


JOHN H. ALLGAIER, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

**MEMO TO:** Borough of Sayreville Planning Board

**FROM:** Jay B. Cornell, P.E., Borough Engineer's Office 

**DATE:** April 5, 2023

**SUBJECT:** Borough of Sayreville  
Sayreville Seaport Associates Urban Renewal LP  
Riverton Village – Phase I  
Amended Preliminary and Final Major Site Plan  
Block 257, Lots 3.04 & 3.052  
Block 257.01, Lots 1, 1.01, 1.10, 4, 5, 6, 20 and 30.12  
Block 257.02, Lots 1, 1.01 and 22  
Our File No. PSAP0257.08

In accordance with your authorization, our office has reviewed the major site plan submitted for the above referenced project as prepared by Colliers Engineering and Design and dated February 7, 2023 and offer the following comments:

1. The subject application was recently determined to be complete by the Board's Technical Review Committee. We would refer to the report of the Board Planner for his review of the variances, conformance schedule, and zoning ordinance associated with this project.
2. The subject site is 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). The Waterfront Redevelopment Area is composed of three (3) parcels (A, B and C) which total approximately 446 acres.

For the information of the Planning Board, the Waterfront Redevelopment Plan was originally adopted in 1998 but has been amended on numerous occasions, most recently in 2019, in order to accommodate the proposed development.

Since the subject application is located within a Redevelopment Area, Borough Ordinance requires the execution of a Redevelopment Agreement between the Applicant and SERA. This Redevelopment Agreement has been executed by both parties. A copy of this Redevelopment Agreement is on file in the Planning Board Office.

The former Redeveloper of the SERA Property, Sayreville Seaport Associates, LP, appeared before the Planning Board beginning in 2010 in order to review the conceptual development plans for the property. In addition the progress of the site remediation was also discussed with the Board at these meetings.

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. The proposed facility would specialize in the sale of hunting, fishing, camping, and outdoor recreation merchandise.



Borough of Sayreville Planning Board  
April 5, 2023  
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The Bass Pro Shops project represented the first formal application submission to the Planning Board for the redevelopment of the NL property. A copy of the Resolution of Approval for this application is attached for the information of the Board. Although the project was approved, the conditions of this Resolution were never satisfied by Applicant.

In April 2013 the Mayor and Council adopted Ordinance 213-13, which modified the General Development Plan Ordinance. This Ordinance, which was drafted and supported by the Planning Board, was intended to allow a General Development Plan project within a Redevelopment Area.

In March 2015, the Planning Board granted General Development Plan approval for the project which consisted of the following uses:

- a. 576 Townhouse Units,
- b. 1,250 Hotel Rooms,
- c. 1,424 Apartments,
- d. 59,300 SF of Regal Cinemas,
- e. 205,243 SF of Bass-Pro,
- f. 4,135 SF of Wawa,
- g. 12,900 SF of Pharmacy,
- h. 72,000 SF of Marketplace Supermarket,
- i. 2,516,109 SF Retail (1,586,609 SF Regional Mall/North Retail and 929,500 SF of other Retail),
- j. 45,000 SF of Community Center,
- k. 200 Slips of Marina,
- l. 41,700 SF of Office,
- m. 9,700 SF of Firehouse/EMS;
- n. 10,000 SF of Performing Arts Center

A copy of the Resolution of Approval for this application is attached for the information of the Board.

Unfortunately, financial issues did not allow the project to move forward and resulted in the replacement of the original Redeveloper with the current Redeveloper.

In April 2018 the new Redeveloper, Sayreville Seaport Associates Urban Renewal LP, made their initial appearance before the Planning Board to discuss their vision for the project and proposed changes to the original Redevelopment Plan. An update was also provided to the Board in April 2019 on their progress and proposed schedule.

In July 2019 the Mayor and Council adopted Ordinance 458-19 which modified the Waterfront Redevelopment Plan. This Ordinance, which was supported by the Planning Board, modified the original plan to accommodate the new development plan.



In December 2019 the Planning Board granted preliminary and final major subdivision/site plan approval for the Riverton Village – Phase I project which proposed the construction of a total of fifteen (15) buildings and the creation of seven (7) new parcels containing the following uses:

- a. 5,600 SF Convenience Store with Fueling Station;
- b. 13,500 SF Pharmacy;
- c. 5,300 SF Restaurant with Drive-Thru;
- d. 2,075 SF Restaurant with Drive-Thru;
- e. 3,500 SF Bank;
- f. 6,000 SF Retail Store;
- g. 95,717 SF Movie Theater and Restaurant;
- h. 205,000 SF Bass Pro Retail Outlet and Restaurant;
- i. 53,158 SF Retail/Restaurant;
- j. 300 Room Hotel with 48,667 SF Conference Center;
- k. 207,360 SF Office / 53,158 SF Retail/Restaurant;
- l. 6,000 SF Mid Rise Vehicle Sales Building
- m. 65,324 SF Retail Building with 285 Residential Units;
- n. Two (2) Parking Decks;
- o. 1.25 Acre Boat Storage Area

That approval also required the construction of the necessary water, sanitary, storm sewer, and roadway infrastructure to support this development.

A copy of the Planning Board Resolution of Approval for the project is attached for the information of the Board.

Although the Riverton Village – Phase I project was approved in 2019, it was not until recently that all of the conditions of the Resolution of Approval were satisfied and the final plat for the project was filed.

3. The current application before the Planning Board seeks amended preliminary and final major site plan approval for modifications to the footprint of the Bass Pro Shops building. The proposed building modifications consist of the following:
  1. Relocate the loading area from the east side of the building to the west side of the building.
  2. The relocation of the main building entrance.
  3. The reduction in size of the building from 205,000 sf to 198,500 sf.

Since this project is located within a Redevelopment Area before being able to be deemed complete, approval must be received from the Sayreville Economic and Redevelopment Agency (SERA). Attached for the information of the Board is a copy of a Resolution from SERA which supports the project amendments as currently proposed.



Borough of Sayreville Planning Board  
April 5, 2023  
Page 4

4. The submitted site plan does not comply with a number of the Ordinance requirements for site plan submission. However it is our understanding that the Applicant is looking to obtain footing and foundation permits from the Borough while the engineering site plans are being prepared to revise the site to correspond with the revised building layout. Based upon the understanding that amended preliminary and final site plan approval will be required to be obtained in the future for the site related modifications associated with the new building footprint, our office does not have any objection to the Board taking action based upon the plans as submitted.
5. Our office has prepared the attached "Technical Engineering Review" based on the revised plans submitted. The comments contained in this review should be addressed in further detail by the Applicant's Engineer.

At this time, it would be the recommendation of our office that any action taken by the Board on the subject application be contingent upon the resolution of the aforementioned items.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

JBC/blr

cc: All Board Members  
Colliers Engineering & Design  
Jennifer Phillips-Smith, Esq.



**BOROUGH OF SAYREVILLE  
RIVERTON VILLAGE – PHASE I  
AMENDED PRELIMINARY / FINAL SITE PLAN**

**– TECHNICAL ENGINEERING REVIEW –**

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Our File No.: PSAP0257.08/600.01

**A. GENERAL COMMENTS**

1. The Applicant should review with the Board the reasons for the proposed changes to the building footprint for the Bass Pro Shops.
2. The aesthetics of the proposed building should be further reviewed by the Board.
3. The 2019 approval for the Bass Pro Shops contained the below listed details for the proposed 205,000 sf building:
  - a. 134,000 sf of retail service
  - b. Archery range within building
  - c. 26,000 sf area with 20 lane bowling alley, bar and restaurant
  - d. 10,500 sf office area
  - e. Boat sales area
  - f. Various storage

The Applicant should advise the Board if any changes to the store features noted above are being proposed in construction with the current application and as a result of the proposed reduction in size of the building.

4. The manner in which the relocated loading area will be screened from the adjacent roadways should be further reviewed.
5. The Applicant's Engineer should discuss any site related modifications from the previously approved plan, such as parking lot layout changes, etc. that will be necessary as a result of the proposed building dimension revisions.

*The Borough of Sayreville*  
PLANNING BOARD  
167 MAIN STREET • SAYREVILLE, NJ 08872  
TEL: (732) 390-7027 • FAX (732) 390-2922

March 20, 2014

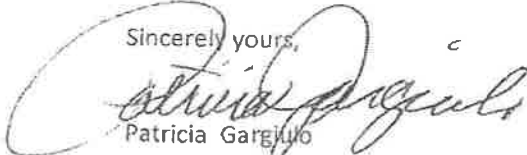
Ms. Theresa Farbaniec  
Borough Clerk  
167 Main St.  
Sayreville, NJ 08872

RE: Bass Pro Shops Major Subdivision/Site Plan  
Sayreville Seaport Associates, LLP  
Chevalier Ave., Block 62.02 Lots 20 & 22  
Block 257 Lots 3.04 & 3.052  
Block 257.01 Lots 1, 1.01, 1.10, 4, 5, 6, & 30.02  
Block 257.02 Lot 1, Block 275.02, Lot 1

Dear Mrs. Farbaniec:

Enclosed please find a certified copy of a Resolution on the above-subject matter  
which was approved and memorialized by the Sayreville Planning Board at its meeting  
held on Wednesday, March 19, 2014.

Sincerely yours,

  
Patricia Gargiulo  
Planning Board Secretary

PG: Attorney  
Construction  
Zoning  
Applicant

REC'D - COMM. PL. BO. / b  
14 MAR 20 PM 3: 06

Comm. Pl. Bd. / b  
4-7-14

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

SAYREVILLE SEAPORT ASSOCIATES, LP  
PRELIMINARY and FINAL MAJOR SITE PLAN and  
PRELIMINARY and FINAL MAJOR SUBDIVISION APPROVAL

WHEREAS, Sayreville Seaport Associates, LP, hereinafter referred to as the applicant, has applied to the Planning Board of the Borough of Sayreville for preliminary and final major site plan and preliminary and final major subdivision approval for property known as follows: Block 62.02, Lots 20 and 22; Block 257, Lots 3.04, and P/O 3.05; Block 257.01, Lots 1, 1.01, 1.10, 4, 5 and 30.02; Block 257.02, Lot 1; Block 275.02, Lot 1; and

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

WHEREAS, a public hearing was held by the Planning Board on February 19, 2014; and

WHEREAS, the Board considered testimony of the applicant and its witnesses, heard public comment, and received and examined various plans and exhibits offered by the applicant and reports from the Board's Engineer and Planner, and from which has made the following findings of fact:

FINDINGS OF FACT

1. The subject property is located in the Waterfront Redevelopment Zone. The application complies with the Master Plan's intent and purpose.
2. The submission has been classified as an application for preliminary and final major site plan and preliminary and final major subdivision approval.
3. The applicant submitted:
  - a.) a proposed preliminary and final subdivision and site plan prepared by Maser Consulting, P.A. dated September 9, 2011, last revised on November 8, 2013; and
  - b.) a topographic survey prepared by Maser Consulting, P.A. dated September 9, 2011, last revised on March 11, 2013; and
  - c.) a proposed vehicle circulation plan prepared by Maser Consulting, P.A. dated November 8, 2013; and
  - d.) a proposed temporary traffic control plan prepared by Maser Consulting, P.A. dated November 5, 2013; and

e.) a proposed final plan for the major subdivision prepared by Maser Consulting, P.A. dated November 7, 2013; and

f.) an environmental impact statement prepared by Maser Consulting, P.A. dated May 2013, last revised September 2013; and

g.) a traffic impact study prepared by Maser Consulting, P.A. dated September 17, 2013.

4. The applicant sought preliminary and final approval for the construction of a new 205,243 sf Bass Pro Shop retail outlet and restaurant on a 20.577 acre parcel that will be created by the approval of the major subdivision component of this application. Major roadway and infrastructure improvements will be required to be constructed in order to service this proposed building.

5. The property in question is located on the site of the former National Lead Industries, which is northeast of Chevalier Avenue and directly west of the Garden State Parkway. The property is now owned by the Sayreville Economic and Redevelopment Agency. The Waterfront Redevelopment area is composed of three parcels named "A", "B" and "C", which totals approximately 446 acres. The Bass Pro Shop will be constructed on a portion of parcel "C", which is comprised of approximately 311 acres.

6. The Board Engineer and Planner have submitted reports dated February 5, 2014 and January 29, 2014, last revised January 31, 2014, respectively, and have made certain recommendations therein. The applicant has had the opportunity to review said recommendations and, through its' attorney, has indicated a willingness to incorporate said recommendations into its' Plan, except as hereinafter modified.

7. Except as otherwise set forth herein, any factual determinations set forth in the reports of the Board Engineer and Planner are herein incorporated by reference.

**BASED ON THE FOREGOING, THE PLANNING BOARD HAS FOUND:**

1. That the preliminary and final major site plan, with the conditions set forth hereinafter, complies with development regulations of the Borough of Sayreville and principles of sound planning;

2. That the proposed preliminary and final major site plan and preliminary and final major subdivision allows for the construction of a new 205,243 sf Bass Pro Shop retail outlet and restaurant on a 20.577 acre parcel created by the approval of the major subdivision;

3. That the applicant is granted Design Waivers as more fully described on Schedule "A", attached.

4. That the benefits of granting the aforementioned bulk variances and design



waivers substantially outweigh any negligible detriments.

5. That the intent and purpose of the zoning plan and ordinance will not be substantially impaired by the granting of the design waivers.

6. That there will not be substantial detriment to the public good.

7. That this proposal is an appropriate use under Municipal Land Use Law, the Master Plan, and the objectives of the Redevelopment Plan.

Whereas, the Board has approved the preliminary and final major site plan and preliminary and final major subdivision on February 19, 2014 by the following vote:

ROLL CALL VOTE

Those in Favor: Mr. Bello, Mr. Chodkiewicz, Ms. Lee, Councilman McGill,  
Mr. Macagnone, Mr. Tighe, Mr. Volosin, Ms. O'Leary, Dr. Misiewicz

Those Opposed: None

Those Abstained: None

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Sayreville on this 19<sup>th</sup> day of March 2014 on the basis of the evidence presented before it, the aforesaid findings of fact and ultimate findings (and conclusions), as reflected in the minutes of this Board's meeting of February 19, 2014 that this Resolution of Memorialization of the Resolution adopted by the Planning Board of the Borough of Sayreville at its meeting on March 19, 2014 granting preliminary and final major site plan and preliminary and final major subdivision approval subject to the following conditions:

1. That the applicant shall incorporate the recommendations set forth in the report of the Board Engineer and Planner dated February 5, 2014 and January 29, 2014, last revised January 31, 2014, respectively;

2. That the applicant shall provide all documentation required by the Sayreville Recycling Coordinator to fully comply with the Borough's Recycling Ordinance and achieve an acceptable "recycling" plan in accordance with the regulations and guidelines of the County of Middlesex and the State of New Jersey;

3. That the applicant shall provide a two-year landscaping plant material warranty;

4. That the Borough will be designing a wastewater pump station and force main to service the Bass Pro Shops. That the pump station and force main receive the required outside agency approvals and be constructed by the Developer prior to the issuance of a Certificate of Occupancy (CO) for the Bass Pro Shop project;

5. That prior to the issuance of a certificate of occupancy for the Bass Pro Shop, the "Proposed Improvements", as detailed in the September 17, 2013 Traffic Impact Study prepared by Maser Consulting, will be required to be completed.

BE IT FURTHER RESOLVED, that all representations, commitments and agreements made by the applicant or its' representatives at any hearing(s) or contained in any document, plat, sketch or submission delivered to the Planning Board at any time prior to approval, including those contained in any original or revised submission, shall be considered as conditions of approval of this application and are hereby incorporated in this Resolution of Approval.

Failure of the applicant to comply with the provisions hereof, any applicable Borough Ordinance, provision of any required bonds or to secure any required building permit within the time limitations of the Statute and Ordinance in such case made and provided, as calculated from the date of approval, shall render this approval null and void.

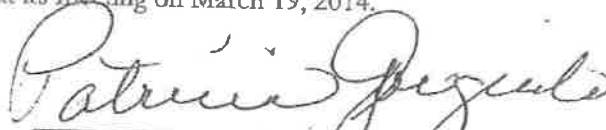
ROLL CALL VOTE

Those in Favor: Mr. Bello, Mr. Chodkiewicz, Ms. Lee, Mr. Macagnone,  
Mr. Tighe, Ms. O'Leary, Dr. Misiewicz

Those Opposed: None

Those Abstained: None

The foregoing is a true copy of a Resolution of Memorialization adopted by the Planning Board of Sayreville at its meeting on March 19, 2014.



Patricia Gargiulo, Secretary, Planning Board  
Borough of Sayreville

Dated: 3/20/14

## SCHEDULE "A"

### Design Waivers:

1. a waiver for the use of AWWA C900 and C905 PVC plastic pressure pipe for all water system mains;
2. a waiver from the requirement that all drainage conveyance systems shall be sized for the 25-year storm and permit the temporary outflow pipes from the retention pond to be sized for a 10-year storm;
3. a waiver from the requirement that the maximum height of all freestanding lights should not exceed the height of the principle building or twenty-five (25') feet, whichever is less and permit the proposed parking lot lighting to be twenty-seven (27') feet;
4. a waiver from the requirements the Waterfront Redevelopment Plan that all sidewalks shall be set back a minimum of five (5') feet from all buildings where the proposed plan depicts that a majority of the sidewalk areas around the proposed building do not comply with this requirement;
5. a waiver from the requirements of Ordinance of the Borough of Sayreville section 26-98.1 b.1. requiring hairpin striping for all parking stalls where the applicant proposes straight parking lines with no hairpins;
6. a waiver from the requirements that chain link fencing without screening and/or landscaping is not permitted where the applicant proposes to construct a temporary security fence to be removed upon development of the adjacent properties;
7. a waiver from the requirements that a minimum of one-half (0.5) foot-candle lighting intensity shall be maintained throughout the cartway area, with a maximum to minimum illumination ratio not to exceed 4:1 where the applicant proposes lighting along both Chevalier Avenue and Loop Road East which does not meet this requirement;
8. a waiver from the Waterfront Redevelopment Plan of the on-site circulation requirements where the applicant proposes that tractor-trailer delivery vehicles and garbage recycling vehicles utilize the main entrance driveway and the main driveway along the front of the building to access the proposed loading area and dumpster locations at the southeast corner of the proposed building;
9. a waiver from the requirements of the Waterfront Redevelopment Plan requiring that landscaping shrubs should be a minimum of (3') in height for deciduous plantings and a minimum of (4') in height for evergreen plantings.

*The Borough of Sayreville*

PLANNING BOARD

167 MAIN STREET • SAYREVILLE, NJ-08872  
TEL. (732) 390-7027 • FAX (732) 390-2922

May 7, 2015

Ms. Theresa Farbaniec  
Borough Clerk  
167 Main St.  
Sayreville, NJ 08872

15 MAY -7 PM 3:22

RE: **LUXURY POINT OF SAYREVILLE**  
Parcel A: Block 259, Lot 1.01; Block 270, Lot 1.02;  
Block 270, Lots 1.11, 1.12 & 1.01; Block 271,  
Lot 2.01; Block 280, Lot 1.11  
Parcel B: Block 257.03, Lot 2; Block 258. Lots 1.01 & 2;  
Block 264, Lot 1.01  
Parcel C: Block 257, Lots 3.04 & 3.052; Block 257.01,  
Lots 1, 1.01, 4,5,6,7, 1.10 & 30.12; Block 257.02,  
Lots 1, 1.01 & 23; Block 275.02, Lot 1

Dear Mrs. Farbaniec:

Enclosed please find a certified copy of a Resolution on the above-subject matter  
which was approved by the Sayreville Planning Board at its meeting  
held on Wednesday, March 18, 2015 and memorialized at its May 6, 2015 meeting.

Sincerely yours,

*Patricia Gargiulo*  
Patricia Gargiulo  
Planning Board Secretary

CC: Attorney  
Construction  
Zoning  
Applicant

*Comm-Plaz / b*  
*5-11-15*

**RESOLUTION**  
**PLANNING BOARD**  
**OF**  
**THE BOROUGH OF SAYREVILLE**

**Re: Luxury Point of Sayreville – General Development Plan**  
**Parcel A: Block 259, Lot 1.01; Block 270, Lot 1.02;**  
**Block 270, Lots 1.11, 1.12 & 1.01; Block 271,**  
**Lot 2.01; Block 280, Lot 1.11**  
**Parcel B: Block 257.03, Lot 2; Block 258, Lots 1.01 & 2;**  
**Block 264, Lot 1.01**  
**Parcel C: Block 257, Lots 3.04 & 3.052; Block 257.01,**  
**Lots 1,1.01,4,5,6,7,1.10 & 30.12; Block 257.02,**  
**Lots 1, 1.01 & 23; Block 275.02, Lot 1**

**WHEREAS**, Applicant, Luxury Point at Sayreville, owner of the property known as Parcel A: Block 259, Lot 1.01; Block 270, Lot 1.02; Block 270, Lots 1.11, 1.12 & 1.01; Block 271, Lot 2.01; Block 280, Lot 1.11 Parcel B: Block 257.03, Lot 2; Block 258, Lots 1.01 & 2; Block 264, Lot 1.01 Parcel C: Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1,1.01,4,5,6,7,1.10 & 30.12; Block 257.02, Lots 1, 1.01 & 23; Block 275.02, Lot 1 in the Borough of Sayreville, County of Middlesex, State of New Jersey, requests General Development Plan approval for the above captioned property located in the Waterfront Redevelopment Plan area.

**WHEREAS**, a Hearing was conducted on March 18, 2015 in Council Chambers, in Borough Hall, in the Borough of Sayreville, County of Middlesex, State of New Jersey; and

**WHEREAS**, the following members of the Board heard the testimony and read the documents submitted:

Dr. J. Misiewicz (Chairman)  
Mr. T. Tighe (Vice-Chairman)  
Ms. A O'Leary  
Councilman D. McGill  
Mr. A. Chodkiewicz  
Mr. D. Bello  
Mr. K. Kelly, Sr.  
Ms. D. Lee  
Mr. M. Macagnone  
Mr. R. Davis

**WHEREAS**, at said meeting all those who desired to be heard were heard, and the testimony was recorded by the Planning Board; and

**WHEREAS**, at said meeting the Planning Board carefully considered the testimony offered and the documents submitted by the applicant; and

**WHEREAS**, as a result, said following findings of facts and conclusions were made:

**FINDINGS:**

1. The Applicant is the owner of the property known as;  
Parcel A: Block 259, Lot 1.01; Block 270, Lot 1.02; Block 270,  
Lots 1.11, 1.12 & 1.01; Block 271, Lot 2.01; Block 280, Lot 1.11  
Parcel B: Block 257.03, Lot 2; Block 258, Lots 1.01 & 2; Block  
264, Lot 1.01  
Parcel C: Block 257, Lots 3.04 & 3.052; Block 257.01, Lots  
1, 1.01, 4, 5, 6, 7, 1.10 & 30.12; Block 257.02, Lots 1, 1.01 & 23;

Block 275.02, Lot 1 in the Borough of Sayreville, County of Middlesex and State of New Jersey.

2. The Applicant is seeking General Development Plan (GDP) approval for a mixed use project that will consist of the following components:

- a. 2,810,387 square feet of retail, which includes;
  - 4,135 square feet Wawa
  - 72,000 square feet Supermarket
  - 59,300 square feet Regal Cinemas
  - 205,243 square feet Bass Pro Shops
  - 12,900 square feet Pharmacy
  - 1,293,600 square feet Regional Mall Gross Leasable Area)
  - 247,529 square feet within Waterfront area & under apartments
  - 540,000 square feet retail on Parcel B
  - 375,680 square feet of additional retail in the Marketplace & within hotel
- b. 576 Townhomes
- b. 1,250 Hotel Rooms
- c. 1,424 Apartments
- d. 45,000 square feet Community/Fitness Center
- e. 32,000 square feet Office
- f. 9,700 square feet Fire/EMS building
- g. 9,700 square feet Municipal Office
- h. 10,000 square feet Performing Arts Center

Additional Uses:

- i. (9) Digital Media Towers-(5) on Parcel C & (4) on Parcel B
- j. Solar Farm on the landfill and on rooftops
- k. 200 slip marina
- l. Community Facilities
  - Parcel A preserved as County Green Acres Park
  - Amphitheater
  - Clubhouse
  - Plazas
  - Waterfront walkway with seating areas

The subject site is 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). The Waterfront Redevelopment Area is composed of three (3) parcels (A,B & C) which total approximately 446 acres. In February, 2014, the Planning Board granted major subdivision/site plan approval for the construction of a 205,243 square foot Bass Pro Shops retail outlet and restaurant on a 20.577 acre parcel. In April, 2013, the Mayor and Council adopted ordinance 213-13, which modified the General Development Plan Ordinance. The Ordinance, which was drafted and supported by the Planning Board, was intended to allow a General Development Plan project within a Redevelopment Area.

3. Mr. Brian O'Neill, project manager for the Applicant testified on behalf of the Applicant. Mr. O'Neill indicated that construction on the Bass Pro site has already commenced and the Applicant is in the process of finalizing negotiations with the NJ Turnpike Authority for the Garden State Parkway interchange improvement. According to Mr. O'Neill, \$25,000,000.00 of site work has already been undertaken and three anchor tenants, Bass Pro, Century 21 Department Store and Regal Cinemas have



been secured. Mr. O'Neill further testified that of the 576 proposed townhouses, 490 will be 3 bedroom units with the balance being 2 bedroom units and will range in price from \$238,000.00 to \$500,000.00. Of the apartments to be constructed, approximately sixty (60%) percent will be 1 bedroom units which will rent from \$1,500.00 to \$1,600.00 per month and forty (40%) percent will be 2 bedroom units which will rent for approximately \$2,000.00 per month. Finally, Mr. O'Neill indicated that based upon the recent Fair Share Housing decision from the New Jersey Supreme Court, the Applicant will work with the Borough to achieve an acceptable mix of affordable housing throughout the site.

4. Mr. Daniel Busch, PE provided professional engineering testimony on behalf of the Applicant. Mr. Busch noted that the proposed General Development Plan (GDP) has been conceptually approved by SERA on April 25, 2013. The site contains 446 acres located in the Waterfront Redevelopment Area on the former National Lead site. Mr. Busch provided the following overview of the GDP as follows: The site will contain 2,810,837 square feet of retail space, 576 townhouses, 1,424 apartments, 1,250 hotel rooms, a 45,000 square foot community/fitness center, 32,000 square feet of office space, 9,700 square feet for Fire/EMS

services, 9,700 square feet of municipal offices, 10,000 square feet for a community performing arts center, a solar farm located on an existing landfill and solar panels on rooftops and a 200 slip marina. Mr. Busch noted that 9 digital media towers are proposed, 5 on Parcel C and 4 on Parcel B. Mr. Busch indicated that the GDP is proposed to be constructed in 10 development phases as follows: Bass Pro site, WAWA and Loop Road West, Townhouses and balance of Loop road West, Regal Cinema and retail pads to rear of WAWA, apartments with retail on ground floor, supermarket with additional pad sites and mall access road, apartments and retail in the waterfront area, regional mall with 1,300,000 square feet of retail space and 540,000 square feet of retail and the hotel site. Mr. Busch stated that all roadways will have medians, sidewalks and landscaping and will meet or exceed the size within the Waterfront Redevelopment Plan. All lighting will have LED fixtures. As to utilities, Mr. Busch noted that 4 stormwater basins are proposed, municipal water is available and sanitary sewer will be serviced by pumping stations. From an environmental standpoint, the project will result in the removal and capping of contaminated soil and water quality will be improved and a viable habitat for wildlife will result. Mr. Busch testified that the ownership and maintenance of

the proposed on site access roads are part of the PILOT negotiations with the Borough Council as is the maintenance responsibility of the stormwater outfall. In terms of the Technical Engineering Review by Jay Cornell, PE, the Applicant agreed to comply with all of the recommendations contained therein. Moreover, with regard to the report dated March 13, 2015 from John Leoncavallo, PP, the Applicant agreed to comply with all of the recommendations contained therein. Mr. Busch agreed that all architectural, screening, landscaping, signage and digital billboard issues will be separately addressed with each specific site plan application. As well, the Applicant will provide an updated fiscal impact statement with each site plan submission including addressing school impact with current data. In summary, Mr. Busch opined that the proposed GDP complies with the requirements for GDP approval under Section 26-71.3 of the Ordinance.

5. Mr. Nicholas Aiello, PE, provided traffic engineering testimony on behalf of the Applicant. Mr. Aiello stated that the site will be accessed from Chevalier Avenue, Main Street extension, Route 35 and the Garden State Parkway. In addition, there are several interior roads proposed, to wit; Loop Road West, Loop Road North, Loop Road East and Mall Ring Road. Mr. Aiello noted that

10 traffic signals on site are proposed and the traffic plans will be developed in 6 phases commencing with the Bass Pro site, WAWA site, Regal Cinemas site, marketplace/waterfront district, regional mall and Parcel D. The Applicant agreed to provide an updated traffic study with data with each site plan submission. Mr. Aiello also stated that Loop Road West will contain 4 lanes, 2 in each direction and Loop Road East will contain 6 lanes with 3 in each direction. Moreover, Mr. Aiello testified that 14,000 parking stalls are proposed on site which are more than adequate for the needs of the site and all technical traffic recommendations proposed by Jay Cornell, PE in the technical engineering review Memorandum will be complied with.

6. As to the Technical Engineering Review from Mr. Jay Cornell, P.E., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicants. As to the Memorandum dated March 13, 2015 from Mr. John Leoncavallo, P.P., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicants.
7. The Board considered the following exhibits in connection with the General Development Plan:
  - a. Technical Engineering Review prepared by CME Associates.

- b. Memorandum dated March 18, 2015 prepared by CME Associates.
  - c. Memorandum dated March 13, 2015 prepared by John Leoncavallo, PP.
  - d. Aerial Exhibit, Phasing Exhibit, Traffic, Development and Amenities Phasing Plan prepared by Maser Consulting, PA.
  - e. Traffic Report Study dated May, 2014 prepared by Maser Consulting, PA.
  - f. Fiscal Impact Report dated January 16, 2015 prepared by Maser Consulting, PA.
  - g. Environmental Inventory dated May, 2014 prepared by Maser Consulting, PA.
  - h. Parking Study dated May 30, 2014, prepared by Maser Consulting, PA.
  - i. General Development Plan dated May 30, 2014, prepared by Maser Consulting, PA.
8. The following individuals testified during the public portion of the hearing, to wit: Mr. Thomas Biesiada and Ms. Phyliss Backo.
9. The Applicant was represented by David Himelman Esq. at the hearing and proper legal notice was provided.

**CONCLUSIONS:**

1. The proposed application for General Development Plan approval satisfies all of the concerns of the professional staff and promotes sound planning, will pose no adverse impact to the health, safety and general welfare of the public and surrounding area and complies with the requirements of GDP approval under Section 26-71.3 of the Ordinance.

**THEREFORE BE IT RESOLVED THAT,** the Applicant's request for General Development Plan approval be granted on the following conditions:

1. All other representations offered by the Applicant and its professionals are hereby incorporated by reference as a condition of approval.
2. All agreed upon recommendations in the reports of any Borough professional are hereby incorporated by reference as a condition of approval.
3. The Applicant is to comply with all requirements, statutes and ordinances of the Borough of Sayreville, County of Middlesex, State of New Jersey.

4. The Applicant is to pay all required fees, escrow, bonds and inspection fees pursuant to Borough ordinances.
5. The Applicant is to receive all permits and approvals prior to commencing any construction.
6. The Applicant is to comply with all requirements of the Construction Code Official Engineer (if applicable).
7. The Applicant shall be required to obtain approvals and/or letters of no interest from any outside agencies having jurisdiction over the proposed development, and to provide copies of such approvals.
8. The Applicant agreed to execute a Developers Agreement with each approved site plan submission consistent with the Redevelopment Ordinance.
9. The Applicant agreed to submit a site plan application for review and approval by the Board for each development phase of the project.
10. The Applicant agreed to submit a revised fiscal impact statement with each site plan application

referenced in Paragraph 9 herein including updated and current school enrollment data.

11. The Applicant agreed to submit an updated traffic study with current data with each site plan application referenced in Paragraph 9 herein.
12. The General Development Plan approval herein shall be valid for a period of twenty(20 years from May 6, 2015.

Date: May 6, 2015

  
(Secretary)

Motion was made to approve by Mr. T. Tighe, seconded by Mr. A. Chodkiewicz.

In favor are:

Dr. J. Misiewicz (Chairman)  
Mr. T. Tighe (Vice-Chairman)  
Ms. A O'Leary  
Councilman D. McGill  
Mr. A. Chodkiewicz  
Mr. D. Bello  
Mr. K. Kelly, Sr.  
Ms. D. Lee  
Mr. M. Macagnone  
Mr. R. Davis

Against:



Memorialized at the May 6, 2015 meeting by Motion by Mr. K. Kelly,  
seconded by Mr. T. Tighe.

In favor are:

Dr. J. Misiewicz (Chairman)  
Mr. T. Tighe (Vice-Chairman)  
Ms. A O'Leary  
Mr. A. Chodkiewicz  
Mr. D. Bello  
Mr. K. Kelly, Sr.  
Ms. D. Lee  
Mr. M. Macagnone

Against:

# The Borough Of Sayreville

## PLANNING BOARD

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7027 • FAX 732-390-2922

January 8, 2020

Mrs. Jessica Morelos  
Borough Clerk  
167 Main Street  
Sayreville, New Jersey 08872

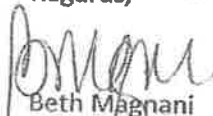
RE: **Planning Board Resolution:**

**Sayreville Seaport Association Riverton  
Urban Renewal LP Preliminary and Major Subdivision/Site Plan  
Blk 257, Lots 3.04 & 3.052  
Blk 257.01, Lots 1, 1.01, 1.10, 4, 5, 6, 20 & 30.12  
Blk 257.02, Lots 1, 1.01 & 22**

Dear Mrs. Morelos:

Enclosed please find a certified copy of the above referenced Resolution which was memorialized by the Sayreville Planning Board at its meeting held on Wednesday, January 8, 2020.

Regards,

  
Beth Magnani  
Planning Board Secretary

CC w/ Enc  
Attorney  
Construction  
Zoning

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1/13/20 D  
Pl. & Zoning

**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.

<b>Proposed Lot</b>	<b>Lot Area</b>	<b>Proposed Use and Description</b>
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 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
<p><b>Redevelopment Plan, p. 21 (1999):</b>                      “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.”</p>	<p>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.</p>

**Lighting Height**

Standard	Justification for Waiver Requested
<p><b>Redevelopment Plan, p. 19 (1999):</b> Lighting on the Property shall be “adequate to promote a sense of security.”</p> <p><i>To the extent applicable, two Borough Code standards:</i></p> <ul style="list-style-type: none"> <li>- <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.”</li> <li>- <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.”</li> </ul>	<p>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’.</p>

**Utilities**

Standard	Justification for Waiver Requested
<p><i>Redevelopment Plan does not expressly address utility standards and construction standards.</i></p> <p><b>Borough Code, sect. 26-99:</b> 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*

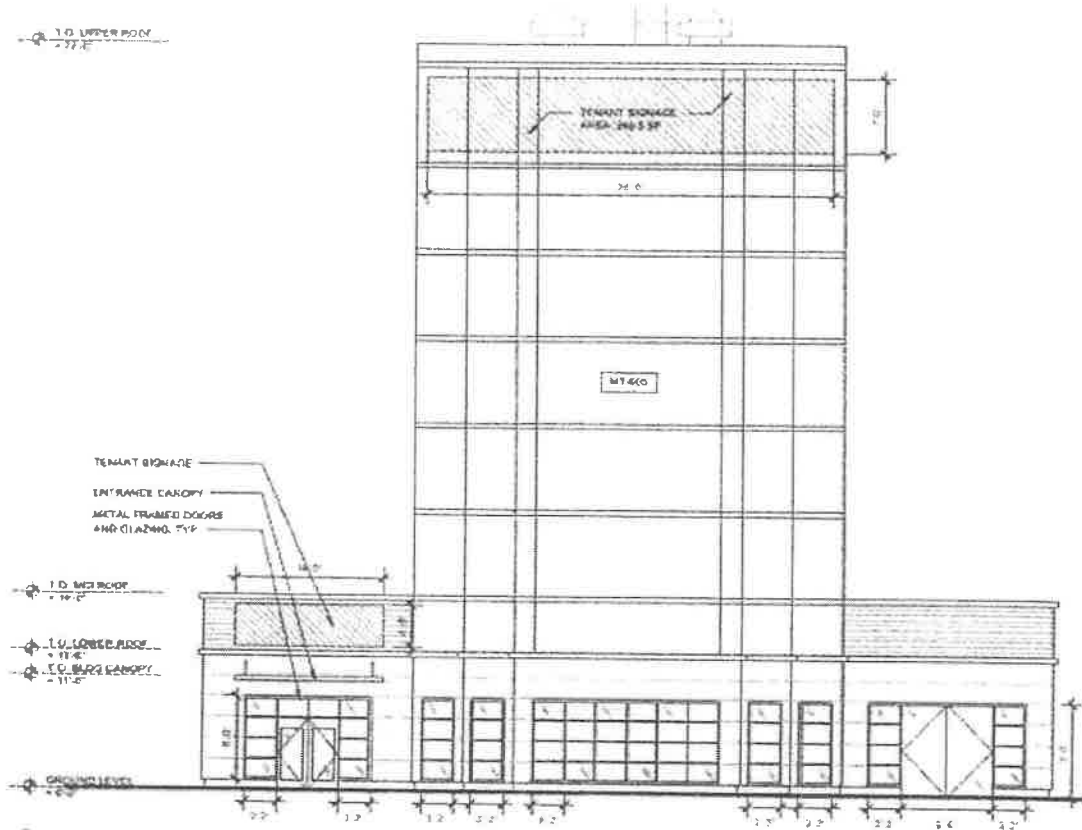
Signage is controlled by the Waterfront Redevelopment Plan. The proposed development proposes the following by way of signage, which is detailed on page A7 of the architectural plans prepared by Meyer Design and submitted herewith:

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.

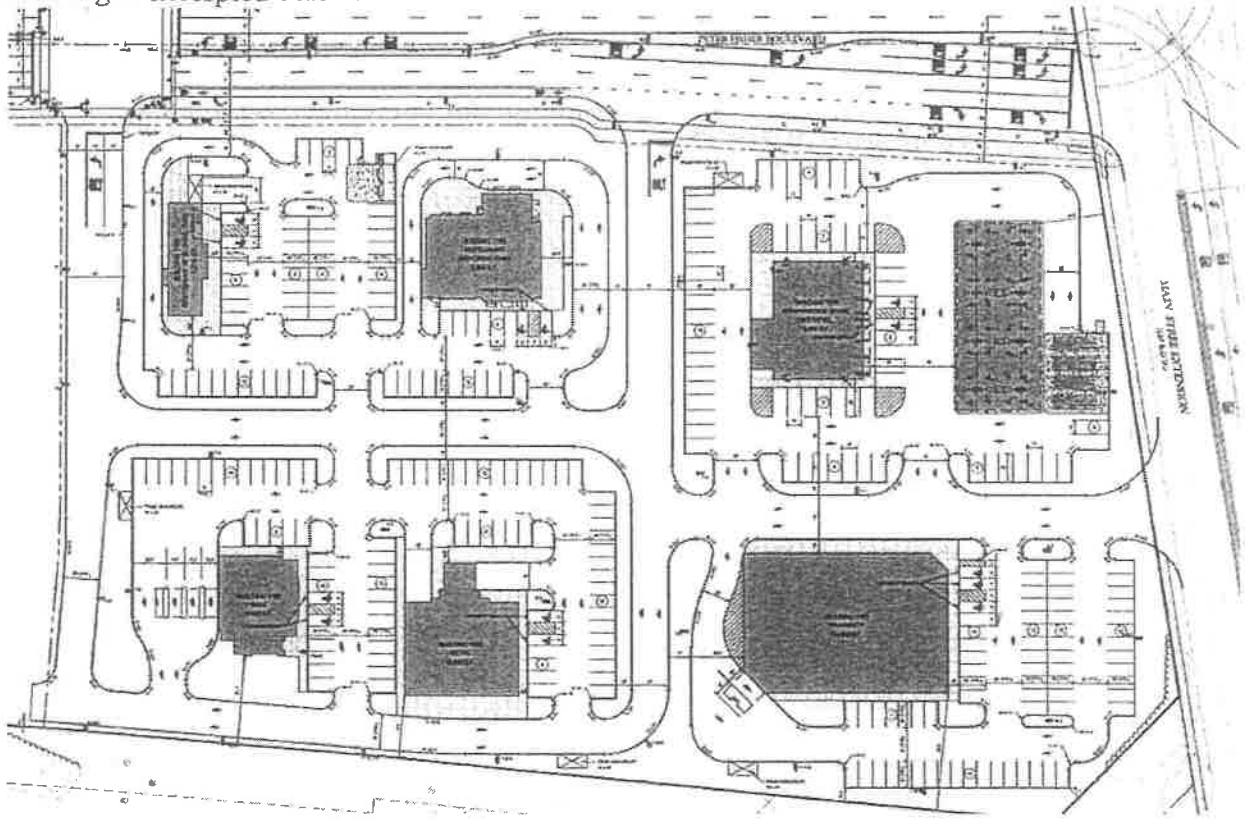
Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

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

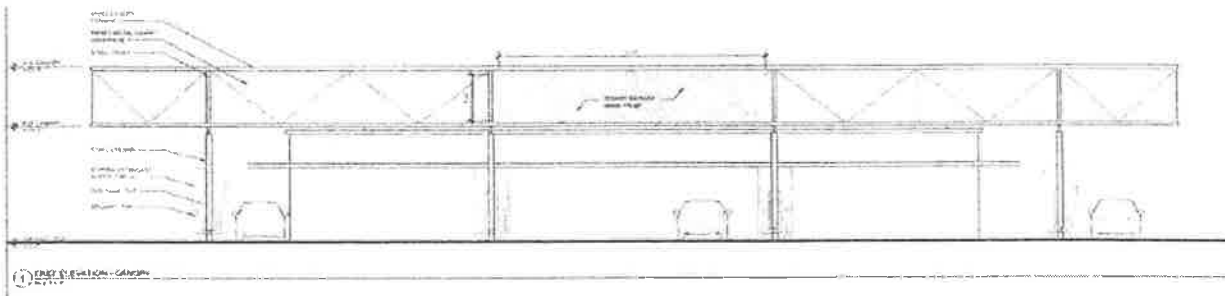
key map showing each of the six (6) proposed buildings from the civil site plan set prepared by Maser Consulting is excerpted below:



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:



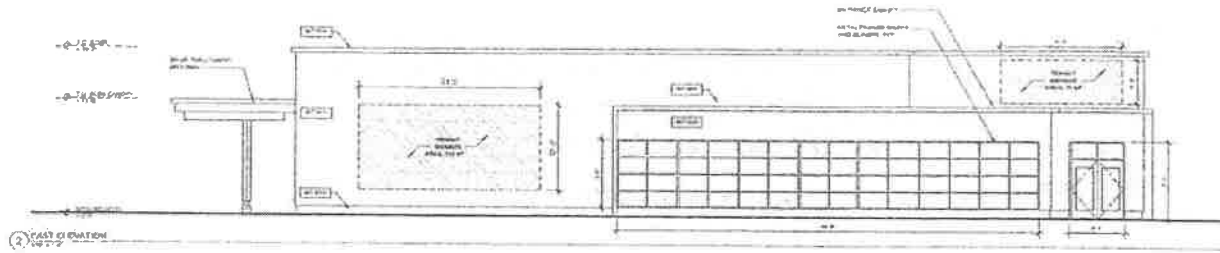
The design proposes three (3) signs on the building or canopy. A 176-sf sign is proposed on the canopy to identify the tenant on the eastern façade. Two wall signs (one of 88 sf on the northern façade, one of 86 sf on the eastern façade) each are proposed to identify the tenant on the building itself.

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:



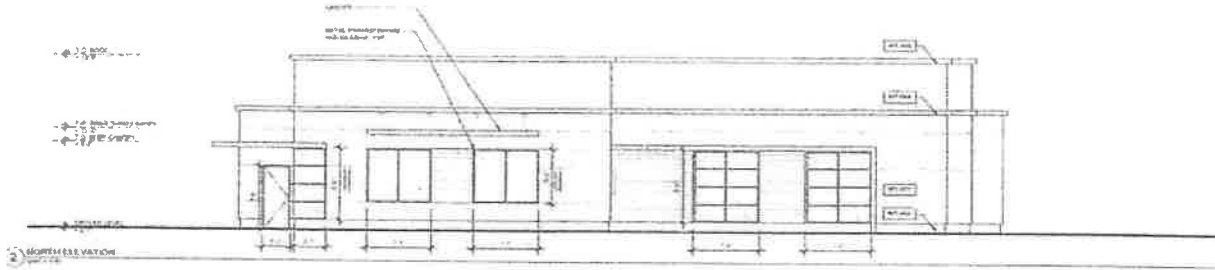
The proposed design also includes a drive-thru lane for the pharmacy area, and proposed signage as well. Here, the proposal includes two large mural areas on the east and south walls comprising proposed signs of 210 sf and 280 sf respectively. In addition, four smaller tenant identification signs are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



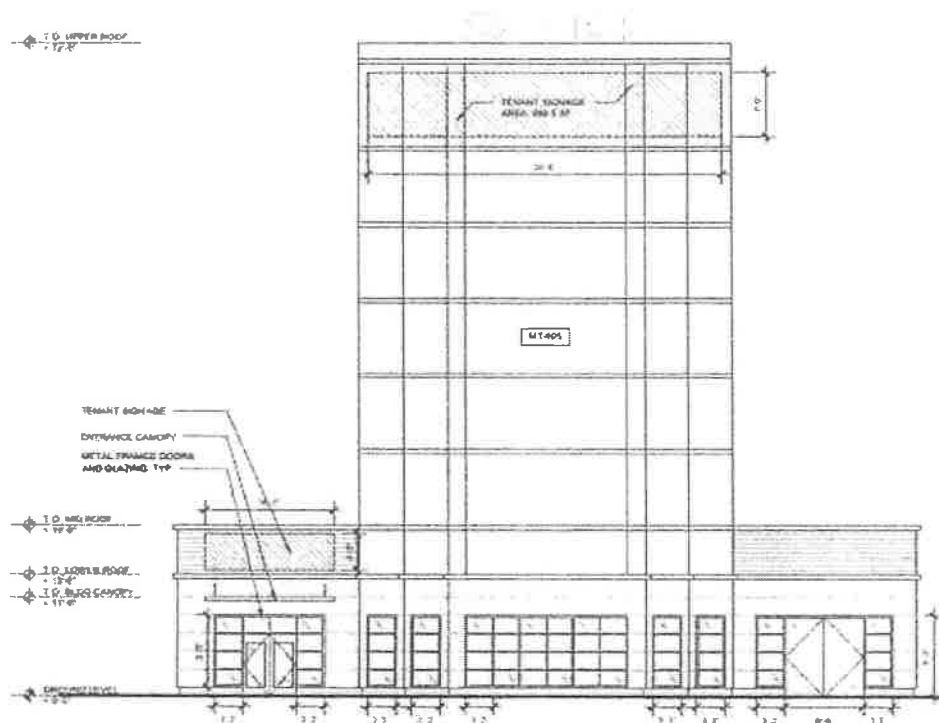
SSA proposes 30 parking spaces associated with this use, where the Plan would otherwise require 22. A drive-thru lane is proposed to run along the northern and western faces of the proposed building. No dedicated loading area is proposed, but loading will be arranged to not interfere with the business 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:

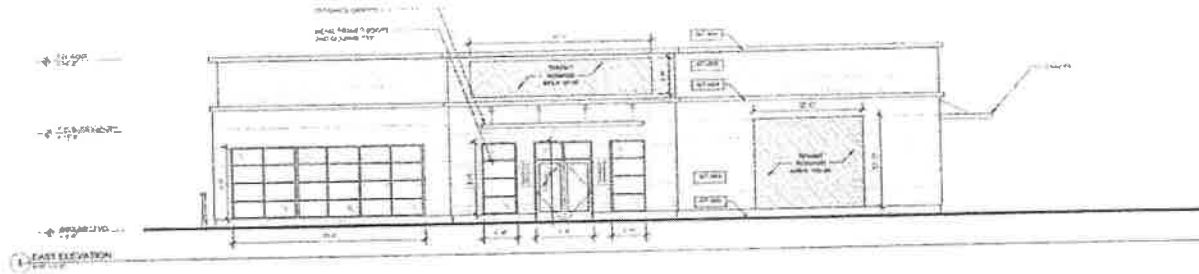


The development proposes forty-three (43) parking spaces, where approximately 24 are required for the proposed retail use. Loading areas are proposed along the northern elevation, totaling approximately 2,020 sf.

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:

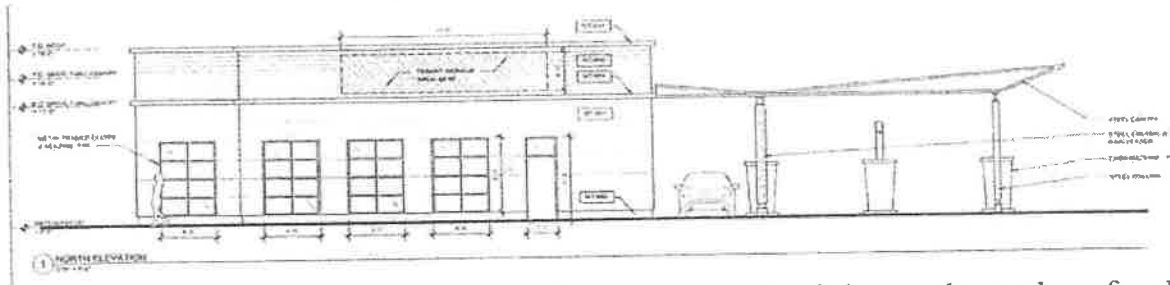


Parking for the development is proposed to provide forty-nine (49) spaces, where the Plan requires nine (9) spaces. A trash enclosure is proposed on the northeast portion of the proposed parking area which would be shared between Buildings 1130 and 1150.

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:

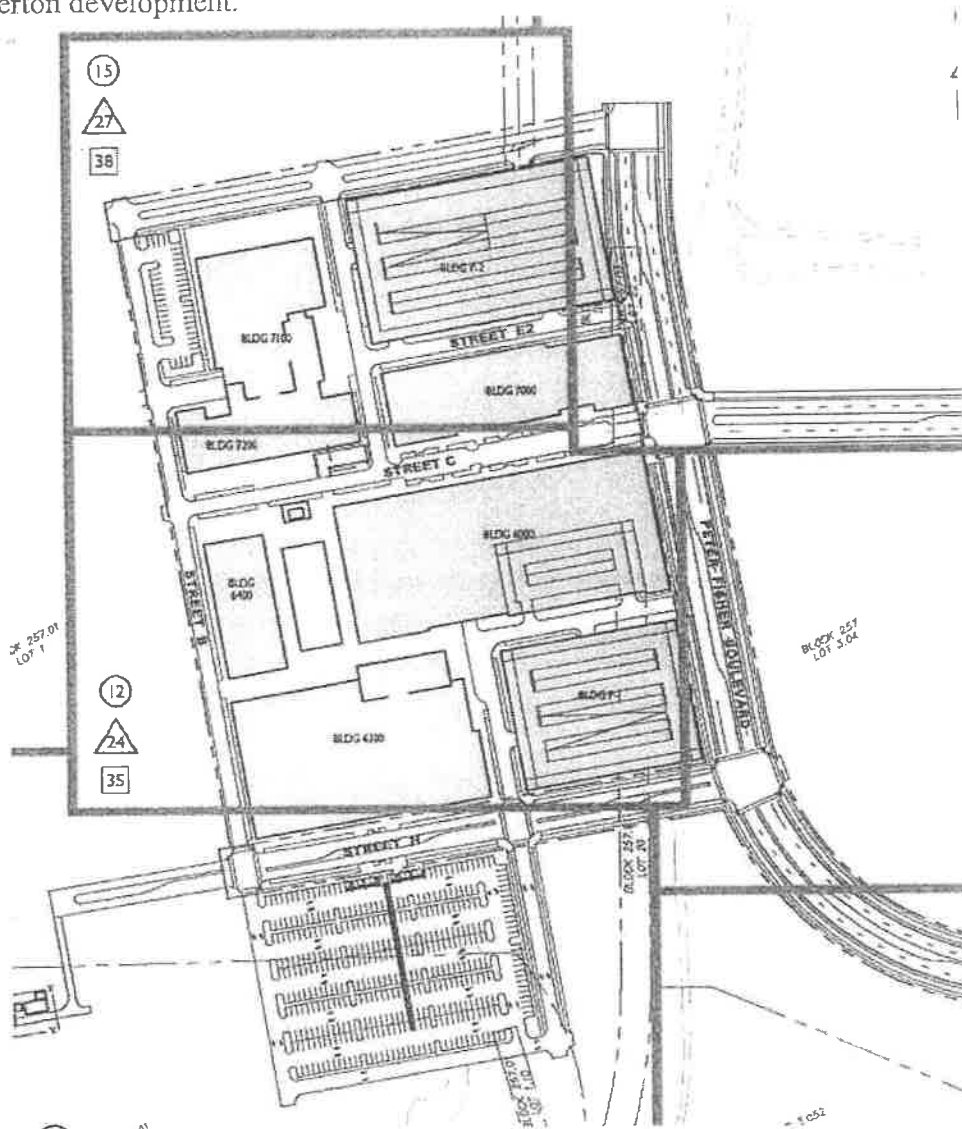


The signage for the proposed building includes an 88-sf sign on the northern façade, and two signs of 176 sf and 86 sf on the eastern façade.

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.

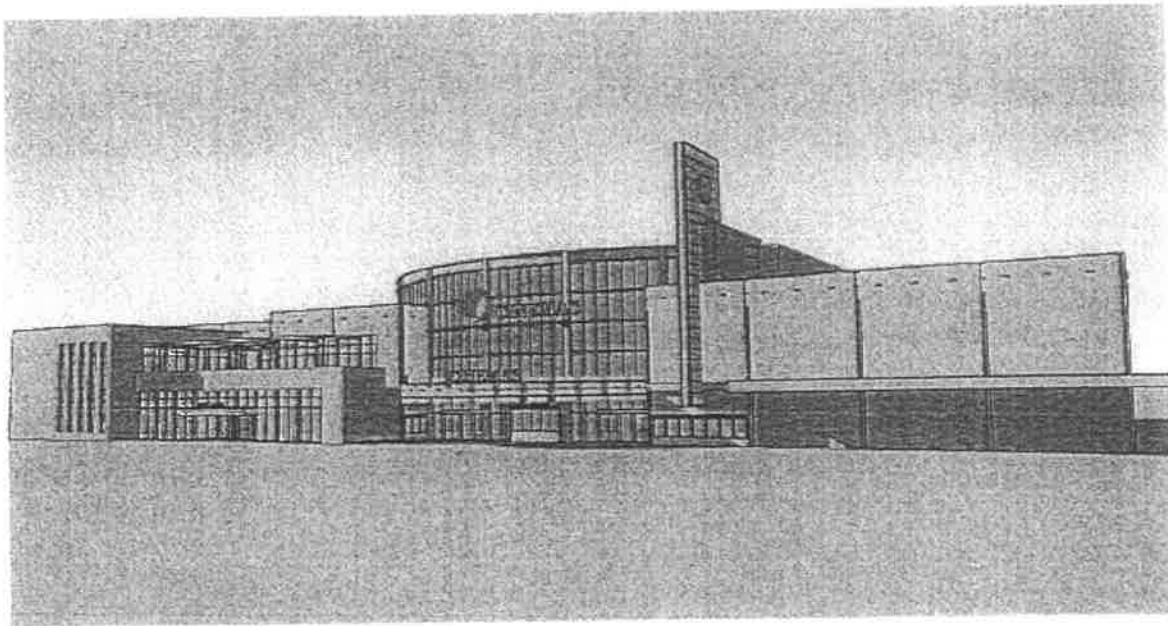
Two loading areas are proposed as part of this building. The residential building has a proposed loading area of approximately 1,860 sf, which is shared with the refuse and recycling collection area, with the parking garage on-site. The retail space has approximately 13,309 sf of loading area, also shared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

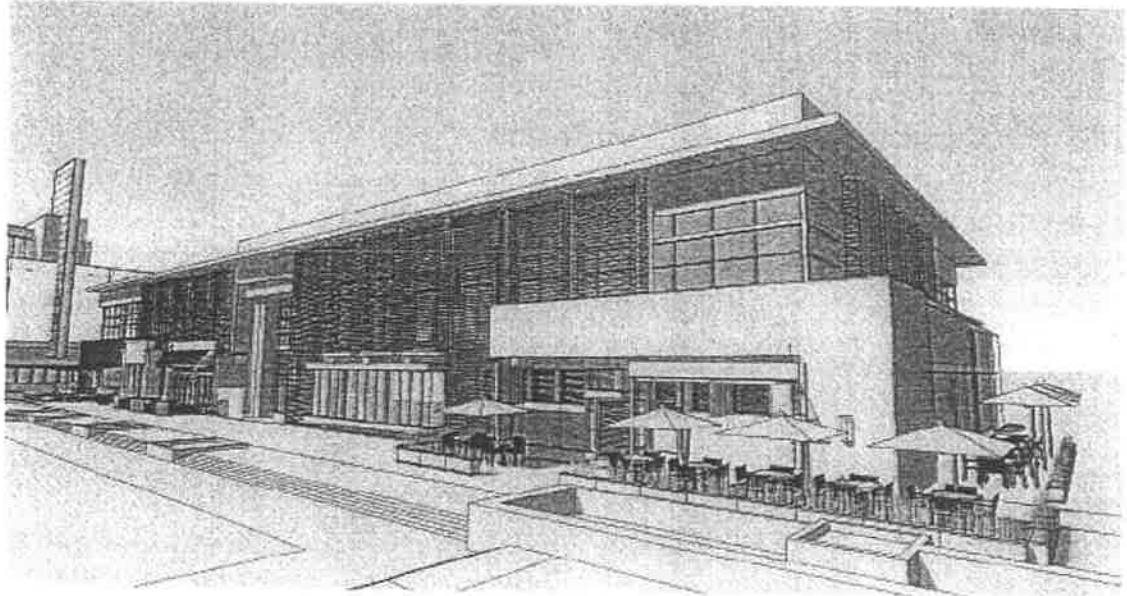


Approximately 624 parking spaces would be required by the proposed movie theater, which is accommodated by the parking area to the south and the proposed parking deck (P1) to the east. Loading is accommodated by the shared loading and refuse facilities with the attached restaurant in Building 6200, and 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.

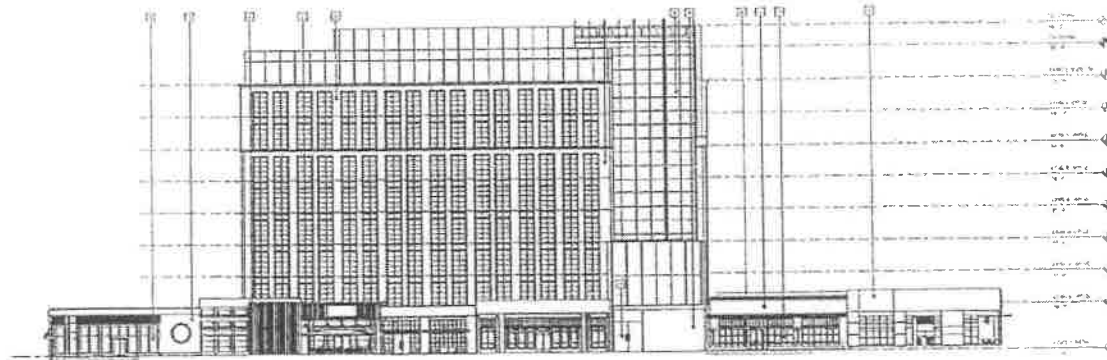


Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the western face of the building. Signage as necessary will be determined by the tenants.



c. 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.



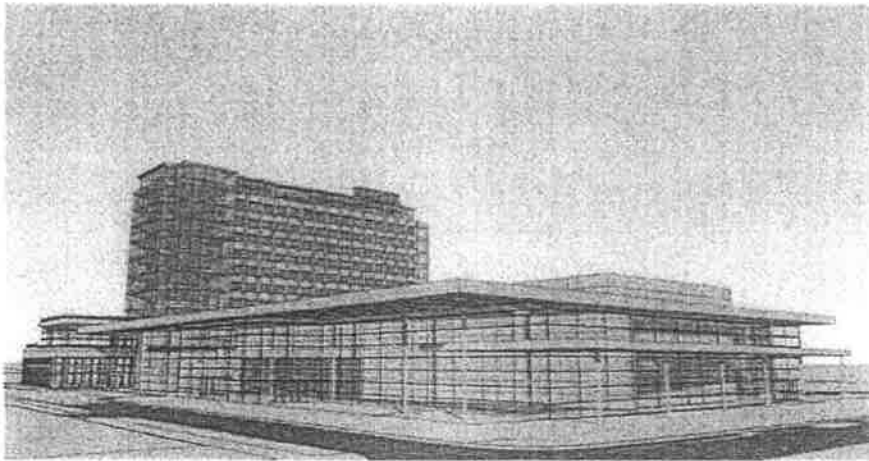
A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development and this building.

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.

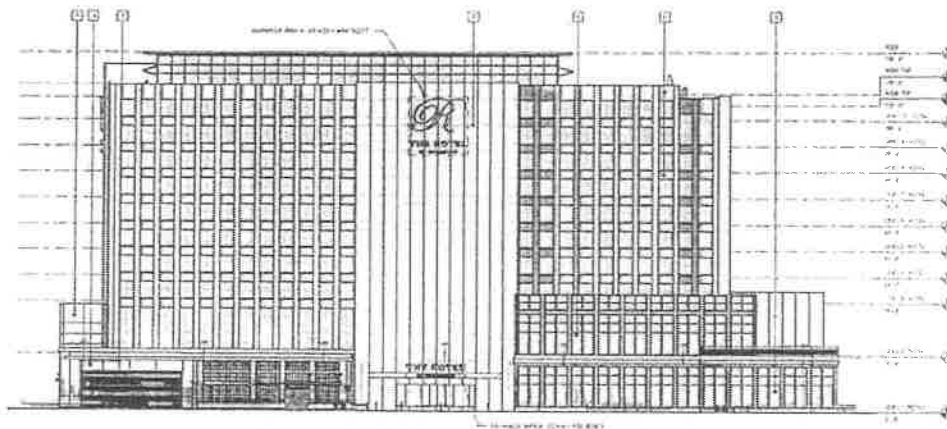
f. Buildings 7100 & 7200– Hotel and Conference Center

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., LA. 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.

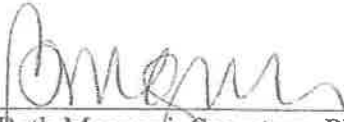
13. The action taken by the Planning Board and the decisions made by it shall be effective pursuant to appropriate ordinance and statutory provisions; and whether statutorily required, it shall be the applicant's duty to make the filings with the Middlesex County Recording Officer.

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

**A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT  
AGENCY CONSENTING TO REDEVELOPER'S PROPOSED APPLICATION TO  
SAYREVILLE PLANNING BOARD FOR AMENDED SITE PLAN APPROVAL  
REGARDING PROPOSED BASSPRO BUILDING FOOTPRINT IN  
CONNECTION WITH WATERFRONT REDEVELOPMENT PROJECT**

**WHEREAS**, Sayreville Seaport Associates, L.P. is the designated redeveloper ("Redeveloper") for certain property owned by the Sayreville Economic and Redevelopment Agency ("Agency") including an area formerly known as a portion of Block 257.02, Lot 1 and proposed to be known as Block 257.02, Lot 7 (collectively, the "Property"); and

**WHEREAS**, the Redeveloper is seeking approval from the Agency to realign the foundation of the proposed Bass Pro Shop building prior to proceeding with an application to the Sayreville Planning Board for amended preliminary and final major site plan approval; and

**WHEREAS**, the Redeveloper previously secured approvals from the Agency and the Sayreville Planning Board for the Bass Pro Shop, however, Bass Pro desires to implement certain refinements to the buildings previous design; and

**WHEREAS**, the Redeveloper submitted the following plans, attached hereto as Exhibit A, with the Agency:

(1) Amended Site Plan, Riverton Village, Phase 1C for North American Properties consisting of three (3) sheets, prepared by Colliers Engineering & Design, Inc., dated February 7, 2023; and

(2) Conceptual Architectural Plans for Bass Pro Shops Outdoor World Retail Store and Restaurant Set consisting of six (6) sheets, prepared by Insight Design Architects, LLC, dated February 6, 2023;

**WHEREAS**, pursuant to a report from CME Associates dated February 14, 2023, attached hereto as Exhibit B, the Agency Engineer has reviewed the aforementioned Plans and has determined that the proposed building adjustment is consistent with the Waterfront Redevelopment Plan and the Master Redevelopment Agreement between the Redeveloper and the Agency; and

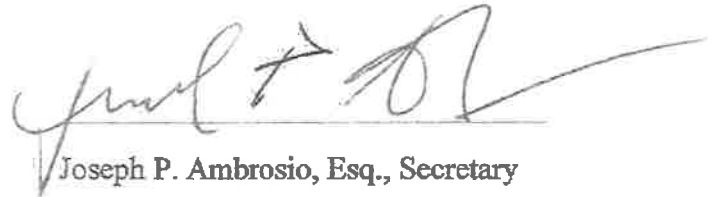
**NOW, THEREFORE, BE IT RESOLVED**, by the Sayreville Economic and Redevelopment Agency that it hereby approves the aforementioned Plans and consents to the Redeveloper's application to the Sayreville Planning Board for amended preliminary and final major site plan approval.

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

**OFFERED BY:** *Kevin Deluca*

**SECONDED BY:** *Wary Noah*  
*yea 8-0*

I, Joseph P. Ambrosio, Esq., Secretary and certifying agent of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Agency held on February 23, 2023.

  
Joseph P. Ambrosio, Esq., Secretary