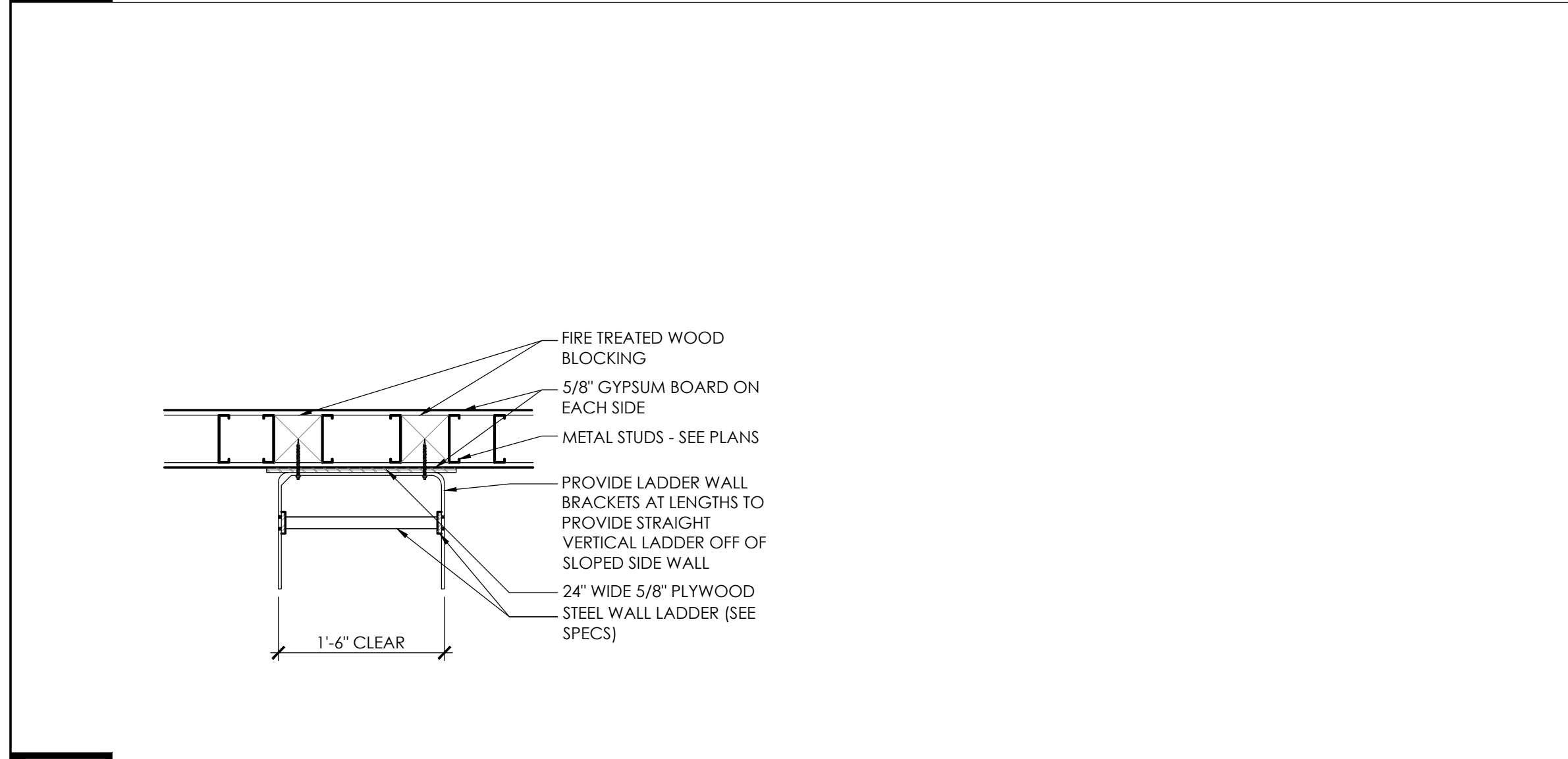
5 PYLON SIGN ROOF SECTION
SCALE 1" = 1'-0"



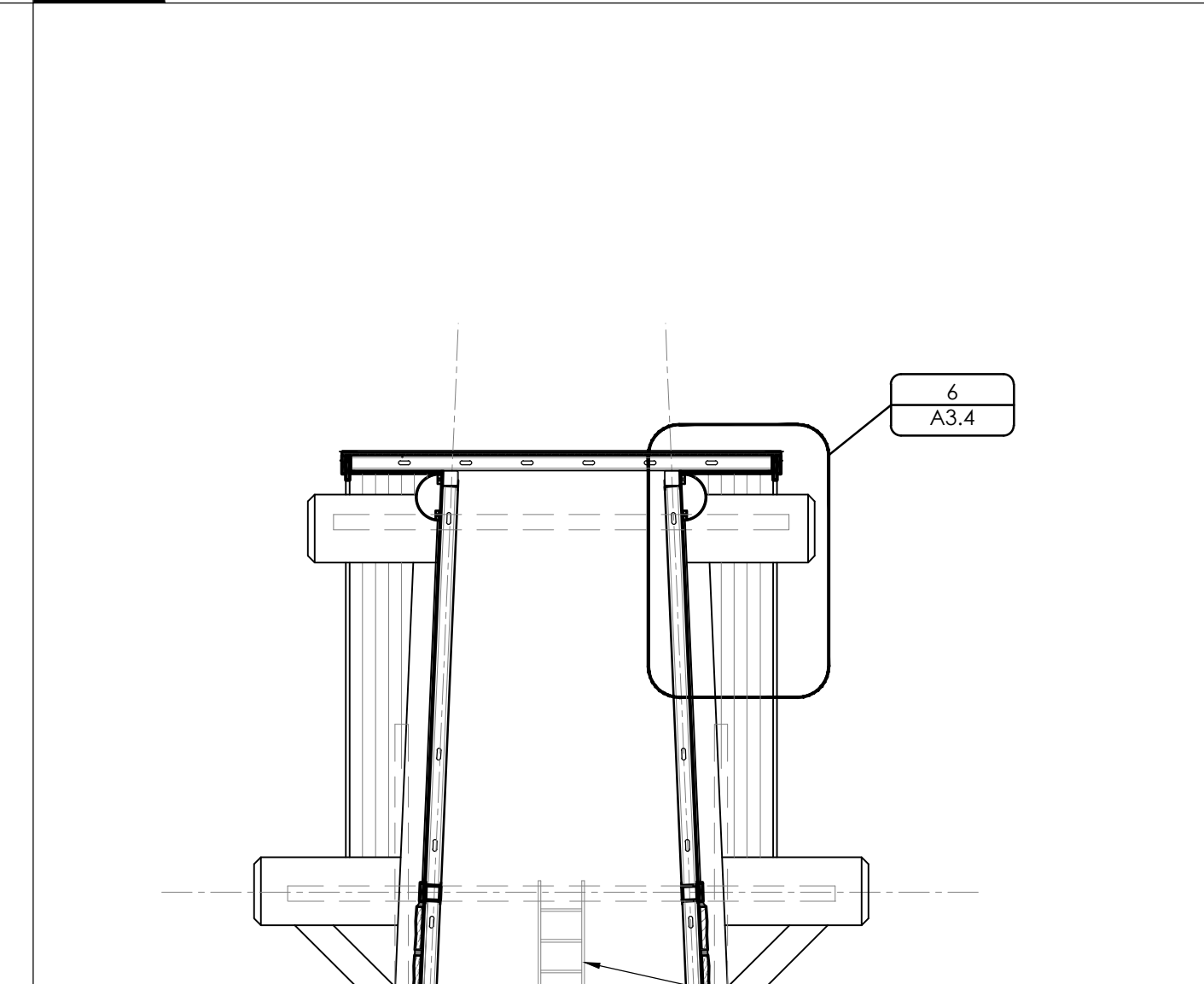
4 PYLON SIGN BASE PLAN
SCALE 1/4" = 1'-0"

EXTERIOR FINISH NOTES

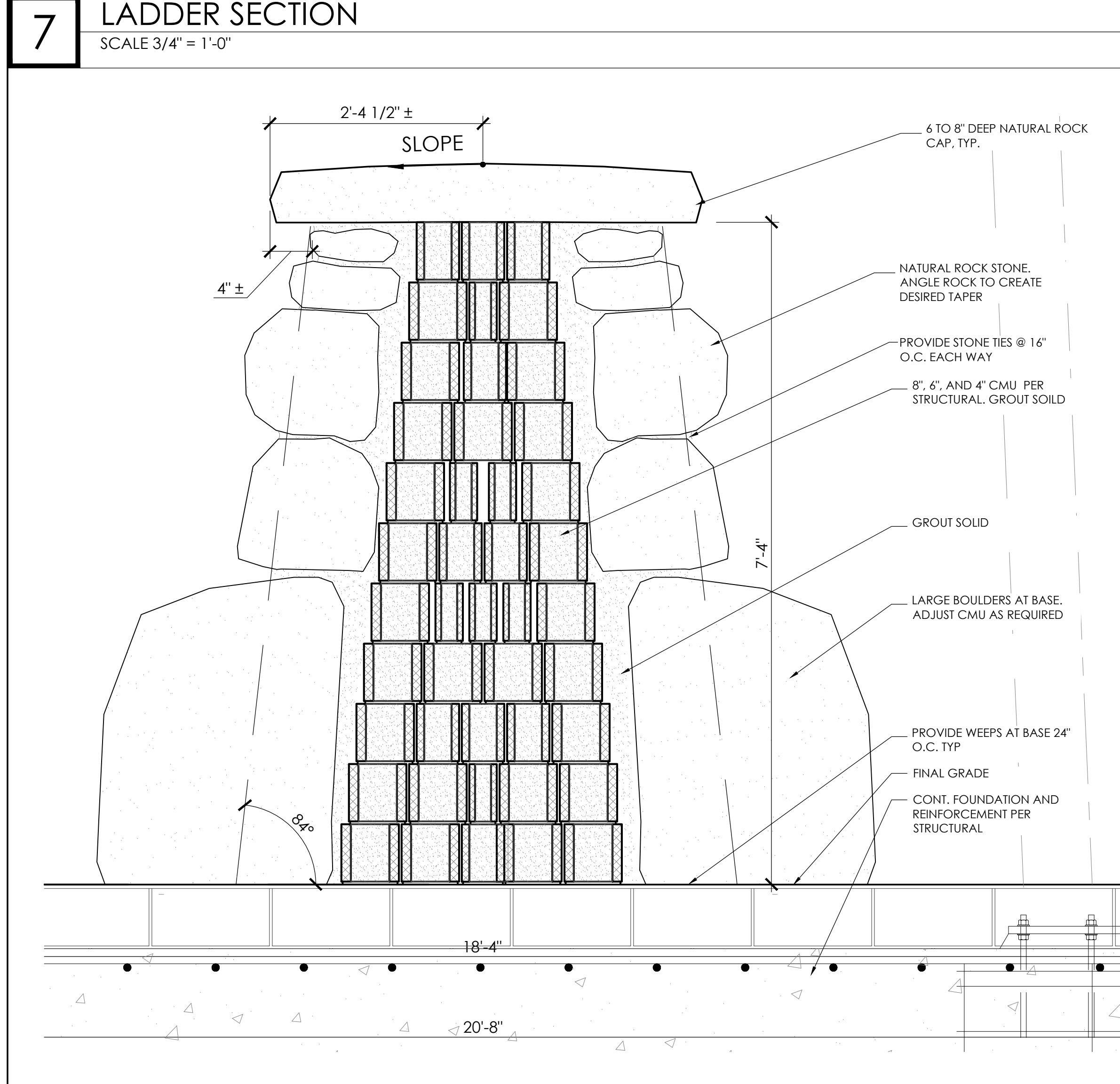
1. MATCH ALL BUILDING FINISHES FOR PYLON SIGN, SEE A3.1 FOR TYPICAL FINISHES.
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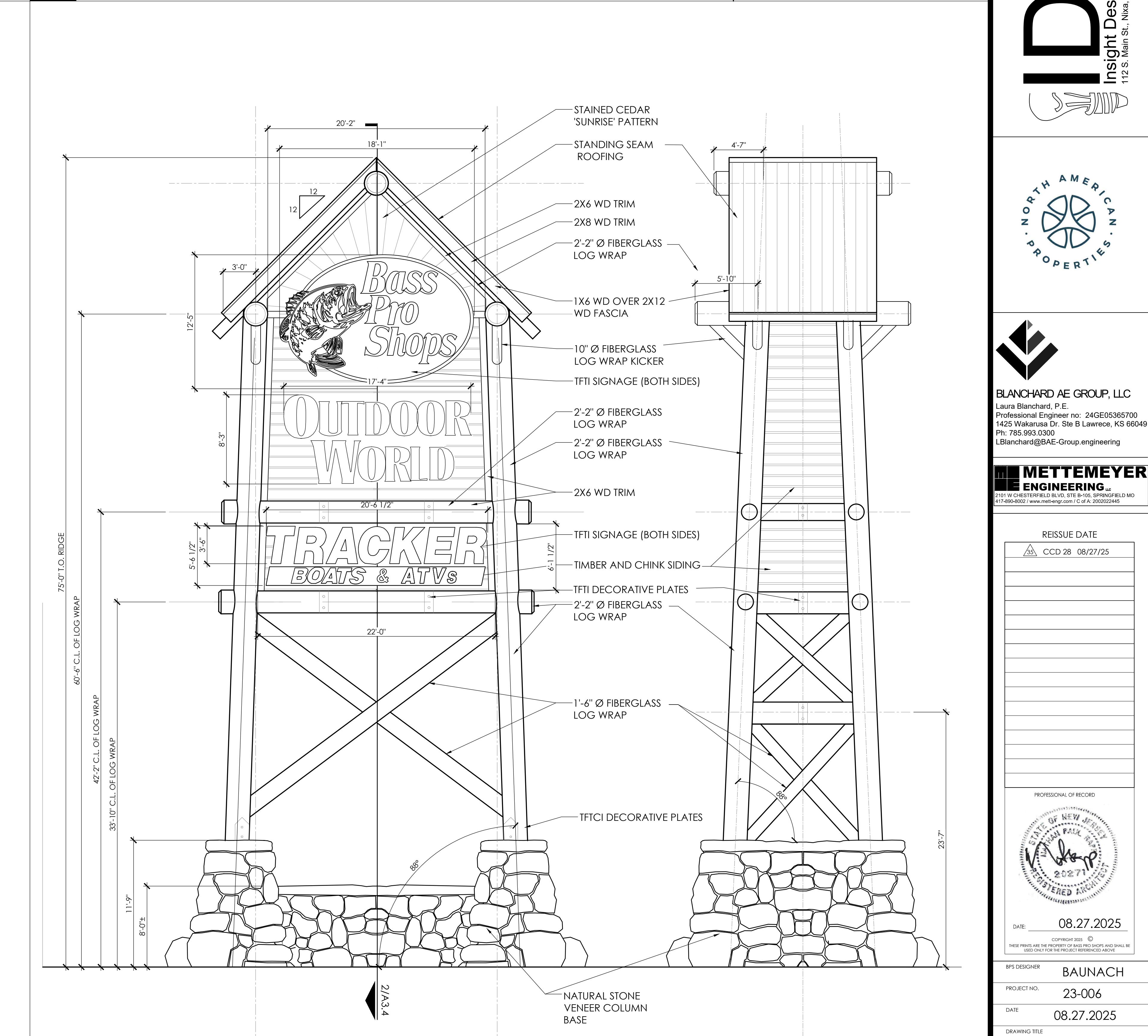
7 LADDER SECTION
SCALE 3/4" = 1'-0"



2 PYLON SIGN SECTION
SCALE 3/16" = 1'-0"



3 PYLON SIGN BASE SECTION
SCALE 1" = 1'-0"



1 PYLON SIGN ELEVATIONS
SCALE 3/16" = 1'-0"

Bass Pro Shops
Cabela's

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

IDEA
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NORTH AMERICAN PROPERTIES

BLANCHARD AE GROUP, LLC
Laura Blanchard, P.E.
Professional Engineer no. 24CE05365700
1425 Wakarusa Dr. Ste B Lawrence, KS 66049
Ph: 785.993.0300
LBlanchard@BAE-Group.engineering

METTEMMEYER ENGINEERING, Inc.
211 W. CHESTERFIELD BLVD., STE. 100, SPRINGFIELD, MO 65764
417-489-8002 / www.mteng.com / C of A: 2000020445

REISSUE DATE
CCD 28 08/27/25

PROFESSIONAL OF RECORD
STATE OF NEW JERSEY
Professional Engineer
Laura Blanchard
P.E.
08272025

DATE: 08.27.2025

DESIGNER: BAUNACH

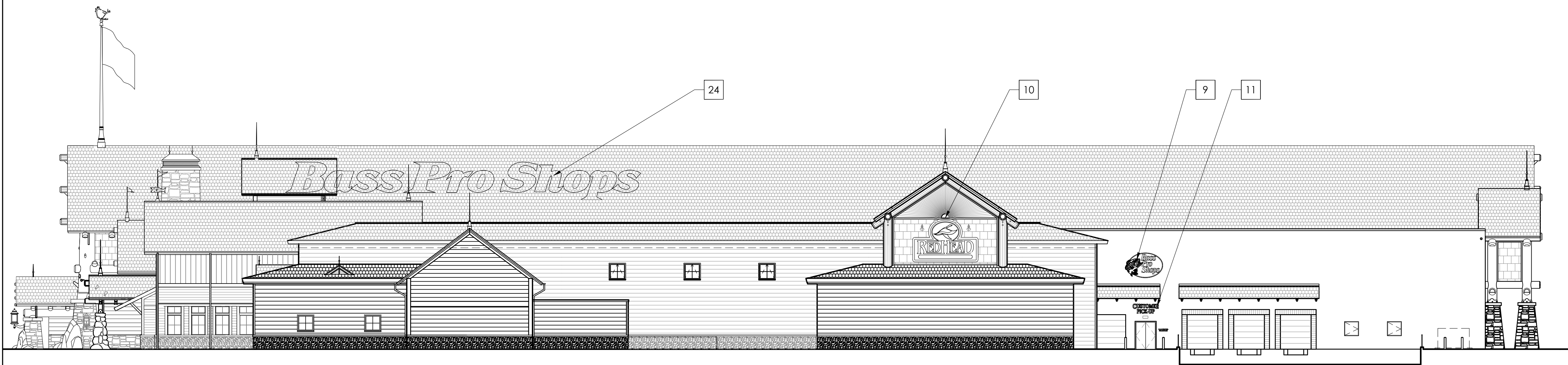
PROJECT NO.: 23-006

DATE: 08.27.2025

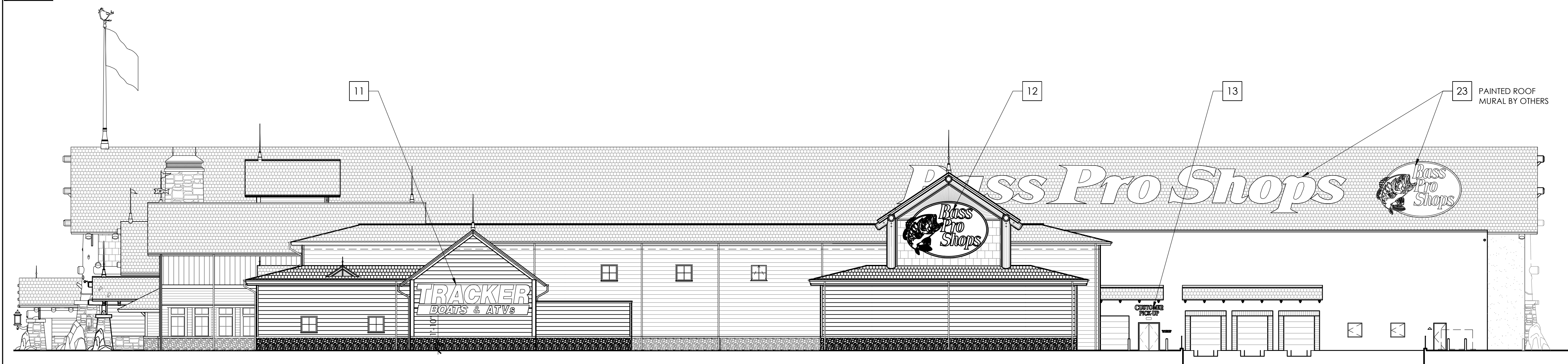
DRAWING TITLE: PYLON SIGN ELEVATIONS

SHEET NO.: 33
CCD 08

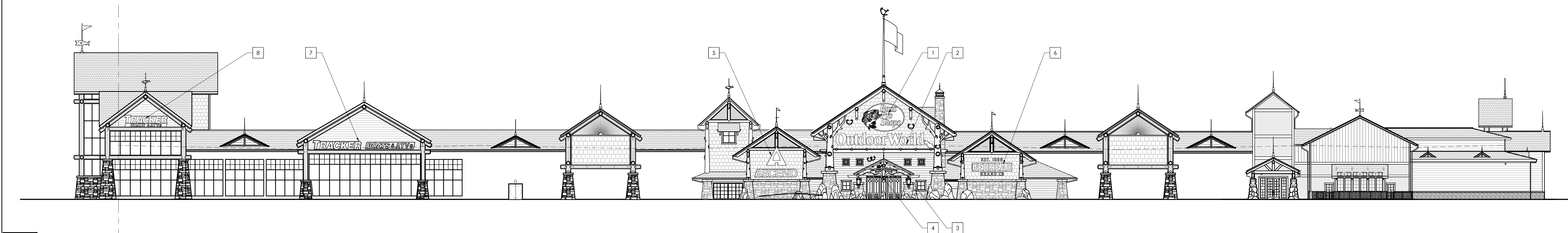
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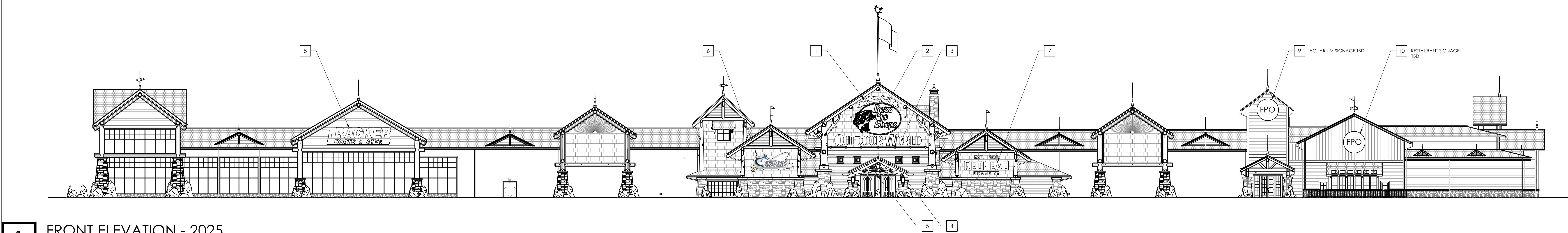
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SCALE 1/16" = 1'-0"



3 SIDE ELEVATION - 2025
SCALE 1/16" = 1'-0"



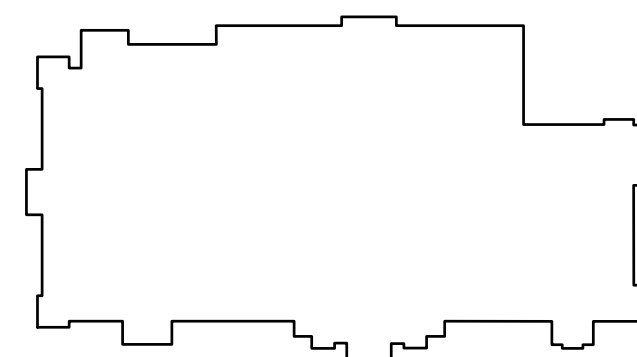
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SCALE 1" = 20'-0"



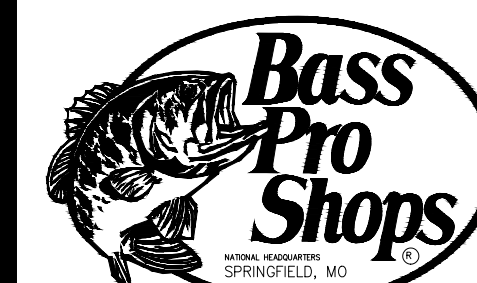
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SCALE 1" = 20'-0"

KEY PLAN

PLAN NORTH TRUE NORTH



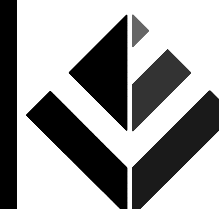
1 & 2/E1



Cabela's

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

IDEA
Insight Design Architects, LLC
112 S. Main St., Nixa, MO 65714 Ph: 417-724-8553



BLANCHARD AE GROUP, LLC
Laura Blanchard, P.E.
Professional Engineer no: 24GE05365700
1425 Wakarusa Dr. Ste B Lawrence, KS 66049
Ph: 785.993.0300
L.Blanchard@BAE-Group.engineering

METTEMMEYER
ENGINEERING, LLC
1111 W. CHESTERFIELD BLVD., STE B-100, SPRINGFIELD, MO
417-480-8002 | www.mettemeyer.com | C of A: 200202445

REISSUE DATE

PROFESSIONAL OF RECORD



DATE: 09.09.2025

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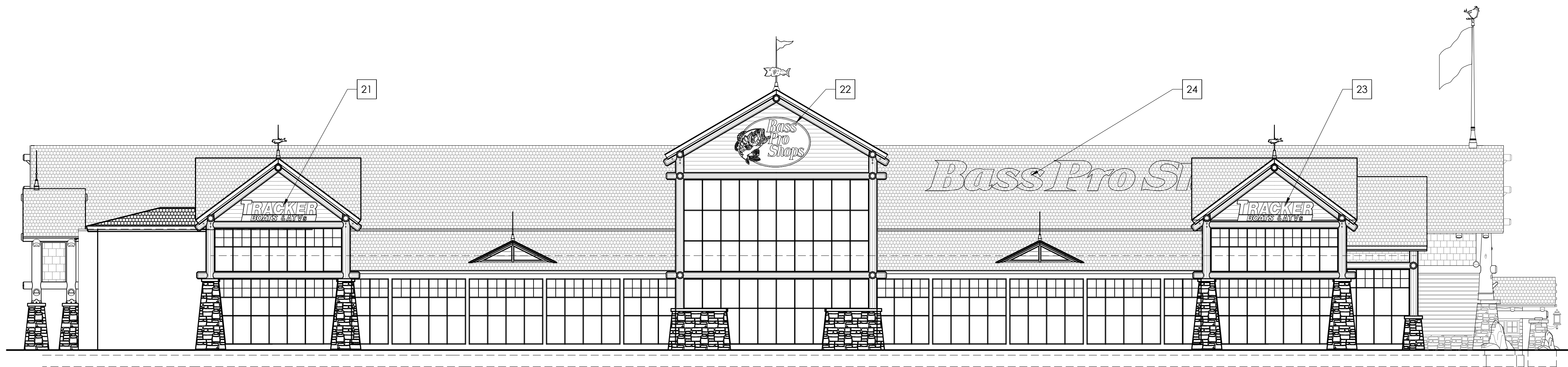
BPS DESIGNER: BAUNACH

PROJECT NO.: 23-006

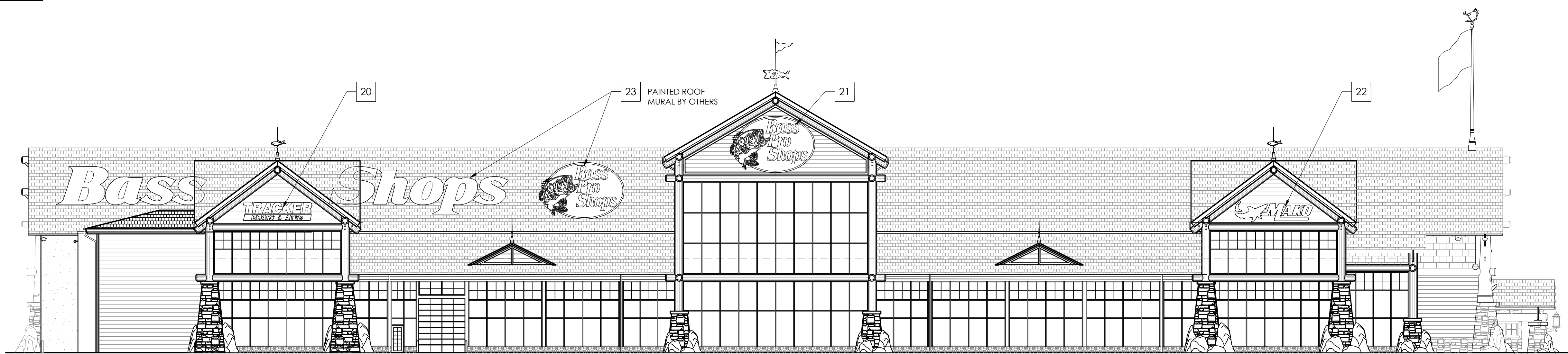
DATE: 09.09.2025

DRAWING TITLE: EXTERIOR SIGNAGE ELEVATIONS

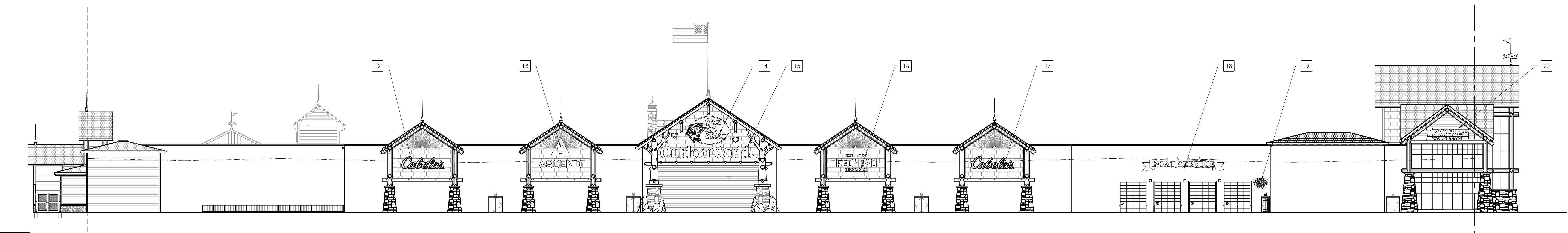
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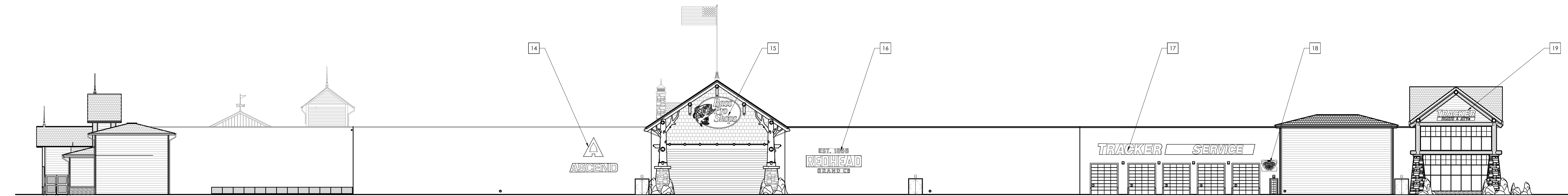
4 SIDE ELEVATION - 2023
SCALE 1/16" = 1'-0"



3 SIDE ELEVATION - 2025
SCALE 1/16" = 1'-0"



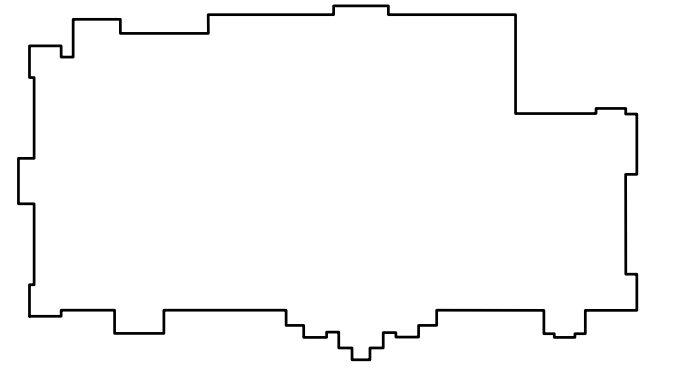
2 REAR ELEVATION - 2023
SCALE 1" = 20'-0"



1 REAR ELEVATION - 2025
SCALE 1" = 20'-0"

KEY PLAN

1 & 2/E2
PLAN NORTH TRUE NORTH



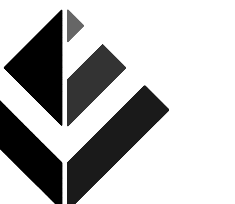
Signage Table				Signage Table			
Bass Pro Proposed Building Project Signage 2025				Bass Pro Current Approved/Permitted Building Project Signage 2023			
NUMBER	PROPOSED SIGNS	ELECTRICITY REQ'D.	SQ.FT.	NUMBER	PROPOSED SIGNS		SQ.FT.
FRONT (NORTH) ELEVATION				FRONT ELEVATION			
1	JOHNNY MORRIS RIBBON	YES	68.9	1	BASS PRO SHOP LOGO		260.4
2	BPS FORMED MAIN ID CABINET	YES	334.5	2	OUTDOOR WORLD LOGO		250.7
3	OUTDOOR WORLD WALL CABINET	YES	216.2	3	WELCOME RIBBON SIGN		170.1
4	WELCOME RIBBON SIGN	NO	170.1	4	WELCOME LETTERS		12.3
5	WELCOME LETTERS	NO	12.3	5	ASCEND CHANNEL LETTERS		279.8
6	WORLDWIDE SPORTSMAN FOAM WALL SIGN	YES	180	6	REDHEAD FOAM LETTERS		154.3
7	REDHEAD FOAM LETTERS	YES	184.1	7	TRACKER BOATS LOGO		207.3
8	TRACKER BOATS CHANNEL LETTERS	YES	232.4	8	TRACKER BOATS CHANNEL LETTERS		108.4
9	AQUARIUM SIGNAGE	YES	180				
10	RESTAURANT SIGNAGE	YES	180				
TOTAL SF			1398.5	TOTAL SF			1437.3
LEFT (WEST) ELEVATION				SIDE 1 ELEVATION			
11	TRACKER BOATS CHANNEL LETTERS	YES	232.4	9	BASS PRO SHOP LOGO		65.6
12	BPS ILLUMINATED WALL SIGN W/ FOAM BORDER	YES	334.5	10	REDHEAD LOGO		195.4
13	CUSTOMER SERVICE LETTERS	NO	24.7	11	CUSTOMER SERVICE LETTERS		24.7
TOTAL SF			591.6	TOTAL SF			285.7
REAR (SOUTH) ELEVATION				REAR ELEVATION			
14	ASCEND CHANNEL LETTERS	YES	342.8	12	CABELA'S LOGO		110.4
15	BPS ILLUMINATED WALL SIGN W/ FOAM BORDER	YES	334.5	13	ASCEND CHANNEL LETTERS		274.6
16	REDHEAD CHANNEL LETTERS	YES	287.5	14	BASS PRO SHOP LOGO		253.1
17	TRACKER SERVICE CHANNEL LETTERS	YES	325.8	15	OUTDOOR WORLD LOGO		233.8
18	POWERPRO SIGN	NO	37.1	16	REDHEAD CHANNEL LETTERS		149.7
19	TRACKER BOATS CHANNEL LETTERS	YES	85.0	17	CABELA'S LOGO		110.4
				18	BOAT SERVICE SIGN		185.5
				19	POWER PROS SIGN		35.7
				20	TRACKER BOATS LOGO		86.1
TOTAL SF			1412.7	TOTAL SF			1441.3
RIGHT (EAST) ELEVATION				SIDE 2 ELEVATION			
20	TRACKER BOATS CHANNEL LETTER	YES	85.0	21	TRACKER BOATS CHANNEL LETTER		109.3
21	BPS ILLUMINATED WALL SIGN W/ FOAM BORDER	YES	334.5	22	BASS PRO SHOP LOGO		258.8
22	MAKO CHANNEL LETTERS	YES	104.3	23	TRACKER BOATS LOGO		110.6
TOTAL SF			523.8	TOTAL SF			477.7
ROOF PAINTED SIGNAGE				ROOF PAINTED SIGNAGE			
23	PAINTED BPS	NO	1438.9	24	PAINTED BPS		1544.4
TOTAL SF			1438.9	TOTAL SF			1544.4
FREESTANDING SIGNAGE				FREESTANDING SIGNAGE			
24	PYCON SIGN	YES	480.8				
TOTAL SF			480.8				
GRAND TOTAL SF			6046.3	GRAND TOTAL SF			5186.4



Cabela's

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

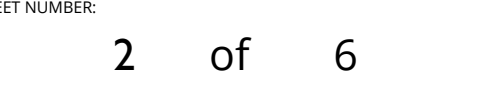
IDEA
Insight Design Architects, LLC
112 S. Main St., Nixa, MO 65714 Ph: 417-724-8553



BLANCHARD AE GROUP, LLC
Laura Blanchard, P.E.
Professional Engineer no: 24GE05365700
1425 Wakarusa Dr. Ste B Lawrence, KS 66049
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L.Blanchard@BAE-Group.engineering

METTEMMEYER
ENGINEERING
1111 W. CHESTERFIELD BLVD. STE B-104 SPRINGFIELD MO
417-480-8032 / www.mettemmeyer.com / C of A: 200202445

REISSUE DATE

[illegible]

REV	DATE	DESCRIPTION	DRAWN BY
1	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
2	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
3	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
4	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
5	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
6	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
7	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
8	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
9	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
10	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
11	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
12	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
13	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
14	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
15	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
16	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
17	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
18	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
19	10/20/14	REVISED TO SHOW PROPERTY LINES PER FILED MAP MAP REF. 1.1	HA
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REV	DATE	DESCRIPTION	DRAWN BY
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Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: G543279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. # 246427986500

TOPOGRAPHIC SURVEY
FORSAYREVILLE SEAPORT
ASSOCIATES, L.P.

BLOCK 256.01, LOT 24, BLOCK 257, LOT 49;
BLOCK 257.02, LOTS 1, 1.05, 7 & 7.02;
BLOCK 257.11, LOT 1;
BLOCK 257.12, LOT 249;
BLOCK 257.03, LOT 2;
BLOCK 258 - LOTS 1 & 2;
BLOCK 264 - LOT 1.01
N/F SAYREVILLE ECONOMIC & REDEVELOPMENT

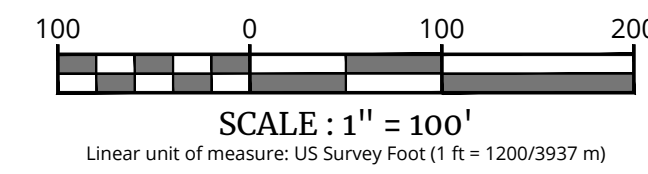
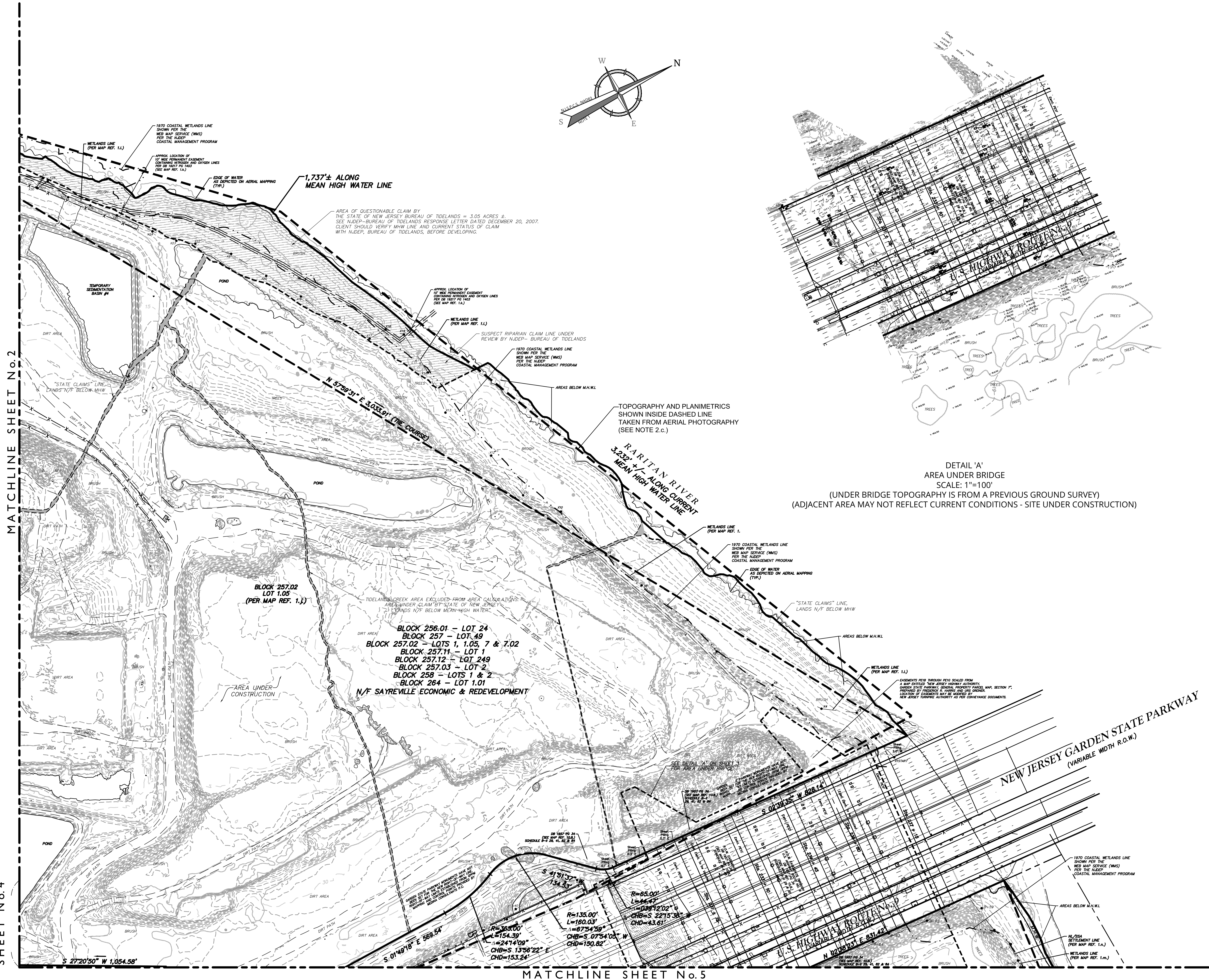
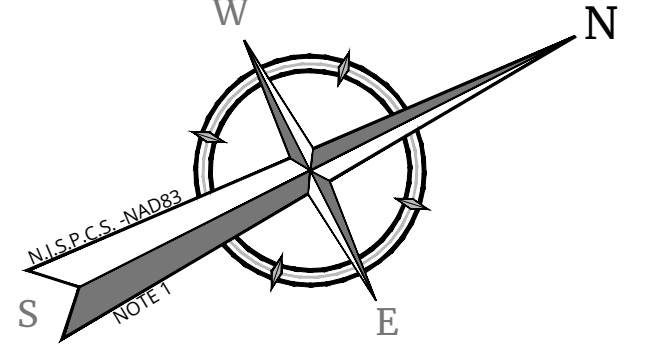
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

HOLMDEL (Headquarters)
101 Crawford Corner Road
Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. (NJ)
BOROUGH OF SAYREVILLE CONSULTING

SCALE: AS SHOWN
DATE: 2/9/2009
PROJECT NUMBER: 05000500F
DRAWING NAME: V-SURV-EM

SHEET TITLE:
TOPOGRAPHIC SURVEYSHEET NUMBER:
3 of 6

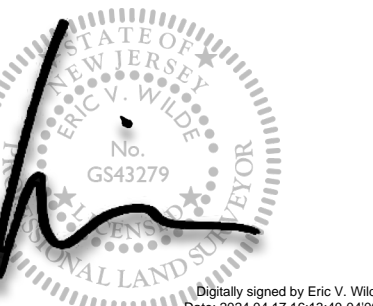
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SEE SHEET NO. 1 FOR GENERAL NOTES

REVISED PER CLIENT COMMENTS DATED 4/16/24 - NO NEW FOLLOWWORK	MM	MM
4/17/24	1	1
4/18/24	1	1
4/19/24	1	1
4/20/24	1	1
4/21/24	1	1
4/22/24	1	1
4/23/24	1	1
4/24/24	1	1
4/25/24	1	1
4/26/24	1	1
4/27/24	1	1
4/28/24	1	1
4/29/24	1	1
4/30/24	1	1

13	65018	HA	REVISED NORTH SWITCH CORNER
14	41540	HA	UPDATE PARAMETERS ALONG CHESAPEAKE AVENUE & MAIN STREET EXTENSION
15	57019	HA	UPDATE SURVEY TO SHOW NEW LOT NUMBERS
16	702419	HA	UPDATE BOUNDARY BETWEEN PACE SURVEY DATED MARCH 2010 (REVISED TO 7/8/10) (REF. N.)
17	54200	HA	REVISED TO SHOW UTILITIES USING 68" APPLICATIONS
18	54200	P	ADD UTILITIES
19	115323	HA	REVISED TO SHOW THE EASTERY ROW - LINE OF MAIN STREET
20	115323	HA	REVISED TO SHOW AERIAL PHOTOGRAPHY AND PARAMETERS IN NOTED AREA



Eric V. Wilde
LICENSED PROFESSIONAL LAND SURVEYOR
CENSE NUMBER: GS43279
S ENGINEERING & DESIGN, INC.
J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY FOR

REVILLE SEAPORT
ASSOCIATES, L.P.

56.01, LOT 24; BLOCK 257, LOT 49;
BLOCK 257.01, LOTS 5, 6 & 103;
57.02, LOTS 1, 105, 7 & 7.02; BLOCK
03, LOT 2; BLOCK 257.11, LOT 1
1.12, LOT 249; BLOCK 258, LOTS 1 & 2;
LOT 1.01; BLOCK 259, LOT 1.01; BLOCK
1.02; BLOCK 270, LOTS 1.01, 1.11 & 1.12;
271, LOT 2.01; BLOCK 280, LOT 1.11
K MAP SHEETS 90, 91, 92 & 93

BOUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

HOLMDEL (Headquarters)
101 Crawford's Corner Road,
Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950

DATE:	DRAWN BY:	CHECKED BY:
2/9/2009	M K	M B M

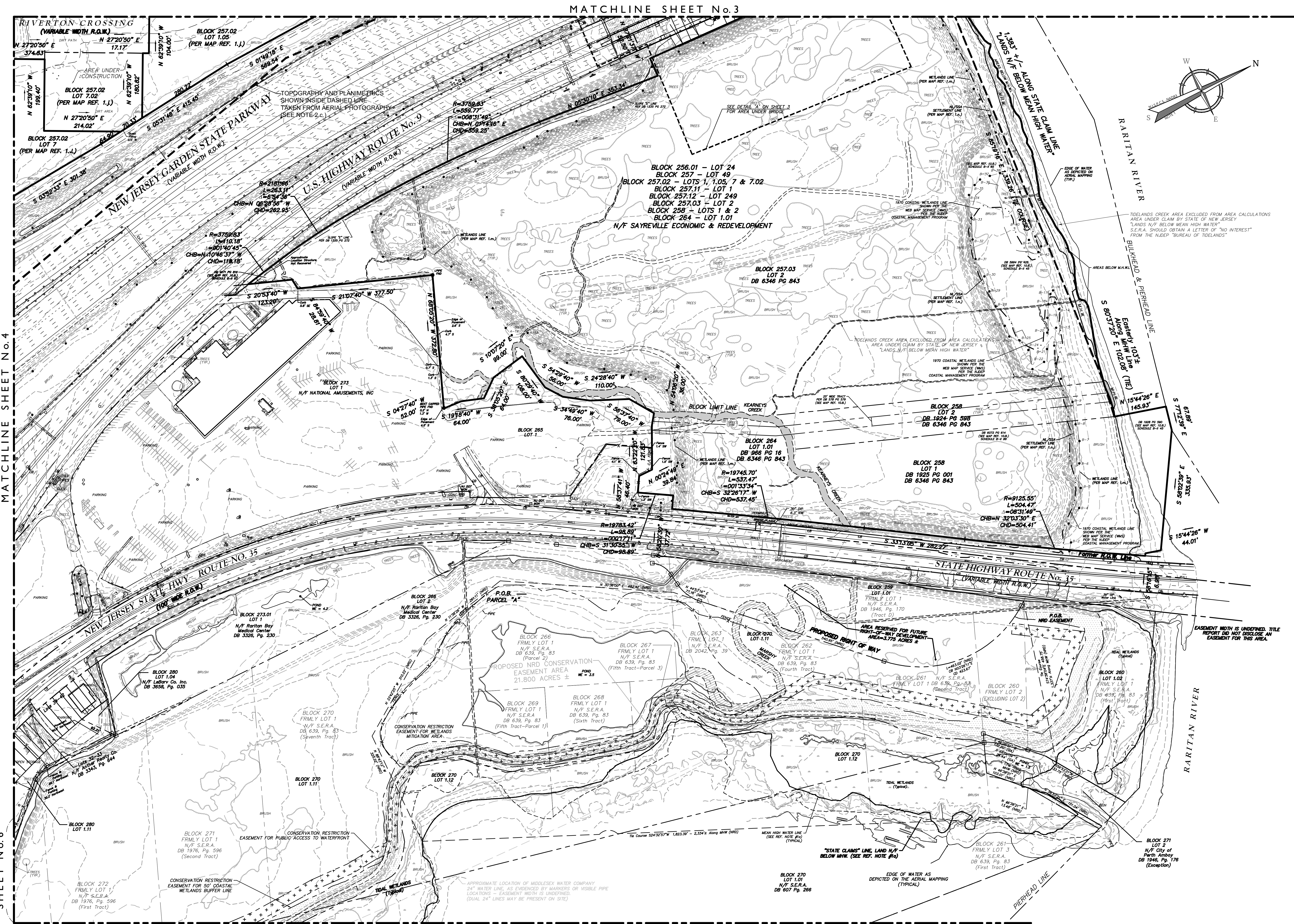
DRAWING NAME:

	V-SURV BM
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GRAPHIC SURVEY

5 of 6

DRAWINGS FOR CONSTRUCTION



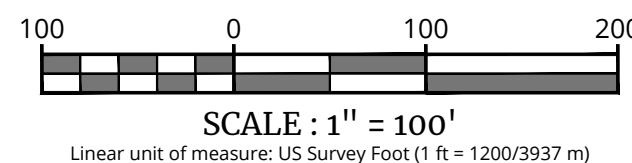
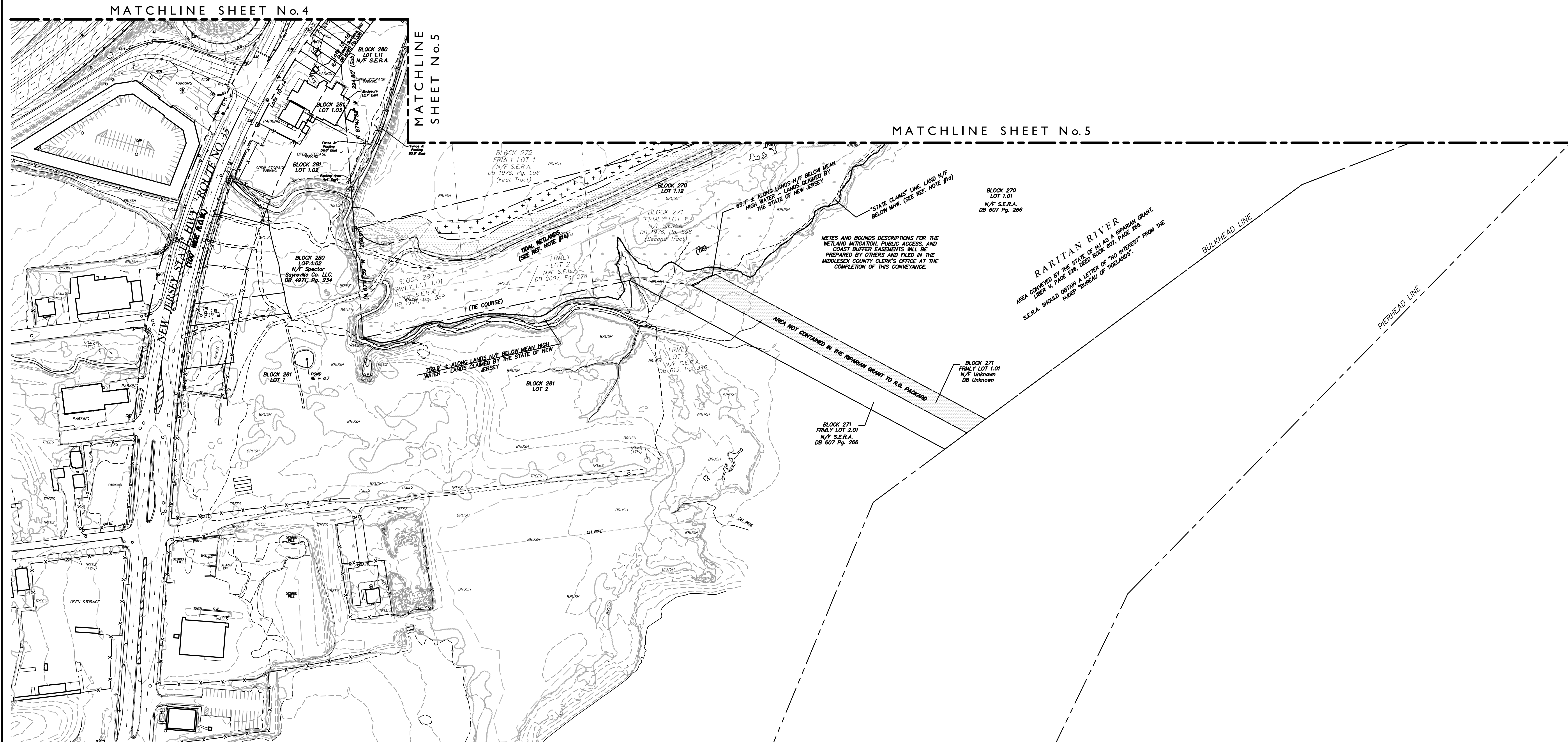
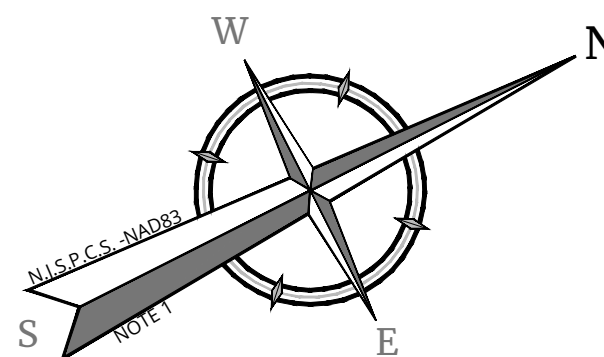
100 0 100 200

SCALE : 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

SEE SHEET NO. 1 FOR GENERAL NOTES

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SEE SHEET NO. 1 FOR GENERAL NOTES

[illegible][illegible]

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY
FOR

SAYREVILLE SEAPORT
ASSOCIATES, L.P.

BLOCK 256.01, LOT 24; BLOCK 257, LOT 49;
BLOCK 257.01, LOTS 5, 6 & 1.03;
BLOCK 257.02, LOTS 1, 1.05, 7 & 7.02; BLOCK
257.03, LOT 2; BLOCK 257.11, LOT 1
BLOCK 257.12, LOT 249; BLOCK 258, LOTS 1 &
BLOCK 264, LOT 1.01; BLOCK 259, LOT 1.01; BLG
260, LOT 1.02; BLOCK 270, LOTS 1.01, 1.11 & 1.12
BLOCK 271, LOT 2.01; BLOCK 280, LOT 1.11
TAX MAP SHEETS 90, 91, 92 & 93

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Colliers
Engineering
& Design

HOLMDEL (Headquarters)
101 Crawford's Corner Road,
Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950

COLLIERS ENGINEERING & DESIGN, INC. DOES
BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 2/9/2009	DRAWN BY: M.K.	CHECKED BY: M.R.M.
PROJECT NUMBER: 050005006		DRAWING NAME: V-SURV BM	

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:
6 of 6