



**Consulting & Municipal
ENGINEERS**
A Subsidiary of Artheon, Inc.

MEMO TO: Borough of Sayreville Planning Board

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

DATE: August 19, 2026

SUBJECT: Sayreville Seaport Associates Urban Renewal LP
Victory Substation Preliminary and Final Major Site Plan
Block 257.02, Lot 1.05
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 March 29, 2024 and last revised August 5, 2026 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 December 2019 the Borough Planning Board granted preliminary and final major subdivision approval for Riverton Village – Phase I. That approval created the parcels and roadway right-of-ways necessary to develop the first phase of the Riverton project.

As part of that subdivision the balance of the property was consolidated and became a new parcel known as Block 257.02, Lot 1.05 which contains 219.3 acres.

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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000 (CME)
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28412500 (ARTHEON)

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In February 2023 the Applicant complied with the conditions of the 2019 approval for the Riverton Village-Phase I project and filed the final plat with the County thereby creating Block 257.02, Lot 1.05.

In April 2023 the Applicant again appeared before the Board and proposed the resubdivision of Block 257.02, Lot 1.05 in order to create four (4) new parcels as described below:

- a. Proposed Lot A – (5.21 acres) – A parcel to be developed as a retail use and parking area.
- b. Proposed Lot B – (.12 acres) – A parcel to be developed as the regional wastewater pump station to service the entire Riverton project.
- c. Proposed Lot C – (.44 acres) – A parcel to be developed as an electrical substation to service the entire Riverton project.
- d. Balance of Block 257.02, Lot 1.05 – (213.49 acres) – A parcel reserved for future development of the Riverton project.

Although this application was approved by the Board the Applicant never perfected the subdivision.

3. The current application before the Board proposes the construction of an electrical substation on a 22,400 sf portion of Block 257.02 Lot 1.05. This substation is a necessary infrastructure improvement in order to meet the electrical demands of the future Riverton project. This proposed substation will be enclosed by an 8' high chain link fence. Access will be provided by a stone road connection to Peter Fisher Boulevard. Unlike with the 2023 approval the proposed substation is now intended to be located on a leased portion of Block 257.02 Lot 1.05. Access to this site will be modified in the future as other phases of the Riverton project are developed.
4. The submitted plans do not comply with a number of the Ordinance requirements for site plan submission (paved roadway, landscape buffer, lighting, etc.) It is our understanding that the Applicant is looking to address these deficiencies in conjunction with future site plan applications for the Riverton project. Based upon the understanding that site plan approval will be required to be obtained in the future for the development of the land surrounding the substation, our office does not have any objection to the Board taking action based upon the current plans.



5. Our office has prepared the attached "Technical Engineering Review" based on the 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

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



BOROUGH OF SAYREVILLE

SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL LP VICTORY SUBSTATION MAJOR SITE PLAN

– TECHNICAL ENGINEERING REVIEW –

Our File No.: PSAP0257.08

A. SITE GRADING AND GENERAL COMMENTS

1. Our office would defer to the report of the Borough Planner for his review of the Zoning Ordinance requirements associated with this project.
2. The Applicant should further describe to the Board the intended operation of the Victory Substation including site access, parking requirements, potential noise impacts, etc. The time frame for the construction of this project as well as the off-site pole line to be constructed by JCP&L should also be further reviewed.
3. The need for a gate at the Peter Fisher Boulevard entrance to the temporary access driveway to prevent unauthorized access to the site should be further reviewed
4. The Applicant is proposing a gravel driveway for access to the Victory Substation. Borough Ordinance requires bituminous concrete pavement and curbing. The Applicant is requesting a waiver of these requirements.
5. In accordance with Borough Ordinance requirements, sidewalks should be provided between parking areas and principal structures, along aisles and driveways, and wherever pedestrian traffic shall occur. The Applicant is requesting a waiver of this requirement.
6. In accordance with Borough Ordinance requirements, two-way operation driveway widths for a commercial use is a minimum of thirty (30') feet. The Applicant is requesting a waiver of this requirement.
7. Borough Ordinance requires a minimum slope of 2% for all landscaped areas. The grading shown for the majority of the proposed contours does not comply and should be revised accordingly.
8. Borough Ordinance requires a minimum slope of 0.75% for paved areas. The slope for the temporary access driveway does not comply and should be revised accordingly.
9. All contours should be adjusted to tie into existing contours.



10. Metes and bounds descriptions for the proposed leased area and temporary site access driveway should be provided for review.

B. WATER DISTRIBUTION SYSTEM

1. Water system improvements are not proposed in conjunction with this Application. The Applicant's Engineer should further review the need for fire protection for the project. It would seem that a water main extension with appropriately spaced fire hydrants will be required. If required design waiver for type of pipe material, etc. may be needed.
2. Approval from the Borough Fire Official should be required to be received for the project.

C. STORM DRAINAGE SYSTEM

1. The application seeks amended final major site plan approval for Victory Substation Area contained in the future phase of Riverton Development outside the limits of Phase 1. The Cover Sheet identifies 1.73 acres of new impervious surface associated with the Victory Substation Area and relies on the regional Phase I wet pond for water-quality treatment.
2. The proposed Substation constitutes a major development because it includes 1.73 acres of regulated impervious surface, exceeding the 0.25-acre threshold. The project also modifies land cover within the tributary area of the previously approved Phase 1 community wet pond. The Applicant should submit a signed and sealed amendment to the approved Riverton Phase I Stormwater Management Report documenting the approved baseline, all subsequent approved amendments, and the proposed Substation improvements. The amended report should also include updated drainage area maps showing boundaries, acreages, land cover, flow paths, receiving stormwater structures, and a tabular reconciliation to the approved full build-out drainage area. The amendment shall demonstrate that the existing wet pond, as modified by this application, continues to satisfy the applicable design and performance standards and provides the same level of stormwater management as originally approved.
3. The areas land cover summary on Page 4 total is 216.02 acres, whereas the approved tributary drainage area to the wet pond is 205.40 acres. The Applicant should reconcile this discrepancy and revise the report.
4. The SWM Statement indicates that runoff from the proposed Substation drains by overland flow to the existing stormwater collection system and ultimately to the approved wet pond. However, the plans and report do not identify the runoff entry points into the existing system, delineate the contributing drainage areas to each receiving structure, or demonstrate that all runoff is conveyed to the approved wet pond without bypassing, ponding, or adversely affecting adjacent properties. The grading and drainage plans should be revised to show the runoff flow paths, collection points, and tributary drainage areas. Hydraulic calculations, including inlet capacity, storm sewer capacity, and hydraulic



grade line analyses, should be provided for all affected downstream conveyance segments to the wet pond. Current as-built information for the receiving stormwater system should be provided and it should be reconciled with the system analyzed in the amended drainage report.

5. The SWM Statement (Page 3) states that groundwater recharge is not required because the site is located within an urban redevelopment area and because groundwater recharge is inconsistent with the site's remedial action work plan. This rationale is supported by the January 27, 2015 Roux Associates, Inc. letter (NJDEP PI# 018025) included in Appendix H of the Approved Drainage Report, which states that the Main Plant Area will be capped as part of the remediation and that stormwater recharge should not be used at the site. Since the proposed Substation parcel (Lot 1.05) was not included in the lot configuration approved under the original Phase 1 Site Plan (which covered only Lots 1, 1.01 & 22 of Block 257.02), the Applicant shall demonstrate that the Substation footprint is within the area covered by that remediation determination. Documentation shall consist of a citation to the Roux Associates letter or an updated confirmation from the LSRP.
6. The proposed Substation increases the tributary drainage area and impervious surface draining to the existing Phase 1 wet pond. Pursuant to Ordinance §§26-99.6D.m and 26-99.6J, the deed notice and maintenance plan for the wet pond shall be updated to reflect the revised contributory drainage area and, if applicable, identify the Substation parcel as responsible for its proportional share of long-term maintenance. The Applicant should confirm that the required documents will be revised and re-recorded, as applicable.

D. SOIL EROSION AND SEDIMENT CONTROL

1. The grading shown on the plans extends beyond the identified limit of disturbance (LOD). The plan should be revised to confine all grading, clearing, and construction activity within the delineated LOD, or revise the LOD to accurately reflect the proposed disturbance limits and update all associated calculations (disturbance area, SESC measures, etc.) accordingly.
2. The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from the NJDEP. A copy of the permit must be provided to this office.
3. The SESC Plan (Sheet 6) relies on a continuous perimeter compost filter sock ("SiltSoxx," labeled "CFS") as the primary sediment barrier along the limit of disturbance, including the access road and substation yard. The Standard for Sediment Barriers limits the applicability of sediment barriers to locations where no other practice is feasible, the contributing drainage area is less than 1 acre, the slope length above the barrier is less than 150 feet, and the slope of the contributing drainage area for at least 30 feet adjacent to the barrier does not exceed 5%. Given the extent of the access road and substation disturbance, the SESC Plan should be revised to demonstrate that these applicability criteria are satisfied for each contributing drainage area directed to the proposed perimeter



barrier. Where the allowable contributing drainage area, slope length, or slope criteria are exceeded, provide appropriate supplemental sediment control measures in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.

4. A generic sediment barrier construction detail is provided on Sheet 7. Provide a site-specific construction detail for the proposed compost filter sock ("CFS"), including the sock diameter, installation and anchoring requirements, and other applicable installation dimensions. Maintenance requirements should be provided specific to the compost filter sock, including sediment removal when accumulation reaches one-half the barrier height, daily inspection, prompt repair or replacement of damaged or ineffective sections, and removal upon stabilization of the contributing drainage area.
5. Existing storm drainage structures, including Inlet ES2, Manhole S-435, and Risers S-429 and S-431, are located immediately adjacent to and downgradient of the limit of disturbance along the temporary access road corridor. These structures may receive runoff from disturbed areas during construction, but no inlet protection is shown on the SESC Plan. Sheet 6 should be revised to provide inlet protection at these structures and any other existing storm drainage structures that may receive runoff from disturbed areas. The Sequence of Construction on Sheet 7 should also be revised to include installation of inlet protection prior to commencing land disturbance within the contributing drainage areas.
6. The Grading Plan (Sheet 4) shows stormwater surface flow from the graded substation pad and access road embankment discharging toward the surrounding existing grade. No analysis or supporting information is provided to demonstrate that runoff leaving the disturbed area will not cause erosion or instability downstream. An off-site stability analysis in accordance with the Standard for Off-Site Stability should be provided. Where runoff is discharged as distributed, non-erosive sheet flow, provide supporting calculations or a narrative demonstrating that concentrated flow will not develop and that the downstream area will remain stable under the proposed conditions.
7. The proposed development is located within geologic formations that may contain acid-producing soils. The SESC Plan should be revised to address the Standard for Management of High Acid-Producing Soils, including the required notes, stockpile detail, and a designated stockpile location.
8. The SESC Plan does not address the soil compaction remediation/testing provisions of the Standard for Land Grading. The plan should be revised to identify and document applicable exemptions from soil compaction remediation/testing. For any disturbed areas proposed for permanent vegetative cover that are not exempt, provide the required soil compaction testing/mitigation notes and verification requirements.



E. LANDSCAPING AND LIGHTING

1. No site landscaping is proposed in conjunction with this application. The need for landscaping surrounding the perimeter of the Victory Substation to provide screening of the proposed chain link fence should be further reviewed. The Applicant is requesting a waiver of this requirement.
2. No lighting is proposed for this application. The need for lighting along the access road and for security purposes around the Victory Substation should be further reviewed. The Applicant is requesting a waiver of this requirement.