



Middlesex County Planning Board
Development Review Committee (DRC)
Electronic Plan Review

DRC STAFF REPORT – 8/6/2026

Project Name: 4000 Bordentown Ave
This is a new site plan application to supersede the original site plan application, file no. SY-SP-1420 (f/k/a sy-sp-147),, for the proposed industrial development, which received conditional approval on May 27, 2021 and has been withdrawn in favor of this new application.

Municipality: SAYREVILLE

MCOP File #: SY-SP-2285

Type of Application: Site Plan

Proposed Use: Industrial

Proposed Square Footage: Total: 714,500
Warehouse #1: 308,200
Warehouse #2: 406,300

Total Housing Units: N/A

Proposed New Lots: N/A

Prepared by: Bryan Adamcik, Senior Planner

Plan Title: "Preliminary & final Major Site Plans for HCI DP Land Acquisitions, Proposed Warehouses, Map: 4, Block: 14, Lot: 1, 4000 Bordentown Avenue, Borough of Sayreville, Middlesex County, New Jersey," prepared by Bohler, LLC, and dated May 95, 2025, with revisions through July 24, 2026, and consisting of 94 sheets and 1 supplemental sheet entitled, "Truck Turning Exhibit"

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	Planners	The application proposes constructing two new warehouses on Block 14, Lot 1 with incidental improvements on Block 62.03, Lot 8, namely removal of two existing driveways, construction of one new driveway, and improvement of one existing driveway.
2	Planners	The County has specific and presently contemplated public improvements for the half width along the full frontage of the subject property on Jernee Mill Road, which include: ○ Road widening to ensure a 12-foot northbound travel lane with an 8-foot shoulder;

		○ Improvements outside the cartway, including curbing, a 3–5 foot grass strip, and a 5-foot sidewalk; and ○ A 2–5 foot buffer between the property line and the outermost public improvement. However, in this case, considering existing right of way constraints, specifically the Conrail property known as Block 62.03, Lot 8, the installation of public improvements for the portion of Jernee Mill Road frontage west of the eastern driveway only is waived. The County reserves the right to require the installation of public improvements, as referenced above, as part of a future site plan or subdivision application.
3	Planners	Submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the submitted survey, review memo dated December 17, 2025, can be located within the staff reports of the ePlan portal under the files tab.
4	Planners	All existing and required County improvements must be situated within the County right-of-way with a 2- to 5-foot buffer, specifically regarding the frontage of Bordentown Amboy Turnpike (County Route 615). Based on Site plan sheet A, #C-302 of the plan set, it does not appear that additional right of way is necessary. The approved property survey shall confirm the extent to which a right-of-way dedication/easement is required, if at all. If a right-of-way dedication/easement is necessary, a deed of dedication/easement, legal description and exhibit must be submitted for approval and recorded with the County Clerk. The right-of-way dedication/easement must be indicated on revised plans.
5	Planners	The County's survey consultant will review the survey for any discrepancies within the County's right-of-way. If discrepancies are found that necessitate additional right-of-way, a deed of dedication or easement, legal description, and exhibit must be submitted for review and approval and submitted to the Office of Planning for recording with the County Clerk. The draft and final submittals of the exhibit drawing for the dedication or easement shall be provided as both a PDF and as a digital CAD file (*.dxf) that references real world grid coordinate values and enables the CAD file data to be projected onto the earth's surface at its true real-world position using Esri GIS software.
6	General Engineering	Conditions 7 through 15 pertain to the proposed driveway on Bordentown Amboy Turnpike (County Route 615).
7	General Engineering	The proposed driveway modification and installation of depressed curb will disturb newly installed pavement on Bordentown Amboy Turnpike. Clearly show and label the required milling and repaving limits on the plans. The pavement restoration shall extend 100 feet in each direction from the driveway curb line opening and shall extend from the curb to the roadway centerline.
8	General Engineering	Provide a "R3-2 No Left Turn" sign on the near right side of the roadway opposite the proposed driveway. The sign shall be installed in accordance with the current MUTCD standards.
9	General Engineering	Add a No Left Turn on the Northbound Bordentown Amboy Turnpike approach on the right side adjacent to the proposed Bordentown Amboy Turnpike Driveway. Also, the No left Turn sign shown on the northwest corner (far side left) should be shown angled so that it is visible to Northbound Bordentown Amboy Turnpike motorists approaching the

		driveway. The sign shall be installed in accordance with the current MUTCD standards.
10	General Engineering	Site plan sheet A, C-302 of the plan set, indicates a proposed 40 foot wide driveway on Bordentown Amboy Turnpike with an island. The driveway is designed for right in, right out operations only, which is acceptable Any access modifications at Bordentown Avenue driveway will require an amended application or new revision review and additional review comments will be provided by the County staff.
11	General Engineering	Clearly show the existing curb return radius on the site plan.
12	General Engineering	Show the entire County's proposed improvements in green, including the sidewalk at this driveway. Clearly identify the portions of the County's improvements that are proposed to be removed or modified to accommodate the driveway improvements. Provide a continuous reinforced concrete sidewalk/path across the driveway. The proposed driveway crossing and concrete island shall comply with the current ADA standards. Provide a curb barrier break, including the required ADA-compliant ramps and detectable warning surfaces, at the proposed island.
13	General Engineering	The applicant shall confirm that the proposed driveway modifications will not create any adverse drainage conditions. The plans shall demonstrate that positive drainage will be maintained and that no low points or areas of potential ponding will result from the proposed improvements. If any low points are identified, appropriate drainage improvements shall be designed and incorporated into the plans. The applicant shall coordinate the proposed grading as per the County's final grading plan. Please note that the County's project grading plan prepared by CME may be revised based on the ongoing review process. The County will provide the final as-built plans once they become available following completion of construction.
14	General Engineering	Label striping restoration for shoulder line on the site plan due to milling and repaving associated with depressed curb.
15	General Engineering	Utility plan has not been submitted. Please confirm that no utilities are proposed within the Bordentown Amboy Turnpike County right-of-way. If utility work is proposed within the County right-of-way, submit a utility plan for review and approval.
16	General Engineering	Conditions 17 through 23 pertain to the proposed driveway along the east side of the property's frontage on Jernee Mill Road (County Route 675-I).
17	General Engineering	Clearly show the existing curb return radius on the plan. Label the proposed driveway width dimension on the site plan.
18	General Engineering	Show the entire County's proposed improvements in green, including the curb taper and sidewalk where it overlaps with the applicant's proposed improvements. Clearly identify the portions of the County's improvements that are proposed to be removed or modified to accommodate the proposed sidewalk and curb improvements.
19	General Engineering	Provide an ADA ramp with detectable warning surface at the eastern driveway where sidewalk ends.
20	General Engineering	There are existing utility poles located within the proposed sidewalk alignment. A minimum clear sidewalk width of 4 feet shall be maintained along Jernee Mill Road in accordance with ADA requirements without any obstructions. Identify all utility poles that will require relocation and clearly show the proposed relocations on the plans. Clearly label sidewalk width dimensions on the site plan.

21	General Engineering	The proposed sidewalk will utilize the existing pavement/shoulder area which extends up to the first driveway from the intersection. As a result, the westbound lane on Jernee Mill Road shall be restriped to provide a 12-foot-wide through lane with a 2-foot-wide edge line. Submit a pavement marking and striping plan showing the proposed restriping and all associated pavement markings for County review and approval.
22	General Engineering	Provide an MUTCD striping certification.
23	General Engineering	Clearly show the existing curbline on Jernee Mill Road.
24	General Engineering	Conditions 25 through 27 pertain to the proposed driveway along the west side of the property's frontage on Jernee Mill Road (County Route 675-I).
25	General Engineering	Clearly show the existing curb return radius on the plan.
26	General Engineering	The applicant is proposing driveway modifications, installation of depressed curb and wider driveway openings, utility trenching, and sidewalk construction along the Jernee Mill Road property frontage. Provide milling and repaving full width pavement (curb to cub) along the entire property frontage on Jernee mill Road. The eastern limit of the milling and resurfacing shall begin at the location indicated by the blue-line markup on the plans. Clearly delineate and label the required milling and resurfacing area and limits on the revised plans.
27	General Engineering	The applicant shall confirm that the proposed driveways modifications on Jernee Mill Road will not create any adverse drainage conditions. The plans shall demonstrate that positive drainage will be maintained at both the driveways and no low points or areas of potential ponding will result from the proposed improvements. If any low points are identified, appropriate drainage improvements shall be designed and incorporated into the plans. The applicant shall coordinate the proposed grading with the County's project grading plan prepared by CME. Please note that the County's final grading plan may be revised based on the ongoing review process. The County will provide the final as-built plans once they become available following completion of construction.
28	General Engineering	Conditions 29 through 30 pertain to both of the proposed driveways along the property's frontage on Jernee Mill Road (County Route 675-I).
29	General Engineering	The applicant is proposing to widen both the driveways along Jernee Mill Road. to 40 feet in width to incorporate full access operations for ingress and egress without any restrictions. The applicant shall obtain the required permit approval from Conrail for the proposed driveway widening. Please submit a copy of the approved Conrail permit to the County for record purposes once obtained.
30	General Engineering	Any further access modifications to both the proposed Jernee Mill Road driveways will require an amended application or new revision review and additional review comments will be provided by the County staff.
31	General Engineering	Condition 32 through 33 pertains to the removal of the existing driveways along the property's frontage on Jernee Mill Road (County Route 675-I).
32	General Engineering	Demolition Plan Sheet F, #C-207 of the plan set, indicates removal of an existing driveway located near the proposed westernmost driveway on Jernee Mill Road. The corresponding site plan sheet should be revised to indicate what is proposed in place of the removal of the existing driveway. Any improvements, such as topsoiling, seeding, and mulching, should be installed in accordance with County standard details.

33	General Engineering	Site Plan Sheet D, #C305 of the plan set, indicates removal of an existing driveway located near the intersection of Bordentown Amboy Turnpike and Jernee Mill Road. The driveway is proposed to be replaced with county standard curbing and sidewalk, which is acceptable. However, the site plan sheet must be revised to indicate what is proposed to replace the driveway apron behind the proposed sidewalk. Any improvements, such as topsoiling, seeding, and mulching, should be installed in accordance with County standard details. Within the cartway, Milling and repaving limits shall be extended to cover these improvements. Update the plan set with labels as required.
34	General Engineering	Provide a drainage certification for the entire site, inclusive of the subject property's frontages on Jernee Mill Road and Bordentown Amboy Turnpike.
35	General Engineering	All the proposed improvements must meet current ADA standards. Provide an ADA certification after construction.
36	Traffic Engineering	The revised traffic study dated bearing latest revision date June 25, 2026 is acceptable. No further traffic information is required.
37	Mosquito Commission	The Commission's review of the site development plan indicates no potential mosquito control issues associated with proposed stormwater facilities that include infiltration, detention and underground basin systems
38	Mosquito Commission	The submitted O&M manual, dated January 2026, satisfactorily addresses the requirements of the NJDEP Stormwater BMP Manual in preventing mosquito habitats
39	Planners	All applicable State and County standard details must be shown on revised plans. Please refer to the Land Management webpage on the Middlesex County website for links to the current details.
40	Planners	While this application does meet the definition of being a major development as per Chapter 400, Drainage and Stormwater Management Standards, of the Land Development Standards, is located along a County road, and does not propose to drain to a County drainage facility or county road. As per Section 400.4.e. of the County's Drainage and Stormwater Management Standards, <i>A site plan or subdivision application required by resolution for approval pursuant to Section 400.4.b above that has been submitted on or after March 2, 2021, but prior to the adoption date of this Chapter [February 5, 2026], shall be subject to the stormwater management requirements in effect one day prior to the adoption date of this Chapter.</i> As such, the application need not comply with Section 400.9.r. and 400.10.e regarding the County's on-site retention requirement. The applicant has submitted a stormwater report prepared in accordance with the applicable municipal stormwater control ordinance and N.J.A.C. 7:8. However, correspondence from the municipal engineer who has reviewed and approved the proposed interior storm drainage system for this development shall be submitted. The correspondence shall confirm that the stormwater management plan conforms to the municipality's stormwater control ordinance.
41	Planners	The applicant is advised that following the County's improvement project, a 5-year moratorium will be in effect at the intersection of Bordentown Amboy Turnpike and Jernee Mill Road. Any disturbance within the County's project limits must be coordinated with the County Office of Engineering. The developer may initiate work within the County's project limits when the County project is completed, inspected, and finalized. The applicant is

		advised to consult with the Office of Public Works regarding any additional fees incurred for trenching in the cartway during the moratorium period.
42	Planners	Submission to the Office of Planning of a Cash Contribution for acceptance by the Board of County Commissioners to cover the Applicant's fair share cost of installing curbing, sidewalk, drainage, and other public improvements along the property's frontage on Bordentown Amboy Turnpike (County Route 615). The amount of the Applicant's fair share cost shall be determined by the County Engineer and provided at a later date.
43	Planners	The applicant's engineer shall prepare a cost estimate for the proposed improvements within the County's right-of-way along both Bordentown Amboy Turnpike (CR 615) and Jernee Mill Rd (County Route 675-I) for review and approval. A 20 percent contingency should be added to the subtotal amount. The County will use the approved estimate to determine the amount of the performance guarantee.
44	Planners	A performance guarantee is required to cover the construction of the required improvements along both Bordentown Amboy Turnpike (CR 615) and Jernee Mill Rd (County Route 675-I). The County Office of Planning will issue a letter stipulating the required performance guarantee amount and submission instructions. The performance guarantee must be submitted by the applicant or owner, not the contractor, and can be submitted as either a 100 percent certified check or a 90 percent bond and 10 percent certified check. The bond format can be found on the County's Land Management webpage.
45	Planners	Upon the County's acceptance of the performance guarantee, the applicant will be required to apply for and obtain a road opening permit from the Middlesex County Office of Public Works prior to demolition, construction, or reconstruction in the right-of-way and/or any area under Middlesex County's jurisdiction, as approved herein. The applicant may apply for a road opening permit at the Middlesex County Office of Public Works, 97 Apple Orchard Lane, North Brunswick. If the road opening permit application proposes a lane closure or detour, a traffic control plan shall be prepared and submitted for review and approval by the Office of Engineering; a road opening permit will not be issued prior to the County's acceptance of the traffic control plan.
46	Planners	Revised plans resulting from conditions of the Development Review Committee's Approval shall be accompanied by a fee which is based on 33% of the original fee for the first revision only. The fee shall be submitted at the time of resubmission and made payable to the "Middlesex County - Treasurer". The resubmission fee shall be in the amount of \$6,600.
47	Planners	The uploaded plans, revised dated July 24, 2026, are not digitally signed and sealed. Please either upload a digitally signed and sealed copy of the plans. If the preparer of the plans does not have digital certification capability, you may mail or hand-deliver one hard copy of the signed and sealed plan set to the Middlesex County Administration Building, Office of Planning, Floor 5, 75 Bayard Street, New Brunswick, NJ 08901. Please see the guidance document entitled "Signed and Sealed Policy - Guidance Document" for full requirements. The document can be found on the County's development review webpage: https://www.middlesexcountynj.gov/government/departments/department-of-transportation/office-of-planning/land-management

**Middlesex County Planning Board
Development Review Committee**

RESOLUTION

Application: 4000 Bordentown Ave
Plan Title: "Preliminary & final Major Site Plans for HCI DP Land Acquisitions, Proposed Warehouses, Map: 4, Block: 14, Lot: 1, 4000 Bordentown Avenue, Borough of Sayreville, Middlesex County, New Jersey," prepared by Bohler, LLC, dated May 9, 2025, with revisions through July 24, 2026, and consisting of 94 sheets and 1 supplemental sheet entitled, "Truck Turning Exhibit"
DRC Meeting Date: 08/11/2026

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/06/2026; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

STEVEN D. CAHN, Esq.
County Planning Board Counsel

Jason Friedman, Chairman (or designee)
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 08/11/2026
Date Executed: 08/11/2026