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MEMO TO: Borough of Sayreville Planning Board
FROM: Jay B. Cornell, P.E., Borough Engineer's Office *JBC*
DATE: June 21, 2023
SUBJECT: Sayreville Seaport Associates Urban Renewal LP
Riverton Village – Phase I (Bass Pro Building)
Amended Preliminary and Final Major Site Plan
Block 257.02, Lot 7
Our File No. PSAP0257.08

In accordance with your authorization, our office has reviewed the revised major site plan submitted for the above referenced project as prepared by Colliers Engineering and Design and dated April 13, 2023 and last revised April 28, 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. In addition a Resolution was recently adopted by SERA approving the submission of this application.

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.

The Bass Pro Shops project represented the first formal application submission to the Planning Board for the redevelopment of the NL property. Although the project was approved, the conditions of this Resolution were never satisfied by Applicant.

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. This approval included the construction of a 205,000 sf Bass Pro Retail Outlet and Restaurant.



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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. In April 2023 the Applicant appeared before the Planning Board seeking amended preliminary and final major site plan approval for modifications to the footprint of the Bass Pro Shops building. The proposed building modifications consisted 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.

This application was approved by the Board subject to the Applicant returning to the Board to obtain amended site plan approval for the parking lot revisions required to accommodate to building footprint revisions. A copy of the Resolution of Approval for this application is attached for the information of the Board.

4. The current application before the Board proposes revisions to the parking lot layout based upon the recently approved building footprint modifications. In general the main parking lot access aisle has been shifted approximately 60' to the east in order to align with the revised building access doors. The layout of the parking stalls have also been modified to accommodate the shift in the center drive aisle. In addition, modifications to the parking layout in the loading and boat service areas are also proposed as a result of the modifications to the layout of these areas.
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 (BASS PRO BUILDING)
AMENDED PRELIMINARY / FINAL SITE PLAN**

– TECHNICAL ENGINEERING REVIEW –

Our File No.: PSAP0257.08/600.01

A. GENERAL COMMENTS

1. The amended application for development is not expected to substantially change traffic volume, stormwater drainage, utility requirements, or other impacts of the proposed development.
2. Compliance with the design standards set forth in the Redevelopment Plan are noted below:

a. Off-Street Parking and Circulation:

- Minimum Off-Street Parking Standards for retail/commercial recreation/entertainment: 4 spaces per 1,000 square feet of building area
 - Bass Pro Shop (198,433 s.f.): 794 spaces required, 1,116 proposed (Complies)
- A minimum of ten (10) percent of any surface parking facility shall be landscaped – 17% Provided (Complies)
- All ninety (90) degree parking spaces that are long-term in usage shall be a minimum of nine (9) feet in width by eighteen (18) feet in depth. Aisles shall be a minimum of twenty-four (24) feet in width. (Complies)
- Parking areas and structures shall be subject to no minimum setback requirement. (Complies)

The Plan appears to satisfy the above requirements.

b. Storage, Service, and Loading Areas:

- A minimum of one (1) loading space for each ten thousand (10,000) square feet of gross floor area is required.
 - Bass Pro Shop (198,433 s.f.): 19 spaces required, 3 proposed

The Plan does not satisfy this requirement, however the previously approved site plan also proposed three (3) loading docks. As per the Applicant, the proposed use does not require additional loading docks.



Technical Engineering Review
Riverton Village – Phase I (Bass Pro Building)
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c. Other:

- Pursuant to S-3223, the Department of Community Affairs (DCA) published the “Model Ordinance”, an ordinance authorizing and encouraging electric vehicle (EV) supply/service equipment & Make-Ready Parking Spaces, on the DCA website on September 1, 2021. The model ordinance has become effective in every municipality since its publication. Per the ordinance, each application involving a parking lot requires:
 - Minimum 4% of the total parking spaces shall be electric vehicle make ready spaces for more than 150 parking spaces. Of the total make ready spaces provided minimum 5% shall be accessible for people with disabilities.
 - Bass Pro Shop (1,116 parking spaces): 45 EV spaces required, 45 EV make ready with 3 accessible proposed. (Complies)

The Plan appears to satisfy this requirement

3. The originally approved plan called for 126 parking spaces to the rear of the building with an additional 13 located near the loading area for a total of 139. The amended plan only proposed 120 spaces in this area. The Applicant’s Engineer should further review the impact, if any, on the reduction of parking spaces in this area.

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

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

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

IN ACCORDANCE WITH THE FOLLOWING MAPS AND REPORTS:

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

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

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

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

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

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

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

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

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

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

7. The following exhibits were introduced into evidence:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

OPPOSED: None.


ABSTAINING: None.

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

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

OPPOSED: n/a

ABSTAINING: n/a


Beth Magnani, Secretary
Borough of Sayreville Planning Board