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MEMO TO: Borough of Sayreville Planning Board

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

DATE: August 19, 2026

SUBJECT: Sayreville Seaport Associates Urban Renewal LP
Riverton Village – Phase 1
Bass Pro Building Amended Preliminary and Final Major Site Plan
Block 257.02, Lots 1.05, 7, and 7.02
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 June 15, 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 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.

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

Although the Riverton Village – Phase I project was approved in 2019, it was not until 2023 that all of the conditions of the Resolution of Approval were satisfied and the final plat for the project was filed.

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 the building footprint revisions.

In June 2023 the Applicant returned to the Planning Board to seek approval for revisions to the parking lot layout based upon the April 2023 approved building footprint modifications. In general the main parking lot access aisle was shifted approximately 60' to the east in order to align with the revised building access doors. The layout of the parking stalls was also modified to accommodate the shift in the center drive aisle. In addition, modifications to the parking layout in the loading and boat service areas were also proposed as a result of the modifications to the layout of these areas. These revisions were approved by the Board.

Finally in December 2025 the Applicant returned to the Planning Board seeking approval for modifications of the freestanding sign and building mounted signs associated with the project. This application was also approved by the Board.



3. The current application before the Board proposes the construction of a 14' high by 36' wide entrance portico that contains a 260-sf Bass Pro entrance message which reads "Welcome to the Greatest American Outdoor Store. In addition the application proposes the relocation of the Boat Storage Area. Originally this area was located within a remote portion of Parcel C which is still under construction. The new location is proposed to the north of the Bass Pro parking area. Access to this area will not be for the general public but instead will be restricted to Bass Pro personnel.
4. 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

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



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BOROUGH OF SAYREVILLE

SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL LP BASS PRO AMENDED 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 and proposed signage requirements for this project.
2. The aesthetics of the proposed portico to be constructed should be reviewed by the Board.
3. The Applicant's Engineer should provide additional information to the Board regarding the proposed use of the Boat Storage Area. The following questions should be discussed:
 - a. Who will be able to access the area?
 - b. How will access be provided to customers?
 - c. What hours will access be available?
 - d. What security measures are in place to monitor the boats?
 - e. Will the Boat Storage Area be relocated in the future?
4. The Applicant should provide additional information the Board concerning the impact the proposed Boat Storage Area will have on future development, specifically the road that will provide access to the northern portion of the site.
5. The Applicant should further describe the anticipated layout of the Boat Storage Area including employee parking and parking lot circulation. All parking spaces should be constructed in accordance with Borough Standards.
6. The Applicant should provide additional information regarding the view of the Boat Storage Area from the Garden State Parkway.
7. Our office would recommend that the Applicant consider the installation of a decorative gate rather than chain link fence proposed for the driveway entrance to the Boat Storage Area since this gate cannot be screened and will always be visible to the public.

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8. In accordance with the Borough Ordinance, all parking lots shall have concrete or Belgian block curbing around the perimeter of the parking area. The Applicant is requesting a waiver of this requirement.
9. The Applicant is proposing asphalt curbing along the driveway entrance to the Boat Storage Area. Borough Ordinance requires concrete or Belgian block curbing. The Applicant is requesting a waiver of this requirement.
10. In accordance with the Borough Ordinance, sidewalks shall 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.
11. In accordance with the Borough Ordinance, 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.
12. Borough Ordinance requires a minimum slope of 2% for all landscaped areas. The following areas should be revised accordingly:
 - a. The entire grassed area between the two boat storage areas.
 - b. Contour elevation 30 and E-Inlet S-8.
 - c. Spot elevation 30.1 and contour elevation 30 in the northern and eastern sides of the boat storage area.
 - d. Spot elevation 28.1 to E-Inlet S-7.
 - e. Spot elevation 27.5 to E-Inlet S-7.
 - f. Spot elevation 27.0 to E-Inlet S-6.
 - g. Spot elevation 27.0 to E-Inlet S-5.
 - h. Spot elevation 27.0 to MH S-4
13. Borough Ordinance requires a minimum slope of 0.75% for paved areas. The slope between spot elevation 28.74 and contour elevation 28 should be revised accordingly.
14. It appears the grade for E-Inlet S-8 and the surrounding contours are incorrect. The plans should be revised accordingly.
15. All contours should be adjusted to tie into existing contours.

B. WATER DISTRIBUTION SYSTEM

1. The Applicant's Engineer should provide profiles of the proposed water lines including locations of valves, hydrants, crossings and clearance between sanitary and storm sewers and other underground utilities.



2. In accordance with Borough Ordinance requirements, all water mains shall be a minimum of 8" cement lined ductile iron pipe, class 52. C900 PVC water main is being proposed. The Applicant is requesting a waiver of this requirement.
3. In accordance with Borough Ordinance requirements, all service lines shall be type K copper. HDPE pipe is proposed. The Applicant is requesting a waiver of this requirement.

C. STORM DRAINAGE SYSTEM

1. The application seeks amended final major site plan approval for construction of a new entrance portico with banner signage and relocation of the Bass Pro Shops Boat Storage Area to the northern portion of the property adjacent to the existing parking area. Sheet 4 identifies approximately 3.6 acres of disturbance, and the Cover Sheet identifies 1.71 acres of new impervious surface associated with the Boat Storage Area. Based on the proposed disturbance and new impervious surface, the amendment independently meets the definition of "major development" under N.J.A.C. 7:8 and the Borough's Stormwater Ordinance, separate from its relationship to the 2020 approval.
2. Borough of Sayreville Ordinance § 26-99.6D.n governs modifications to previously approved stormwater management measures and requires the Municipality to determine that the modified measure continues to meet the applicable design and performance standards and provides the same level of stormwater management as the approved design. The Stormwater Management Statement evaluates the proposed change only as a 1.20-acre area added to, and a 1.20-acre area removed from, the wet pond drainage area, with no net change to the overall 205.40-acre drainage area. This is not sufficient to confirm compliance. The Applicant shall clearly identify the non-motor vehicle impervious and motor vehicle impervious areas removed from, and added to, the wet pond drainage area, provide comparison tables for the areas removed versus added, and confirm that the previously approved 76.1% TSS removal ratio (approved SWM Report, p. 11) remains valid after the proposed modification. The proposed drainage area modification shall be documented in a revision or amendment to the original approved Stormwater Management Report, and the relevant sections, tables, calculations, and drainage area exhibits shall be updated to document the change.
3. The Applicant has provided storm sewer design calculations for the amended area only. Since the proposed modification adds drainage area to the previously approved wet pond tributary area, the Applicant shall demonstrate that the additional runoff does not adversely affect the downstream storm sewer system. Storm sewer capacity calculations shall be provided for all downstream pipe segments receiving flow from the amended area, including hydraulic grade line analysis where applicable, to confirm that the downstream system has adequate capacity and complies with the Borough of Sayreville storm sewer design requirements under Ordinance § 26-99.3.c.2.



D. SOIL EROSION AND SEDIMENT CONTROL

1. The Applicant proposes more than 5,000 SF of disturbance and, in accordance with NJ PL Chapter 251, must obtain a Soil Erosion and Sediment Control (SESC) Certification from the Borough of Sayreville.
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. Sheet 5 shall be revised to correct the note block currently headed "BOROUGH SOIL CONSERVATION DISTRICT NOTES," which is immediately followed by the Freehold Soil Conservation District contact information. The note block shall be revised to clearly indicate that the Borough Engineer's Office is the point of contact for soil erosion and sediment control application, plan review, inspections, and related correspondence, consistent with this office's standing practice. The Borough Engineer's Office contact information shall be listed at the bottom of the note block.
4. A sequence of construction should be provided specific to the Boat Storage Area scope — identifying in order, perimeter control installation, clearing/grading and stockpiling, new inlet and pipe installation, paving and fencing, final stabilization, and removal of temporary measures — and confirm which steps (if any) of the original Riverton Phase 1 sequence, including the Culvert "B"/Raritan River item, remain applicable to this application.
5. The Standard limits use of a sediment barrier (silt fence/compost filter sock) to locations where the contributing drainage area is less than 1 acre and the slope length above the barrier is less than 150 feet. Sheet 4 relies on a single continuous perimeter Silt Soxx/compost-filter-sock line as the sole sediment control around the disturbance limit. Please provide the contributing drainage area and slope length for each segment of the perimeter sediment barrier, demonstrating conformance with the NJ Soil Erosion Sediment Control Standards (NJSESCS) pg. 23-1 applicability criteria, or identify any additional measure (e.g., diversion berm, sediment trap) used where a segment exceeds these limits.
6. The Standard's maintenance provisions at NJSESCS pg. 23-2 require removal of sediment when it reaches one-half the barrier height, daily inspection for deterioration, and prompt repair or replacement of damaged sections. The NJSESCS pg. 23-2 maintenance requirements should be added to the Filtrexx Silt Soxx / Pyramid Staking detail, either verbatim or by clear cross-reference.
7. Inlet protection is currently shown only at new on-site inlets within the limit of disturbance. The SESC plan shall be revised to provide inlet protection for all existing and proposed storm structures that may receive runoff from the disturbed area, including downstream existing inlets such as Inlets S-P1A-243, S-P1A-237, S-P1A-25, and any other affected.



8. The SESC plan shall be revised to show a stabilized construction entrance at each construction access point where vehicles will enter or exit the disturbed area. The plan shall clearly identify the location and dimensions for the stabilized construction entrance in accordance with the NJ SESC Standards.

E. LANDSCAPING AND LIGHTING

1. The need for additional landscaping surrounding the perimeter of the Boat Storage Area to provide screening of the proposed chain link fence should be further reviewed. The Applicant is requesting a waiver of this requirement
2. A minimum of ten percent of any surface parking facility shall be landscaped about the interior and shall include one (1) shade tree for every twenty (20) parking spaces. The Applicant is requesting a waiver of this requirement.
3. For a commercial parking lot Borough Ordinance requires a minimum of 0.5 footcandles throughout with an established depreciation factor calculated into the lighting levels at a maximum to minimum illumination ratio not to exceed 15:1. The plan proposes 0.1 footcandles and a ratio of 61:1. The Applicant is requesting a waiver of this requirement
4. Borough Ordinance requires that a maximum of 0.5 footcandles be maintained at property lines. The Applicant is proposing 4.3 footcandles at the property line adjacent to the Garden State Parkway. The Applicant is requesting a waiver of this requirement