

September 9, 2026

Borough of Sayreville
Sayreville Planning Board
167 Main Street
Sayreville, NJ 08872

Re: HCI DP Land Acquisition LLC
Amended Preliminary and Final Major Site Plan
Block 14, Lot 1
4000 Bordentown Avenue
Planning Review #2

Dear Board Members:

In accordance with your authorization, our office has reviewed materials for the above-referenced development application, including the following:

- Borough of Sayreville Standard Development Application, and Site Plan Checklist;
- Preliminary & Final Major Site Plans, prepared by Bohler Engineering NJ, LLC, last revised April 16, 2026;
- ALTA/NSPS Land Title Survey, prepared by Control Point Associates, Inc., last revised September 4, 2025;
- Stormwater Management Report, prepared by Bohler, LLC, last revised August 2026;
- Addendum to the Stormwater Management Report for Alternate Rail Design, prepared by Bohler, LLC, last revised August 2026;
- Traffic Impact Analysis, prepared by TPD, Inc., last revised August 14, 2026;
- Architectural Plans, prepared by Ware Malcomb, dated March 24, 2026;
- Certified 200 FT Property Owner List, dated April 20, 2026;
- Preliminary and Final Major Site Plans, prepared by Bohler, LLC, last revised August 14, 2026;
- Operations & Maintenance Manual, prepared by Bohler, LLC, dated August 2026;
- Engineer's Report for Water Main, prepared by Bohler, LLC, last revised August 2026;
- Environmental Impact Assessment, prepared by Roux Associates, Inc., dated July 22, 2026;
- Minor Site Plan, prepared by T&M Associates Consulting Engineers & Landscape Architects, dated February 14, 2003, last revised June 17, 2003;
- Truck Turning Exhibit, prepared by Bohler, LLC, last revised August 21, 2026;
- DRC Staff Report, prepared by Middlesex County Planning Board, dated August 6, 2026;
- NJDEP FWW Permit No. 1219-21-0002.1 LUP250001;
- NJDEP Permitting Plan, prepared by Bohler, LLC, last revised July 31, 2025;

- Basin Summary Forms, prepared by Bohler, LLC.

We offer the following comments for the Board's consideration:

1. Project Description

The proposed project site, located at the corner of Bordentown-Amboy Turnpike (CR 615, a.k.a. Bordentown Avenue and Jernee Mill Road (CR 675) in Sayreville, New Jersey, includes Block 14, Lot 1 ("Subject Property"). The subject property is located within the Special Economic District (SED) zone. The proposed project includes the removal of an approximately 850,000 SF warehouse and the construction of two warehouse buildings having a total of 714,500 SF, 101 loading spaces, and 306 parking spaces. Actual business users or tenants of the proposed buildings have not been identified.

Proposed Warehouse #1 is approximately 308,200 SF and is proposed in the southwestern portion of the lot and will include 145 parking spaces and 42 loading spaces. Proposed Warehouse #2 is approximately 406,300 SF and is proposed in the southeastern portion of the lot and will include 161 parking spaces and 59 loading spaces.

2. Site Description and Surrounding Uses

The property fronts Jernee Mill Road to the southwest and Bordentown Avenue to the southeast. Adjacent uses include industrial uses to the north, east, and south, and the Sayreville Sports complex to the east, all of which are not part of the subject property.

3. Master Plan

The Applicant shall provide testimony describing how the project does not impair the intent or purpose of the Borough's Master Plan.

4. Zoning Compliance

The proposed project is located within the Special Economic Development zone. Warehousing is listed as a permitted use in the SED zone. To date, this parcel is not included in a redevelopment area. The Applicant shall provide testimony describing how the project does not impair the intent or purpose of the zone plan.

The bulk standards for the Special Economic Development are detailed below:

Standard	Required	Existing	Proposed
Minimum Lot Area	60,000 SF	2,006,907 SF	2,006,907 SF
Minimum Lot Width	150 FT	921.7 FT	921.7 FT
Minimum Lot Depth	100 FT	2,677.4 FT	2,677.4 FT
Minimum Front Yard	50 FT	776.2 FT	122.7 FT
Minimum Side Yard/Combined	20 FT / 50 FT	0.3 FT**/ 83.4 FT	48.7 FT / 124.8 FT
Minimum Rear Yard	40 FT	99.3 FT	128.5 FT
Maximum Height	50 FT	52.3 FT**	WH 1: 49'-4" WH 2: 49'-4"

Maximum Building Coverage	60%	32%	36%
Maximum Impervious Lot Coverage	80%	56%	76%
** Pre-existing non-conformity. (V) Variance			

5. Planning Comments

A. General

1. The Applicant shall provide an Owners Consent Form with Consolidated Rail supporting the construction of a railroad spur that will connect to the existing railroad line located on Block 62.03, Lot 8. **Comment addressed. The Applicant has submitted a signed consent form from Conrail, dated 08/28/2026.**
2. The Applicant shall submit an Environmental Impact Statement. **Comment addressed. The Applicant has submitted an Environmental Impact Assessment, dated July 22, 2026.**
3. The Applicant should consider providing curbs, sidewalks and shade trees along the site's frontage on Bordentown Avenue. **Comment addressed. Curbing and sidewalks are being constructed by a Middlesex County Improvement project along Bordentown frontage.**
4. The applicant should explain prior approvals for the subject property and all proposed amendments. **Applicant to provide testimony at the public hearing.**
5. Applicant should explain how proposed plan amendments remain compatible with the goals and objectives of the Zone Plan and demonstrate consistency with specific goals and objectives of the Zone Plan. **Applicant to provide testimony at the public hearing.**
6. Applicant should describe the proposed tenants of the warehouses and explain the day-to-day operation of the proposed business, the hours and days of operation, and the maximum number of employees. **Applicant to provide testimony at the public hearing.**
7. The subject property abuts the Sayreville Sports Complex which is located within the Prime (Public, Recreational, Institutional Municipal and Educational) zone. The Applicant shall provide testimony describing buffering measures to mitigate negative impacts to the neighboring properties. **Applicant to provide testimony at the public hearing.**
8. The proposed development would increase impervious lot coverage from approximately 56% to 76%. The applicant should provide testimony describing the proposed stormwater management and mitigation measures, including how the design will minimize potential downstream impacts and protect adjacent properties and infrastructure. **Applicant to provide testimony at the public hearing.**
9. Due to the site's proximity to the adjacent sports complex, the applicant should provide testimony addressing the potential operational impacts of the proposed warehouse development on surrounding uses. At a minimum, this testimony should evaluate potential noise, lighting, air quality (including truck emissions), traffic associated with warehouse operations, and any

other off-site impacts, and explain the measures proposed to mitigate these impacts. **Applicant to provide testimony at the public hearing.**

B. Parking, Loading, and Circulation

1. The applicant has proposed 145 parking spaces for Proposed Warehouse #1 and 161 parking spaces for Proposed Warehouse #2. The ordinance requires 193 total parking spaces. The applicant should provide a detailed justification demonstrating why the proposed number of parking spaces is necessary to support the intended operations. The applicant shall also confirm that any parking spaces provided in excess of the ordinance requirement will not be used for the storage of materials, equipment, trailers, or temporary buildings. **Applicant has confirmed that parking spaces in excess of the ordinance requirement will not be used for the storage of materials, equipment, trailers, or temporary buildings. Applicant to provide testimony at the public hearing regarding the number of parking spaces and how they will be used.**

C. Signs

1. The applicant should confirm that the proposed signs comply with the sign regulations under Sign Schedule II for the SED Zone. **Comment addressed. Applicant will submit a signage package under a separate application.**

D. Landscaping

1. Per 26-98i., a minimum of 10% of any surface parking facility shall be landscaped about the interior and shall include 1 (1) shade tree for every twenty (20) parking spaces. **Comment addressed. Applicant will comply.**
2. The Applicant should confirm that the proposed buffers shall comply with the buffer requirements of Section 26-96.6 of the Revised General Ordinances of the Borough of Sayreville. **Comment addressed. Applicant will comply.**

E. Miscellaneous

1. Applicant is subject to all applicable outside agency approvals.
2. We defer to the Board Engineer regarding lighting, grading, drainage, utilities, traffic, and any conditions of approval.

We reserve the right to present additional comments, variances, and/or design waivers pending the receipt of revised plans and/or the testimony of the applicant before the Board. Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

Acuity Consulting Services



Peter Van den Kooy, PP, AICP

Planning Board Planner



Marcella Traina, PP, AICP