Jennifer Phillips Smith
Partner
+1 732.704.5818 (t)
jsmith@fbtgibbons.com

June 23, 2026

VIA HAND DELIVERY
Planning Board, Borough of Sayreville
ATTN: Beth Magnani, Board Secretary
167 Main Street
Sayreville, New Jersey 08872

Re: Sayreville Seaport Associates Urban Renewal L.P.
Application for Amended Final Major Site Plan Approval
Bass Pro Shops Portico and Relocation of Boat Storage Area
Block 257.02, Lots 1.05, 7 & 7.02
Borough of Sayreville, New Jersey

Dear Ms. Magnani:

This office represents Sayreville Seaport Associates Urban Renewal L.P. ("SSA"), the designated redeveloper for Block 257.02, Lots 1.05, 7, & 7.02 (collectively, the "Property"). On January 6, 2020, the Planning Board of the Borough of Sayreville (the "Board") granted SSA preliminary and final major site plan approval for the first phase of the Riverton redevelopment on the Property, including the siting of the Bass Pro Shops experiential retail store.

Subsequently, on May 17, 2023, the Board approved SSA's amended preliminary and final major site plan application, which modified the approved Bass Pro Shops building footprint. On August 2, 2023, the Board approved SSA's second amended preliminary and final major site plan application for revisions to the site plan's parking lot layout and landscaping resulting from the previously approved building footprint changes. Most recently, on December 3, 2025, the Board approved SSA's amended final major site plan for a signage package for the Bass Pro Shops development, including a freestanding pylon sign, updated building-mounted signage on all elevations, and an increase in the size of previously approved roof-painted signage.

SSA presently seeks amended final major site plan approval related to certain elements of the Bass Pro experiential retail store on the Property (the "Application"). The Application includes: (i) the addition of an open-air front portico to the main, public entrance of the Bass Pro Shops; and (ii) the relocation of the Bass Pro Shops boat storage area to the northern portion of the Property, within the lot adjacent to the Bass Pro Shops parking area.

The proposed front entrance improvements reflect building and site design elements consistent with the approved architectural character and branding of the Riverton redevelopment. These enhancements will improve both the building's aesthetic appeal and functionality while complementing its overall design.

In support of this application for development, please find enclosed, four (4) sets of the following:

- Borough of Sayreville Standard Development Application, to which the following Exhibits are attached:
    - Exhibit 1: Project Description;
    - Exhibit 2: Proof of No Outstanding Fines of Penalties Owed;
    - Exhibit 3: Corporate Ownership Disclosure;
    - Exhibit 4: 200' Lists for the Property;
    - Exhibit 5: Prior Planning Board Resolutions;
    - Exhibit 6: Summary & Copies of Covenants and Restrictions;
    - Exhibit 7: Proof of Taxes and Assessments Paid;
    - Exhibit 8: Fee and Escrow Calculations;
    - Exhibit 9: Development Team and Professionals;
    - Exhibit 10: Resolution No. 2026.06.15 from the Sayreville Economic & Redevelopment Agency ("SERA"); and
    - Exhibit 11: Completed Submission Checklist for Amended Final Major Site Plan, with Justifications for Waivers Requested.
- "Phase 1A Bass Pro Shops Boat Storage Area" prepared by Colliers Engineering & Design, dated June 15, 2026, consisting of nine (9) sheets.

- Architectural plans prepared by Insight Design Architects, LLC consisting of five (5) sheets:
    - Front Plan & Entry Section – Sheet S2.4, dated February 2, 2024, and revised June 2, 2026;
    - Overall Floor Plan – Sheet A1.0 -TI, dated November 17, 2025, and revised November 21, 2025, January 28, 2026, and June 2, 2026;
    - Enlarged Store Floor Plan – Quadrant 'E' – Sheet A1.1E, dated December 17, 2024, and revised January 17, 2025, and June 2, 2026;
    - Enlarged Roof Plan – Quadrant 'E' – Sheet A2.1E, dated January 17, 2025, and revised February 4, 2025, February 18, 2025, and June 2, 2026;
    - Plumbing Shell Plan – Sheet P0.1, dated February 18, 2025, and revised June 18, 2025, and June 2, 2026.

- Stormwater Management Statement prepared by Colliers Engineering & Design, dated June 15, 2026; and

- Topographic Survey prepared by Colliers Engineering & Design, dated February 9, 2009, revised through March 17, 2025.

The application fee in the amount of $1,000.00, as well as the escrow deposit fee in the amount of $2,977.40 is enclosed.

Copies of each of the above-referenced plans and documents are also provided in PDF format enclosed as part of the electronic mail version of this submission. Consistent with past practice, electronic copies of these materials are being delivered simultaneously to the Board's professionals for their review and consideration.

Please advise if anything further is required for this Application to be deemed complete. Kindly schedule the Application for a public hearing before the Board at its earliest convenience. We look forward to presenting this Application to the Board.

Sincerely,

Jennifer Phillips Smith
Partner

Enclosures

BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION

GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question.
When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment).
The proper application and escrow fees must be accompany the application.
Do not advertise for a public hearing until you are advised to do so by the Board.

Indicate to which Board application is being made:

☒ *Planning Board* ☐ *Board of Adjustment*

Indicate all approvals and variances being sought: **Amended Approval**

☐ *Informal Review*	☐ *Prelim. Major Site Plan*	☐ *Interpretation*
☐ *Bulk Variance(s)*	☒ *Final Major Site Plan*	☐ *Fill or Soil Removal Permit*
☐ *Use Variance*	☐ *Prelim. Major Subdivision*	☐ *Waiver of Site Plan Requirements*
☐ *Conditional Use Variance*	☐ *Final major Subdivision*	
☐ *Minor Site Plan* ☐ *Minor Site Subdivision*	☐ *Appeals from Decision of Admin. Officer (attach the denial/decision)*	

1. APPLICANT:

Name	Address			
Sayreville Seaport Associates Urban Renewal, L.P.	1000 Chevalier Avenue			
City	**State**	**Zip**	**Fax**	**Telephone**
Sayreville	NJ	08872	-	609-874-7250

2. PROPERTY OWNER (If other than applicant)

Name	Address			
Sayreville Economic & Redevelopment Agency (SERA)	167 Main Street			
City	**State**	**Zip**	**Fax**	**Telephone**
Sayreville	NJ	08872	-	732-390-7010

3. APPLICANT'S ATTORNEY (If applicable)

Name	Address			
FBT Gibbons LLP (Jennifer Phillips Smith, Esq.)	141 West Front Street, Suite 240			
City	**State**	**Zip**	**Fax**	**Telephone**
Red Bank	NJ	07701	732-865-7248	732-704-5818

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:		Application No.

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address	Block(s) and Lot(s) Numbers
1000 Chevalier Avenue	Block 257.02, Lots 1.05, 7 and 7.02

Site Acreage (and Square Footage)	Zone District(s)	Tax Sheet Nos.
See site plans.	Waterfront Redevelopment	91

Present Use: under construction: Bass Pro Shops- Experiential Retail

Proposed Development Name and Nature of Use
Bass Pro Shops- Experiential Retail : Proposal for new entrance and relocation of Bass Pro Shops boat storage area.

Number of Buildings	Sq. Ft. of New Bldg(s)	Height	% of Lot to be covered by Buildings
1, no change.	no change to interior space approximately 1,400 sf portico addition.	no change	no change

% of Lot to be Covered by Pavement	Number of Parking Spaces and Dimensions	Dimensions of Loading Area(s)
See site plans.	no change	no change

Exterior Construction Material/Design

Total Cost of Building and Site Improvements	Number of Lots Before Subdivision	Number of Lots After Subdivision	Are Any New Streets or Utility Extensions Proposed?
TBD	no change	n/a	no

Number of Existing Trees, Two Inch Caliper or Greater, to be Removed?	Are Any Structures to be Removed?	Number of Proposed Signs and Dimensions
no new removals	No	Please see attached Project Description

Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which?
See site plans.	No

5. Are there any existing or proposes deed restrictions or covenants? Please Detail.
Summary of existing deed restrictions is enclosed herewith.

6. HISTORY OF PAST APPROVALS ☐ Check here if none See Attached History of Past Approvals

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

7. NAMES OF PLAN PREPARERS

Engineer's Name		Address		
Please see enclosed list of project team.				
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #

8. FEES SUBMITTED Fee/Escrow Calculations Enclosed

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I herby permit authorized Borough officials to inspect my property in conjunction with this application.

Martha Kaspa
Signature of Applicant

Sworn to and subscribed before me this date
6/18/2026

MICHELE KOSCH
Notary Public, State of New Jersey
Comm. # 50024436
My Commission Expires 10/1/2030

SERA Consent to be provided
Property Owner Authorizing Application if Other Than Applicant

Michele Kosch
Notary Public

EXHIBIT 1

Project Description

Sayreville Seaport Associates Urban Renewal L.P. ("SSA")
Block 257.02, Lots 1.05, 7 and 7.02 (collectively, the "Property")

Amended Final Major Site Plan
Entrance Improvements and Boat Storage Area – Bass Pro Shops – Riverton

On January 6, 2020, the Planning Board of the Borough of Sayreville (the "Board") granted SSA preliminary and final major site plan approval for the first phase of the Riverton redevelopment, including the siting of the Bass Pro Shops experiential retail store at the Property. Subsequently, on May 17, 2023, the Board approved SSA's amended preliminary and final major site plan application, which modified the approved Bass Pro Shops building footprint. Changes within that first amended preliminary and final major site plan approval also included relocating the loading area, shifting the main entrance, and reducing the building size from 205,000 to 198,500 square feet. On August 2, 2023, the Board approved SSA's second amended preliminary and final major site plan application for revisions to the site plan's parking lot layout and landscaping resulting from the previously approved Bass Pro Shops building footprint changes. Most recently, on December 3, 2025, the Board approved SSA's amended final major site plan for a signage package for the Bass Pro Shops development, including a freestanding pylon sign, updated building-mounted signage on all elevations, and an increase in the size of previously approved roof-painted signage.

SSA presently seeks amended final major site plan approval for certain entrance improvements and the relocation of the Bass Pro Shops boat storage area, as detailed below and on the submitted plan sets (the "Application").

1. **Open-Air Front Portico:** Applicant proposes the installation of a new open-air portico at the main public entrance to the Bass Pro Shops experiential retail store. The previously approved design included 170 square feet of signage. The proposed design will retain this approved 170-square-foot sign and introduce a new freestanding portico structure measuring approximately 14 feet in height and 36 feet in width. The portico will feature an additional 260-square-foot ribbon-style banner displaying the Bass Pro Shops branding, including the phrase: "*WELCOME TO THE GREATEST AMERICAN OUTDOOR STORE*." These entrance enhancements are consistent with the building's previously approved architectural character and are intended to strengthen the arrival experience and reinforce brand visibility.

2. **Relocation of Boat Storage Area:** Applicant proposes the relocation of the Bass Pro Shops boat storage area to the northern portion of the Property, adjacent to the Bass Pro Shops parking area. The previously approved location of the boat storage area was within a remote portion of Parcel "C," which is still under construction. The proposed relocation is intended to improve operational efficiency in advance of the store opening and to enhance security and utility access given its proximity to the parking area. Access to the relocated boat storage area will be limited to authorized Bass Pro Shops personnel via a driveway connection through Lots 7 and 7.02. A controlled access gate will be installed

north of the intersection to restrict public entry. The proposed fencing surrounding the boat storage area is a six-foot-high black color chain link fence, which is consistent with the prior approvals. In addition, a landscaped buffer consisting of trees, shrubs, and existing vegetation will be installed along Bass Pro Entry Drive to establish a filtered visual buffer.

Further, SSA is seeking design waiver relief from the following design standards contained within the Borough of Sayreville's Municipal Code as well as its Waterfront Redevelopment Plan:

1. § 26-96-8.h(2) of the Borough's Municipal Code requires commercial parking lots to maintain 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. SSA proposes to provide 0.1 footcandles and a ratio of 61:1.

2. § 26-96-8.h(4) of the Borough's Municipal Code requires that a maximum of 0.5 footcandles be maintained at property lines. SSA proposes 4.3 footcandles at the property line adjacent to the Garden State Parkway.

3. Item 12 of the Open Space Design and Landscaping Standards of the Sayreville Waterfront Redevelopment Plan prohibits conspicuous chain link fencing without screening and/or landscaping. The chain link fencing, which will surround the boat storage area, will be partially exposed and not entirely screened and/or landscaped.

As will be presented at the public hearing for the Application, the proposed amendments are necessary to support the anticipated opening of the Bass Pro Shops store. The improvements are modest in scope, largely consistent with prior approvals, and maintain the overall design intent and architectural character of the Riverton redevelopment.

EXHIBIT 2

Prainito, Nicholas

From: Andy Mashanski <andym@sayreville.com>
Sent: Wednesday, June 17, 2026 9:36 AM
To: Prainito, Nicholas
Subject: RE: Request for Proof of No Fines or Penalties Owed by Applicant and Property Owner: Block 257.02, Lots 1.05, 7 & 7.02

To the best of my knowledge there are no outstanding fines associated to the referenced lots.

From: Prainito, Nicholas <nprainito@fbtgibbons.com>
Sent: Monday, June 15, 2026 3:31 PM
To: Kirk Miick <kmiick@sayreville.com>; Andy Mashanski <andym@sayreville.com>
Cc: Smith, Jennifer P. <jsmith@fbtgibbons.com>; Beth Magnani <BMagnani@sayreville.com>
Subject: Request for Proof of No Fines or Penalties Owed by Applicant and Property Owner: Block 257.02, Lots 1.05, 7 & 7.02

[EXTERNAL EMAIL] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mr. Miick and Mr. Mashanski:
Our office is preparing to submit an amended site plan application to the Borough Planning Board relative to prior approvals on the following properties located in Sayreville:

1. Block 257.02, Lot 1.05
2. Block 257.02, Lot 7
3. Block 257.02, Lot 7.02

At your earliest convenience, kindly provide proof that no fines or penalties are currently owed by the Applicant, Sayreville Seaport Associates Urban Renewal, L.P., or the property owner, Sayreville Economic & Redevelopment Agency, for each of the three (3) above-referenced properties in accordance with Ordinance #21-75, Section 26-75.3 of the Sayreville Borough Code.

Please let me know if any additional information is required.

Thank you for your attention to this request.

Nicholas Prainito
Associate

FBT Gibbons

One Gateway Center
Newark, NJ 07102
Direct +1 973 596 4655
Main +1 973.596.4500
Mobile +1 732.547.1235
nprainito@fbtgibbons.com

Add @fbtgibbons.com to your approved senders to ensure delivery.

NOTICE: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is privileged or confidential. It is not to be transmitted to or received by anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It is not to be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via email or by calling FBT Gibbons at (513) 651-6800, so that our address record can be corrected.

EXHIBIT 3

Corporate Ownership Disclosure for
Sayreville Seaport Associates Urban Renewal, L.P.

Sayreville Seaport Associates Urban Renewal L.P. ("Applicant") is a limited partnership, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey, and authorized to do business in the State of New Jersey as an urban renewal entity. The following entities have at least a 10% interest in Applicant:

Sayreville PRISA II LLC

Sayreville PRISA II LLC is a limited liability company, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. The following entity has an interest in **Sayreville PRISA II LLC** and at least a 10% interest in Applicant:

PRISA II LHC, LLC

PRISA II LHC, LLC, is a limited liability company, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. The following entity has an interest in **PRISA II LHC, LLC** and at least a 10% interest in Applicant:

PRISA II UHC, LP

PRISA II UHC, L.P., is a limited partnership, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. The following entities have an interest in **PRISA II UHC, LP** and at least a 10% interest in Applicant:

1. **PRISA II, L.P.**: PRISA II, L.P., is a limited partnership, created under the laws of the State of Delaware, having an address at 655 Broad Street, Newark, New Jersey. No entity has an ownership interest in PRISA II, L.P. that equals at least a 10% interest in the Applicant.

2. **The Prudential Insurance Company of America**: The Prudential Insurance Company of America ("PICA") is a corporation created under the laws of the State of New Jersey, having an address of 751 Broad Street, Newark, New Jersey 07102. PICA holds its direct and indirect interest (as applicable) in the foregoing entities through an insurance company separate account, PRISA II. This means the assets of PRISA II are the property of PICA but are kept separate from its general assets and cannot be used to meet liabilities from PICA's other businesses. PRISA II is therefore not a separate legal entity, but a book entry on the books and records of PICA, and under NJ law, is separate from the assets and liabilities of PICA. The following entity has an interest in PICA and at least a 10% interest in Applicant:

Prudential Financial, Inc.

Prudential Financial, Inc. is a New Jersey corporation having an address of 751 Broad Street, Newark, New Jersey 07102. Prudential Financial, Inc. is publicly traded on the New York Stock

Securities and Exchange Commission can be accessed here: http://www.investor.prudential.com/financials/sec-filings/default.aspx .

Sayreville Seaport Associates Urban Renewal, L.P.

By: Sayreville PRII GP LLC, its General Partner

By: PRISA II LHC, LLC, its sole member

Name: Matthew Karpa
Title: Authorized Representative

EXHIBIT 4

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872
TEL: 732-390-7080

List of property owners within a 200' radius of Block 257.02 Lot 7.02 (FBT Gibbons):

BLOCK LOT	257.02 1.05	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.02 7	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
GARDEN STATE PARKWAY		Garden State Parkway New Jersey Turnpike Authority P.O. Box 5042 Woodbridge, NJ 07095

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 257.02 Lot 7.02, as identified on the Official Borough of Sayreville Tax Map.

Dated: June 17, 2026

Beverly J. Johns
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

LIST OF UTILITIES IN THE BOROUGH OF SAYREVILLE (2026):

NJDEP
36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board
75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT
David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company
1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision
275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attention: Construction Department
732-583-0606

Middlesex County Landfill
53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey
540 Broad Street – 20th Floor
Newark, NJ 07102
OR:
P.O. Box 152206
Irving, TX 75015

PSE&G
15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000
OR:
80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attention: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)
2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation
315 Cold Soil Road
Lawrenceville, NJ 08540
Attention: Robert Ford
1-800-440-8475
OR:
P.O. Box 1396
Houston, TX 77251

Home News Tribune
92 East Main Street, Suite 202
Somerville, NJ 08876

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080

List of property owners within a 200' radius of Block 257.02 Lot 1.05 (FBT Gibbons):

BLOCK LOT	62.011 20	Consolidated Rail Corporation – Norfolk Southern Taxation Department 650 West Peachtree Street NW Atlanta, GA 30308
BLOCK LOT	256.01 10	Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872
BLOCK LOT	256.01 24	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257 3.06	Faith Fellowship Ministries, Inc. 2707 Main Street Sayreville, NJ 08872
BLOCK LOT	257 49	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOTS	257.01 1.03 & 3.01	Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872
BLOCK LOT	257.02 7	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.02 7.02	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872

BLOCK LOT	257.11 1	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.12 249	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
GARDEN STATE PARKWAY		Garden State Parkway New Jersey Turnpike Authority P.O. Box 5042 Woodbridge, NJ 07095

NOTE: In order to complete the 200' radius for variance, a list of property owners in the Township of Woodbridge must also be obtained.

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 257.02 Lot 1.05, as identified on the Official Borough of Sayreville Tax Map.

Dated: June 17, 2026

Beverly J. Johns
Tax Assessor

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LIST OF UTILITIES IN THE BOROUGH OF SAYREVILLE (2026):

NJDEP
36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board
75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT
David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company
1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision
275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attention: Construction Department
732-583-0606

Middlesex County Landfill
53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey
540 Broad Street – 20th Floor
Newark, NJ 07102
OR:
P.O. Box 152206
Irving, TX 75015

PSE&G
15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000
OR:
80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attention: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)
2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation
315 Cold Soil Road
Lawrenceville, NJ 08540
Attention: Robert Ford
1-800-440-8475
OR:
P.O. Box 1396
Houston, TX 77251

Home News Tribune
92 East Main Street, Suite 202
Somerville, NJ 08876

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080

List of property owners within a 200' radius of Block 257.02 Lot 7 (FBT Gibbons):

BLOCK LOT	257 3.06	Faith Fellowship Ministries, Inc. 2707 Main Street Sayreville, NJ 08872
BLOCK LOT	257 49	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.02 1.05	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.02 7.02	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.11 1	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOTS & RIGHT OF WAY	275.02 1 & 2	New Jersey Turnpike Authority 581 Main Street Woodbridge, NJ 07095
BLOCK LOT	326.01 6	New Jersey Turnpike Authority 581 Main Street Woodbridge, NJ 07095
GARDEN STATE PARKWAY		Garden State Parkway New Jersey Turnpike Authority P.O. Box 5042 Woodbridge, NJ 07095

SANITARY SEWER EASEMENT

Borough of Sayreville
167 Main Street
Sayreville, NJ 08872

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 257.02 Lot 7, as identified on the Official Borough of Sayreville Tax Map.

Dated: June 17, 2026

Beverly J. Johns
Tax Assessor

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NJDOT
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P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company
1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision
275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attention: Construction Department
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Middlesex County Landfill
53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey
540 Broad Street – 20th Floor
Newark, NJ 07102
OR:
P.O. Box 152206
Irving, TX 75015

PSE&G
15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000
OR:
80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attention: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)
2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation
315 Cold Soil Road
Lawrenceville, NJ 08540
Attention: Robert Ford
1-800-440-8475
OR:
P.O. Box 1396
Houston, TX 77251

Home News Tribune
92 East Main Street, Suite 202
Somerville, NJ 08876

EXHIBIT 5

THE BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY
PLANNING BOARD RESOLUTION

PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL
AND PRELIMINARY FINAL MAJOR SUBDIVISION APPROVAL FOR
SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP

WHEREAS, SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP, hereinafter referred to as the applicant, has made application to the Planning Board of the Borough of Sayreville for Preliminary & Final Major Site Plan and Preliminary and Final Major Subdivision approval to construct Riverton Village – Phase One, locating within Parcel C of the site, located in the Waterfront Redevelopment Zone, more particularly known and proposed as Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.10, 4, 5, 6, 20 and 30.12; Block 257.02, Lots 1.01 and 22 and Block 257.02, Lot 1 on the tax map of Borough of Sayreville, Middlesex County, New Jersey; and

WHEREAS, the subject property is situate within the Waterfront Redevelopment Area; and

WHEREAS, the Planning Board of the Borough of Sayreville has received reports from John Leoncavallo, P.P., LA. Community Planning Consultant & Landscape Architect dated November 27, 2019 and revised as of December 3, 2019 (attached hereto and made a part hereof as Exhibit A) and report of Jay B. Cornell, P.E. of CME Associates dated December 10, 2019 with attachments; and

WHEREAS, said development project is more specifically shown on:

- Site plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated May 15, 2019 and revised through November 14, 2019, labeled as "the Preliminary/Final Major Site and Subdivision Plan for Riverton Village - Phase 1," and consisting of eighty-five (85) sheets.
- Subdivision plat prepared by Eric V. Wilde, P.L.S., Maser Consulting, P.A., dated May 15, 2019 and revised through November 8, 2019, labeled as "Final Plat, Major Subdivision for Riverton Village - Phase 1," and consisting of three (3) sheets.
- Vehicle Circulation Plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 14, 2019, and consisting of nine (9) sheets.
- Staging Plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 14, 2019, and consisting of one (1) sheet.

- Topographic Survey for Sayreville Seaport Associates, L.P., prepared by Leonardo E. Ponzio, P.L.S., Maser Consulting, P.A., dated February 9, 2009, revised through July 24, 2019, and consisting of six (6) sheets.

- Sanitary Collection System Engineer's Report, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019;

- Water Distribution System Engineer's Report, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019;

- Environmental Impact Statement, prepared by Maser Consulting, P.A., revised through November 2019;

- Traffic Impact Study, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019, to which an appendix is annexed;

- Stormwater Management Report and Maintenance Manual, prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 2019;

- Report entitled "Report of Subsurface Exploration Foundation Evaluation" Bass Pro Shops, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019;

- Report entitled "Report of Subsurface Exploration and Site Recommendations" Midrise Retail, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019;

- Report entitled "Report of Subsurface Exploration and Site Recommendations" Highway Commercial at Riverton, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019; and

- Report entitled "Report of Subsurface Exploration and Site Recommendations" Townhouse Residential Section, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019.

- Architectural plans prepared by Meyer Design, Inc., dated July 2, 2019 and revised through November 15, 2019, labeled as "Bass Pro Shops Outdoor World Store, Restaurant and Bowling" and consisting of eight (8) sheets;

- Architectural plans prepared by Cooper Robertson, dated July 2, 2019 and revised through November 15, 2019, consisting of eight (8) sheets;

- Architectural plans prepared by Wakefield Beasley & Associates, dated November 13, 2019 and revised through November 15, 2019, consisting of eighteen (18) sheets;

- Architectural plans prepared by Dwell Design Studio, dated May 15, 2019 and revised through November 15, 2019, consisting of four (4) sheets;

- Tree Preservation and Landscape Plan, prepared by Site Solutions, dated May 15, 2019 and revised through November 15, 2019, consisting of eighteen (18) sheets;

- ALTA/ACSM Survey prepared by Michael McGurl, P.L.S., CME Associates for Sayreville Economic Redevelopment Agency, dated March 29, 2018, and revised through July 8, 2019, consisting of six (6) sheets; and

WHEREAS, the applicant has complied with all public notice and jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, the applicant, Sayreville Seaport Associates Urban Renewal, L.P. ("SSA"), seeks preliminary and final major subdivision and site plan approvals from the Planning Board of the Borough of Sayreville (the "Board") for construction of the first phase of the project known as Riverton Village. SSA is the designated redeveloper for the Property, and the Property's zoning is controlled by the Waterfront Redevelopment Plan, as amended and supplemented to date (the "Plan").

The Property consists of more than 288 acres on the Raritan River in Sayreville. The Property is identified as Parcel "C" and is part of the former site of Sayre & Fisher and, more recently, National Lead Industries ("NL"). The industrial operations that took place at the Property, related to paint manufacturing, resulted in the need for significant remediation, which has been ongoing for the better part of the last eleven years. As remediation efforts begin to come to a close on the Property, SSA is now prepared to develop the Property in a manner consistent with the Plan.

Specifically, SSA proposes the construction of fifteen (15) commercial buildings, creating approximately 314,000 sf of retail and commercial space, approximately 205,000 sf of office space, an approximately 205,000 sf Bass Pro, a 300 key hotel and conference center, 285 units of residential housing, and structured parking on the Property, along with the associated surface parking, landscaping, lighting, roadways, and necessary site infrastructure, including the development of a stormwater basin and sanitary sewer lift station on the Property. SSA additionally proposes two (2) stand-alone parking decks.

What follows in the remainder of this Project Description is a summary of the proposed Riverton Village development presented in this application, which broken into four components: subdivision of Parcel "C", the Bass Pro site, the site for a mid-rise vehicle sales use, the highway services site, and the mixed-use Village East.

The Sayreville Economic & Redevelopment Agency has determined that this application is consistent with the Waterfront Redevelopment Plan, and resolutions of approval authorizing this application were adopted on July 11, 2019 and September 19, 2019.

WHEREAS, the applicant is the lessee of certain property having addresses of Chevalier Avenue, Chevalier Avenue & Main Street, Off Main Street, Along Raritan River or Near Raritan River, and otherwise known on the official tax duplicates of the Borough as Block 257, Lot 3.04; Block 257, Lot 3.052; Block 257.01, Lot 1; Block 257.01, Lot 1.01; Block 257.01, Lot 1.10; Block 257.01, Lot 4; Block 257.01, Lot 5; Block 257.01, Lot 6; Block 257.01, Lot 20; Block 257.01, Lot 30.12; Block 257.02, Lot 1; Block 257.02, Lot 1.01; and Block 257.02, Lot 22 (collectively, the "Property").

The Property, which is approximately 288 acres, is part of the former National Lead site and has been designated as an area in need of redevelopment. The Property is currently owned by the Sayreville Economic & Redevelopment Agency (the "Agency") and is designated as Parcel "C" under the Waterfront Redevelopment Plan, as same has been amended and supplemented to date (the "Plan"). This Application concerns the first Phase of a proposed multi-phase, mixed-use project known as "Riverton." The Agency determined that this Application is consistent with the Plan, by way of resolutions dated July 11, 2019 and September 19, 2019.

Applicant seeks preliminary and final major subdivision approval to subdivide the Property into seven (7) lots of the following approximate size: 20.306 acres (proposed Block 257.02, Lot 7), 219.3 acres (proposed Block 257.02, Lot 1.05), 4.919 acres (proposed Block 257, Lot 49), 7.596 acres (proposed Block 257.11, Lot 1), 19.363 acres (proposed Block 257.12, Lot 249), 7.630 acres (proposed Block 256.01, Lot 24), and 1.347 acres (proposed Block 257.02, Lot 7.02).

The proposed lots are identified on the submitted subdivision plat as proposed lots A- H. Each lot is conforming with N.J.S.A. 40:55D-34, and will have access to either a public or private roadway with appropriate rights secured to the lot and its occupants. Below is a brief summary of each of the lots created, as well as the corresponding uses as part of the application for development.

Proposed Lot	**Lot Area**	**Proposed Use and Description**
A (Block 257.02, Lot 7)	+/- 20.306 ac	Bass Pro Shops & associated parking
B (Block 257.02, Lot 1.05)	+/- 219.3 ac	Remainder Lot
C	(intentionally omitted)	
D (Block 257, Lot 49)	+/- 4.919 ac	Future Development
E (Block 257.11, Lot 1)	+/- 7.596 ac	Future Development
F (Block 257.12, Lot 249)	+/- 19.363 ac	Village East
G (Block 256.01, Lot 24)	+/- 7.620 ac	Highway Services Area
H (Block 257.02, Lot 7.02)	+/- 1.347 ac	Mid-Rise Vehicle Building

Applicant seeks preliminary and final major site plan approval for the following proposed components:

1. Bass Pro/Retail. Applicant proposes the construction of a 205,000-sf experiential retail building to contain a Bass Pro Shops Outdoor World, a bowling alley and a restaurant. The building is proposed to be approximately 53' high from the ground floor to the ridge of the highest roof. Applicant also proposes an outdoor boat storage area of approximately 1.25 acres for the purposes of dry storage and display of watercraft for sale.

Applicant also proposes the development of a building with a footprint of approximately 6,000 sf for mid-rise vehicle sales on a pad site to the north of the proposed location of the Bass Pro Shops Outdoor World building. The building is proposed to be approximately eighty-four (84') feet high for a storage tower for vehicle merchandise.

2. Highway Services. Applicant proposes the development of six (6) proposed buildings along the southern part of the Property south of the intersection of Peter Fisher Boulevard and the Main Street Extension, generally described as follows:

a. Building 1110 – An approximately 5,600 sf convenience store with associated fuel services under an adjacent canopy to service eight (8) pumps.

b. Building 1120 – An approximately 13,500 sf pharmacy with a drive-thru lane.

c. Building 1130 –An approximately 5,300 sf single-story restaurant with drive-thru lane.

d. Building 1140 – An approximately 6,000 sf retail building, which as proposed could be up to eighty-four (84') feet high.

e. Building 1150—An approximately 2,075 sf drive-thru restaurant.

f. Building 1160—An approximately 3,500 sf bank with drive-thru lanes.

Each of these buildings, except as noted for Building 1140, is proposed to be between nineteen (19') and twenty (20') feet in height.

3. Village East. Applicant proposes a mixed-use hub with the following components:

a. Hotel and Conference Center – A 300-key hotel, totaling approximately 164,250 sf with a height of approximately 142' feet, and an attached conference center of approximately 49,000 sf with approximately 26,000 sf of retail space.

b. Movie Theater – An approximately 158,480 sf movie theater in a building with a proposed height of sixty (60') feet.

c. Restaurants – Two areas for restaurants: one of approximately 46,000 sf and another of 7,237 sf. The heights of these buildings would be between forty (40') and forty-five (45') feet.

d. Retail and Office Building—A nine-story, approximately 258,000 sf building for retail and office space. A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development.

e. Mixed-Use Residential Building—A five (5) story residential and retail building with an included parking structure. The building is proposed to be approximately seventy (70') feet tall, and will include approximately 285 residential units, along with approximately 65, 324 sf of retail space, and 4,800 sf for residential amenities on the ground floor.

f. Parking Structures. Applicant proposes two (2) parking structures. Building P1 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure approximately 72,758 sf and house approximately 1,140 parking spaces. Building P2 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure approximately 100,917 sf and house approximately 1,636 parking spaces.

g. Sanitary Sewer Lift Station. Applicant further proposes a sanitary sewer lift station to connect into the existing sewer lines on the Property. In addition, as part of the Application, Applicant proposes installation of a roadway network, utility infrastructure, lighting, landscaping, drainage and stormwater management, grading, parking (surface and structured), signage, public gathering spaces, and other associated project amenities and facilities.

Applicant seeks relief (i) to allow for sidewalks that are closer to the buildings than permitted; and (ii) for proposed light poles of 27', where the municipal code (if deemed applicable) imposes a maximum height of 25'.

The subdivision proposes the creation of three major arterials, and a number of the associated minor roadway infrastructure as well. Specifically, it creates the extension of Chevalier Avenue into the Village (labeled as Street C); Peter Fisher Avenue, which will connect the existing Main Street Extension into Riverton Village; and the roadway currently referred to as "Drive A". Each of these roadways are described below, and described more fully in the Traffic Impact Study prepared by Maser Consulting, P.A. and submitted herewith:

- Chevalier Avenue/Street C: This is the extension of existing Chevalier Avenue, and accesses the Property just south of Bass Pro, extending to the intersection with Peter Fisher Boulevard. The roadway is typically two lanes in each direction, with additional turning lanes at intersections with Peter Fisher Boulevard, Drive A, and Main Street. Chevalier Avenue also

serves as the point of direct access from the Garden State Parkway into Riverton, with a slip ramp from the southbound off-ramp.

- Peter Fisher Boulevard: Peter Fisher Boulevard is the main boulevard thoroughfare in Riverton Village. This roadway has two lanes of traffic in both directions, and extends from the intersection with the Main Street Extension at the southeast, at the boundary of the redevelopment tract and the adjacent Epic Church, along the southern border of the Epic Church, and then turns north to establish the eastern edge of the Village East area. Future development will extend Peter Fisher Boulevard further north into the remainder lot as part of a future phase of development.
- Drive A: This roadway serves as the principal north-south connection between Peter Fisher Avenue to the south and Chevalier. It is a boulevard-style roadway, with two lanes in both directions and a median. Drive A extends from the highway services area north along the western edge of the Bass Pro Shops area.
- Street B: Street B establishes the western edge of the Village East, and connects Streets D and H, running north-south. It also extends down to the establish the western edge of a proposed parking area for the cinema in the Village East, and may be extended in the future.
- Street C: Street C is the principal east-west roadway through the Village East, extending from the intersection of Peter Fisher Boulevard and Chevalier Avenue to Street B.
- Street D: Street D is the northern boundary of the Village East, extending from Peter Fisher Boulevard to Street B.
- Street E & E2: Street E is the north-south connection within the Village East between Streets C and D. Street E2 is the east-west connection from Street E to Peter Fisher Boulevard, dividing Building 7000 and the parking deck to its north.
- Street G & G2: Street G is a two-way, single lane roadway without any median running north-south from the eastern edge of the proposed parking area for the cinema, and terminating at Building 6000. Street G2 is an associated east west roadway connecting Street G and Peter Fisher Boulevard, running between Building 6000 and the parking area to its south.
- Street H: This is a two-way, single lane roadway with a median connecting Peter Fisher Boulevard with the proposed pumphouse, creating a rough southern boundary for the Village East.

At this stage of the development, no traffic signals are anticipated for the internal roadway network.

Water, electric, gas, and phone/internet service will be either beneath the roadway network or in easements adjacent to the roadway network, as shown on the civil engineering Plans. SSA is in the process of securing will serve letters from PSE&G for Natural Gas Service, JCPL for Electric Service, MCUA for Sanitary Sewer Service, and the Sayreville Water Department.

Sanitary sewer service within Riverton Village will be provided by way of a gravity sanitary sewer system running throughout the proposed development. The gravity system lines are directed to

an on-site lift station which connects directly to the neighboring Middlesex County Utilities Authority ("MCUA") treatment facility via force main.

As set forth in the associated Stormwater Management Report prepared by Maser Consulting, P.A., submitted by the applicant, SSA has designed a wet pond for purposes of assuring the appropriate water quality and removal of 80% of total suspended solids. This basin is located adjacent to the Raritan River, and is designed in accordance with all applicable NJDEP standards for water quality and stormwater management.

The proposed utility main trunk line either below or adjacent to the primary roadways will be designed and installed during this Development phase with sufficient capacity to accommodate all future Riverton Development Phases.

WHEREAS, the applicant requires waivers or variances from the Waterfront Redevelopment Plan as follows:

Sidewalks and Circulation:

Standard	**Justification for Waiver Requested**
Redevelopment Plan, p. 21 (1999): "Sidewalks shall be a minimum of four (4) feet in width, exclusive of car overhang areas, and shall be set back a minimum of five (5) feet from all buildings."	Applicant proposes less than five (5') feet in distance between the buildings and the sidewalk area for portions of the Highway Services and Village area in the proposed development.

Lighting Height

Standard	**Justification for Waiver Requested**
Redevelopment Plan, p. 19 (1999): Lighting on the Property shall be "adequate to promote a sense of security." *To the extent applicable, two Borough Code standards:* - *Borough Code, sect. 26-96.8(d):* **"The maximum height of freestanding lights should not exceed the height of the principal building or twenty-five (25') feet, whichever is less."** - *Borough Code, sect 26-96.8(k)(2):* **"The maximum allowable pole height shall be thirty-five (35') feet measured from the highest point of pole and fixture to finished grade."**	Applicant provides appropriate and adequate lighting for the proposed use. Specifically, the Applicant's lighting plan shows light poles that are twenty-seven (27') feet in height within the area of the proposed Bass Pro, where the Borough's code suggests a maximum height of 25'.

Utilities

Standard	Justification for Waiver Requested
Redevelopment Plan does not expressly address utility standards and construction standards. ***Borough Code, sect. 26-99****:* Establishes Borough Standards for Utility Construction.	Applicant proposes the use of alternative materials and standards in construction, as detailed on the plan set. Specifically, this includes appropriate materials and processes for working in remediated soils on the Property.

WHEREAS, the project proposes the following improvements:

1. Bass Pro – Phase 1A
   a. Bass Pro Shops Outdoor World

The building is proposed on Lot A as a single story with a limited mezzanine and an overall height of 53' from the ground to the ridge peak of the highest roof. Architectural renderings of this proposed building have been prepared by Meyer Design and are submitted herewith. An excerpt of such plans shows the following:



Bass Pro Shops Outdoor World, totaling 205,000 sf, is an experiential retail space, making the building itself a destination. Bass Pro is a leading retailer for fishing, hunting, boating, and outdoor sporting goods. Within the proposed building, approximately 134,000 sf will be dedicated to retail service, including the sales of boats, clothing, camping equipment, hunting equipment, toys, outdoor sports equipment and water sports equipment (including boats, kayaks, canoes, etc.). There is also a proposed archery range within the building, which will be segregated from the retail space, but will be accessible through the Bass Pro portion of the building. As noted on the plans, a portion of the proposed building is for sales of boats.

Additionally, to broaden the retail experience within the building, SSA proposes developing the Bass Pro portion of the Property with an attached restaurant and bowling alley on the eastern wing of the building. Specifically, this area is approximately 26,000 sf, and includes twenty (20) lanes of bowling and an associated bar and restaurant. This portion of the building will be physically separated from the Bass Pro retail sales portion of the building.

Approximately 10,500 sf are proposed to accommodate the necessary business and back office functions associated with the two operations on-site. This includes office space, training, restrooms, and other flex space.

Parking and Loading Area

Parking on-site is provided consistent with the obligations of the Waterfront Redevelopment Plan. Specifically, SSA is proposing 1,128 parking spaces, which includes the required parking for disabled persons, in the adjacent surface parking areas, which is greater than required under the

Waterfront Redevelopment Plan (811 parking spaces). Additionally, loading spaces are provided in the southeast corner of the proposed development to accommodate the deliveries for the Bass Pro Shop. The boats will be moved in and out through loading doors on the eastern side of the building as well. A refuse and recycling area have been identified adjacent to the bowling alley and kitchen area on the eastern side of the building.

Associated with the Bass Pro site will be a proposed boat storage area at a location east of the stormwater management basin. The Boat Storage Area will be approximately 1.25 acres paved for the dry storage and display of watercraft. Bass Pro will operate and maintain this facility.

Signage

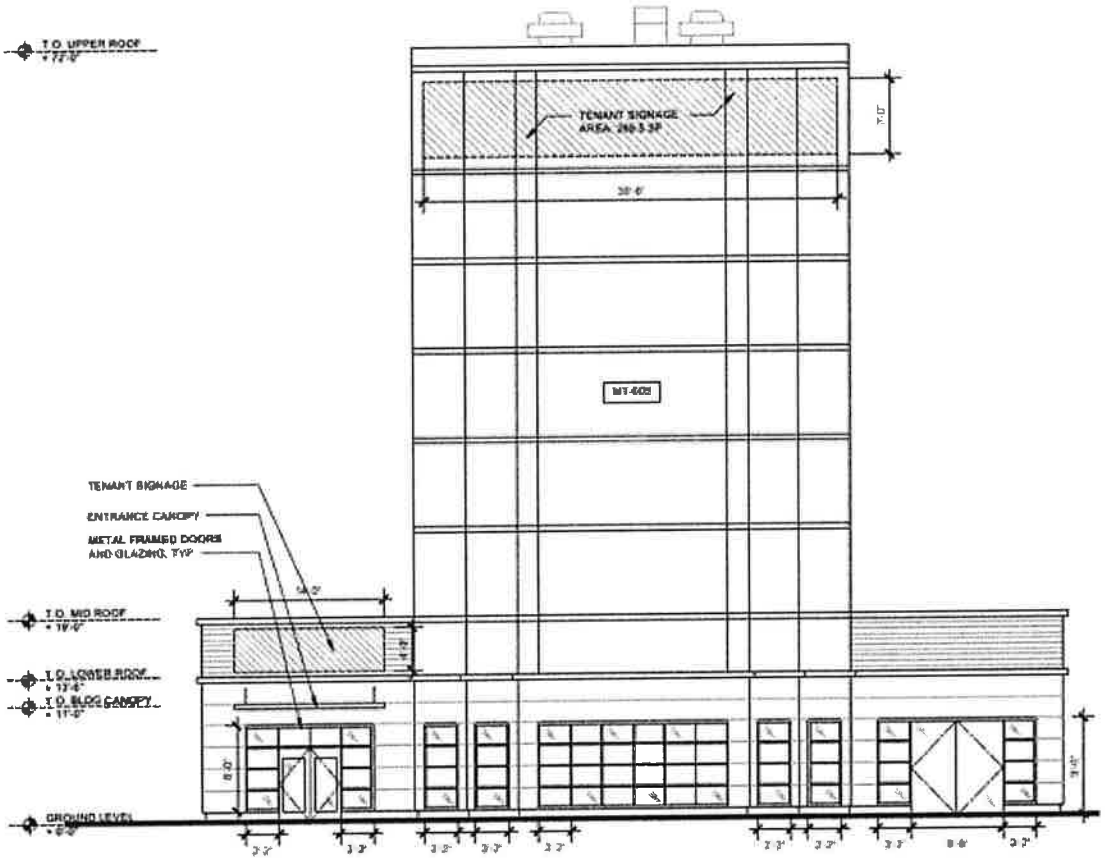
Signage is controlled by the Waterfront Redevelopment Plan. The proposed development proposes the following by way of signage, which is detailed on page A7 of the architectural plans prepared by Meyer Design and submitted herewith:

Front Elevation	
Sign Area	**Sign Description**
+/- 134.74 sf	American Flag
+/- 194.70 sf	Bass Pro Shop Logo
+/- 147.21 sf	Outdoor World Logo
+/- 144.74 sf	Tracker Boats Logo
+/- 173.66 sf	Red Head Logo
+/- 131.20 sf	White River Logo
+/- 173.16 sf	Uncle Bucks Fishbowl & Grill Logo
+/- 117.54 sf	Fishbowl Logo
Side 1 Elevation	
Sign Area	**Sign Description**
+/- 563.01 sf	Roof Mural / Logo
+/- 194.70 sf	Bass Pro Shop Logo
+/- 137.49 sf	Boat Service Signage
Side 2 Elevation	
Sign Area	**Sign Description**
+/- 563.01 sf	Roof Mural / Logo
Rear Elevation	
Sign Area	**Sign Description**
+/- 194.70 sf	Bass Pro Shop Logo
+/- 147.21 sf	Outdoor World Logo
+/- 48.67 sf	Bass Pro Shop Logo (small)
+/- 16.97 sf	Customer Pick Up Sign

All of the proposed signage is in keeping with the design standards set forth in the Plan. Design of the proposed signage is consistent with the aesthetic of a Bass Pro Shop Outdoor World architectural themes and will be used as tenant identification signs. All signage is mounted on the building and is oriented toward the surrounding roadways and parking areas to aid with tenant identification and wayfinding on site.

b. Mid-Rise Vehicle Sales

SSA additionally proposes the construction and development of a 6,000-sf building for mid-rise vehicle sales on a pad site to the north of the proposed Bass Pro Shop Outdoor World. The building itself is proposed with a height of approximately eighty-four (84') feet for the storage tower. The building is proposed to be accessed from Drive A and through the parking lot of the Bass Pro building; this proposed building is more in the style of a "pad site," relying on access through the otherwise existing roadway network within and adjacent to proposed Lot A. A proposed view of the southern façade of the proposed building is below:



The proposed development stacks vehicles vertically, to avoid the need for additional ground level storage or parking on site. Loading is dedicated to two parking spaces on the southern end of the proposed parking area, totaling approximately 558 sf. The development proposes fifty-five (55) parking spaces, where approximately 24 are required for the proposed retail use.

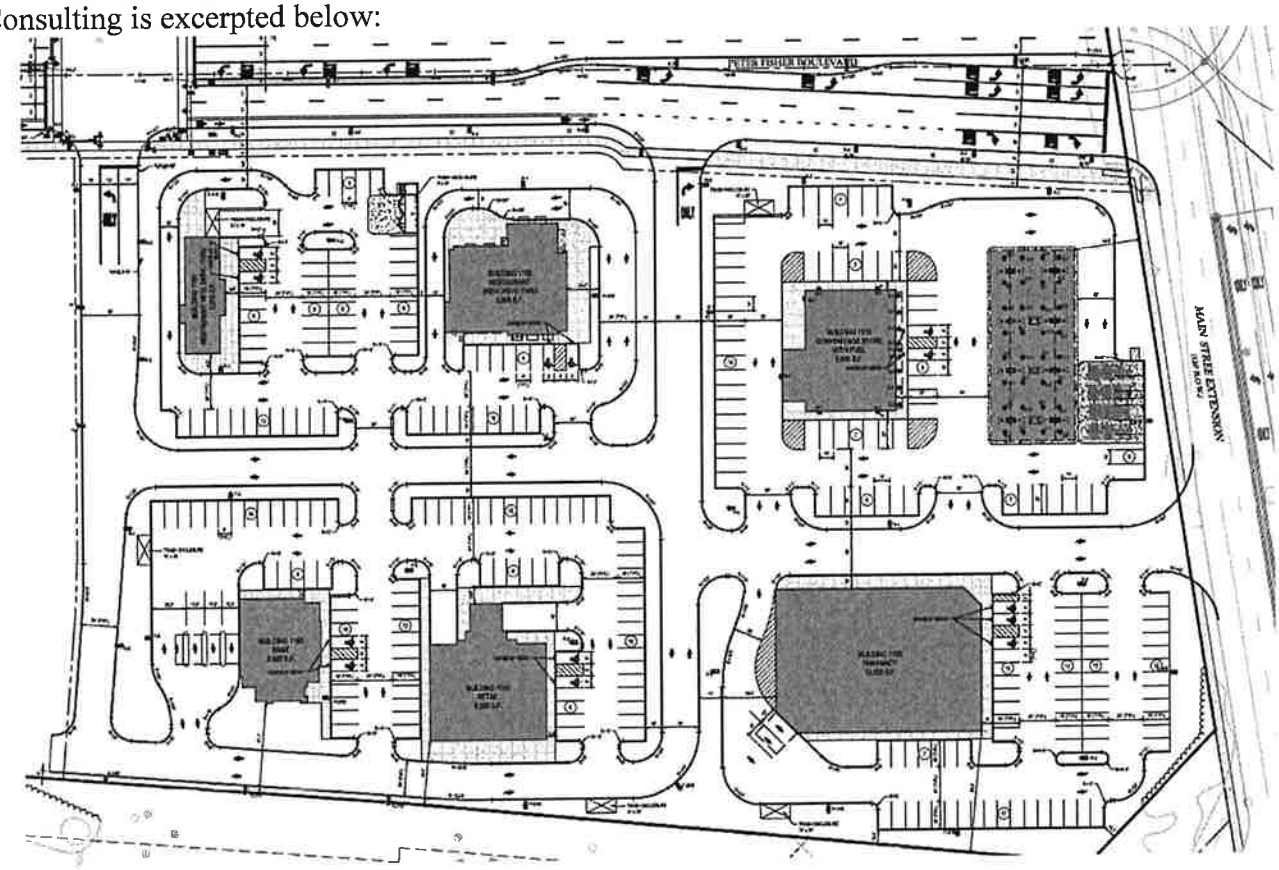
Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

Signage is proposed on the base of the proposed building with a fifty-six (56) sf sign over the main retail door. The top of the proposed tower will have signage on all four sides, with area of 269.5 sf on each side.

3. <u>Highway Services – Phase 1B</u>

The area of the Property in proposed Lot G provides amenity establishments and convenience services for use by the Riverton community, other Sayreville residents as well as passing commuter traffic or otherwise serve the adjacent highways. Each of these proposed uses are described below. A

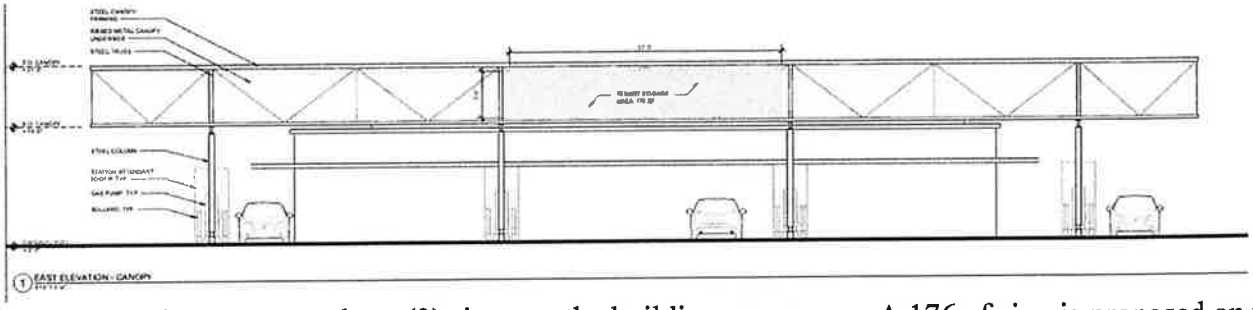
key map showing each of the six (6) proposed buildings from the civil site plan set prepared by Maser Consulting is excerpted below:



Traffic access to each of the proposed uses will enter the Riverton Development through either Peter Fisher Boulevard or the Main Street Extension directly. Each of the proposed buildings incorporates its own parking, but the concept is to create a nexus or hub of activity among these uses that typically have a shorter engagement time with a visitors and consumers in comparison with the Village East Retail core.

Building 1110 – Convenience Store with Fuel

On the portion of Lot G nearest the intersection of Main Street Extension and Peter Fisher Boulevard, SSA proposes a convenience store of approximately 5,600 sf with an associated fueling use that will have a canopy of approximately 8,100 sf to accommodate eight (8) pumps. The building height is proposed to be approximately nineteen (19') feet, where the canopy would stand slightly taller at 21.2 feet. The canopy is greater than 35 feet from the Main Street Extension and is therefore compliant with the Plan. A concept excerpt prepared by Cooper Robertson is below, showing the eastern elevation of both the canopy and the convenience store behind:



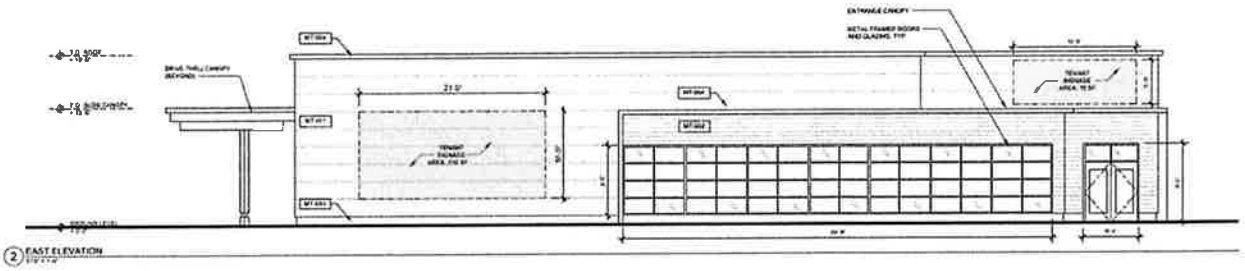
The design proposes three (3) signs on the building or canopy. A 176-sf sign is proposed on the canopy to identify the tenant on the eastern façade. Two wall signs (one of 88 sf on the northern façade, one of 86 sf on the eastern façade) each are proposed to identify the tenant on the building itself.

On-site parking for this combined use proposes seventy-one (71) spaces, where twenty-three (23) would be required.

Refuse and recycling are located in a trash enclosure located to the southwest of the proposed building. Due to the short-term nature of any loading/unloading for the convenience store, there is a designated loading area of approximately 750 sf on the northwestern side of the building.

a. Building 1120 – Pharmacy

Immediately south of Building 1110 is proposed a 13,500-sf pharmacy. The single-story building is proposed to have a height of approximately 19.5 feet, and will have sixty-seven (67) parking spaces, where fifty-four (54) would be required by the current Plan. A sketch of the proposed building's eastern elevation is shown below:

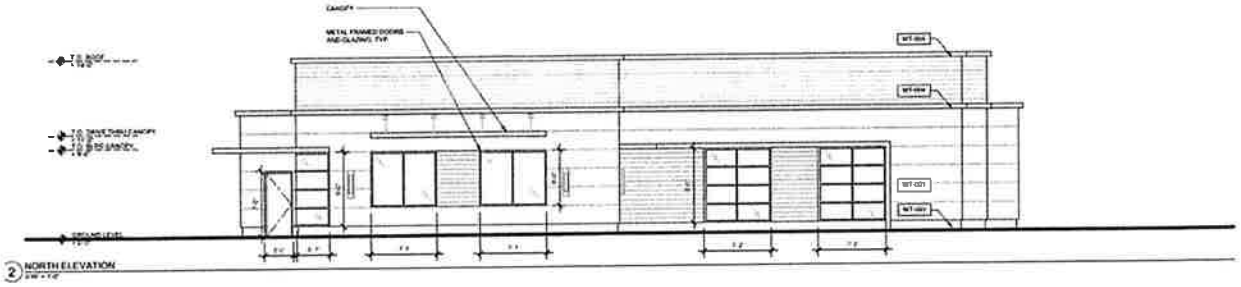


The proposed design also includes a drive-thru lane for the pharmacy area, and proposed signage as well. Here, the proposal includes two large mural areas on the east and south walls comprising proposed signs of 210 sf and 280 sf respectively. In addition, four smaller tenant identification signs are proposed, with two above the entrance (70 sf each) and two above the drive thru canopy (54 sf each).

A trash enclosure is proposed to the southwest of the proposed building. A loading area is designated on the west side of the building, in the area near the drive-thru for the pharmacy. Loading would be timed to avoid any interference with the business operations of the pharmacy. For any smaller deliveries that would come via a box truck or a similar smaller carrier, there is ample additional parking on site to accommodate same.

b. Building 1130 – Restaurant with Drive Thru

SSA proposes the development of a 5,300 sf, single story restaurant with drive-thru. The building itself is proposed to be approximately nineteen (19') feet tall. The building is proposed to be accessed from the internal parking areas off of Peter Fisher Boulevard, and will not have a dedicated driveway of its own; this proposed building is more in the style of a "pad site," relying on access through the roadway network within proposed Lot G. A proposed view of the northern elevation is below:



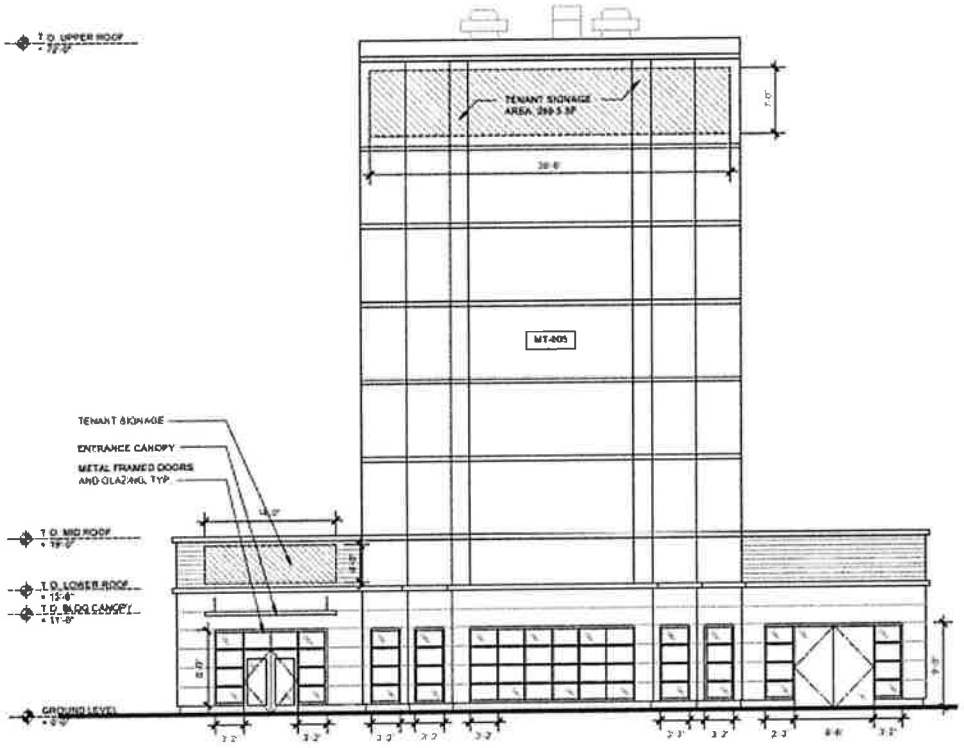
SSA proposes 30 parking spaces associated with this use, where the Plan would otherwise require 22. A drive-thru lane is proposed to run along the northern and western faces of the proposed building. No dedicated loading area is proposed, but loading will be arranged to not interfere with the business operations on the site, likely at times outside of normal business hours for the proposed user.

Signage on the building is proposed to include three wall mounted signs of approximately 240 sf, 240 sf, and 72 sf respectively.

Refuse services are proposed to be accessed through the parking area to the northwest of the site.

c. Building 1140 – Retail

SSA proposes the development of a building with a footprint of approximately 6,000 sf for retail space and associated parking and improvements. The building is proposed to be accessed from the other internal roadway networks within Lot G; this proposed building is more in the style of a "pad site," relying on access through the otherwise existing roadway network within and adjacent to proposed Lot G. A concept plan for the proposed building is shown below:

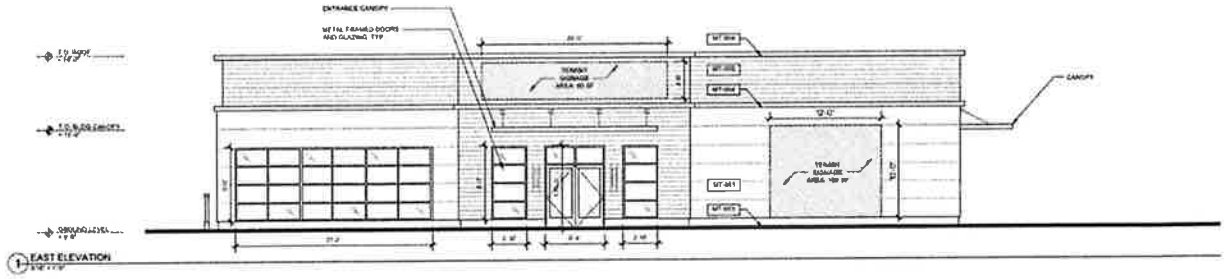


The development proposes forty-three (43) parking spaces, where approximately 24 are required for the proposed retail use. Loading areas are proposed along the northern elevation, totaling approximately 2,020 sf.

Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

d. Building 1150 – Restaurant with Drive-Thru

SSA proposes a drive-thru restaurant of approximately 2,075 sf with associated parking areas. The building is proposed to have a height of approximately nineteen (19') feet, with associated signage. The property is designed to have a drive-thru lane along the northern and western portions of the site. A proposed elevation from the eastern side of the building is below:

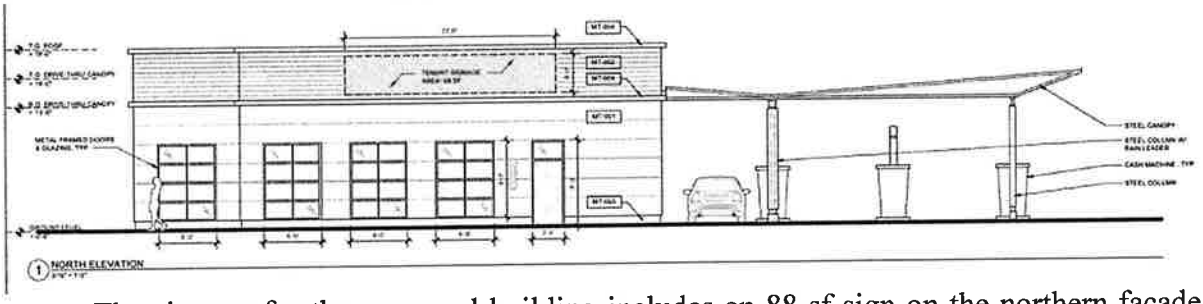


Parking for the development is proposed to provide forty-nine (49) spaces, where the Plan requires nine (9) spaces. A trash enclosure is proposed on the northeast portion of the proposed parking area which would be shared between Buildings 1130 and 1150.

Signage for the building is proposed as follows: two signs of 88 sf each on the north and east facades.

e. Building 1160 – Bank

SSA proposes a bank of approximately 3,500 sf with an associated drive-thru and canopy. The building is proposed to have a height of approximately nineteen (19') feet, with associated signage. The property is designed to have a drive-thru canopy along the western edge of the building, and access to the site will come from the internal roadway network on proposed Lot G. A proposed elevation from the northern side of the building is below:

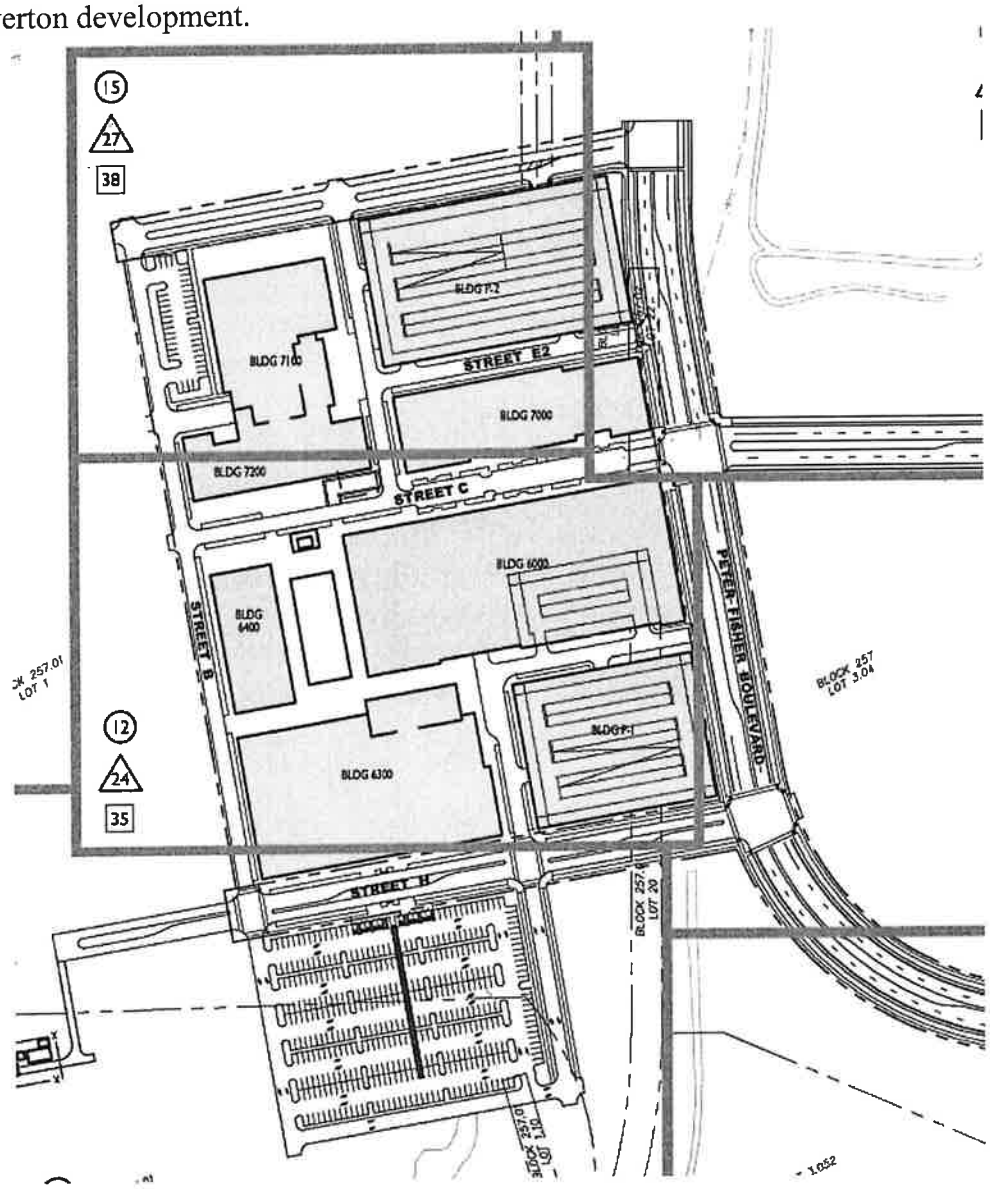


The signage for the proposed building includes an 88-sf sign on the northern façade, and two signs of 176 sf and 86 sf on the eastern facade.

Proposed parking of the building is approximately thirty-eight (38) spaces, where sixteen (16) spaces are required under the Plan. No dedicated loading area is provided, although to the extent necessary, loading times and locations will be determined with the tenant to avoid any concerns or conflicts with operations on the property. A trash enclosure is proposed to the north west of the proposed building.

Village East– Phase 1C

As part of this proposed development, SSA also proposes the construction of RE within an area designated as the "Village East." The Developer is currently preparing Civil Engineering, Landscaping and Architectural Plans for the "West Village," which will be submitted as part of a future application. Together, the East and West Village will serve as the main mixed-use hub in the downtown of the proposed Riverton development.



a. Building 6000 – Multi-Family Residential and Retail

SSA proposes a five (5) story residential and retail building with an included parking structure. A total of 370,740 sf of residential space is proposed (approx. 285 units), along with 65,324 sf for retail and 4,800 for ground floor level residential amenities. An additional 128,500 sf is proposed for parking, refuse, and recycling areas on site.

The overall height of the proposed building is seventy (70') feet. A perspective view of the proposed development is below, as shown on the plans prepared by dwell design studio:



The Plan requires 425 parking spaces, and SSA proposes 428 on site in a parking deck.

Tenant identification signage will be proposed when eventual tenants are identified for the retail spaces. A building mounted blade sign is proposed with an area of approximately 168 sf. Additional signage will be required for any retail tenants, and the size and location of such signage will be determined as those tenants are identified.

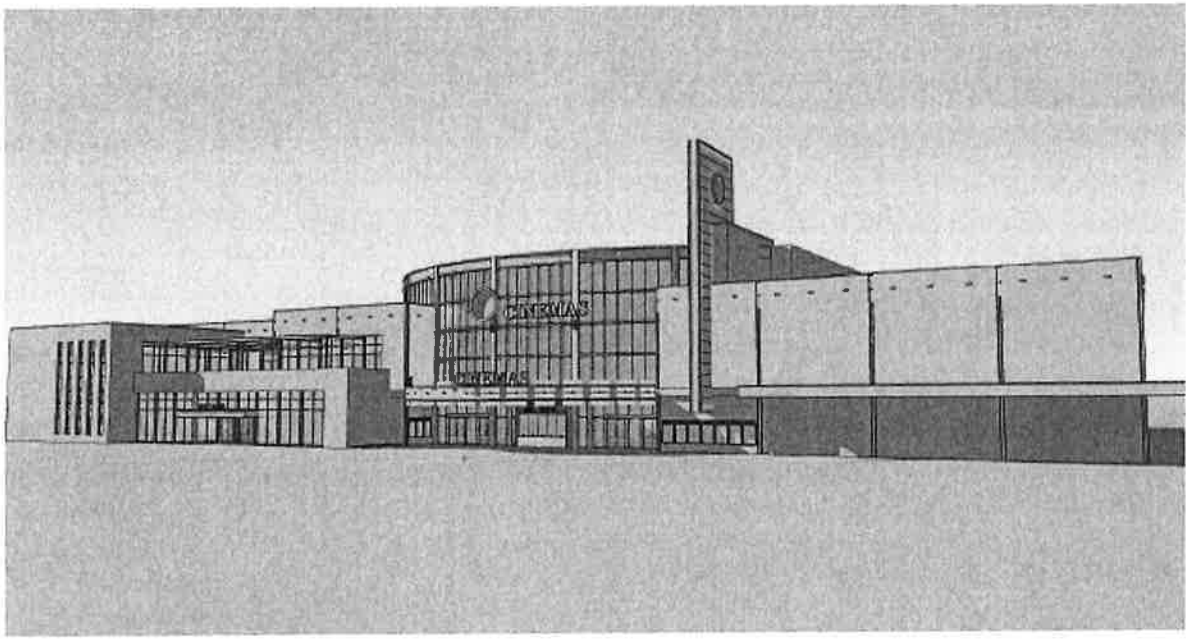
Two loading areas are proposed as part of this building. The residential building has a proposed loading area of approximately 1,860 sf, which is shared with the refuse and recycling collection area, with the parking garage on-site. The retail space has approximately 13,309 sf of loading area, also shared with the refuse and recycling collection area on site.

b. Building 6200 - Restaurant

Building 6200 is a proposed 7,237 sf restaurant, which is attached to the proposed cinema in Building 6300. The building would be approximately 45' feet high. It would share loading and refuse facilities with the attached cinema. Signage is proposed for a 28-sf wall-mounted sign.

c. Building 6300 – Proposed Movie Theater

SSA proposes the construction of approximately 158,480 sf for the development of a movie theater. The overall building is proposed to be about 88,480 sf on the first floor and a mezzanine style second floor of up to 70,000 sf. The overall proposed building height is sixty (60') feet.

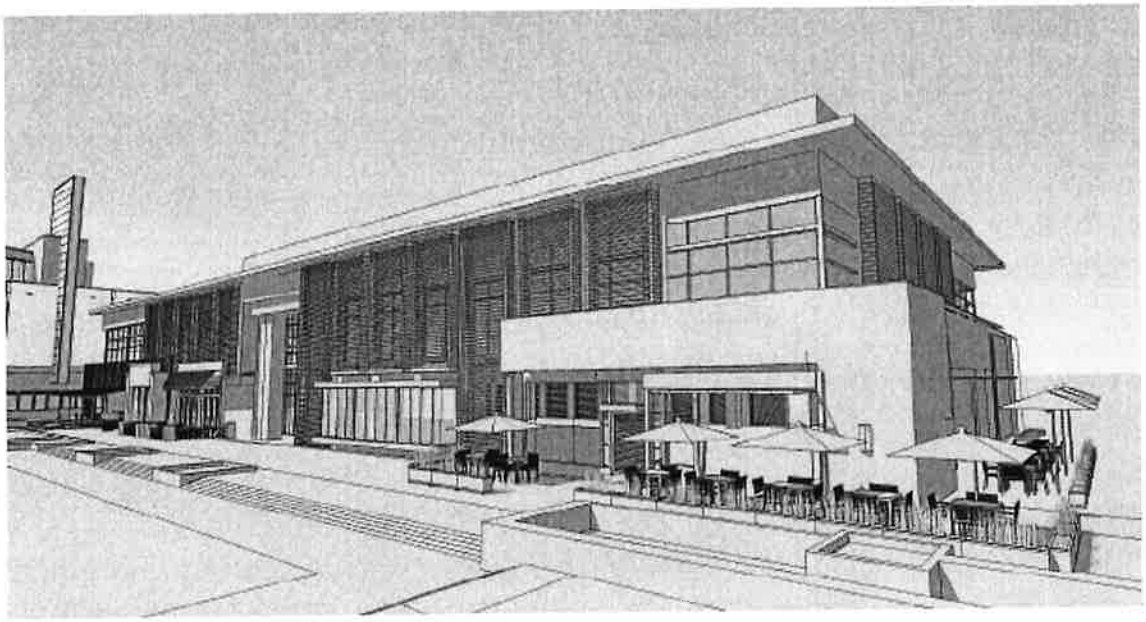


Approximately 624 parking spaces would be required by the proposed movie theater, which is accommodated by the parking area to the south and the proposed parking deck (P1) to the east. Loading is accommodated by the shared loading and refuse facilities with the attached restaurant in Building 6200, and consists of two areas on the eastern face of the building of 480 sf and 720 sf as reflected on the architectural and engineering plans.

Signage is shown as illustrative on the proposed architectural plans and would be finalized once the tenant operator is identified for the movie theater. However, the proposed square footages for such signage are currently proposed to include a 440 sf sign at the cinema entrance to be wall-mounted, an 88 sf sign mounted on the canopy at the building entrance, a 32 sf sign also mounted on the canopy, and a 96 sf wall-mounted sign on the side wall of the proposed movie theater.

d. Building 6400 – Restaurant

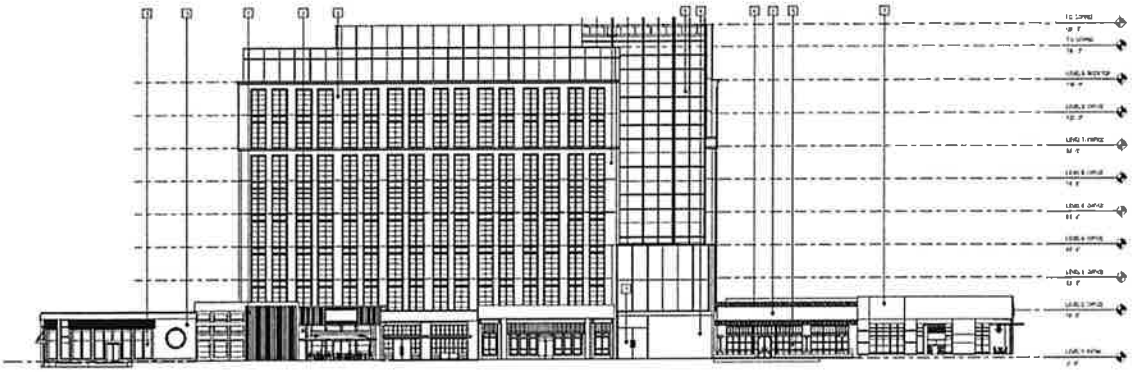
Building 6400 is proposed for one or more restaurants and will consist of approximately 46,000 sf on two stories. The height of the building will be approximately 40 feet, 4 inches.



Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the western face of the building. Signage as necessary will be determined by the tenants.

e. Building 7000 – Retail/Office Building

Building 7000 is a proposed office tower with ground floor space reserved for retail or restaurant use. The overall height of the building is proposed to be 141' 5" and nine stories. The office space is proposed to measure approximately 207,360 sf, with an additional 49,288 sf for ground floor retail or restaurant users.



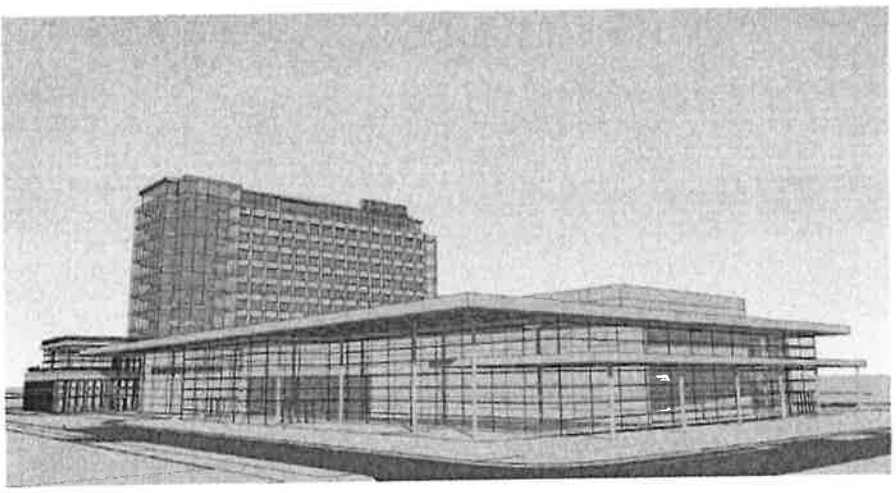
A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development and this building.

Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the northern face of the building, in a shared space with other surrounding buildings.

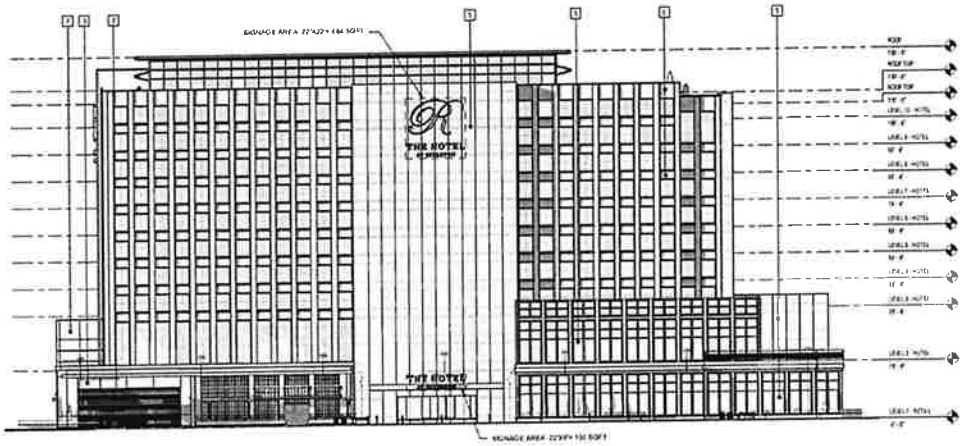
f. Buildings 7100 & 7200– Hotel and Conference Center

Buildings 7100 and 7200 are the proposed hotel and conference center. The hotel is proposed to be 164,520 sf, with 10 stories measuring just over 142'. The attached restaurant or retail space is proposed to be 25,627 sf, and the proposed conference center is proposed to be 48,667 sf.

A proposed rendering is included with the plans prepared by Wakefield Beasley & Associates, and excerpted below:



The hotel will feature two (2) 484-sf wall mounted signs and a 420-sf wall mounted sign facing the rear of the hotel, as well as proposed signage over the entry canopy, as reflected on the below perspective of the southern elevation. These entry signs will total approximately 132 sf on the canopy. The conference center proposes a 224-sf sign to be wall-mounted over its entrance.



Forty-one (41) parking spaces are dedicated to the conference center space, in addition to the surrounding parking decks.

g. P1- Parking Deck: Building P1 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure 72,758 sf and house approximately 1,140 parking spaces. There will be two identification signs.

h. P2- Parking Deck: Building P2 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure 100,917 sf and house approximately 1,636 parking spaces. There will be four identification signs.

WHEREAS, the new construction activities and proposed facilities are consistent with and will provide significant local and regional benefits to New Jersey residents; and

WHEREAS, the application is consistent with the goals and objectives of the Waterfront Redevelopment Plan that, among other things, advances the Borough's affordable housing obligation, functionality of the site, provides recreational opportunities, improves the physical appearance of the area, provides economic opportunity and improves residential quality; and

WHEREAS, a public hearing was held on said site plan application before the Planning Board of the Borough of Sayreville on December 10, 2019 in accordance with local ordinance and the laws of the State of New Jersey; and

WHEREAS, the Planning Board of the Borough of Sayreville reviewed the application, site plan, subdivision plan, documentation and exhibits submitted and having listened to the applicant's witnesses, and after receiving reports and input from its professional staff, and any testimony by members of the public in favor or opposition thereto, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Sayreville Land Use and Development Ordinance relative to Site plans.

2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.

3. Jennifer Phillips Smith, Esq. of the law firm of Gibbons, P.C., registered her appearance as attorney for the applicant. Ms. Smith stipulated to the admission of the Borough's professional reports into evidence. Ms. Smith represented that the applicant will comply with the terms and conditions contained in the reports of the Borough's professional staff, and will provide revised plans to the Borough consistent with this resolution and as directed by the Borough. Ms. Smith indicated that the application before the Board was prepared following review by SERA as well as conceptual plans previously reviewed by the Planning Board several months ago. Ms. Smith indicated that Exhibit A-2 sets forth the three (3) design waivers being requested by the applicant.

4. Kevin Polston was sworn to testify. Mr. Polston testified that he is the project executive for the Riverton site. Mr. Polston testified that he is responsible for the oversight of the day-to-day activities of the redevelopment plan. The site consists of three (3) parcels. Parcel A is to the east of the Route 35 bridge that has been deeded to the State and County as open space, subject to the reservation of a small portion for future roadway improvements. Parcel B is the subject of future development that is not part of the application before the Board. Parcel C, west of the Driscoll Bridge is the primary development parcel in the near future with the Riverton site plan components being considered before the Board in this application. Sayreville Seaport Associates ["SSA"] was designated as the redeveloper for the project. The site was the subject of remediation since 2009 and after a development plan was approved in 2014, the market evolved and North American Properties became associated with the development of the site and redesigned the plans. The current plan before the Board is a subset of the concept plan dated February 28, 2019. Mr. Polston testified that Parcel A of the site that has been remediated and capped. Financing the improvements will come from a state economic development growth grant that is pending as well as a local pilot program.

5. John Kirk of Cooper Robertson was sworn and qualified to testify as an architect licensed in the State of New Jersey. Mr. Kirk testified that Phase 1 includes 15 projects. They are seeking tenants for the six (6) proposed buildings and working out the architectural details required to maintain the Riverton look. The Riverton Proposed Buildings are described on page 14 of the Riverton Exhibit marked as A-1. The buildings include a variety of uses, including, convenience store and fueling station, pharmacy, restaurant (2) with drive-thru, bank, retail stores, movie theater, Bass Pro Outlet, hotel and conference center, vehicle sales, office space, residential units, parking becks and boat storage area.

6. George Wilson was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Wilson's testimony addressed the Bass Pro Outlet. Mr. Wilson testified that the Bass pro is 205,000 square feet with various amenities, including retail, bowling alley, restaurant and bar area that will provide a unique experience for patrons.

7. Brian Tolman was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Tolman's testimony addressed the architecture within the village. Mr. Tolman testified as to the configuration of the proposed buildings depicted on the plans and contained in

Exhibit A-1, pages 16-21. Mr. Tolman testified about the two (2) proposed parking decks for the village area with 1140 spaces and 1636 respectively.

8. Stephen Moriak was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Moriak's testimony addressed the design of the residential and retail building located in the village. Mr. Moriak testified that there will be five (5) levels consisting of one (1) retail level with 65,000 square feet of retail space and four (4) residential apartment levels with 285 units and a 5-level parking deck for the residential uses. The exterior is a mixture of masonry, veneer, cementitious siding and panel, store front and windows. Mr. Moriak testified that the design of the building with landscaping and streetscape look presents a vibrant community feel. Mr. Moriak testified that the residential use contains affordable housing units that are spread out in the various buildings and supply a portion of the Borough's housing obligation under the Borough's settlement with the Fair Share Housing Center.

9. David Floyd was sworn and qualified to testify as a registered landscape architect in the State of New Jersey. Mr. Floyd's testimony addressed the . Mr. Floyd testified that his firm designed the landscape and hardscape of the site to combine the experience of lighting, music, experiential elements that bring magic to the project. The design provides for interactive sidewalks and outdoor dining, pedestrian traffic with seamless activities that provide a village type experience that creates a sense of community.

10. Daniel W. Busch, P.E., P.P., CME, of Maser Consulting, P.A., was sworn and qualified to testify as a licensed professional engineer and planner in the State of New Jersey. Mr. Busch provided testimony about the site plan and subdivision plan before the Board. The plan proposes the creation of seven (7) lots on Parcel C with the various amenities previously testified to by the architects. The proposed buildings are interconnected with roadways and sidewalks that provide a village type look and feel. Mr. Busch testified that phase 2 will be a subsequent application before the Board. The site will all tie in with the new Garden State Parkway Interchange 125. The site plan provides for pedestrian access and bike compatibility with dedicated bike lanes along Peter Fisher Boulevard. The shared roads extend all the way to the waterfront walkway. All streets with the exception of a portion of Chevalier Avenue when you first enter the site. Mr. Busch opined that the design waiver for a maximum sidewalk distance of 5 feet from buildings where 4 feet is proposed in a number of locations. The design waiver for height of the lighting where a maximum of 25 feet is permitted and 27 feet is proposed so as to provide uniform lighting of the Bass Pro parking lot area.

The applicant also seeks a design waiver for the type of materials to be used for the utilities to be suitable for types of soil conditions. Mr. Busch addressed utility and stormwater issues raised by the CME report. Mr. Busch testified he agreed the applicant will comply with the terms and conditions contained in the Borough's CME report and planner's report made a part of the record. Mr. Busch opined that the application submitted meets all of the goals of the waterfront redevelopment plan and specifically goal #8 to create a new mixed-use area and goal #15 to improve the public elements of the streetscape through landscaping, street furniture, paving, lighting and pedestrian walkways. The design waivers for the maximum height of the free-standing light poles, sidewalks adjacent to buildings and utility materials can be granted since they were previously granted when Bass pro was previously approved by resolution dated march 19, 2014 and conditions have not changed. The relief is necessary to proceed with the development.

11. Michelle Briehof, P.E., of Maser Consulting, P.A., was qualified to testify as a professional traffic engineer, licensed by the State of New Jersey. Ms. Briehof opined that her opinion is based upon full development even though this application is directed at Phase 1 only. The off-site traffic and roadway improvements have already been constructed. The construction of the 125 southbound off ramp and the 125 southbound on ramp infrastructure is in place and operational. Ms. Briehoff testified she forecasted traffic based upon current industry standards with peak hours on the roadway and the intersections that will operate at satisfactory levels. A dedicated right turn slip ramp is proposed at the Chevalier intersection. The roadway improvements will be more than sufficient to support Phase 1 of any future development phase. Ms. Briehof opined that 80% of the traffic will be destined towards the regional roadway networks with about 12% traveling along Main Street that would mainly be Sayreville traffic.

12. Mark Fetah was sworn and testified that he is part of the project team for this application. He is responsible for overseeing the construction schedule and to coordinate the permitting, safety and quality for the project. Upon approval they will move quickly to the bidding and award process with New Jersey based labor.

13. The hearing was opened for public comment and a member of the public came forward. Carolyn Pravlik began questioning the applicant's professionals about a proposed marina and a scour hole off the wet pond. She was questioning the remediation of river sediments. It was then determined that Ms. Pravlik is from Washington, DC and claimed she represents local organizations who are trying to get eh river sediments cleaned up. Ms. Pravlik also admitted that there is pending litigation

over this issue and she is representing plaintiffs in the litigation seeking to have NL remediate the river sediments. Upon inquiry by the Board attorney, Ms. Pravlik admitted that she does not own or have an interest in property in the Borough of Sayreville. As such, Ms. Pravlik was not an "interested person" as that term is defined in the Municipal Land Use Law and therefore is and was not entitled to proffer comment during the public portion of the meeting. Accordingly, her comments and further participation was not permitted.

The public portion of the meeting was closed.

Mr. Macagnone made a motion to approve the application with all conditions agreed to during the hearing and with all the conditions set forth in the Borough's professional reports. Mr. Davis made the second to the motion.

WHEREAS THE BOARD FURTHER FINDS:

14. The Board considered the testimony of the applicant's witnesses and professionals and determined that the applicant demonstrated that the application substantially complies with the bulk and design standards of the Waterfront Redevelopment Plan adopted by the Borough for this property. The board found as a fact that the three design waivers requested and made part of the application can be granted without adverse impact to the redevelopment plan or the master plan of the Borough of Sayreville. In all other respects, the applicant meets the development standards set forth in the Waterfront Redevelopment Zone. Further, the Board finds that this application represents the Borough's effort to meet its affordable housing obligation and resolution of recent litigation in that regard. The Board accepted the testimony of the applicant's professional witnesses and was satisfied that the applicant met the burden of proof under the Municipal Land Use Law and granted preliminary and final major site plan and final subdivision approval of the application, subject to conditions imposed in this resolution. Further, Mr. Busch testified that the proposed relief can be granted without impairing the intent and purpose of the zone plan, the master plan or the Waterfront Redevelopment Plan and without substantial detriment to the public good. The Board finds that based upon the testimony and exhibits provided, the three (3) waivers and relief requested by the applicant can be granted without substantial detriment to the zone plan and redevelopment plan adopted for this site. The Board finds that the project substantially complies with the Redevelopment Plan and advances the purposes of the redevelopment plan and zoning. The site plan also promotes a desirable visual environment through creative development techniques and specific design arrangement.

NOW, THEREFORE, LET IT BE RESOLVED, that the Planning Board of the Borough of Sayreville does hereby grant Preliminary & Final Major Site Plan and Final Major Subdivision approval and relief indicated herein to **SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP,** hereinafter referred to as the applicant, to construct Riverton Village – Phase One, locating within Parcel C of the site, located in the Waterfront Redevelopment Zone, more particularly known and proposed as Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.10, 4, 5, 6, 20 and 30.12; Block 257.02, Lots 1.01 and 22 on the tax map of Borough of Sayreville, Middlesex County, New Jersey, subject to the following conditions:

1. The applicant shall comply with the terms and conditions set forth in the report from John Leoncavallo, P.P., LA. Community Planning Consultant & Landscape Architect dated November 27, 2019 and December 3, 2019 and submit revised plans as required.

2. The applicant shall comply with the terms and conditions set forth in the report from Jay Cornell, P.E., of CME Associates dated December 10, 2019 and submit revised plans as required. The applicant will obtain approval from CME with respect to the materials used for the water main systems.

3. Approval herein is subject to further review and submission of revised plans as required by the terms of this resolution and the record at the public hearing on December 10, 2019.

4. Preliminary & Final Major Site Plan and Final Major Subdivision approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.

5. Approval of a major subdivision shall expire ninety-five (95) days from the date of signing of the plat unless within such period the plat shall have been duly filed by the developer with the county recording officer in accordance with N.J.S.A. 40:55D-54(a). No subdivision such plat shall be accepted for such filing by the county recording officer until it has been approved by the Planning Board as indicated on the instrument by the signature of the chairperson and secretary of the planning board or a certificate has been issued pursuant to sections 35, 38, 44, 48, 54 or 63 pf P.L. 1975, c.291.

6. The general terms and conditions, whether conditional or otherwise, upon which approval is granted, shall not be changed for a period of two (2) years after the date of approval.

7. In accordance with Section 1-1.8.2 of the Rules and Regulations of the Sayreville Planning Board, the relief granted herein is conditioned upon payment all delinquent taxes and/or water/sewer assessments prior to the issuance of a building permit by the appropriate official. This provision is a condition of final approval granted by the Board.

8. The approval of the Board herein is subject to other necessary and applicable governmental approvals required for this usage and the construction of improvements on the property. The applicant to submit to the Secretary of the Board and the building department of the Borough of Sayreville such additional governmental permits and/or approvals as received by the applicant in this case.

9. Prior to any work at the property the applicant is to obtain all required municipal permits and/or county approvals for the work to be undertaken on the property, including demolition and construction permits.

10. Prior to the commencement of any work at the property the applicant is to present for reasonable review, requirements and approval of the Board Engineer and the Borough Engineer a plan for any and all demolition and/or construction work to be undertaken at the property pursuant to the approvals now granted to the applicant herein. Further, all construction work at the property shall at all times be subject to the reasonable review, requirements and approval of the Building Department and the Borough Engineer for the Borough of Sayreville.

11. All construction work and activities at the property shall be strictly in accordance with the plans, evidence and testimony in this case – the applicant agrees to apply to the Board for any further change in any of the construction and site plan details and work now allowed and the usage of the property overall prior to undertaking same and if such usage and/or work be contrary to the terms of this resolution, increase any non-conformity at the property, or which would otherwise not be in compliance with the Land Development Ordinance for the Borough of Sayreville.

12. The applicant shall post a performance bond and/or maintenance bond to assure installation and maintenance of improvements that have been approved as part of the application consistent with the ordinances of the Borough of Sayreville adopted pursuant to N.J.S.A. 40:55D-53.

13. The action taken by the Planning Board and the decisions made by it shall be effective pursuant to appropriate ordinance and statutory provisions; and whether statutorily required, it shall be the applicant's duty to make the filings with the Middlesex County Recording Officer.

14. The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the

applicant. Preliminary & Final Major Site Plan and Final major Subdivision and variance/waiver approval is hereby granted effective **December 10, 2019** pursuant to a motion adopted by the Planning Board of the Borough of Sayreville.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Borough of Sayreville at a public meeting held on **January 8, 2020**.

ADOPTED: January 8, 2020

Beth Magnani, Secretary, Planning Board
Borough of Sayreville

Roll Call: [Yes For Approval]

YES: Robert Davis, Kevin Kelly, Michael Macagnone, Anna O'Leary, Thomas Tighe,
NO: None
Abstain: None
Application: GRANTED

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 Accessor, 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

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

BOROUGH OF SAYREVILLE PLANNING BOARD
RESOLUTION
SECOND 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 a Second Amended Preliminary and Final Major Site Plan for modifications to the site plan and parking lot that resulted from the building footprint changes set forth in the amended preliminary and final major site plan Resolution approved by the Board on May 17, 2023, for 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) the "Property")(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 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").

IN ACCORDANCE WITH THE FOLLOWING MAPS AND REPORTS:

1. Revised Major Site Plan, consisting of 26 pages, prepared by Colliers Engineering & Design, dated April 13, 2023, with a last revision date of April 28, 2023.

2. Landscape Plans, consisting of 5 pages, prepared by Site Solutions dated May 8, 2023.

WHEREAS, a hearing was held before the Board on June 21, 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 SERA. 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.

2. In December 2019 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. Approval was granted by way of a Resolution adopted in January 2020. The Applicant recently appeared before the Board to adjust the footprint of the Bass Pro Shops building which was approved by way of Resolution adopted by this Board on May 17, 2023. As a condition of that approval, the Applicant was to return to the Board to obtain amended site plan approval for the parking lot as a result of revisions required to accommodate the building footprint changes.

3. 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 is being shifted approximately sixty (60) feet to the east in order to be aligned with the revised building access doors. The layout of the parking lot has also been modified to accommodate the shift in the center drive aisle. In addition, modifications to the loading and boat services areas are also proposed as a result of the modification to the layout of these areas.

4. The following Board professionals reviewed the application and commented:

A. CME Associates dated June 21, 2023, and

B. Michael P. Fowler Associates, LLC., June 16, 2023.

5. The following exhibits were introduced into evidence:

A-1 2019 Approved Site Plan

A-2 2023 Proposed Site Plan

A-3 Letter from the New Jersey Turnpike Authority dated June 21, 2023, by Ann Christine Monica, Acting Director of Law

A-4 Landscape Architect Rendering

6. Daniel Busch, 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.

7. Mr. Bush utilized exhibits A-1 and A-2 and went over the proposed changes to the Bass Pro Shops parking lot as a result of the recent amendments to the site plan. Mr. Bush testified that the parking lot is being shifted approximately sixty (60) feet to the east in order to align with the revised building access doors.

8. Mr. Bush testified that the prior approval had 1,128 parking spots, while the current proposal, in keeping with the comments of Mr. Fowler, will result in 1,112 proposed parking spots. Mr. Bush testified that there is more than adequate parking on the site. Furthermore, the Applicant will provide EV parking as per State statute. Mr. Bush testified there were no other proposed changes being sought by the Applicant.

9. The Applicant agreed to work with the New Jersey Turnpike Authority to address its Letter of June 21, 2023, as a condition of approval. The Applicant agreed that it will have to provide confirmation from the New Jersey Turnpike Authority that they have satisfied the New Jersey Turnpike Authority requests or that the New Jersey Turnpike Authority has waived its requests. The Applicant did note that it may seek a different type of fencing abutting the right of way property line if acceptable to the New Jersey Turnpike Authority.

10. David Floyd, ASLA, a licensed professional landscape architect of Site Solutions, whose office is located at 3715 Northside Parkway, 300 Northcreek, Suite 720, Atlanta, Georgia, was sworn in on behalf of the Applicant. His credentials as a professional landscape architect were recognized by the Board.

11. Mr. Floyd utilized exhibit A-4 and went over the landscape plan including hardscape and amenities. Furthermore, Mr. Floyd testified that there will be more landscaping around the loading zone.

12. The Applicant agreed to work with the Board's professionals to resolve any landscaping issues.

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

CONCLUSIONS

1. The Board concluded that the proposed Second 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 Second 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 June 21, 2023, on a motion by Mr. Herve Blemur and seconded by Mr. Sean Bolton, that the Second 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, New Jersey Turnpike Authority 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 the 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 June 21, 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 Accessor, 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 June 21, 2023, on the following vote:

THOSE IN FAVOR: Herve Blemur, Sean Bolton, Councilman Christian Onuoha, Alexis Pawlowski, 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 ***2nd***, day of ***August 2023***, on the following vote:

THOSE IN FAVOR: Councilman Onuoha, Ms. Pawlowski, Chairman Muller

OPPOSED: n/a

ABSTAINING: n/a

Beth Magnani, Secretary
Borough of Sayreville Planning Board

RESOLUTION OF THE PLANNING BOARD
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

SAYREVILLE SEAPORT ASSOCIATES
URBAN RENEWAL, L.P.
Peter Fisher Boulevard
Sayreville, New Jersey
Block 256.01, Lot 24; Block 257.02, Lot 1.05
APPLICATION NO. PB-25-05

Hearing Date(s): **December 3, 2025**
Board Action: **December 3, 2025**
Memorialization: **January 7, 2026**

WHEREAS, SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P. (the "Applicant") has brought an application before the Planning Board of the Borough of Sayreville (the "Board"), pertaining to property located at Lot 24 within Block 256.01 and Lot 1.05 within Block 257.02 on the Official Tax Map of the Borough of Sayreville, within Parcel C of the Waterfront Redevelopment Area (the "Property" or the "Site"); and

WHEREAS, the Applicant requests Amended Preliminary and Final Major Site Plan approval for certain modifications to three previously approved buildings and the site layout, as set forth below, in connection with its proposal on the Property (the "Application"); and

WHEREAS, the Application does not require design waiver or N.J.S.A. 40:55D-70c(2) variance relief, but does rely on previously granted relief to permit sidewalks less than five (5') feet from a given building; and

WHEREAS, the Applicant submitted the following plans and documents in support of the Application, which plans and documents were made a part of the record before the Board, as follows:

a. Borough of Sayreville Development Application and associated materials; and
b. Amended Site Plan, entitled, "Phase 1A Gateway Services District Amended Site Plan for Sayreville Seaport Associates, Block 256.01, Lot 24, Block 257.02, Lot 1.05, Borough of Sayreville, Middlesex County, New Jersey" consisting of (21) sheets, prepared by Colliers Engineering & Design, Inc., signed by Daniel W. Busch, P.E., dated 09/11/2023, last revised 10/24/2025;
c. Stormwater Management Statement, prepared by Colliers Engineering & Design, Inc., signed by Anthony J. Calvano, P.E., dated 10/02/2023, last revised 10/23/2025;
d. Signage Plan, entitled, "Garden State Parkway @ Chevalier Avenue, Sayreville, NJ", consisting of (15) sheets, prepared by Mandeville Sign, unsigned, dated 08/19/24, last revised 10/21/2025;
e. Survey entitled, "Topographic Survey for Sayreville Seaport Associates, L.P., Various Blocks and Lots, Borough of Sayreville, Middlesex County, State of New Jersey"

consisting of (6) sheets, prepared by Colliers Engineering & Design, Inc., signed by Eric V. Wilde, P.L.S., dated 02/09/2009, last revised 04/17/2024;

f. Architectural Plans entitled, "Proposed New Building For: Sayreville Seaport Associates Urban Renewal, L.P., Sayreville, New Jersey" consisting of (2) sheets, prepared by Michael V. Testa Architecture, signed by Michael V. Testa II, dated 10/24/2025;

g. Architectural Plans entitled, "Panera Shell Building, Gateway Services District @ Riverton, Sayreville, NJ 08872" consisting of (11) sheets, prepared by Colliers Engineering & Design, Inc., signed, dated 08/15/2025, last revised 10/10/2025;

h. Exhibit A-1, pdf dated December 3, 2025, with the following compiled:
   - Overall Phasing and Development Plan;
   - Photograph of Public Improvement;
   - Photograph of Public Improvement;
   - Photograph of Public Improvement;
   - Photograph of Public Improvement;
   - Photograph of Public Improvement;
   - Photograph of Public Improvement;
   - Site Plan Overlay;
   - Dimension Plan;
   - First Floor Plan (Starbucks);
   - Proposed Elevations (Starbucks);
   - Renderings of Proposed Elevations (Starbucks);
   - Exterior Elevations (North & East) (Panera);
   - Exterior Elevations (West & South) (Panera); and
   - Exterior Perspectives (Panera);

WHEREAS, the Applicant met all jurisdictional requirements enabling the Board to hear and act on the Application and appear before the Board on the Hearing Date, as specified above; and

WHEREAS, during the public hearing on the Application on December 3, 2025 (the "Hearing Date"), the Applicant was given the opportunity to present testimony and legal argument, and members of the Public were given an opportunity to question all witnesses and comment on the Application; and

WHEREAS, the Applicant presented testimony from the following individuals who were duly sworn according to law:

1. Mark Fetah (Applicant's Representative);
2. Daniel W. Busch, P.E.;
3. Michael V. Testa, R.A.; and
4. Jim Kimball, R.A.

WHEREAS, Peter Van den Kooy, the Board Planner, and Mathew R. Wilder, P.E., the Board Engineer were duly sworn according to law; and

WHEREAS, Jennifer Phillips Smith, Esq., of Gibbons PC, entered her appearance on behalf of the Applicant and provided a brief overview of the Application and witnesses to be presented; and

WHREAS, the Board has made the following findings and conclusions based upon the evidence submitted:

1. The Property is part of the larger former National Lead redevelopment site and had previously secured development approvals in 2020 and 2023 from the Sayreville Planning Board. Under the 2020 approval, the applicant subdivided parcels to create the current property, and secured Preliminary and Final Major Site Plan approval for the development of an area then referred to as the "Highway Services" (and now referred to as the "Gateway Services") section of Riverton. At that time, the design included two restaurants with drive-thrus, a bank with a drive-thru, retail, a pharmacy, and a convenience store with a fueling canopy.

2. Pursuant to a resolution memorialized on December 6, 2023, the Board granted Amended Preliminary and Final Major Site Plan approval to the applicant for modifications to the Gateway Services District at the Property. These amendments included reconfiguration of building layouts, replacement of previously approved retail and pharmacy buildings with restaurant uses featuring drive-thru lanes, and associated site circulation and signage adjustments. Since that time, the applicant has worked closely with the proposed retail operator and their design professionals to reconfigure the site layout and building program to better reflect market demand and operational needs.

3. Applicant is seeking Amended Preliminary & Final Major Site Plan Approval to construct a Panera restaurant with an attached drive thru lane and a coffee shop also with a drive thru lane.

4. The proposed "Restaurant with Attached Drive Thru" uses are a permitted use within the RA-W "Waterfront Redevelopment Area" Zone.

5. Mr. Fetah testified in his capacity as Project Executive for the Riverton development. Mr. Fetah testified to the following:

    a. The Riverton development was originally approved by the Board in 2020 and included both private and public improvements.
    b. The private improvements included the Bass Pro Shops building and its attendant parking lot, the six building pads comprising the Gateway Services District and the wet basin that serves the entirety of the southern two-thirds of the site for stormwater management, and the first half of the easter portion of the Village for dense multi-story mixed-use development.
    c. Since the original 2020 approval, the market for the tenanting uses of the approved project elements have remained consistent and are moving forward under this Application, including the ongoing construction of the first building for the prior approved Quick Chek.

d. The aforementioned approved private improvements are woven together via the improvement of newly constructed public roads, namely Peter Fisher Boulevard and Riverton Boulevard. All utilities, curbing and traffic fixtures have been installed and there are no changes to the public improvements proposed as part of this Application.
e. Bonds have been posted for the public improvements, which will not be changed by this amendment, and the Applicant has satisfied the Borough's Tree Replacement requirements, including the required payment for removed trees.

6. Mr. Busch was duly sworn and testified in his capacity as a sworn and qualified professional engineer. The Board found his credentials sufficient and accepted him as an expert in the field of civil engineering. Mr. Busch testified to the following, citing his experience as an engineer for the Riverton development over the last fifteen years:

a. The Gateway Services district is located within the southeast portion of the overall approved Riverton development.
b. No changes are proposed under this Application to the previously approved Quick Chek, fast food and the bank pad buildings.
c. Building 1130 is proposed as a three-tenant 6,225 square-foot building, to include a coffee shop with a drive-thru.
d. Building 1150 to the west is proposed as a two-tenant 4,468 square-foot building with a drive-thru.
e. For all of the buildings within the easterly Lot 24, the change in square footage consists of a minor increase from 25,050 to 25, 543.
f. The trash enclosures with six-foot screening for Buildings 1130 and 1150 are proposed to be reoriented to the back of the buildings adjacent to the service entrances for each building and away from the Peter Fisher Boulevard frontages.
g. Moving to the west, Lot 1.05 is proposed to contain a 3,520 square-foot Panera café restaurant. The building is in the same general location as previously approved, but its orientation has been adjusted to be parallel to Peter Fisher Boulevard for purposes of accommodating other future retail development on Lot 1.05. The building will include indoor dining accommodations and an outdoor patio seating area. The structure is designed to support a dual-lane drive-thru configuration with associated canopy structures, directional signage, and pavement markings.
h. The proposed parking count remains in excess of the requirements set forth in the Waterfront Redevelopment Plan.
i. The lighting levels proposed are essentially unchanged and the lighting for the Property is designed for the entire Riverton development site lighting to be consistent.
j. There are 52 parking stalls adjacent to the circulation area for the proposed Panera building, requiring 3 handicap parking spaces. Panera does not require 52 parking stalls. 10 stalls are reserved for future retail use development within Lot 1.05.
k. The Application will comply with the Borough's ordinance requirements as to number of Electric Vehicle charging stations per lot.

l. Vehicular access to the site is unchanged from the prior 2023 Board approval and is provided via internal circulation drives connecting to Peter Fisher Boulevard and Main Street Extension.
m. The site layout includes dedicated ingress and egress lanes for drive-thru traffic. All parking and circulation elements are designed in accordance with applicable code requirements and the standards set forth in the Redevelopment Plan.
n. Striping and signage will be added to the proposed bypass lanes.
o. Trash truck turning templates were prepared by the applicant to accommodate trash truck circulation to the trash enclosures for each retail building.
p. The sidewalks along the rear of the proposed buildings will be extended to reach the trash enclosures for each building.
q. Sidewalk connections will also be added to provide for pedestrian access to Buildings 1130 and 1150 from Peter Fisher Boulevard.
r. Additional signage will be added to the circulation aisle around the proposed Starbucks building to prohibit left-hand turns.
s. The landscaping design around the buildings will be adjusted in accordance with the comments of the Board's Engineer.
t. Lighting levels will be confirmed to conform with the lighting levels at the approved Quick Chek building under construction.
u. The proposed placement of wheel stops and curb ramps will be adjusted in accordance with the comments of the Board's Engineer.
v. Building connection inverts will be shown for the roof leader connections for buildings in accordance with the comments of the Board's Engineer.
w. 12 additional spaces were added to the Panera building's parking area with six spaces being removed from the balance of the Property, representing a small portion of the overall number of parking spaces on the site.
x. The proposed width of the ADA spaces is 8-feet and complies with the requirements of the Waterfront Redevelopment Plan for the Gateway Services section of the overall Riverton development.
y. Regarding the Property's public improvements and utilities, stormwater management has been installed to the west under prior approvals. Water, sewer, telecommunication, gas and electric service lines have been installed and connected via the Main Street extension.

7. Mr. Testa testified in his capacity as a sworn and qualified registered architect in the State of New Jersey. The Board found his credentials sufficient and accepted him as an expert in the field of architecture. Mr. Testa testified to the following, citing his twenty-two years of licensed experience and prior sworn testimony before other New Jersey land use boards:

    a. The coffee shop is proposed for an approximately 2,003 square foot portion of a three retail tenant building within the Gateway Services Area. The overall building size is proposed to be 6,225 square feet, a slight reduction from the 6,450 square footage previously approved. The building is currently proposed to have two other 2,100 square foot future tenant spaces, plus the coffee shop space.

b. The proposed coffee shop portion of the building was reduced in accordance with the tenant's building prototype design, for which a smaller building space is now desirable.
c. The tenant's building façade on all four sides will be compatible with the other retail buildings at the site and will consist of all durable upscale materials, including brick, metal panels and wood veneer.
d. Canopies are included over the side drive-thru and at the front entrance for each of the three retail building tenants.
e. The proposed standard building height is 19 feet to the main parapet, with the accent parapets measuring 23 feet.
f. The building's roof will pitch to the rear towards Peter Fisher Boulevard. All rooftop units will be screened.
g. Scuppers in the rear elevation will gather water and bring it down to tie into the underground storm water system.
h. Accent wall lighting is proposed around the perimeter of the building, as well as lighting underneath the canopies to accent the overall building aesthetics.
i. All building signage proposed will be wall-mounted and internally illuminated, including two 6-feet in diameter logo signs (Sirens) and one sign that measures approximately 1 foot by 16 to 18 square-feet. The two other retail tenant spaces will feature 20 foot by 20 foot signs located over the entrances of each respective store. The 20 foot by 20 foot signs will be consistent in design and style with the proposed signage.
j. The recess of the front façade is proposed to be replaced by an outdoor seating area which can accommodate approximately 16 seats. String lighting, consistent with the lighting of other buildings on the site, will adorn the outdoor seating area.
k. Bike racks are proposed to encourage pedestrian and cyclist access to the Starbucks.
l. The hours of operations for coffee shop are typically 5:30 A.M. to 12 A.M., seven days a week. Three shifts of 5 to 8 employees per shift are typical. Peak hours are typically 7 A.M. to 9 P.M.
m. Indoor seating with 18 seats, typically sofas, high top tables and lounge chairs, is proposed.
n. Deliveries will be made to the rear of the store after operating hours. Delivery periods are typically half an hour in duration daily for dairy products and once a week for dry goods.
o. The drive-thru stacking is designed to accommodate 12 vehicles.

8. Mr. Kimball testified in his capacity as a sworn and qualified registered architect in the State of New Jersey. The Board found his credentials sufficient and accepted him as an expert in the field of architecture. Mr. Kimball testified to the following, citing his twenty-two years of licensed experience and prior sworn testimony before other New Jersey land use boards:

a. The building design of the proposed Panera reflects Panera's new prototype design in implementation across the country since 2022. The architectural design of the Panera Building incorporates a mix of durable materials, including brick veneer,

EIFS cladding, Nichiha fiber cement panels, and extruded aluminum plank accents. The storefront system utilizes Kawneer Trifab Versaglaze framing with Solarban 70 glazing.

b. The trash enclosure for the Panera will be surrounded by masonry block and brick veneer to match the building. The enclosure's gates feature an off-gray colored track panel gate.
c. A concrete patio with catenary lighting will be surrounded by a landscaped buffer with local flora.
d. The proposed Panera signage, all of which comply with previously approved signage standards for the Gateway Services District which emphasize minimizing distraction and clutter, features internally illuminated letters, box branding type signs associated with the drive-thru area and wayfinding signage for patron visibility and access to the store entrance.
e. Building lighting is also consistent with the required Waterfront Redevelopment Plan requirements and includes mounted fixtures over the entrance, the patio string lighting and typical drive-thru lighting fixtures.
f. Panera's typical hours of operations are 7:00 A.M. to 10:00 P.M. for Monday through Saturday and 8:00 A.M. to 10:00 P.M. on Sunday. Rotating shifts of 4 to 5 employees per shift are typical, but can fluctuate up to 15 employees during busier periods.
g. The drive-thru stacking is designed to swiftly accommodate 9 vehicles. Some customers utilize online order and pick-up which has decreased waiting time significantly at other locations.
h. Bike racks are proposed by the entrance to encourage pedestrian and cyclist access to Panera.
i. Deliveries, which are anticipated to be twice a week at 4:00 A.M., will occur at the rear and utilize the drive-thru lane.
j. There are 89 seats proposed for interior seating and 22 seats for the outdoor seating element.

9. The Applicant agreed to the following conditions, all to the satisfaction of the Board Engineer and Planner:

    a. The Applicant will comply with all requirements of the Engineering and Planning reports, as indicated and modified by the testimony of Applicant's expert witnesses. Notably, no modification to the ADA parking spaces will be required and no additional bonds for improvements or payment for tree removal will be required, as those items were satisfied under prior approvals.

10. No members of the public appeared to provide any questioning, comment, or testimony regarding the Application.

DECISION

11. After reviewing the evidence submitted, the Board, by a unanimous vote, finds that the Applicant has demonstrated an entitlement to the requested Amended Preliminary and Final Major Site Plan approval.

12. The Board recognizes that N.J.S.A. 40:55D-46b and 50a are the focal points for consideration of amended preliminary and final site plan applications. N.J.S.A. 40:55D-46b provides that if "any substantial amendment in the layout of improvements proposed by the developer that have been subject of a hearing" is proposed, "an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development." N.J.S.A. 40:55D-46b further provides that the Board "shall" grant amended preliminary site plan approval if the proposed development complies with all provisions of the applicable ordinances. Similarly, N.J.S.A. 40:55D-50a provides that final site plan approval "shall" be granted if the detailed drawings, specifications, and estimates of the application conform to the standards of all applicable ordinances and the conditions of preliminary approval.

13. The Board finds that the Applicant has satisfied its requirement in demonstrating the Application's entitlement to Amended Preliminary and Final Major Site Plan approval for the reasons stated in the witness testimony and submitted Application materials, as set forth in this Resolution.

WHEREAS, the Board acted on this Application at its meeting on December 3, 2025, and this Resolution constitutes a Resolution of Memorialization of the action taken in accordance with N.J.S.A. 40:55D-10(g).

NOW, THEREFORE, BE IT RESOLVED, on the basis of the evidence presented to it, and the foregoing findings of fact and conclusions of law, that the Board does hereby GRANT the requested approval as noted above, subject to the following:

1. The Applicant shall comply with the conditions described in Paragraph 9(a) hereinabove.

2. Even if not explicitly stated as a condition herein, the Applicant shall be bound by the testimony provided at the Hearing.

3. The grant of this Application shall not be construed to reduce, modify or eliminate any requirement of the Borough of Sayreville, other Borough Ordinances, or the requirements of any Borough agency, board or authority, or the requirements and conditions previously imposed upon the Applicant in any approvals, as memorialized in resolutions adopted by the Borough of Sayreville Board of Adjustment or Planning Board except as specifically stated in this Resolution;

4. The grant of this Application shall not be construed to reduce, modify or eliminate any requirement of the State of New Jersey Uniform Construction Code;

5. All fees and escrows assessed by the Borough for this Application and the hearing shall be paid prior to the signing of the plans by the municipal officers. Thereafter, the Applicant shall pay in full any and all taxes, fees, and any other sums owed to the Borough before any certificate of occupancy shall issue for the Property;

6. The applicant shall comply with the applicable provisions of the Borough's Development Fee Ordinance (Section 26-111), as and to the extent required by the Redevelopment Agreement and the Development Fee Assessment and Allocation Agreement among the Borough, the Sayreville Economic and Redevelopment Agency, and the applicant

7. The approval herein memorialized shall not constitute, nor be construed to constitute, any approval, direct or indirect, of any aspect of the submitted plan or the improvements to be installed, which are subject to third-party jurisdiction and which require approvals by any third-party agencies. This Resolution of approval is specifically conditioned upon the Applicant securing the approval and permits of all other agencies having jurisdiction over the proposed development. Further, the Applicant shall provide copies of all correspondence relating to the Application, reviews, approvals and permits between the Applicant and third-party agencies from which approval and permits are required to the Borough, or designee, or any committee or individual designated by ordinance or by the Board to coordinate Resolution compliance, at the same time as such correspondence is sent to, or received by, the Applicant.

BE IT FURTHER RESOLVED, that this Application, heard and acted upon by the Borough of Sayreville Planning Board, with Hearing Date of December 3, 2025, was approved with the following vote:

VOTE ON APPLICATION: December 3, 2025						
MEMBER	Motion	2nd	YES	NO	NOT ELIGIBLE or ABSTAINED	ABSENT
CHAIRMAN TIGHE	X		X			
VICE CHAIRMAN MULLER		X	X			
ZEBROWSKI			X			
KANDEL			X			
SITACA			X			
VOLOSIN						X
WILLIAMS			X			
SHAH			X			
LAHRMAN			X			

BE IT FURTHER RESOLVED, that this Resolution, adopted on January 7, 2026, memorializes the action of the Borough of Sayreville Planning Board taken on December 3, 2025 with the following vote:

		VOTE ON ADOPTION OF RESOLUTION: January 7, 2026				
MEMBER	Motion	2nd	YES	NO	NOT ELIGIBLE or ABSTAINED	ABSENT
CHAIRMAN TIGHE			x			
VICE CHAIRMAN MULLER					x	
ZEBROWSKI	x		x			
KANDEL			x			
SITACA		x	x			
VOLOSIN					x	
WILLIAMS		x			x	
SHAH						x
LAHRMAN			x			

I hereby certify this to be a true copy of the Resolution adopted on January 7, 2026.

Beth Magnani,
Board Secretary

EXHIBIT 6

Summary of Covenants and Restrictions

Below is a list of all covenants and restrictions that may affect the Property that is the subject of this application for development, copies of which are annexed hereto:

- Deed Notice by Sayreville Economic and Redevelopment Authority of landfill closure dated May 25, 2011 and recorded on June 3, 2011in the Middlesex County Clerk's Office in Deed Book 6259 at page 494. Lots 1, 1.01, 4, 5 and 6, Block 257.01

- Subject to covenants, restrictions and agreements as referenced in Deed by and between Sayre and Fisher Land Company (Grantor) and Middlesex County Utilities Authority (Grantee) as recorded Deed Book 3970 page 536.

- Subject to restrictive covenants in that certain Deed between Middlesex County Utilities Authority and Sayreville Economic and Redevelopment Agency, dated July 1, 2013, effective September 6, 2013 and recorded September 10, 2013 as Deed Book 6491, Page 18.

- Declaration by Sayreville Economic and Redevelopment Agency dated July 1, 2013, effective September 6, 2013 and recorded September 10, 2013 as Deed Book 6491, Page 102.

- Declaration of Covenants and Restrictions by and between the Sayreville Economic and Redevelopment Agency and Sayreville Seaport Associates Urban Renewal, L.P., dated June 10, 2021 and recorded July 8, 2021 as Deed Book 18526, Page 1734.

[redacted]

MIDDLESEX COUNTY CLERK

Return To:

HOAGLAND LONGO
40 PATERSON ST
NEW BRUNSWICK NJ
08901

Index DEED BOOK

Book 06259 Page 0494

No. Pages 0004

Instrument MUNCIPAL DEED

Date : 6/03/2011

Time : 9:59:50

Control # 201106030076

INST# DE 2011 005587

Employee ID RSTUCK

BAYREVILLE ECONOMIC AND REDEVE
LOPMENT ~~ABENCY~~
AGENCY

RECORDING	$	3.00
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DARM 3.00	$	3.00
NJPRPA	$	2.00
- - - - -	$	.00
RECORDING	$	3.00
	$	.00
	$	.00
	$	.00
Total:	$	11.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK

201106030076

COUNTY OF MIDDLESEX

Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE. TO ACCESS THE IMAGE OF THE DOCUMENT RECORDED HEREUNDER BY BOOK AND PAGE NUMBER, USE THE BOOK AND PAGE NUMBER ABOVE.

B06259P0494

Prepared by: _____
ANTHONY C. IACOCCA, ESQ.

RECORDED
CAPE MAY LYNN
MIDDLESEX CTY CLERK

2011 JUN -3 AM 10:01

BOOK #_____
PAGE #_____
OF PAGES _____

DEED NOTICE

This Deed Notice is made as of the 25th day of May 2011, by the Sayreville Economic and Redevelopment Agency, a body politic of the State of New Jersey with offices located at 167 Main Street, Sayreville, New Jersey 08872 (hereinafter "SERA" or the "Owner").

1. THE PROPERTY. By Declaration of Taking recorded on April 1, 2005 in the Middlesex County Clerk's Office in Deed Book 05473 at Page 440 et. seq. SERA is the owner in fee simple of certain real property designated as Block 257.01, Lot 4 on the Tax Map of the Borough of Sayreville, Middlesex County (hereinafter the "Property").

2. LANDFILL DESCRIPTION. The former NL Industries, Inc. (hereinafter "NL") sanitary landfill (NJDEP facility No. 1219D) is located at the former NL site (hereinafter "the Site") on the above described Property. The eleven (11) acre landfill is situated on the Property and closure of the landfill was completed in 2007. The parcel including the landfill is adjacent to the secondary lagoon which is along the south bank of the Raritan River at the foot of Chevalier Avenue. The landfill lies to the west of the closed titanium dioxide manufacturing plant, south of the secondary lagoon and north of a Conrail Railroad spur that runs between the Middlesex County Utilities Authority property and the landfill. A map depicting the approximate limits of the landfill is attached hereto as Exhibit 1 and made a part hereof.

   Solid wastes were disposed of at the landfill during NL's prior operations at the Site from 1930 through 1982. These wastes consisted of office paper, packaging materials, cafeteria trash, excavation debris, debris from demolition and repairs, and solids from tank and drain cleanouts. The landfill also received construction and demolition debris, as approved by the New Jersey Department of Environmental Protection (hereinafter the "NJDEP"), generated by the demolition from 1997 through 2000 of structures previously used by NL at the Site. The maximum waste fill thickness in the landfill is believed to be up to approximately 30 feet.

3. DEPARTMENT'S ASSIGNED BUREAU. The Bureau of Landfill and Hazardous Waste Permitting is the NJDEP program responsible for the oversight of the closure of the landfill located at the Property.

4. LANDFILL CLOSURE. The NJDEP-approved closure of the landfill included the installation of an impermeable final cover which was installed as follows (in ascending order):

   i. 12 inches of common fill;

   ii. 40 mil textures (on both sides) linear low density polyethylene (LLDPE) geomembrane;

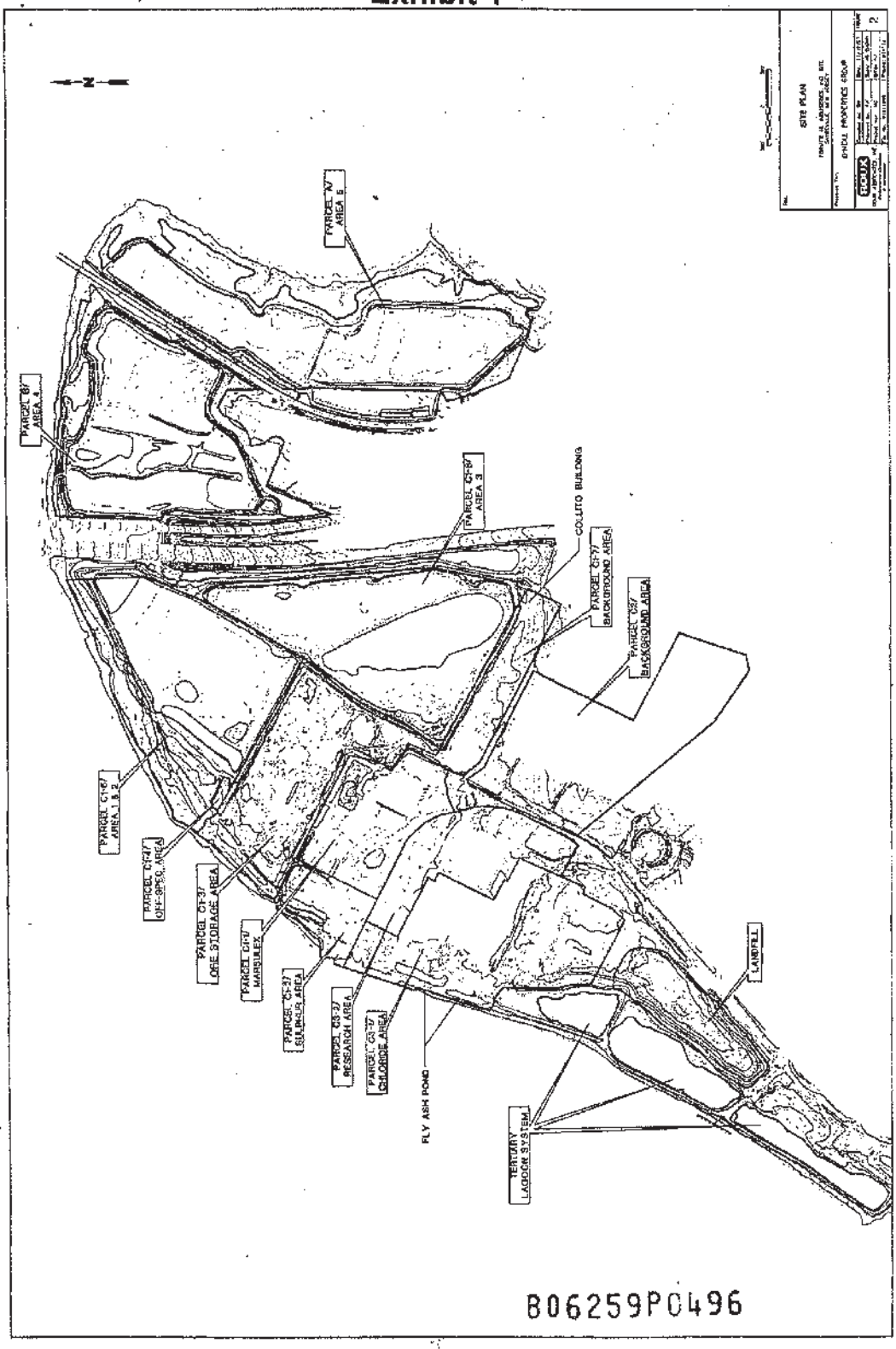
   iii. 12 inches of sand;

   iv. Geotextile;

   v. 6 inches of common fill; and

   vi. 6 inches of topsoil used to establish a vegetative cover.

Exhibit 1



B06259P0496

5. ALTERATIONS, IMPROVEMENTS, AND DISTURBANCES. Any future disruption of the closed landfill shall require prior approval from NJDEP in accordance with N.J.A.C. 7:26-2A.(8)j.

6. SIGNATURES. IN WITNESS WHEREOF, the Owner has executed this Deed Notice as of the date first written above.

Witnessed by:

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY

By: JOSEPH AMBROSIO
Title: EXECUTIVE DIRECTOR/ SECRETARY

By: RANIERO TRAVISANO
Title: CHAIRMAN

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS:

I **CERTIFY** that on May 25, 2011, Joseph Ambrosio, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Executive Director/Secretary of the Sayreville Economic and Redevelopment Agency, the corporation named in this Deed.
(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Raniero Travisano, Chairman of the Sayreville Economic and Redevelopment Agency.
(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its members.
(d) this person knows the proper seal of the corporation which was affixed to this Deed.

JOSEPH AMBROSIO
EXECUTIVE DIRECTOR/ SECRETARY

Signed and sworn to before
me on this 25th day of May, 2011

ANTHONY C. IACOCCA, ESQ
An Attorney At Law of the State of New Jersey

104—DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
CORP. TO IND. OR CORP. — Plain Language DGR ST—1
Copyright© 1982 By ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016

DEED

Prepared by: (Print signer's name below signature)
ROBERT A. PETITO
AN ATTORNEY AT LAW OF NEW JERSEY

This Deed is made on March 27, 19 92,

BETWEEN

SAYRE & FISHER LAND COMPANY, also known as Sayre and Fisher Land Company,

a corporation of the state of New Jersey,
having its principal office at c/o NL Industries, Inc., 3000 No. Sam Houston Parkway East, Houston, Texas 77032,
referred to as the Grantor.

AND

MIDDLESEX COUNTY UTILITIES AUTHORITY, a public corporation of the State of New Jersey,

whose post office address is P.O. Box B-1, Sayreville, New Jersey 08872,
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of TWO MILLION SIX HUNDRED THOUSAND AND 00/100 ($2,600,000.00) DOLLARS.
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sayreville
Block No. 257 Lot No. Part of Plot 3 Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sayreville, County of Middlesex and State of New Jersey. The legal description is:

The premises conveyed hereby are more particularly described in the metes and bounds description set forth in Schedule A annexed hereto and made a part hereof by reference thereto.

The within Deed is given pursuant to a Consent Order of the Superior Court of New Jersey, Law Division, Middlesex County, Docket No. MID-L-10306-91, a copy of which Consent Order is annexed hereto and made a part hereof, and in accordance with a Stipulation of Settlement filed in the Superior Court, Middlesex County, Law Division, Docket No. MID-L-10306-91.

COVENANTS AND RESTRICTIONS

This conveyance is made subject to the following covenants and restrictions:

A. The Grantee shall provide a 20-foot wide buffer zone immediately adjoining on the southwest those certain two legs of the northeasterly sideline of the 29.574 acre parcel of land hereby conveyed as described in annexed Schedule A (the "Property"), said two legs of such northeasterly sideline being described in the first and second courses of the description of the Property set forth in annexed Schedule A. Within said 20-foot wide buffer zone, the Grantee shall construct and maintain at all times a berm having a minimum height of at least five (5) feet, provided that the construction and maintenance of said berm does not violate applicable governmental rules and regulations as same may exist from time to time. Also provided, however, if any structure relating to the proposed Sludge Drying Facility, other than the proposed Administration Building and its associated parking spaces, is constructed in the area now designated for

RECEIVED/RECORDED
MIDDLESEX COUNTY 03/30/92 154120
CONSIDERATION ~~$2600000.00~~ TAX 2,600.00 $.00
DEED REC. FEE $36.00
INSTRUMENT DEED 3412 NAME S.J

BOOK 3970 PAGE 536

said proposed Administration Building and its associated parking spaces as said Administration Building and its associated parking spaces are generally shown on the Sludge Drying Facility site plan prepared by Jacobs Environmental Inc., a copy of which is annexed to the Stipulation of Settlement referred to above, then said 20-foot wide buffer zone and the berm shall be extended along the third leg of said northeasterly sideline as described in the third course of the description of the Property set forth in annexed Schedule A. Except for said berm, said 20-foot wide buffer zone shall not contain any structures or other visible improvements other than landscaping. The foregoing covenants and restrictions set forth in this Paragraph A shall constitute covenants running with the land.

B. For a period of ten (10) years commencing upon the date of this Deed, the Grantee shall not locate within one hundred (100) feet of the northeasterly sideline of the Property as described in the first, second and third courses of the description of the Property set forth in annexed Schedule A, any structure relating to the proposed Sludge Drying Facility. The restriction in this Paragraph B shall not apply to the proposed Administration Building and its associated parking spaces. Said restriction in this Paragraph B shall expire automatically without any further action by the Grantee or the Grantor herein, at the end of the said ten (10) year period, provided that, if upon the date of such automatic expiration there exists any outstanding violation of the restriction, the Grantor shall be entitled to enforce its rights with respect to such violation notwithstanding the automatic expiration of the restriction itself. The foregoing restriction set forth in this Paragraph B shall be binding upon the Grantee and its successors and assigns for the period set forth herein.

This conveyance is made by the Grantor and accepted by the Grantee subject to all of the following (the "Exceptions"):

1. Wetlands Book 2, Page 100.

2. Easement to Public Service Electric and Gas Company in Deed Book 2346, Page 477.

3. Easement to Middlesex County Sewerage Authority in Deed Book 2017, Page 214.

4. Easement to Union Carbide Corporation in Deed Book 2499, Page 901, and Deed Book 3589, Page 914 as assigned and consented to by Deed Book 3700, Page 458 and as consented to and assigned by Deed Book 3858, Page 347.

5. Absence of public access to the Property.

6. Facts shown on the survey of Jacobs Environmental, Inc., dated November 30, 1990, revised July 2, 1991, September 12, 1991 and December 11, 1991 as set forth in annexed Schedule A.

7. All other instruments, terms, restrictions and reservations of record, if any.

PROPERTY DESCRIPTION

Borough of Sayreville, Middlesex County, New Jersey.

BEGINNING at a point in the southeasterly line of the 50-foot wide railroad right of way of Conrail Railroad (formerly Raritan River Railroad) which beginning point is distant 976.22 feet measured along the southeasterly line of said Conrail right of way on a bearing of South 27° 14′ 17″ West from its intersection with the southerly line of Chevalier Avenue (50 feet wide) and from said beginning point running thence:

(1) Along a new line through Plot 3 in Block 257, South 62° 45′ 43″ East, a distance of 100.00 feet to a point; thence

(2) Continuing along said new line through Plot 3 in Block 257, South 39° 23′ 43″ East, a distance of 1293.26 feet to a point; thence

(3) Still along said new line through Plot 3 in Block 257, South 57° 08′ 10″ East, a distance of 469.96 feet to a point in the northerly line of Plot 1D in Block 257, which point is distant 128.07 feet measured along said northerly line of said Plot 1D in Block 257 on a bearing of South 71° 31′ 48″ West from its intersection with the westerly line of Main Street Extension (120 feet wide); thence

(4) Along the northerly line of Plot 1D in Block 257 (also being the northerly line of a parcel of land conveyed to the Middlesex County Sewerage Authority by Deed Book 2017, Page 202, Parcel 1-D, recorded March 11, 1958, and shown on Survey of Jacobs Environmental, Inc., dated November 30, 1990, revised July 2, 1991, September 12, 1991 and December 11, 1991, as a private access road leading from Main Street Extension to other lands of the Authority, Lot 1-A in Block 257, South 71° 31′ 48″ West, a distance of 1031.25 feet to a point in the northeasterly line of Lot 1A in Block 257; thence

(5) Along the northeasterly line of Lot 1A in Block 257, North 39° 23′ 43″ West, a distance of 1333.95 feet to a point, marked by an iron pin, in the southeasterly line of Lot 1H in Block 257; thence

(6) Along the southeasterly line of Lot 1H in Block 257, North 50° 36′ 17″ East, a distance of 298.88 feet to a point, marked by an iron pin, in the northeasterly line of Lot 1H in Block 257; thence

(7) Along the northeasterly line of Lot 1H in Block 257, North 39° 23′ 43″ West, a distance of 50.00 feet to a point, marked by an iron pin, in the southeasterly line of the Conrail right of way; thence

(8) Along the southeasterly line of the Conrail right of way, North 50° 36′ 17″ East, a distance of 92.65 feet to a point of curvature; thence

(9) Continuing along the southeasterly line of the Conrail right of way, along a curve to the left having a radius of 980.40 feet and an interior angle of 23° 22′ 00″, an arc distance of 399.83 feet to a point of tangency, the point and place of BEGINNING.

SCHEDULE A
-1-

CONTAINING 29.574 acres, more or less.

THE above description was prepared from a survey entitled "Property Acquisition Map of Block 257, Plot 3, situated in Borough of Sayreville, Middlesex County, New Jersey", prepared by Jacobs Environmental, Inc., 7 Parlin Drive, Parlin, NJ 08859, Job No. 90061, dated November 30, 1990, revised July 2, 1991, September 12, 1991 and December 11, 1991, to add in a lot line, buffer zone and certification.

THE above description is intended to describe the southerly portion of Plot 3 in Block 257 containing 29.574 acres, more or less, resulting from the subdivision (pursuant to the above-mentioned Consent Order, copy of which is annexed hereto) of Plot 3 in Block 257, having a total acreage of 64.586 acres, more or less, into two (2) portions, the northerly portion containing 33.0117 acres, more or less. The Lot, Plot and Block references set forth in this description are taken from the Official Tax Assessment Map of the Borough of Sayreville, Middlesex County, New Jersey.

BEING a part of the same premises conveyed to Sayre and Fisher Land Company, a corporation of New Jersey, under Deed from James R. Sayre, Jr., widower, et als, dated June 8, 1901 and recorded July 31, 1901 in the Middlesex County Clerk's Office in Deed Book 328, Page 196.

WILENTZ, GOLDMAN & SPITZER
A Professional Corporation
90 Woodbridge Center Drive
P.O. Box 10
Woodbridge, New Jersey 07095-0958
(908) 636-8000
Attorneys for Plaintiff

FILED 3-24-92
JOHN E. BACHMAN, A/AJSC

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY
DOCKET NO. Mid-L-10306-91

MIDDLESEX COUNTY UTILITIES AUTHORITY, Plaintiff, v. SAYRE & FISHER LAND COMPANY, a New Jersey corporation, Defendant.	Civil Action CONSENT ORDER FOR FINAL JUDGMENT AND FIXING COMPENSATION

THIS MATTER having been opened to the Court by Wilentz, Goldman & Spitzer, P.C., attorneys for plaintiff Middlesex County Utilities Authority, by the filing of the Verified Complaint in Condemnation on September 5, 1991, and it appearing to the Court that the parties have reached a settlement fixing just compensation regarding the taking as described in the Verified Complaint, in the amount of $2,600,000.00, inclusive of interest and all claims, and the Court having reviewed the Stipulation of Settlement filed by the parties, and notice of this application

52802

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having been given to all parties, and it appearing to the Court that all parties consent to the entry of this Order,

IT IS on this 24 day of March, 1992

ORDERED AND ADJUDGED that:

1. A final judgment is hereby entered that the Middlesex County Utilities Authority, plaintiff herein, is duly vested with and has duly exercised its power of eminent domain to acquire the property being condemned, as described in the Verified Complaint (the "Property").

2. The total just compensation agreed to between the property owner, defendant Sayre & Fisher Land Company, and the plaintiff, Middlesex County Utilities Authority, is as set forth in the Stipulation of Settlement previously filed with the Clerk of Middlesex County.

3. The Property is hereby subdivided from the remainder of Plot 3 in Block 257, as described in the Verified Complaint. Plaintiff shall promptly record a Deed containing reference to this litigation, as well as a metes and bounds description of the Property, in the office of the Middlesex County Register.

/s/ John E. Bachman
~~HERMAN L. DREITKOPF~~/ A.J.S.C.
John E. Bachman, A/

The undersigned hereby consent to the entry of this Order.

WILENTZ, GOLDMAN & SPITZER
A Professional Corporation
Attorneys for Plaintiff,
Middlesex County Utilities
Authority

By: _____
JOHN A. HOFFMAN

Dated: March 23, 1992

McKIRDY & RISKIN
Attorneys for Defendant,
Sayre and Fisher Land Company

By: _____
HARRY J. RISKIN

Dated: March 23, 1992

52802

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CERTIFICATION

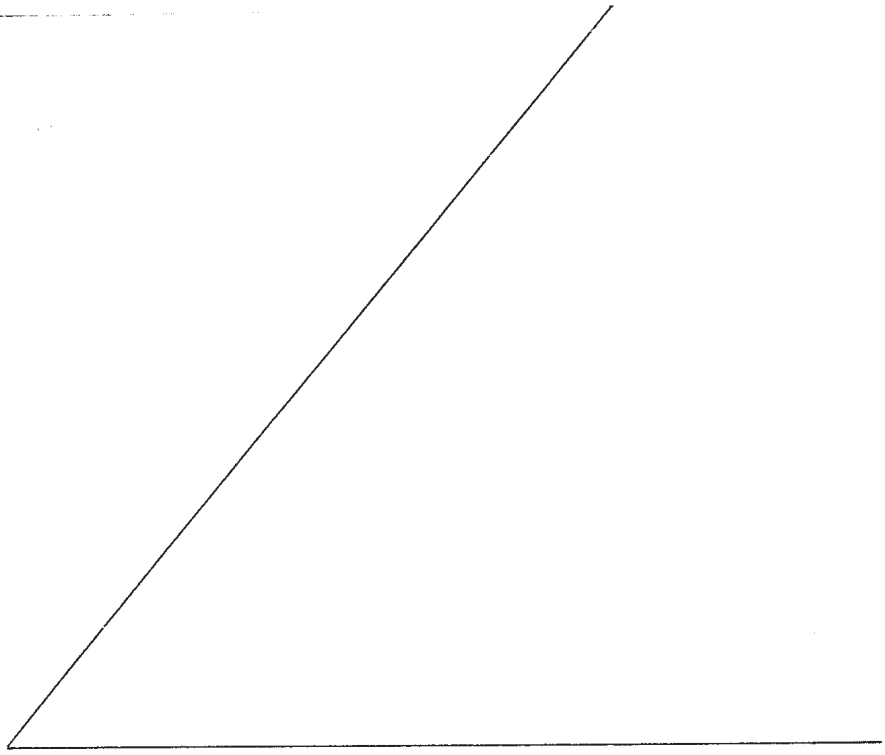
The undersigned, attorneys for the Buyer and Seller named in the within Deed, and attorneys of record for the parties in the condemnation proceedings between them in the Superior Court of New Jersey, Law Division, Middlesex County, Docket No. Mid-L-10306-91, in which the Consent Order attached hereto was entered, hereby certify that the description of the Property set forth in the said Deed is identical to the description contained in the Verified Complaint referred to in the Consent Order attached thereto.

By: JOHN A. HOFFMAN, ESQ.
Attorney for Buyer

Dated: March 27, 1992

By: HARRY J. RISKIN, ESQ.
Attorney for Seller

Dated: March 27, 1992



other than the Exceptions hereinabove set forth,

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

SAYRE & FISHER LAND COMPANY, a/k/a Sayre and Fisher Land Company

Attested by:

David B. Garten Secretary

By: Lawrence A. Wigdor President

SAYRE & FISHER LAND COMPANY 1901

TEXAS

STATE OF ~~XXXXXXXX~~, COUNTY OF HARRIS SS.:

I CERTIFY that on March 12, 1992,

David B. Garten

personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of SAYRE & FISHER LAND COMPANY, a/k/a Sayre and Fisher Land Company,* the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this Deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration paid or to be paid for the transfer of title is $2,600,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on March 12, 1992.

Dawn D. Bungstaff

Notary Public DAWN D. BUNGSTAFF

David B. Garten

(Print name of attesting witness below signature)

David B. Garten, Secretary

* a New Jersey corporation,

DEED

RETURN TO

Dated: March 27, , 19 92

SAYRE & FISHER LAND COMPANY, also known as Sayre and Fisher Land Company, a New Jersey corporation,

Grantor.

TO

MIDDLESEX COUNTY UTILITIES AUTHORITY, a public corporation of the State of New Jersey,

Grantee.

Record and return to:

TITLE AGENCY INC.
P.O.Box 916
57 Paterson Street
New Brunswick, N.J. 08903
T/A 30540

BOOK 3970 PAGE 545

END OF DOCUMENT

[redacted]

MIDDLESEX COUNTY CLERK

Return To:

CERTIFIED ABSTRACT CO
7242 HOLLYWOOD ROAD
FORT WASHINGTON PA 19034
ATTENTION: BRIAN P KELLY

Index DEED BOOK

Book 06491 Page 0018

No. Pages 0015

Instrument DEED EXEMPT

Date : 9/10/2013

Time : 12:01:42

Control # 201309100362

INST# DE 2013 011033

Employee ID RSTUCK

MIDDLESEX COUNTY UTILITIES AUT
HORITY

RECORDING	$	95.00
EXEMPT	$	.00
DARM	$	42.00
NJPRPA	$	28.00
DARM 3.00	$	3.00
NJPRPA	$	2.00
GRANTEE TX	$	.00
. . . . .	$	.00
. . . . .	$	.00
All Other	$	3.00
Total:	$	173.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK

201309100362

COUNTY OF MIDDLESEX

DO NOT REMOVE THIS PAGE. TO ACCESS THE IMAGE OF THE DOCUMENT RECORDED HEREUNDER BY BOOK AND PAGE NUMBER, USE THE BOOK AND PAGE NUMBER ABOVE.

Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

(3)

RECORDED
ELAINE M FLYNN
MIDDLESEX CITY CLERK

2013 SEP 10 PM 12:01

DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
Plain Language

BOOK #
PAGE #
OF PAGES

Prepared by:

Todd E. Lehder, Esq.

DEED

containing restrictive covenants

This Deed is made on ~~June~~ July 1, 2013, to be effective as of September 6, 2013.

BETWEEN

MIDDLESEX COUNTY UTILITIES AUTHORITY, a public body corporate and politic, organized and existing under the laws of the State of New Jersey, having an address 2571 Main Street, Sayreville, New Jersey 08872, referred to as the Grantor,

AND

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY, a public body corporate and politic, organized and existing under the laws of the State of New Jersey, acting in the capacity of redevelopment entity pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., having an address of 161 Main Street, Sayreville, New Jersey 08872, referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Two Million Two Hundred Eleven Thousand Two Hundred Fifty and 00/100 Dollars ($2,211,250.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Sayreville, Block 257, Lot 3.052 and Block 257.01, Lots 1.10 and 30.12 (collectively, the "Property")

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Sayreville, County of Middlesex and State of New Jersey. The legal description is:

See Schedule A attached hereto.

Being a portion of the premises conveyed to the Grantor herein by Deed of Consolidation and Merger from the Middlesex County Utilities Authority (formerly known as Middlesex County Sewerage Authority), a public corporation of the State of New Jersey dated February 12, 2013 and recorded March 1, 2013 in the Middlesex County Clerk/Register's Office in Deed Book 06431, Page 0570; and

Being the same property created by a Subdivision Deed dated June 27, 2013, pursuant to Minor Subdivision approved by the Sayreville Borough Planning Board on July 17, 2013, which Subdivision Deed is being recorded immediately prior hereto.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts". (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Restrictive Covenants. Grantor conveys, and Grantee accepts, the Property subject to the following restrictive covenants:

(a) No residential housing, hotel or outdoor performing arts center will be constructed on the Property;

(b) No public thoroughfare, except as permitted by subsection (c) below, will be constructed on the Property; and

(c) The Property will be used to construct only commercial structures (including offices, retail and indoor performing arts center) boat storage, parking, access roadways to commercial buildings, utility improvements (including substations) and ancillary structures appurtenant thereto, including, by way of example, but not limitation, landscaping, trash enclosures, guard shacks and generators.

The foregoing restrictive covenants shall be binding upon Grantee, its successors and assigns and shall run with the land. In the event Grantee, or its successors and assigns, by act or omission, fails to comply with the foregoing restrictive covenants, Grantor shall be entitled to injunctive relief, reimbursement for all costs of enforcement and recovery of any and all damages resulting from the violation hereof.

Signatures. This Deed is signed by the Grantor's and the Grantee's proper officers as of the date at the top of the first page.

WITNESS:

Judith A. McCabe

MIDDLESEX COUNTY UTILITIES AUTHORITY

By: _____
Name: Richard L. Fitamant
Title: Executive Director

WITNESS:

_____

SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY

By: _____
Name:
Title:

STATE OF NEW JERSEY)
)ss.
COUNTY OF MIDDLESEX)

I CERTIFY that on July 1, 2013,

Richard L Fitamant personally came before me and stated under oath to my satisfaction that:

(a) this person was the maker of the attached deed;

(b) this deed was signed by Richard L. Fitamant who is the Executive Director of the Middlesex County Utilities Authority, the entity named in this deed, and was fully authorized to and did execute this deed on its behalf; and

(c) this deed was made for $2,211,250.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Judith A. McCabe
Notary Public, State of New Jersey

MY COMMISSION EXPIRES:

JUDITH A. McCABE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/18/2014

WITNESS:

_____

MIDDLESEX COUNTY UTILITIES AUTHORITY

By:_____
Name: Richard L. Fitamant
Title: Executive Director

WITNESS:

_____

SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY

By:_____
Name: Joseph P. Hannen, III
Title: Executive Director/ Secretary, SERA

STATE OF NEW JERSEY)
)ss.
COUNTY OF MIDDLESEX)

I CERTIFY that on _____, 2013,

_____, personally came before me and stated under oath to my satisfaction that:

(a) this person was the maker of the attached deed;

(b) this deed was signed by Richard L. Fitamant who is the Executive Director of the Middlesex County Utilities Authority, the entity named in this deed, and was fully authorized to and did execute this deed on its behalf; and

(c) this deed was made for $2,211,250.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Notary Public, State of New Jersey

MY COMMISSION EXPIRES:

_____

(00120640.6)#6762479.2(003309.290)

ACKNOWLEDGEMENT

STATE OF NEW JERSEY:

SS.:

COUNTY OF MIDDLESEX:

BE IT REMEMBERED, that on the 1st day of JULY, 2013, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared JOSEPH P. AMBROSIO who, being by me duly sworn on her oath, did depose and make proof to my satisfaction, that she is the E.D. of the **SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY**; that HE, is the E.D. of the **SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY**; that the execution of this instrument has been duly authorized by the proper resolution of the **SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY**; that deponent well knows the official seal of said **SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY** and the seal affixed to said instrument is such official seal and was thereto affixed, and said instrument was signed and delivered by said E.D., as and for his act and deed and as and for the act and deed of said **SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY**, in the presence of deponent, who thereupon subscribed her name thereto as witness.

Joyce Zdan

Sworn and subscribed to before me on the date aforesaid.

Joyce Zdan

Name: JOYCE ZDAN
Notary Public of New Jersey
My commission expires: 11/30/17

DEED

Dated: _____, 2013

RECORD AND RETURN TO:

MIDDLESEX COUNTY UTILITIES AUTHORITY,

Grantor,

to

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY

Grantee.

Exhibit A

Legal Description

JOHN H. ALLGAIR, 1923-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. MICLELLAND, P.E., P.P.
GREGORY R. VALESI, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E., P.P.
BEHRAM TURAN, P.E.

January 31, 2013
Revised June 10, 2013
Borough of Sayreville
File No. P-SA-00027-37

LEGAL DESCRIPTION
Lot 3.052, Block 257
Being a Portion of Former Lot 3.05, Block 257, Now Known as Part of Lot 10, Block 256.01
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as a portion of Lot 3.05, Block 257, now known as part of Lot 10, Block 256.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the point of intersection of the northerly line of Lot 1.04, Block 257, with the common line between Lots 3.04 and 3.05, Block 257, said point being witnessed by a concrete monument found; thence, Along said common line with Lot 3.04, Block 257, North 57° 01'41" West, a distance of 489.74 feet to a point, said point being witnessed by a concrete monument found 0.2 foot northwest, said point being the point of beginning for the herein described lands, and from said beginning point running:

1) Through Lot 3.05, Block 257, along a new line of subdivision, North 57° 58' 34" West, a distance of 1,376.95 feet to a point in the southeasterly line of Lot 20, Block 62.02, N/F Conrail-Raritan River Railroad Kearny Branch, thence

2) Along said southeasterly line of Lot 20, Block 62.02, North 50° 41' 34" East, a distance of 12.47 feet to a point of curvature, thence

3) Continuing along said southeasterly line of Lot 20, Block 62.02, in a general northeasterly direction on the arc of a curve to the left having a radius of 980.37 feet and an arc length of 398.44 feet, chord bearing and distance of North 39° 01' 14" East 396.68 feet, to a point in the aforementioned common line with Lot 3.04, Block 257, thence

Along said common line with Lot 3.04, Block 257, the following two (2) courses:

4) South 62° 39' 06" East, a distance of 100.00 feet to a point, thence

CONSULTING AND MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1162 • (732) 727-8000

B06491P-026

January 31, 2013
Revised June 10, 2013
Borough of Sayreville
File No. P-SA-00027-37

5) South 39° 16' 54" East, a distance of 1,293.20 feet to the point and place of beginning.

Said description of proposed Lot 3.052, Block 257, containing 299,005 Square Feet or 6.864 Acres, more or less.

Said description having been drawn in accordance with a certain map entitled "Survey and Minor Subdivision of Block 257, Lot 3.05, Prepared for Middlesex County Utilities Authority, Situated in The Borough of Sayreville, Middlesex County, New Jersey", prepared by C.M.E. Associates, dated January 31, 2013.

Said Lot 3.05, Block 257, has been merged and consolidated by Deed Book 6431, Page 570, recorded March 01, 2013, with other lands N/F Middlesex County Utilities Authority into Lot 10, Block 258.01.

Said described lands, Lot 3.052 in Block 257, may be subject to such facts and conditions, which would be disclosed, in a search of the public record beyond that which was obtained for the title commitment.

Said described lands being known as a portion of Lot 3.05, Block 257, as shown on the Official Tax Map of the Borough of Sayreville

Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38388

Proposed Lot 3.052, Block 257
P-SA-00027-37
Borough of Sayreville

B0649 P-027

JOHN H. ALLGAIR, 1929-91
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEGNA, P.E., L.S., P.P.
JAY S. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALESI, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
WAHEED M. KHAN, P.E., P.P.
LOUIS J. PLOSKONKA, P.E.
TREVOR J. TAYLOR, P.E., P.P.
BEHRAM TURAN, P.E.

January 31, 2013
Borough of Sayreville
File No. P-SA-00027-37

PROPERTY DESCRIPTION
Lots 1.10 & 30.12, Block 257.01
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as Parcel 1-J as shown on a certain map entitled " Right of Map, Survey Plan, Central Treatment Plant, Borough of Sayreville, Middlesex County, New Jersey" ; dated March 1955, revised through October 28, 1958, filed in the Middlesex County Clerk's Office on October 18, 1961 as Map No. 2539 in File No. 949. Also being known as Lots 1.10 and 30.12, Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the point of intersection of the northwesterly line of Lot 20, Block 62.02, N/F Conrail-Raritan River Railroad Kearny Branch, with the common line between Lots 4 and 30.12, Block 257.01, said point of beginning also being described for said Parcel 1-J in Deed Book 2017, Page 202, and from said beginning point running:

1) Along said northwesterly line of Lot 20, Block 62.02, N/F Conrail-Raritan River Railroad Kearny Branch, South 50° 41' 34" West, a distance of 142.66 feet to a point in the common line with the aforementioned Lot 4, Block 257.01, said point witnessed by a concrete monument found, thence

Along said common line with Lot 4, Block 257.01, the following six (6) courses:

2) North 39° 18' 26" West, a distance of 30.00 feet to a point, thence

3) North 50° 41' 34" East, a distance of 101.14 feet to a point, thence

4) North 11° 10' 24" East, a distance of 332.70 feet to a point, thence

5) South 78° 49' 36" East, a distance of 40.00 feet to a point, thence

CONSULTING AND MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1163 • (732) 727-8000

B06491P-028

January 31, 2013
Borough of Sayreville
File No. P-SA-00027-37

6) South 11° 10' 24" East, a distance of 311.86 feet to a point, thence

7) South 39° 18' 04" East, a distance of 12.40 feet to the point and place of beginning.

Said description of proposed Lots 1.10 & 30.12, Block 257.01, containing 16,808 Square Feet or 0.386 Acre, more or less.

Said description having been drawn in accordance with a certain map entitled "Survey of Lots 1.10 & 30.12, Block 257.01, Prepared for Sayreville Economic Redevelopment Agency, Situated in The Borough of Sayreville, Middlesex County, New Jersey", prepared by C.M.E. Associates, dated January 31, 2013.

Said described lands, Lots 1.10 and 30.12 in Block 257.01, may be subject to such facts and conditions, which would be disclosed, in a search of the public record beyond that which was obtained for the title commitment.

Said described lands being known as a Lots 1.01 & 30.12, Block 257, as shown on the Official Tax Map of the Borough of Sayreville

Michael J. Mizzuri
Professional Land Surveyor
New Jersey License No. 38388

Lot 1.10 & 30.12, Block 257.01
P-SA-00027-37
Borough of Sayreville

B06491P-029

GIT/REP-3
(5-12)

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s):
Middlesex County Utilities Authority

Current Resident Address
Street: 2571 Main Street

City, Town, Post Office:	State:	Zip Code:
Sayreville	NJ	08872

PROPERTY INFORMATION (Brief Property Description)

Block(s):	Lot(s):	Qualifier:
257/257.01	3.052/1.10&30.12	

Street Address

City, Town, Post Office:	State:	Zip Code:
	NJ	

Seller's Percentage of Ownership:	Consideration:	Closing Date:
100%	$2,211,250.00	July , 2013

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-resident(s))

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is $1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).

   ☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

(Seller) Please indicate if Power of Attorney or Attorney-in-Fact
Signature

Date

Signature

{00120862;1}#6966379.1(003309.290)
#6966379.2(003309.290)

B06491P-030

RTF-1 (Rev. 7/14/10) STATE OF NEW JERSEY
MUST SUBMIT IN DUPLICATE **AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY MIDDLESEX } SS.: County Municipal Code 1219

FOR RECORDER'S USE ONLY	
Consideration	$
RTF paid by seller	$
Date	By

MUNICIPALITY OF PROPERTY LOCATION Sayreville *"Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE *(Instructions #3 and #4 on reverse side)*

Deponent, Richard Fitamant (Name) being duly sworn according to law upon his/her oath,
deponent says that he/she is the Executive Director of Grantor (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated July , 2013 transferring
real property identified as Block number 257 Lot 3.052 and Block number 257.01 Lots 1.10 and 30.12 located at
Borough of Sayreville (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $2,211,250.00 *(Instructions #1 and #5 on reverse side)* ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C. (circle one) If Class 4A, calculation in Section 3A below is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** *(See instructions #5A and 7 on reverse side)*
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

$___ ÷ ___% = $___

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) FULL EXEMPTION FROM FEE *(See instruction #8 on reverse side)*
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. (b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(5) PARTIAL EXEMPTION FROM FEE *(See instruction #9 on reverse side)*
NOTE: All boxes below apply to grantor(s) *only*. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over.* *(Instruction #9 on reverse side for A or B)*
B. **BLIND PERSON** Grantor(s) ☐ legally blind or;*
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ not gainfully employed*

Senior citizens, blind or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of the State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(See instruction #9 on reverse side)*
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(See instructions #2, #10 and #12 on reverse side)*
☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ **"NEW CONSTRUCTION"** printed clearly at the top of the first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12 and #14 on reverse side)*
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 1st day of July , 2013

Judith A. McCabe

JUDITH A. McCABE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/18/2014

Signature

Deponent Address

xxx-xxx-903
Last three digits in Grantor's Social Security Number

Middlesex County Utilities Authority
Grantor Name

2571 Main Street, Sayreville, NJ 08872
Grantor Address at Time of Sale

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number		County	
Deed Number		Book	Page
Deed Dated		Date Recorded	

County Recording Officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER UNIT

{C0120863;1}#6966420.1(003309.290)
#6966420.2(003309.290)

B0649 P-031

RTF-1EE (Rev. 12/09) STATE OF NEW JERSEY
MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

} SS. County Municipal Code

COUNTY Middlesex 1219

MUNICIPALITY OF PROPERTY LOCATION Sayreville

FOR RECORDER'S USE ONLY

Consideration $ ____
RTF paid by buyer $ ____
Date ____ By ____

(1) PARTY OR LEGAL REPRESENTATIVE *(See Instructions #3 and #4 on reverse side)*

XXX-XX-X 2 6 3
Last three digits in grantee's Social Security Number

Deponent Jennifer E. Maguire (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated 7/1/2013 transferring real property identified as Block number 257/257.01 Lot number 3.052/1.10 and 30.12 located at ____ (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 2,211,250.00 *(See Instructions #1, #5, and #11 on reverse side)*

Entire consideration is in excess of $1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- ☐ Class 2 - Residential
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- ☐ Class 4A - Commercial properties (if checked, calculation in (E) required below)
- ☐ Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

☐ Property class. **Circle applicable class or classes:** 1 3B 4B 4C 15

Property classes: 1-Vacant Land;3B- Farm property (Qualified);4B- Industrial properties;4C- Apartments;15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)

- ☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501
- ☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☒ Property class. **Circle applicable class or classes:** [1] [2] [3B] [4A] [4B] [4C] [15]

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY.

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

Property Class ____ $____ ÷ ____% = $____
Property Class ____ $____ ÷ ____% = $____
Property Class ____ $____ ÷ ____% = $____
Property Class ____ $____ ÷ ____% = $____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS. (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value

$____ ÷ ____% = $____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail:

Transfer between Middlesex County Utilities Authority and Sayreville Economic and Redevelopment Authority.

(4) Deponent makes **Affidavit of Consideration for Use by Buyer** to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 9th day of September 2013

Samantha Nicole Shinko

Signature of Deponent

7242 Hollywood Road
Fort Washington PA, 19034
Deponent Address

Sayreville Economic and Redevelopment Agency
Grantee Name

161 Main Street Sayreville, NJ 08872
Grantee Address at Time of Sale

Certified Abstract Company, Inc.
Name/Company of Settlement Officer

NOTARIAL SEAL
SAMANTHA NICOLE SHINKO
Notary Public
ABINGTON TWP., MONTGOMERY COUNTY
My Commission Expires Mar 17, 2018

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number ____ County ____
Deed Number ____ Book ____ Page ____
Deed Dated ____ Date Recorded ____

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms visit: **www.state.nj.us/treasury/taxation/lpt/localtax.shtml.**

B06491P-032

[redacted]

MIDDLESEX COUNTY CLERK

Return To:

CERTIFIED ABSTRACT CO
7242 HOLLYWOOD ROAD
FORT WASHINGTON PA 19034
ATTENTION: BRIAN P KELLY

Index DEED BOOK

Book 06491 Page 0102

No. Pages 0027

Instrument DEED W/O ABSTRA

Date : 9/10/2013

Time : 12:01:42

Control # 201309100370

INST# DE 2013 011037

SAYREVILLE ECONONMIC AND REDEV
ELOPMENT AGENCY

Employee ID RSTUCK

RECORDING	$	150.00
DARM	$	78.00
NJPRPA	$	52.00
- - - - -	$	.00
- - - - -	$	.00
RECORDING	$	3.00
	$	.00
	$	.00
	$	.00
Total:	$	283.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK

201309100370

COUNTY OF MIDDLESEX

Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE. TO ACCESS THE IMAGE OF THE DOCUMENT RECORDED HEREUNDER BY BOOK AND PAGE NUMBER, USE THE BOOK AND PAGE NUMBER ABOVE.

B06491P-102

RECORDED
ELAINE M FLYNN
MIDDLESEX CTY CLERK
2013 SEP 10 PM 12:03
BOOK #
PAGE #
OF PAGES

DECLARATION

THIS DECLARATION (the "Declaration") is mad this 1st day of July, 2013, to be effective as of September 6, 2013 by **SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY**, a public body corporate and politic organized and existing under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., having an address of 161 Main Street, Sayreville, New Jersey 08872 ("Declarant").

RECITALS:

A. Declarant is the owner of certain real property designated as Block 257.01, Lots 1, 4 and 5 and Block 257.02, Lot 1 on the Tax Map of the Borough of Sayreville, as more particularly described on Exhibit A attached hereto (the "Property").

B. By deed of even date herewith from the Middlesex County Utility Authority (the "MCUA"), Declarant acquired fee simple title to real property designated as Block 257.01, Lots 1.10 and 30.12 and Block 257, Lot 3.052 (being a portion of former Lot 3.05, Block 257, now known as Lot 10, Block 256.01) (collectively, the "MCUA Parcels").

C. As additional consideration for the MCUA Parcels, Declarant has agreed to impose the covenants and restrictions hereinafter set forth on the entirety of Block 257.01 Lot 5 and a portion of Block 257.01 Lot 4 as described in Exhibit B-1 attached hereto (the "Conservation Area"). The Conservation Area is also depicted on plans attached hereto as Exhibits B-2 and B-3.

D. Sayreville Seaport Associates, L.P. ("SSA) leases the Property pursuant to that certain Ground Lease Agreement dated as of August 1, 2008 between SSA and Declarant, a memorandum of which was recorded on October 17, 2008 in Book 5994, Page 479 with the Middlesex County Clerk's Office and is executing this Declaration for the purpose of acknowledging the covenants and restrictions hereinafter set forth.

NOW THEREFORE, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, Declarant, for the purpose of carrying out the intentions above expressed, does hereby make known, admit, publish covenant and agree as follows:

1. **Declaration.** The Declarant hereby declares and establishes a non-exclusive conservation easement on, over and across the Conservation Area (the "Conservation Easement"), subject to any and all existing easements and restrictions of record.

2. **Purpose.** The Conservation Easement is declared and established in order to preserve, protect and maintain the Conservation Area in its natural state and to preserve, protect and maintain the environmentally sensitive area in its currently scenic and undeveloped condition, subject to the terms hereof. Further, although the general public will benefit hereunder through the protection of the land resources, the declaration and establishment of the Conservation Easement shall not create or give rise to any right of the general public or the MCUA to use the Conservation Area.

3. **Nature.** The Conservation Easement is not intended to constitute, and shall not constitute, a conveyance to the MCUA of any property interest in and to the Conservation Area, it being intended to constitute a set of restrictions and limitations upon the use of the Conservation Area by the Declarant or its successors or assigns which restrictions and limitations shall be enforceable by the MCUA as hereinafter set forth.

4. **Permitted Uses.** The only uses and activities permitted within the Conservation Area (the "Permitted Uses") shall be the following:

(a) To conduct any and all activities relating to the construction and maintenance of access roadways, including the extension of Main Street; stormwater detention basins; solar panels; utility lines and facilities, including a substation and storage facilities. This reservation of rights is intended to be for the benefit of any party that develops any portion of the Property.

(b) Rights granted to the MCUA to tunnel underneath the Conservation Area pursuant to the Easement Agreement recorded immediately prior to this Declaration.

(c) Activities not inconsistent with the use of the Conservation Area for open space.

(d) Activities consistent with maintaining the Conservation Area in as close to its natural state as possible.

Except for the Permitted Uses, any other uses and activities within the Conservation Area shall be prohibited. Nothing contained in this Declaration shall apply to, affect or limit in any way whatsoever the Declarant's unrestricted right and freedom to deal with the balance of the Property lying outside of the Conservation Area in any way whatsoever or restrict any uses or activities by the Declarant therein and thereon.

5. **Maintenance.** The Declarant or its successors and or assigns shall be responsible for the general maintenance and preservation of the Conservation Area in its natural state except as otherwise permitted hereunder.

6. **Enforcement.** This Declaration is intended to encumber the Conservation Area with the restrictions and limitations upon the use thereof, which restrictions and limitations upon use shall be enforceable by the MCUA by injunctive relief or by any other remedy in equity or at law. In any action for enforcement, the MCUA shall be entitled to damages and reimbursement for any and all reasonable costs of enforcement, including reasonable legal fees. The MCUA's right to enforce this Declaration shall in no way be interpreted to grant the public or the MCUA any right of access or use of the Conservation Area.

7. **Duration.** The date upon which the Conservation Easement will begin to take effect and from which the duration of its term will be measured is the above date of this Declaration. From said date the Conservation Easement shall run with the land, and shall be binding upon all purchasers, owners and holders of the Conservation Area, their heirs, executors, legal representatives, distributees, successors and assigns, and may be terminated, revoked or

amended only upon the execution, delivery and recordation of a written termination agreement signed by the Declarant and the MCUA or their respective successors and assigns.

8. **Miscellaneous.**

(a) This Declaration and the rights and obligations hereunder shall be governed by and construed in accordance with the laws of the State of New Jersey without regard to principles of conflicts of law. All judicial proceedings arising out of or relating to this Declaration or any obligations hereunder, shall be brought in any state or federal court of competent jurisdiction in the State of New Jersey.

(b) If any term or provision of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Declaration shall be valid and be enforced to the fullest extent permitted by law.

[SIGNATURE ON FOLLOWING PAGE]

INTENDING TO BE LEGALLY BOUND, this Declaration has been made by Declarant as of the day and year first above set forth.

WITNESS:

DECLARANT:
SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY

By: _____
Name: Joseph P. Abbatiello
Title: Executive Director Secretary SEDC

WITNESS

SAYREVILLE SEAPORT ASSOCIATES, L.P.

By: Sayreville Seaport Associates Acquisition Company, LLC, its General Partner

By: _____
Name: Joseph Brian O'Neill, Jr.
Title: Vice President

B06491P-106

INTENDING TO BE LEGALLY BOUND, this Declaration has been made by Declarant as of the day and year first above set forth.

WITNESS:

DECLARANT:
SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY

_____

By:_____
Name:
Title:

WITNESS

SAYREVILLE SEAPORT ASSOCIATES, L.P.

By: Sayreville Seaport Associates Acquisition Company, LLC, its General Partner

_____

By:_____
Name: Joseph Brian O'Neill, Jr.
Title: Vice President

STATE OF NEW JERSEY)
) ss.
COUNTY OF MIDDLESEX)

I CERTIFY that on JULY 2, 2013,

Before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared JOSEPH P. AMBROSIO, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction that:

(a) This person is the EXECUTIVE DIRECTOR of the Sayreville Economic and Redevelopment Agency, the Declarant named in the within Instrument;

(b) The execution as well as the making of this Instrument has been duly authorized and said Declaration was signed and delivered as and for the voluntary act and deed of Declarant.

Joyce Zdan

Notary of the State of New Jersey
My Commission Expires

JOYCE ZDAN
A Notary Public of New Jersey
My Commission Expires 11/30/17

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF Montgomery)

On this 1st day of July, 2013, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Joseph Brian O'Neill, Jr., who acknowledged himself to be the Vice President of Sayreville Seaport Associates Acquisition Company, LLC, the general partner of Sayreville Seaport Associates, L.P., and that he, as such officer, being authorized to do so, executed the foregoing Easement for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HARRY A. REICHNER, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires November 13, 2014

Notary Public
My Commission Expires
11/13/14

Record and return to:

_____
_____
_____

STATE OF NEW JERSEY)
) ss.
COUNTY OF _____)

I CERTIFY that on _____, 2013.

Before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared _____, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction that:

(a) This person is the _____ of the Sayreville Economic and Redevelopment Agency, the Declarant named in the within Instrument;

(b) The execution as well as the making of this Instrument has been duly authorized and said Declaration was signed and delivered as and for the voluntary act and deed of Declarant.

_____

Notary of the State of New Jersey
My Commission Expires

_____

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF Montgomery)

On this 1st day of July, 2013, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Joseph Brian O'Neill, Jr., who acknowledged himself to be the Vice President of Sayreville Seaport Associates Acquisition Company, LLC, the general partner of Sayreville Seaport Associates, L.P., and that he, as such officer, being authorized to do so, executed the foregoing Easement for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____

Notary Public
My Commission Expires

_____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HARRY A. REICHNER, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires November 13, 2014

Record and return to:

_____
_____
_____

EXHIBIT A

Legal Description of the Property

JOHN H. ALLGAIR, 1963-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALESI, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

DESCRIPTION OF PROPERTY
Lots 1 and 4 in Block 257.01, and Lot 1 in Block 257.02
N/F Sayreville Economic Redevelopment Agency
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly line of Lot 20.01, Block 62.02, N/F Conrail – Raritan River Railroad, Kearny Branch, with the northeasterly line of Lot 30.11, Block 257.01, N/F Middlesex County Utilities Authority, and from said beginning point running:

1). Along said northeasterly line of Lot 30.11, Block 257.01, and continuing along the northeasterly line of Lots 1.03 and 3.01, Block 257.01, N/F Middlesex County Utilities Authority, North 39° 18' 29" West, a distance of 638.86 feet to a point in the southeasterly line of Lot 3.01, Block 257.01, thence

2) Along said southeasterly line of Lot 3.01, Block 257.01, North 29° 46' 18" East, a distance of 493.75 feet to a point in the northeasterly line of Lot 3.01, Block 257.01, thence

3) Along said northeasterly line of Lot 3.01, Block 257.01, North 60° 13' 42" West, a distance of 65.00 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps. of Engineers by a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock , dated August 1934, revised through April 1957", thence

Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, the following three (3) courses:

4) North 29° 46' 18" East, a distance of 718.29 feet to a point, thence

5) North 17° 51' 35" East, a distance of 2,000.18 feet to a point, thence

CONSULTING AND MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1182 • 732-727-5900

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December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

6) North 39° 30' 18" East, a distance of 131.77 feet to a point in the westerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., thence

Along said westerly and northerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., the following two (2) courses:

7) North 18° 27' 18" East, a distance of 25.78 feet to a point, thence

8) South 71° 32' 42" East, a distance of 9.92 feet to a point in the aforementioned Pierhead/Bulkhead line as established by the Army Corps. of Engineers, thence

9) Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, North 39° 30' 18" East, a distance of 533.50 feet to a point, thence

10) South 64° 00' 42" East, a distance of 150.26 feet to a point in a former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence

11) Along said former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 3,263 feet, more or less, to a point in the westerly right-of-way line of the New Jersey Garden State Parkway, said point being 3,052.46 feet on a bearing of North 67° 54' 30" East from the terminus of the prior course, thence

Along said westerly and northwesterly right-of-way line of the New Jersey Turnpike Authority, Garden State Parkway, the following fourteen (14) courses:

12) South 02° 39' 35" West, a distance of 828.14 feet to a point of curvature, thence

13) In a general southerly direction on the arc of a curve to the right having a radius of 65.00 feet and an arc length of 44.47 feet, chord bearing and distance of South 22° 15' 36" West, 43.61 feet, to a point of tangency, thence

B06491P-112

December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

14) South 41° 51' 37" West, a distance of 134.53 feet to a point of curvature, thence

15) In a general southerly direction on the arc of a curve to the left having a radius of 135.00 feet and an arc length of 160.03 feet, chord bearing and distance of South 07° 54' 05" West, 150.82 feet, to a point of reverse curvature, thence

16) In a general southerly direction on the arc of a curve to the right having a radius of 365.00 feet and an arc length of 154.39 feet, chord bearing and distance of South 13° 56' 22" East, 153.24 feet, to a point of tangency, thence

17) South 01° 49' 18" East, a distance of 569.54 feet to a point, thence

18) South 05° 31' 48" East, a distance of 416.45 feet to a point, thence

19) South 03° 52' 32" East, a distance of 301.38 feet to a point, thence

20) South 08° 11' 22" East, a distance of 297.33 feet to a point of curvature, thence

21) In a general southerly direction on the arc of a curve to the right having a radius of 465.00 feet and an arc length of 198.15 feet, chord bearing and distance of South 04° 01' 08" West, 196.66 feet, to a point of tangency, thence

22) South 16° 13' 35" West, a distance of 171.37 feet to a point, thence

23) South 09° 19' 46" West, a distance of 240.48 feet to a point, thence

24) South 14° 39' 43" West, a distance of 305.60 feet to a point, thence

25) South 24° 02' 00" West, a distance of 196.24 feet to a point in the northeasterly right-of-way line of Chevalier Avenue, 50-foot wide right-of-way, thence

Along said northeasterly right-of-way line of Chevalier Avenue, the following three (3) courses:

26) North 66° 06' 10" West, a distance of 9.09 feet to a point, thence

27) North 62° 39' 10" West, a distance of 1,399.81 feet to a point, thence

December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

28) North 38° 07' 00" West, a distance of 176.85 feet to a point in southeasterly line of Lot 22, Block 62.02, N/F Conrail – Raritan River Railroad, Kearny Branch, thence

Along said southeasterly, southwesterly and northwesterly lines of Lot 22, Block 62.02, the following three (3) courses:

29) North 27° 20' 51" East, a distance of 223.24 feet to a point, said point being witnessed by a iron pipe found 0.6-foot southwest of the herein described point, thence

30) North 62° 39' 23" West, a distance of 50.00 feet to a point, said point being witnessed by a railroad spike found 0.5-foot southwest of the herein described point, thence

31) South 27° 20' 51" West, a distance of 17.13 feet to a point in the northeasterly line of Lot 1.01, Block 257.02, N/F Borough of Sayreville, thence

32) Along said northeasterly line of Lot 1.01, Block 257.02, North 62° 39' 09" West, a distance of 124.99 feet to a point in the northerly terminus of Chevalier Avenue, thence

33) Along said northerly terminus of Chevalier Avenue, North 89° 45' 21" West, a distance of 56.17 feet to a point in the westerly right-of-way line of Chevalier Avenue, thence

34) Along said westerly right-of-way line of Chevalier Avenue, in a general southerly direction on the arc of a curve to the right having a radius of 493.34 feet and an arc length of 279.12 feet, chord bearing and distance of South 12° 06' 04" East, 275.41 feet, to a point on the aforementioned northwesterly line of Lot 20, Block 62.02, thence

35) Along said northwesterly line of Lot 20, Block 62.02, South 27° 20' 51" West, a distance of 999.59 feet to a point of curvature, thence

36) In a general southwesterly direction on the arc of a curve to the right having a radius of 930.37 feet and an arc length of 379.07 feet, chord bearing and distance of South 39° 01' 11" West, 376.45 feet, to a point on the northeasterly line of Lot 30.12, Block

December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

257.01, N/F Middlesex County Utilities Authority, thence

37) Along said northeasterly line of Lot 30.12, Block 257.01, North 39° 18' 19" West, a distance of 12.40 feet to a point in the easterly line of Lot 30.12, Block 257.01, thence

38) Continuing along said easterly line of Lot 30.12, Block 257.01, in part, and along the easterly line of Lot 1.10, Block 257.01, N/F Middlesex County Utilities Authority, North 11° 10' 21" East, a distance of 311.88 feet to a point in the northerly line of Lot 1.10, Block 257.01, thence

39) Along said northerly line of Lot 1.10, Block 257.01, North 78° 49' 39" West, a distance of 40.00 feet to a point in the westerly line of Lot 1.10, Block 257.01, thence

40) Along said westerly line of Lot 1.10, Block 257.01, South 11° 10' 21" West, a distance of 332.69 feet to a point in the northwesterly line of Lot 30.12, Block 257.01, thence

41) Along said northwesterly line of Lot 30.12, Block 257.01, South 50° 41' 31" West, a distance of 101.14 feet to a point in the southwesterly line of Lot 30.12, Block 257.01, thence

42) Along said southwesterly line of Lot 30.12, Block 257.01, South 39° 18' 29" East, a distance of 30.00 feet to a point in the northwesterly line of Lot 20, Block 62.02, said point being witnessed by a concrete monument found, thence

43) Along said northwesterly line of Lot 20, Block 62.02, South 50° 41' 31" West, a distance of 1,840.00 feet to the point and place of beginning.

Said description of Lots 1 and 4 in Block 257.01 and Lot 1 in Block 257.02 containing 10,973,162 Square Feet or 251.909 Acres, more or less. Said described lands being known as all of Lots 1 and 4, Block 257.01, and Lot 1, Block 257.02, as shown on the official Tax Map of the Borough of Sayreville.

Excepting and excluding any and all lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey and not previously conveyed to National Lead or a predecessor in title immediately adjacent to or through the described parcel.

December 12, 2007
Lots 1 & 4, Block 257.01
Lot 1, Block 257.02
Borough of Sayreville
PSA00027-02

The Property-in-Question is bounded by water. Water boundaries are subject to movement due to natural and manmade changes, therefore, the present location of the Raritan River and the associated Mean High Water Line may not correspond with the limit of title. The Property-in-Question may be subject to wetlands and/or flood hazard lines due to the proximity to the Raritan River/Bay.

Said description of Lot 5 in Block 257.01 having been drawn in accordance with certain map entitled "ALTA/ACSM Survey of Lots 1, 4, 5, 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02, and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, Situated in the Borough of Sayreville, Middlesex County, New Jersey", prepared by CME Associates, dated December 18, 2007.

Said survey being prepared in accordance with a title search prepared by Monico Abstract II, LLC, dated October 15, 2007, Commitment No. 07111132M2NJS.

Michael J. Mc[illegible]ul
Professional Land Surveyor
New Jersey License No. 38338

National Lead ALTA December 2007
NL Lots 1 & 4, 257.01, & Lot 1, 257.02

JOHN H. ALLGAIR, 1983-01
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALESI, P.E., P.P.

TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

December 12, 2007
Lot 5, Block 257.01
Borough of Sayreville
PSA00027-02

DESCRIPTION OF PROPERTY
Lot 5 in Block 257.01
N/F Sayreville Economic Redevelopment Agency
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly line of Lot 20.01, Block 62.02, lands N/F Conrail – Raritan River Railroad, Kearny Branch, with the southwesterly line of Lot 30.11, Block 257.01, N/F Middlesex County Utilities Authority, and from said beginning point running:

Along the aforementioned northwesterly line of Lot 20.01, Block 62.02, the following two (2) courses:

1) South 50° 41' 31" West, a distance of 183.30 feet to a point of curvature, thence

2) In a general southwesterly direction on the arc of a curve to the left having a radius of 1,457.69 feet and an arc length of 382.90 feet, chord bearing and distance of South 43° 10' 00" West, 381.80 feet, to a point on the northwesterly line of Lot 30.10, Block 257.01, N/F Middlesex County Utilities Authority, thence

3) Along said northwesterly line of Lot 30.10, Block 257.01, and continuing along the northwesterly line of Lot 1.07, Block 257.01, N/F Middlesex County Utilities Authority, along a non-tangent line, South 50° 41' 31" West, a distance of 448.83 feet to a point of curvature, thence

Along the aforementioned northwesterly and westerly lines of Lot 1.07, Block 257.01, the following two (2) courses:

4) In a general southwesterly direction on the arc of a curve to the left having a radius of 286.52 feet and an arc length of 180.03 feet, chord bearing and distance of South 32° 41' 31" West, 177.08 feet, to a point of tangency, thence

5) South 14° 41' 31" West, a distance of 171.76 feet to a point in the northeasterly line of Lot 3, Block 256, N/F Sayreville Economic Redevelopment Agency, thence

CONSULTING AND MUNICIPAL ENGINEERS
3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1162 • 732-727-6000

806491P-117

CME ASSOCIATES

December 12, 2007
Lot 5, Block 257.01
Borough of Sayreville
PSA00027-02

Along said northeasterly line of Lots 3 and 3.01, Block 256, N/F Sayreville Economic Redevelopment Agency, the following two (2) courses:

6) North 65° 23' 04" West, a distance of 52.98 feet to a point, thence

7) North 54° 04' 00" West, a distance of 385.91 feet to a point in the "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers on a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock", dated August 1934, thence

Along said "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers, the following two (2) courses:

8) North 35° 44' 18" East, a distance of 786.54 feet to a point, thence

9) North 29° 46' 18" East, a distance of 436.24 feet to a point in the southwesterly line of Lot 3.01, Block 257.01, thence

Along said southwesterly and southeasterly lines of Lot 3.01, Block 257.01, the following two (2) courses:

10) South 60° 13' 42" East, a distance of 50.00 feet to a point, thence

11) North 29° 46' 18" East, a distance of 272.31 feet to a point in the aforementioned southwesterly line of Lot 3.01, Block 257.01, thence

12) Along said southwesterly line of Lots 3.01, 1.03 and 30.11, Block 257.01, N/F Middlesex County Utilities Authority, South 39° 18' 29" East, a distance of 624.34 feet to the point and place of beginning.

Said description of Lot 5 in Block 257.01 containing 661,978 Square Feet or 15.197 Acres, more or less. Said described lands being known as all of Lot 5, Block 257.01, as shown on the official Tax Map of the Borough of Sayreville.

Excepting and excluding any and all lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey and not previously conveyed to National Lead or a predecessor in title immediately adjacent to or through the described parcel.

December 12, 2007
Lot 5, Block 257.01
Borough of Sayreville
PSA00027-02

The Property-In-Question is bounded by water. Water boundaries are subject to movement due to natural and manmade changes, therefore, the present location of the Raritan River and the associated Mean High Water Line may not correspond with the limit of title. The Property-In-Question may be subject to wetlands and/or flood hazard lines due to the proximity to the Raritan River/Bay.

Said description of Lot 5 in Block 257.01 having been drawn in accordance with certain map entitled "ALTA/ACSM Survey of Lots 1, 4, 5, 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02, and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, Situated in the Borough of Sayreville, Middlesex County, New Jersey", prepared by CME Associates, dated December 19, 2007.

Said survey being prepared in accordance with a title search prepared by Montco Abstract II, LLC, dated October 16, 2007, Commitment No. 07111132M2NJS.

Michael J. McGuire
Professional Land Surveyor
New Jersey License No. 38338

National Lead ALTA December 2007 - NL Lot 5, 257.01

EXHIBIT B-1
Legal Descriptions of Conservation Area

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

DESCRIPTION OF PROPERTY
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

CONSERVATION EASEMENT
PART OF LOT 4, BLOCK 257.01
PROJECT NO. 05000500F
JANUARY 31, 2013

All that certain lot, tract or parcel of land situate, lying and being in the Borough of Sayreville, in the County of Middlesex and the State of New Jersey, and being all of a Conservation Easement Area, the same being a portion of Lot 4, Block 257.01, as shown on a map entitled: "Exhibit for: Landfill Conservation Easement, Prepared for, Sayreville Seaport Associates, Lot 4, Block 257.01, Situate In, Borough of Sayreville, Middlesex County, New Jersey", sheet 1 of 1, dated January 31, 2013, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the northwesterly line of Lot 20.01, Block 62.02 with the northeasterly line of Lot 30.11, Block 257.01, and running, thence –

1. **N 39° 18' 29" W, 638.86 feet,** along the aforesaid northeasterly line of Lot 30.11, Block 257.01, and beyond, along the northeasterly line of Lot 1.03, Block 257.01, and beyond, along the northeasterly line of Lot 3.01, Block 257.01, to a point in the southeasterly line of the same, thence –

2. **N 29° 46' 18" E, 493.75 feet,** along the aforesaid southeasterly line of Lot 3.01, Block 257.01, to a point in the northeasterly line of the same, thence –

3. **N 60° 13' 42" W, 65.00 feet,** along the aforesaid northeasterly line of Lot 3.01, Block 257.01, to a point in the pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers, thence –

4. **N 29° 46' 18" E, 519.28 feet,** along the aforesaid pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers, thence –

The following thirteen (13) courses running through Lot 4, Block 257.01:

5. **S 65° 44' 11" E, 269.57 feet,** thence –

6. **S 61° 00' 37" E, 94.04 feet,** thence –

7. **S 63° 38' 56" E, 50.76 feet,** thence –

8. **S 58° 52' 35" E, 49.43 feet,** thence –

9. **S 52° 59' 17" E, 60.92 feet,** thence –

806491P-121

10. **S 47° 00' 34" E, 35.45 feet**, thence –

11. **S 61° 22' 42" E, 61.35 feet**, thence –

12. **N 15° 03' 26" E, 79.23 feet**, thence –

13. **S 82° 41' 45" E, 181.55 feet**, thence –

14. **S 49° 22' 23" E, 171.04 feet**, thence –

15. **S 20° 11' 07" E, 143.85 feet**, thence –

16. **S 10° 52' 41" W, 105.06 feet**, thence –

17. **S 39° 18' 29" E, 76.65 feet**, to a point in the aforesaid northwesterly line of Lot 20.01, Block 62.02, thence –

18. **S 50° 41' 31" W, 1,285.89 feet**, along the aforesaid northwesterly line of Lot 20.01, Block 62.02, to the Point and Place of **BEGINNING.**

CONTAINING: 1,087,148 square feet or 24.957 acres of land more or less.

SUBJECT TO: all easements, dedications, restrictions, agreements and covenants of record.

This description is based on a map entitled: "ALTA/ACSM Survey of Lots 1, 1.01, 4, 5 & 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02 and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, situated in Sayreville Borough, Middlesex County, New Jersey", dated October 9, 2008, prepared by CME Associates and is in accordance with the above referenced exhibit.

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
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DESCRIPTION OF PROPERTY
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

LOT 5, BLOCK 257.01
PROJECT NO. 05000500F
JANUARY 31, 2013

All that certain lot, tract or parcel of land situate, lying and being in the Borough of Sayreville, in the County of Middlesex and the State of New Jersey, and being all of Lot 5, Block 257.01, as shown on a map entitled: "Exhibit for: Lagoon Area. Prepared for, Sayreville Seaport Associates, Lot 5, Block 257.01, Situate In, Borough of Sayreville, Middlesex County, New Jersey", sheet 1 of 1, dated January 31, 2013, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the northwesterly line of Lot 20.01, Block 62.02 with the southwesterly line of Lot 30.11, Block 257.01, and running, thence –

1. **S 50° 41' 31" W, 183.30 feet** along the aforesaid northwesterly line of Lot 20.01, Block 62.02, to a point of curvature, thence –

2. **SOUTHWESTWARDLY** on an arc having a radius of **1,457.69 feet** and curving to the left an arc distance of **382.90 feet** (Central Angle 15°03'00") said arc being connected by a chord bearing **S 43°10'00" W** and a chord distance of **381.80 feet**, still along the aforesaid northwesterly line of Lot 20.01, Block 62.02, to the intersection of the same with the northwesterly line of Lot 30.01, Block 257.01, thence –

3. **S 50° 41' 31" W, 448.83 feet**, along the said northwesterly line and beyond, along the northwesterly line of Lot 1.07, Block 257.01, to a point of curvature, thence –

4. **SOUTHWESTWARDLY** on an arc having a radius of **286.52 feet** and curving to the left an arc distance of **180.03 feet** (Central Angle 36°00'00") said arc being connected by a chord bearing **S 32°41'31" W** and a chord distance of **177.08 feet**, along the same, to a point of tangency, thence –

5. **S 14° 41' 31" W, 171.76 feet**, along the same, to a point in the northeasterly line of Lot 3, Block 256, thence–

6. **N 65° 23' 04" W, 52.98 feet**, along said northeasterly line, thence –

7. **N 54° 04' 00" W, 385.91 feet**, along the same, and beyond, along the northeasterly line of Lot 3.01, Block 256, to a point in the pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers, thence –

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The following two (2) courses running along the aforesaid pierhead/bulkhead line established by the U.S. Army Corps. Of Engineers:

8. **N 35° 44' 18" E, 786.54 feet**, thence –

9. **N 29° 46' 18" E, 436.24 feet**, to a point in a southwesterly line of Lot 3.01, Block 257.01, thence –

10. **S 60° 13' 42" E, 50.00 feet**, along the aforesaid southwesterly line of Lot 3.01, Block 257.01, to a point in the southeasterly line of the same thence –

11. **N 29° 46' 18" E, 272.31 feet**, along the aforesaid southeasterly line of Lot 3.01, Block 257.01, to a point in a southwesterly line of the same thence –

12. **S 39° 18' 29" E, 624.34 feet**, along the aforesaid southwesterly line of Lot 3.01, Block 257.01, and beyond, along the southwesterly line of Lot 1.03, Block 257.01, and beyond, along the aforesaid southwesterly line of Lot 30.11, Block 257.01, to the Point and Place of **BEGINNING**.

CONTAINING: 661,978 square feet or 15.197 acres of land more or less.

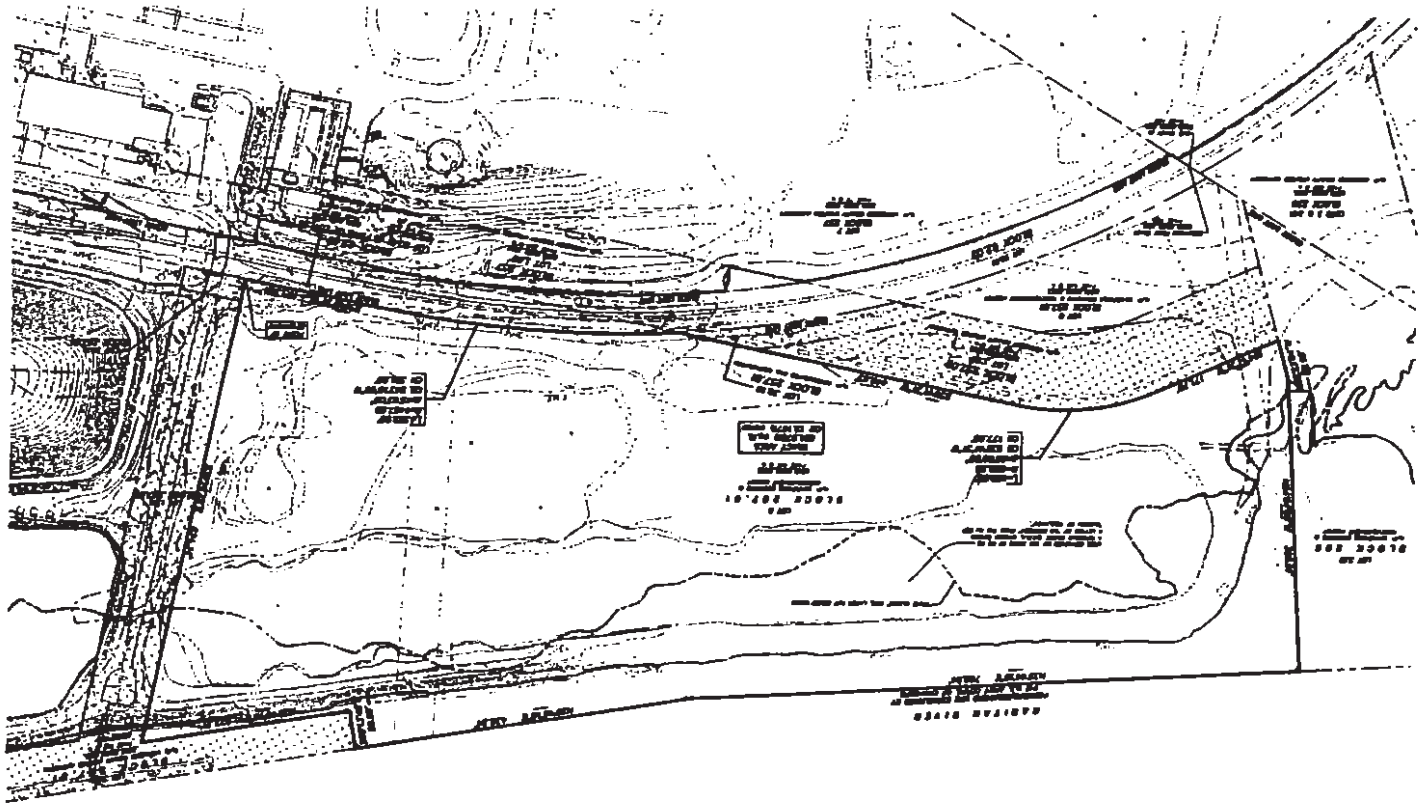
SUBJECT TO: all easements, dedications, restrictions, agreements and covenants of record.

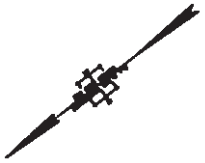
This description is based on a map entitled: "ALTA/ACSM Survey of Lots 1, 1.01, 4, 5 & 6, Block 257.01, Lot 1, Block 257.02, Lot 1, Block 275.02 and Lot 3.04, Block 257, prepared for Sayreville Economic Redevelopment Agency, situated in Sayreville Borough, Middlesex County, New Jersey", dated October 9, 2008, prepared by CME Associates and is in accordance with the above referenced exhibit.

EXHIBIT B-2
Plan of Conservation Area – Entire Lot 5

806491P-125

ILLEGIBLE ORIGINAL
Middlesex County Clerk





8064916-126

EXHIBIT B-3
Plan of Conservation Area – Portion of Lot 4

B06491P-128

MIDDLESEX COUNTY • NJ

Nancy J. Pinkin
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2021088336
O BK 18526 PG 1734 Pgs 1734 - 1768; (35 pgs)
RECORDED 07/08/2021 01:01:05 PM
NANCY J. PINKIN, COUNTY CLERK SA
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: $375.00

Official Use Only	
Date of Document June 10, 2021	**Type of Document** Declaration of Covenants & Restrictions
First Party Name Sayreville Economic & Redevelopment Agency	**Second Party Name** Sayreville Seaport Associates Urban Renewal, L.P.
Additional First Parties	**Additional Second Parties**

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.	
Block	**Lot**
Municipality	**Consideration**
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.	
Original Book	**Original Page**

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

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DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS ("Declaration") dated as of June 10, 2021, by and between the **SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY,** a public body corporate and politic organized and existing under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"), with its offices located at 167 Main Street, Sayreville, New Jersey 08872 and its respective successors and assigns (the "Agency"), and **SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P.,** ("Redeveloper") an urban renewal entity and Delaware limited partnership authorized to do business in the State of New Jersey, having an address of 7 Giralda Farms, Madison, New Jersey 07940. The Agency and Redeveloper are hereinafter sometimes referred to collectively as the "Parties" and individually as a "Party".

WHEREAS, the Borough of Sayreville Council adopted Ordinance No. 581-99, dated January 20, 1999, approving and adopting the Sayreville Waterfront Redevelopment Plan (as amended from time to time, the "Redevelopment Plan") to provide for the redevelopment of the approximately nine hundred (900) acres of real property located along the Raritan River referred to as the "Sayreville Waterfront Redevelopment Area" (the "Sayreville Waterfront Redevelopment Area" or "S.W.R.A."), which area has been designated as an "area in need of redevelopment" pursuant to the provisions of the Redevelopment Law; and

WHEREAS, on October 29, 2007 after considering comments from members of the public, detailed analysis by the Agency's professionals, and deliberation by the Board of Commissioners of the Agency, the Agency designated O'Neill Properties Group, L.P. ("OPG") as the redeveloper of a portion of the S.W.R.A.; and

WHEREAS, on November 1, 2007 OPG formed Sayreville Seaport Associates, L.P. ("SSA") for the purpose of acquiring and developing the Redevelopment Project Site (defined herein); and

WHEREAS, the Agency and SSA entered into that certain Master Redevelopment Agreement dated as of May 14, 2008, as amended by: Amendment to Master Redevelopment Agreement dated as of September 25, 2008; Second Amendment to Master Redevelopment Agreement dated as of December 31, 2013; and Third Amendment to Master Redevelopment Agreement dated as of April 28, 2016 (collectively, the "Original RDA"); and

WHEREAS, by Limited Partnership Certificate of Amendment to Certificate of Limited Partnership filed on September 11, 2014 with the Secretary of State of Delaware, SSA changed its name to Sayreville Seaport Associates Urban Renewal, L.P., an urban renewal entity; and

WHEREAS, on June 10, 2021 the Agency and Redeveloper executed and entered into an Amended and Restated Master Redevelopment Agreement (the "Amended and Restated RDA"), which Amended and Restated RDA had the effect of replacing in its entirety and for all purposes the Original RDA; and

WHEREAS, pursuant to the Amended and Restated RDA, Redeveloper shall act as "master redeveloper" and undertake the Redevelopment Project (as defined in the Amended and

Restated RDA) on the properties more particularly described in the Amended and Restated RDA (the "Redevelopment Project Site"); and

WHEREAS, the Redevelopment Project Site may be expanded to include additional parcels as set forth in the Amended and Restated RDA, which parcels when so acquired shall become part of the Redevelopment Project Site; and

WHEREAS, as of the date hereof, the Redevelopment Project Site consists of the real properties identified as "Parcel B" and "Parcel C" in Exhibit A attached hereto, and described more fully on Exhibits A-1 and Exhibit A-2, respectively attached hereto, which have been acquired by the Agency and leased to Redeveloper pursuant to the Ground Leases (as defined in the Amended and Restated RDA); and

WHEREAS, at such time as the Redevelopment Project (or applicable Sub-Project), is completed in accordance with the terms of the Redevelopment Plan, the Amended and Restated RDA, this Declaration and the existing conditions which render that portion of the Sayreville Waterfront Redevelopment Area in need of redevelopment will no longer exist and the covenants and restrictions set forth in the Amended and Restated RDA shall be released in connection with the applicable portion of the Redevelopment Project Site relating thereto; and

WHEREAS, all of the recitals set forth in the Amended and Restated RDA are incorporated herein by reference as if fully set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises, representations, covenants and agreements contained herein and the undertakings of each Party to the other and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound hereby and to bind their successors and assigns, do mutually promise, covenant and agree as follows:

The Agency hereby declares, and the Redeveloper does hereby agree, that the Redevelopment Project Site shall be held and used only in accordance with the Redevelopment Plan and subject to and in accordance with the covenants and restrictions herein, which covenants and restrictions shall run with the land and shall be binding upon the Redeveloper, and its successors and assigns, and, to the extent applicable, to all future lessees and occupants of all or any portion of the Redevelopment Project Site including, without limitation, the rights or easements appurtenant thereto, subject to the terms hereof.

Upon Completion (as such term is defined in the Amended and Restated RDA) of the Redevelopment Project (or applicable Sub-Project), this Declaration shall no longer be applicable and binding to such Completed portion. Each Sub-Project (or portion thereof) shall be released from the restrictions of this Declaration from and after the date of the Borough's issuance of a Certificate of Completion for such Sub-Project (or portion thereof).

1. Terms, Covenants, Conditions and Definitions. Capitalized terms used herein and not otherwise defined shall be afforded the meaning provided in the Amended and Restated RDA or Project Agreement, as applicable.

2. Applicable Laws. The Redeveloper's development, construction, use, operation and maintenance of the Property and all Improvements thereon and thereto, as provided in the Redevelopment Plan and the Amended and Restated RDA, shall be undertaken and carried out in accordance with all Applicable Laws, including without limitation, the Redevelopment Plan.

3. Redeveloper Covenants.

3.1 The Redeveloper covenants and agrees as follows:

(a) Redeveloper shall construct only the uses established in the Redevelopment Plan.

(b) Redeveloper shall Commence Construction of the Redevelopment Project as set forth in the Amended and Restated RDA.

(c) Except as may otherwise be permitted by the Amended and Restated RDA, Redeveloper shall not sell, lease or otherwise Transfer the Redevelopment Project Site, the Redevelopment Project, or any portion thereof, without the Agency's written consent, which consent shall not be unreasonably withheld.

(d) The Redeveloper shall not discriminate against or segregate any person, or group of persons, on account of race, color, religion, creed, national origin, ancestry, physical handicap, age (but provided, however, that Redeveloper may develop facilities for Age-Targeted Residential Uses as more particularly set forth in the Redevelopment Plan), marital status, affectional preference or gender in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any portion of the Redevelopment Project nor shall the Redeveloper itself, or any Person claiming under or through the Redeveloper, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Redevelopment Project (or applicable Sub-Project).

(e) The Redeveloper shall not restrict the sale, lease, sublease, rental, transfer, use, occupancy, tenure, or enjoyment of any portion of the Redevelopment Project on the basis of race, color, religion, creed, national origin, ancestry, physical handicap, age (but provided, however, that Redeveloper may develop facilities for Age-Targeted Residential Uses as more particularly set forth in the Redevelopment Plan), marital status, or gender of any person.

3.2 Effect and Duration of the Redeveloper Covenants. The covenants set forth in Section 3.1 hereof shall be covenants running with the land until the date that the Redevelopment Project in its entirety, or the applicable Sub-Project (or portion thereof), as the case may be, shall be Completed, and such covenants shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Amended and Restated RDA, be binding, to the fullest extent permitted by Applicable Law and equity, for the benefit and in favor of, and enforceable by, the Agency, its successors and assigns, and any successor in interest to the Redevelopment Project (or applicable Sub-Project), the Redeveloper, its successors and assigns and every successor in interest therein, and any Party in possession or occupancy of the Redevelopment Project (or applicable Sub-Project).

Except as otherwise expressly set forth herein or in the Amended and Restated RDA, after Completion of the Redevelopment Project (or applicable Sub-Project), the Completed Redevelopment Project (or applicable Sub-Project), shall cease to be governed by the terms of the Amended and Restated RDA and the Declaration and a Certificate of Completion shall be issued by the Agency and recorded in the records maintained by the Recorder of Deeds in the Middlesex County Clerk's Office.

3.3 Enforcement of the Covenants. It is intended and agreed that the Agency and the Redeveloper and their respective successors and assigns shall be deemed beneficiaries of the covenants set forth in this Declaration, both for and in their own right but also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such covenants have been provided. Such covenants shall run in favor of the Agency or the Redeveloper, as the case may be, for the entire period during which such covenants shall be in force and effect, without regard to whether the Agency or the Redeveloper has at any time been, remains, or is an owner of any land or interest therein, or in favor of which such covenants relate. The Agency shall have the right, in the event of any uncured Redeveloper Event of Default, to exercise the remedies set forth at Section 18.03 of the Amended and Restated RDA. The Redeveloper shall have the right, in the event of any breach of any such covenant, to exercise all the rights and remedies and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of covenant, to which they or any other beneficiaries of such covenant may be entitled. This Section is not intended to confer standing to sue, and does not confer standing to sue, on any party other than the Agency and the Redeveloper.

4. Representations and Warranties. Each Party hereby re-affirms all of the representations, warranties and agreements contained in Section 17.01 and 17.02 of the Amended and Restated RDA (which representations, warranties and agreements, as to this Declaration, shall bind or inure to the benefit of the Parties with the same force and effect as if same were fully set forth herein) as of the date hereof, except as otherwise provided in Exhibit B.

5. Events of Defaults and Remedies. Each Agency and Redeveloper Event of Default and each remedy set forth in the Amended and Restated RDA is incorporated herein by reference so that, except to the extent they are inapplicable, each and every Agency and Redeveloper Event of Default and each remedy shall, in respect of this Declaration, have the same force and effect as if the Agency and Redeveloper Event of Default and remedy were fully set forth herein.

6. Governing Law. The rights and obligations of each of the Parties under this Declaration shall be governed by and construed in accordance with the laws of the State of New Jersey, without giving effect to any principal of choice of laws, and any actions arising from this Declaration shall be commenced and prosecuted in a Court of the State of New Jersey or Federal District Court in New Jersey.

7. Counterparts. This Declaration may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have caused this Declaration to be executed, all as of the date first above written.

ATTEST:

SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P., a Delaware limited partnership

By: Sayreville PRII GP LLC, a Delaware limited liability company, its general partner

By: PRISA II LHC, LLC, a Delaware limited liability company, its sole member

By: _____
Jennifer Phillips Smith

By: _____
Steven Vittorio

ATTEST:

SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY

By: _____
Joseph P. Hrubosio
Attorney at Law
State of N.J.

By: _____

STATE OF NEW JERSEY)
MORRIS) ss.
COUNTY OF ~~MIDDLESEX~~)

I CERTIFY that, on June 16, 2021, Steve Vitton personally came before me, the undersigned, a ~~Notary Public~~ an attorney at law of this state, and this person acknowledged under oath, to my satisfaction that:

(a) he is the authorized signatory of **SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P.**, a Delaware limited partnership, the entity named in the within instrument;

(b) he is authorized to execute and did execute this instrument; and

(c) this document was signed and delivered by the entity as its voluntary act, duly authorized by its general partner.

Signed and sworn to before me on the

16th day of June, 2021

(Print name and title below signature)
Jennifer Phillips Smith
Attorney at Law, State of NJ

STATE OF NEW JERSEY)
) ss.
COUNTY OF MIDDLESEX)

I CERTIFY that, on June 10th, 2021, [illegible] personally came before me, the undersigned, a ~~Notary Public~~ Atlorney of this state, and this person acknowledged under oath, to my satisfaction that:

(a) he is the Chairman for the Sayreville Economic and Redevelopment Agency, the municipal corporation named in the within document;

(b) he is authorized to and did execute this document on its behalf; and

(c) this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper approved authorization by the Sayreville Economic and Redevelopment Agency within the Amended and Restated RDA.

Signed and sworn to before me on the

10 day of June, 2021

(Print name and title below signature)
Joseph P. Hmbrosio
Attorney at Law
State of New Jersey

Record & Return to
Jennifer Phillips Smith
Gibbons PC
141 West Front St., Suite 240
Red Bank, NJ 07701

EXHIBIT A

The Redevelopment Project Site

EXHIBIT A-1

Description of "Parcel B"

DESCRIPTION OF PROPERTY
Lot 2 in Block 257.03
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 2, Block 257.03, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the westerly line of Lot 1, Block 273, with the existing easterly right-of-way line of U.S. Highway Route No. 9, variable width right-of-way, and from said beginning point running:

Along said easterly right-of-way line of New Jersey State Highway Route No. 9, the following six (6) courses:

1) In a general northerly direction on the arc of a curve to the right having a radius of 3,759.83 feet and an arc length of 110.18 feet, chord bearing and distance of North 10° 46' 37" West, 110.18 feet, to a point of compound curvature, said point being witnessed by a one-half inch capped iron bar set, thence
2) In a general northerly direction on the arc of a curve to the right having a radius of 2,181.66 feet and an arc length of 263.11 feet, chord bearing and distance of North 06° 28' 56" West, 262.95 feet, to a point of compound curvature, said point being witnessed by a one-half inch capped iron bar set, thence
3) In a general northerly direction on the arc of a curve to the right having a radius of 3,759.83 feet and an arc length of 559.77 feet, chord bearing and distance of North 01° 14' 16" East, 559.25 feet, to a point of tangency, said point being witnessed by a one-half inch capped iron bar set, thence
4) North 05° 30' 11" East, a distance of 353.34 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
5) North 87° 21' 37" West, a distance of 52.50 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
6) North 02° 38' 23" East, a distance of 831.42 feet to a point in the former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
7) Along said former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 1,383 feet, more or less, to a point, said point being 1,339.26 feet on a bearing of South 85° 19' 16" East from the terminus of the prior course, thence
8) South 20° 58' 26" West, a distance of 914.09 feet to a point in the common line with Lot 1.01, Block 264, thence
9) Along said common line with Lot 1.01, Block 264, South 27° 40' 15" West, a distance of 342.72 feet to a point in the common line with Lot 1, Block 256, said point being witnessed by a one-half inch capped iron bar set, thence

Along said common lines with Lot 1, Block 256, the following nine (9) courses:

10) South 56° 37' 40" West, a distance of 79.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
11) South 24° 28' 40" West, a distance of 110.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
12) South 34° 49' 40" West, a distance of 76.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
13) South 54° 29' 40" West, a distance of 56.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
14) South 80° 29' 40" West, a distance of 108.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
15) South 10° 07' 20" East, a distance of 99.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
16) South 38° 05' 20" East, a distance of 64.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
17) South 19° 18' 40" West, a distance of 64.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
18) South 04° 27' 40" West, a distance of 52.00 feet to a point in the common line with Lot 1, Block 273, said point being witnessed by an iron pipe found 0.2-foot north by 1.3-feet west of the herein described point, thence

Along the common lines with Lot 1, Block 273, the following four (4) courses:

19) North 68° 05' 20" West, a distance of 372.80 feet to a point, said point being witnessed by an iron pipe found, thence
20) South 21° 07' 40" West, a distance of 377.50 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
21) South 84° 59' 40" West, a distance of 28.81 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
22) South 20° 53' 40" West, a distance of 123.20 feet to the point and place of beginning, said point being witnessed by a one-half inch capped iron bar set.

Said description of Lot 2, Block 257.02, containing 1,785,268 Square Feet or 40.984 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 1 in Block 258
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1, Block 258, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the State's riparian claim line along the southerly shore of the Raritan River, as mapped by the State of New Jersey, with the existing westerly right-of-way line of U.S. Highway Route No. 35, variable width right-of-way, and from said beginning point running:

Along said westerly right-of-way line of U.S. Highway Route No. 35, the following three (3) courses:

1) In a general southwesterly direction on the arc of a curve to the right having a radius of 9,125.55 feet and an arc length of 504.47 feet, chord bearing and distance of South 32° 03' 30" West, 504.41 feet, to a point, said point being witnessed by a one-half inch capped iron bar set, thence
2) Along a non-tangent line, South 33° 13' 05" West, a distance of 282.27 feet to a point of curvature, said point being witnessed by a one-half inch capped iron bar set, thence
3) In a general southwesterly direction on the arc of a curve to the left having a radius of 19,745.70 feet and an arc length of 58.41 feet, chord bearing and distance of South 33° 08' 00" West, 58.40 feet, to a point in the common line with Lot 1.01, Block 264, thence

Along the common lines with Lot 1, Block 264, the following two (2) courses:

4) North 86° 56' 54" West, a distance of 21.02 feet to a point, thence
5) South 73° 09' 06" West, a distance of 77.00 feet to a point, thence
6) South 89° 55' 06" West, a distance of 154.88 feet to a point in the easterly line of Lot 2, Block 258, thence,
7) Along said easterly line of Lot 2, Block 258, North 20° 58' 26" East, a distance of 891.41 feet to a point in the former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
8) Along said westerly line of a Riparian Grant to Richard U. Rue in Deed Book 1928, Page 590, North 15° 44' 26" East, a distance of 145.93 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps of Engineers in a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock dated August 1934, revised through April 1957", thence

Along said "Pierhead and Bulkhead" lines, the following two (2) courses:

9) South 77° 12' 39" East, a distance of 67.86 feet to a point, thence
10) South 58° 02' 39" East, a distance of 335.93 feet to a point in the easterly line of the aforementioned grant, thence

11) Along said easterly line of the aforementioned grant, South 15° 44' 26" West, a distance of 44.01 feet to a point in the aforementioned former mean high water line, southerly line of the Raritan River, thence

12) Along said former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, South 58° 16' 15" East, a distance of 6.98 feet to the point and place of beginning.

Said description of Lot 1, Block 258, containing 305,337 Square Feet or 7.010 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 2 in Block 258
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 2, Block 258, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the intersection of existing westerly right-of-way line of U.S. Highway Route No. 35, variable width right-of-way, with the common line between Lot 1, Block 258, and Lot 1.01, Block 264, thence along said common line the following three (3) courses:

a) North 86° 56' 54" West, a distance of 21.02 feet to a point, thence
b) South 73° 09' 06" West, a distance of 77.00 feet to a point, thence
c) South 89° 55' 06" West, a distance of 154.88 feet to the point of beginning for the herein described lands, and from said beginning point running:

Along the common line with Lot 1.01, Block 264, the following two (2) courses;

1) South 89° 55' 06" West, a distance of 74.12 feet to a point, thence
2) South 82° 43' 06" West, a distance of 35.00 feet to the easterly line of Lot 2, Block 257.03, thence
3) Along said easterly line of Lot 2, Block 257.03, North 20° 58' 26" East, a distance of 914.09 feet to a point in the former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
4) Along said former mean high water line, southerly line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 103 feet, more or less, to a point, said point being 102.08 feet on a bearing of South 80° 37' 20" East from the terminus of the prior course, thence
5) Parallel with and 100.00 feet east of, as measured at right angles to, the easterly line of Lot 2, Block 257.03, South 20° 58' 26" West, a distance of 891.41 feet to the point and place of beginning.

Said description of Lot 2, Block 258, containing 90,304 Square Feet or 2.073 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 1.01 in Block 264
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1.01, Block 264, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the existing westerly right-of-way line of U.S. Highway Route No. 35, variable width right-of-way, with the southerly line of Lot 1, Block 258, and from said beginning point running:

Along said westerly and northerly right-of-way lines of U.S. Highway Route No. 35, the following five (5) courses:

1) In a general southwesterly direction on the arc of a curve to the left having a radius of 19,745.70 feet and an arc length of 479.06 feet, chord bearing and distance of South 32° 21' 12" West, 479.05 feet, to a point, said point being witnessed by a one-half inch capped iron bar set, thence
2) Along a radial line, North 58° 20' 30" West, a distance of 37.72 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
3) In a general southwesterly direction on the arc of a curve to the left having a radius of 19,783.42 feet and an arc length of 98.89 feet, chord bearing and distance of South 31° 30' 55" West, 98.89 feet, to a point, said point being witnessed by a one-half inch capped iron bar set, thence
4) North 58° 37' 41" West, a distance of 46.40 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
5) North 00° 24' 49" East, a distance of 39.84 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
6) North 63° 22' 20" West, a distance of 121.83 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
7) North 54° 06' 20" West, a distance of 36.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set 3.00-feet southeast of the terminus of the herein described course, thence
8) North 27° 40' 15" East, a distance of 342.72 feet to a point, thence
9) North 82° 43' 06" East, a distance of 35.00 feet to a point, thence
10) North 89° 55' 06" East, a distance of 229.00 feet to a point, thence
11) North 73° 09' 06" East, a distance of 77.00 feet to a point, thence
12) South 86° 56' 54" East, a distance of 21.02 feet to the point and place of beginning.

Said description of Lot 1.01, Block 264, containing 120,484 Square Feet or 2.766 Acres, more or less.

EXHIBIT A-2

Description of "Parcel C"

DESCRIPTION OF PROPERTY
Lots 1 and 1.01 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being witnessed by a one-half inch capped iron bar set, said point being the intersection of the southwesterly right-of-way line of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, and from said beginning point running:

Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, the following two (2) courses:

1) South 27° 20' 51" West, a distance of 999.59 feet to a point of curvature, thence
2) In a general southwesterly direction on the arc of a curve to the right having a radius of 930.37 feet and an arc length of 379.07 feet, chord bearing and distance of South 39° 01' 11" West, 376.45 feet, to a point in the northeasterly line of Lot 30.12, Block 257.01, thence
3) Along said northeasterly line of Lot 30.12, Block 257.01, North 39° 18' 29" West, a distance of 1.85 feet to a point in the common line with Lot 4, Block 257.01, N/F SERA, thence

Along said common lines with Lot 4, Block 257.01, the following three (3) courses;

4) In a general northerly direction on the arc of a curve to the left having a radius of 463.34 feet and an arc length of 434.43 feet, chord bearing and distance of North 10° 44' 39" East, 418.69 feet, to a point, thence
5) Parallel with and 1,900.00 feet west of, as measured at right angles to, the former southwesterly right-of-way line of Chevalier Avenue, 33-foot wide former Right-of-Way, now vacated, North 62° 39' 10" West, a distance of 1,176.87 feet to a point, thence
6) North 72° 08' 25" West, a distance of 211.00 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps. of Engineers by a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock , dated August 1934, revised through April 1957", thence

Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, the following two (2) courses:

7) North 17° 51' 35" East, a distance of 1,269.50 feet to a point, thence
8) North 39° 30' 18" East, a distance of 131.77 feet to a point in the westerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., thence

Along said westerly and northerly line of a riparian grant to National Lead Company from the State of New Jersey, Board of Commerce and Navigation, Liber N-2, Page 135 etc., the following two (2) courses:

9) North 18° 27' 18" East, a distance of 25.78 feet to a point, thence
10) South 71° 32' 42" East, a distance of 9.92 feet to a point in the aforementioned Pierhead/Bulkhead line as established by the Army Corps. of Engineers, thence
11) Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, North 39° 30' 18" East, a distance of 533.50 feet to a point, thence
12) South 64° 00' 42" East, a distance of 150.26 feet to a point in a former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence
13) Along said former mean high water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, the various courses thereof, a distance of 19 feet, more or less, to the common line with Lot 1, Block 257.02, N/F SERA, said point being 19.08 feet on a bearing of North 44° 30' 08" East from the terminus of the prior course, thence

Along said common line with Lot 1, Block 257.02, N/F SERA, the following two (2) courses:

14) South 62° 39' 10" East, a distance of 1,339.97 feet to a point, thence
15) South 27° 20' 50" West, a distance of 724.75 feet, to a point in the northerly terminus of Chevalier Avenue, 50-Foot wide Right-of-Way, thence
16) Along said northerly terminus of Chevalier Avenue, North 89° 45' 21" West, a distance of 28.08 feet to the westerly right-of-way line of Chevalier Avenue, 50- Foot wide Right-of-Way, thence
17) Along said westerly right-of-way line of Chevalier Avenue, in a general southerly direction on the arc of a curve to the right having a radius of 493.34 feet and an arc length of 279.12 feet, chord bearing and distance of South 12° 06' 04" East, 275.41 feet, to the point and place of beginning.

Said description of Lots 1 and 1.01 in Block 257.01 containing 3,164,415 Square Feet or 72.645 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 4 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the point of intersection of the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, with the northerly line of Lot 30.12, Block 257.01, and from said beginning point running:

1) Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, South 50° 41' 31" West, a distance of 1,840.00 feet to a point in the northeasterly line of Lot 30.11, Block 257.01, thence
2) Along said southeasterly lines of Lots 30.11, 1.03 and 3.01, Block 257.01, North 39° 18' 29" West, a distance of 638.86 feet to a point in the southeasterly line of Lot 3.01, Block 257.01, thence
3) Along said southeasterly line of Lot 3.01, Block 257.01, North 29° 46' 18" East, a distance of 493.75 feet to a point in the northeasterly line of Lot 3.01, Block 257.01, thence
4) Along said northeasterly line of Lot 3.01, Block 257.01, North 60° 13' 42" West, a distance of 65.00 feet to a point in the Pierhead/Bulkhead line as established by the Army Corps. of Engineers by a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock , dated August 1934, revised through April 1957", thence

Along said Pierhead/Bulkhead line as established by the Army Corps. of Engineers, the following two (2) courses:

5) North 29° 46' 18" East, a distance of 718.29 feet to a point, thence
6) North 17° 51' 35" East, a distance of 730.68 feet to a point in the common line with Lot 1, Block 257.01, N/F SERA, thence

Along said common lines with Lot 1, Block 257.01, the following five (5) courses:

7) South 72° 08' 25" East, a distance of 211.00 feet to a point, thence
8) Parallel with and 1,900.00 feet west of, as measured at right angles to, the former southwesterly right-of-way line of Chevalier Avenue, 33-foot wide former Right-of-Way, now vacated, South 62° 39' 10" East, a distance of 1,176.87 feet to a point, thence
9) Along a non-tangent curve, in a general southerly direction on the arc of a curve to the right having a radius of 463.34 feet and an arc length of 434.43 feet, chord bearing and distance of South 10° 44' 39" West, 418.69 feet, to a point in the northeasterly line of Lot 30.12, Block 257.01, thence
10) Along said northeasterly line of Lot 30.12, Block 257.01, North 39° 18' 29" West, a distance of 10.54 feet to a point, thence
11) Continuing along said northeasterly line of Lot 30.12, Block 257.01, and along the northeasterly line of Lot 1.10, Block 257.01, North 11° 10' 21" East, a distance of 311.88 feet to a point in the northerly line of Lot 1.10, Block 257.01, thence

Along said northerly and southwesterly lines of Lot 1.10, Block 257.01, the following two (2) courses:

12) North 78° 49' 39" West, a distance of 40.00 feet to a point, thence
13) Parallel with and 40.00 feet north of, as measured at right angles to, course number nine, South 11° 10' 21" West, a distance of 332.70 feet to a point in the northwesterly line of Lot 30.12, Block 257.01, thence

Along said northwesterly and southwesterly lines of Lot 30.12, Block 257.01, the following two (2) courses:

14) Parallel with and 30.00 feet northwest of, as measured at right angles to, the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20.01, Block 62.02, South 50° 41' 31" West, a distance of 101.13 feet to a point, thence
15) South 39° 18' 29" East, a distance of 30.00 feet to the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20.01, Block 62.02, thence
16) Along said northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, South 50° 41' 31" West, a distance of 1,840.00 feet to the point and place of beginning.

Said description of Lot 4 in Block 257.01 containing 2,302.670 Square Feet or 52.862 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 5 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the northwesterly line of Lot 20.01, Block 62.02, lands N/F Conrail – Raritan River Railroad, Kearny Branch, with the southwesterly line of Lot 30.11, Block 257.01, N/F Middlesex County Utilities Authority, and from said beginning point running:

Along the aforementioned northwesterly line of Lot 20.01, Block 62.02, the following two (2) courses:

1) South 50° 41' 31" West, a distance of 183.30 feet to a point of curvature, thence
2) In a general southwesterly direction on the arc of a curve to the left having a radius of 1,457.69 feet and an arc length of 382.90 feet, chord bearing and distance of South 43° 10' 00" West, 381.80 feet, to a point on the northwesterly line of Lot 30.10, Block 257.01, N/F Middlesex County Utilities Authority, said point being witnessed by a one-half inch capped iron bar set, thence
3) Along said northwesterly line of Lot 30.10, Block 257.01, and continuing along the northwesterly line of Lot 1.07, Block 257.01, N/F Middlesex County Utilities Authority, along a non-tangent line, South 50° 41' 31" West, a distance of 448.83 feet to a point of curvature, said point being witnessed by a one-half inch capped iron bar set, thence

Along the aforementioned northwesterly and westerly lines of Lot 1.07, Block 257.01, the following two (2) courses:

4) In a general southwesterly direction on the arc of a curve to the left having a radius of 286.52 feet and an arc length of 180.03 feet, chord bearing and distance of South 32° 41' 31" West, 177.08 feet, to a point of tangency, said point being witnessed by a one-half inch capped iron bar set, thence
5) South 14° 41' 31" West, a distance of 171.76 feet to a point in the northeasterly line of Lot 3.01, Block 256, N/F Sayreville Economic Redevelopment Agency, said point being witnessed by a one-half inch capped iron bar set, thence

Along said northeasterly line of Lot 3.01, Block 256, the following two (2) courses:

6) North 65° 23' 04" West, a distance of 52.98 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
7) North 54° 04' 00" West, a distance of 385.91 feet to a point in the "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers on a map entitled "Pierhead and Bulkhead Lines, Raritan Bay and River, N.J., Cheesequake Creek to Edgars Dock", dated August 1934, thence

Along said "Pierhead and Bulkhead Line" as established by the Army Corps. of Engineers, the following two (2) courses:

8) North 35° 44' 18" East, a distance of 786.54 feet to a point, thence

9) North 29° 46' 18" East, a distance of 436.24 feet to a point in the southwesterly line of Lot 3.01, Block 257.01, N/F Middlesex County Utilities Authority, thence

Along said southwesterly and southeasterly lines of Lot 3.01, Block 257.01, the following two (2) courses:

10) South 60° 13' 42" East, a distance of 50.00 feet to a point, thence
11) North 29° 46' 18" East, a distance of 272.31 feet to a point in the aforementioned southwesterly line of Lot 3.01, Block 257.01, thence
12) Along said southwesterly line of Lots 3.01, 1.03 and 30.11, Block 257.01, N/F Middlesex County Utilities Authority, South 39° 18' 29" East, a distance of 624.34 feet to the point and place of beginning, said point being witnessed by an iron rebar found 4.1' southwest of the herein described point.

Said description of Lot 5 in Block 257.01 containing 661,978 Square Feet or 15.197 Acres, more or less. Said described lands being known as all of Lot 5, Block 257.01, as shown on the official Tax Map of the Borough of Sayreville.

DESCRIPTION OF PROPERTY
Lot 6 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being witnessed by a one-half inch capped iron bar set, said point being the intersection of the westerly line of Lot 20.01, Block 62.02, lands N/F Conrail Raritan River Railroad – Kearny Branch, with the northerly line of Lot 3, Block 256, N/F Sayreville Economic Redevelopment Agency, and from said beginning point running:

1) Along the aforementioned northerly line of Lot 3, Block 256, South 71° 36' 56" West, a distance of 54.81 feet to a point in the northeasterly line of Lot 3.01, Block 256, N/F Sayreville Economic Redevelopment Agency, said point being witnessed by a concrete monument found 0.4-foot southeast of the herein described point, thence
2) Along the aforementioned northeasterly line of Lot 3.01, Block 256, North 65° 23' 04" West, a distance of 89.38 feet to a point in the easterly line of Lot 1.07, Block 257.01, N/F Middlesex County Utilities Authority, said point being witnessed by a one-half inch capped iron bar set, thence

Along said easterly and southeasterly lines of Lot 1.07, Block 257.01, the following two (2) courses:

3) North 14° 41' 31" East, a distance of 189.25 feet to a point of curvature, said point being witnessed by a one-half inch capped iron bar set, thence
4) In a general northeasterly direction on the arc of a curve to the right having a radius of 186.52 feet and an arc length of 117.19 feet, chord bearing and distance of North 32° 41' 31" East, 115.28 feet, to a point of tangency, said point being witnessed by a one-half inch capped iron bar set, thence
5) Continuing along the southeasterly line of Lot 1.07, Block 257.01, in part, and along the southeasterly line of Lot 30.10, Block 257.01, N/F Middlesex County Utilities Authority, North 50° 41' 31" East, a distance of 183.28 feet to a point in the aforementioned westerly line of Lot 20.01, Block 62.02, said point being witnessed by a one-half inch capped iron bar set, thence
6) Along said westerly line of Lot 20.01, Block 62.02, in a general southerly direction on the arc of a curve to the left having a radius of 1,457.69 feet and an arc length of 434.36 feet, chord bearing and distance of South 15° 56' 04" West, 432.76 feet, to the point and place of beginning.

Said description of Lot 6 in Block 257.01 containing 43,454 Square Feet or 0.998 Acre, more or less. Said described lands being known as all of Lot 6, Block 257.01, as shown on the official Tax Map of the Borough of Sayreville.

DESCRIPTION OF PROPERTY
Lot 1 in Block 257.02
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 1, Block 257.02, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the intersection of the northwesterly right-of-way line of the New Jersey Garden State Parkway, Variable Width Right-of-Way, with the northeasterly right-of-way line of Chevalier Avenue, 50-foot wide Right-of-Way, said point being witnessed by a one-half inch capped iron bar set, and from said beginning point running:

Along said northeasterly right-of-way line of Chevalier Avenue, the following three (3) courses:

1) North 68° 06' 10" West, a distance of 9.09 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
2) North 62° 39' 10" West, a distance of 1,399.81 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
3) North 38° 07' 00" West, a distance of 176.85 feet to a point in southeasterly line of Lot 22, Block 257.02, Raritan River Railroad, Kearny Branch, N/F SERA, thence

Along said southeasterly, southwesterly and northwesterly lines of Lot 22, Block 257.02, the following three (3) courses:

4) North 27° 20' 51" East, a distance of 223.24 feet to a point, said point being witnessed by an iron pipe found 0.6-foot southwest of the herein described point, thence
5) North 62° 38' 23" West, a distance of 50.00 feet to a point, said point being witnessed by a railroad spike found 0.5-foot southwest of the herein described point, thence
6) South 27° 20' 51" West, a distance of 17.13 feet to a point in the northeasterly line of Lot 1.01, Block 257.02, N/F SERA, thence
7) Along said northeasterly line of Lot 1.01, Block 257.02, North 62° 39' 09" West, a distance of 124.99 feet to a point in the northerly terminus of Chevalier Avenue, thence
8) Along said northerly terminus of Chevalier Avenue, North 89° 45' 21" West, a distance of 28.08 feet to a point in the common line with Lot 1, Block 257.01, thence

Along the common line with Lot 1, Block 257.01, along the centerline of Chevalier Avenue vacated, a 33-foot wide former Right-of-Way, the following two (2) courses:

9) North 27° 20' 50" East, a distance of 724.75 feet to a point, thence

10) North 62° 39' 10" West, a distance of 1,339.97 feet to a point in the existing Mean High Water line of the Raritan River, said lands being lands "now or formerly below mean high water" as mapped and claimed by the State of New Jersey, thence

11) Along said existing Mean High Water line of the Raritan River, the various courses thereof, a distance of 3,232 feet, more or less, to a point in the westerly right-of-way line of the New Jersey Garden State Parkway, said point being 3,033.91 feet on a bearing of North 57° 59' 31" East from the terminus of the prior course, thence

Along said westerly and northwesterly right-of-way line of the New Jersey Turnpike Authority, Garden State Parkway, the following fourteen (14) courses:

12) South 02° 39' 35" West, a distance of 828.14 feet to a point of curvature, thence

13) In a general southerly direction on the arc of a curve to the right having a radius of 65.00 feet and an arc length of 44.47 feet, chord bearing and distance of South 22° 15' 36" West, 43.61 feet, to a point of tangency, thence

14) South 41° 51' 37" West, a distance of 134.53 feet to a point of curvature, thence

15) In a general southerly direction on the arc of a curve to the left having a radius of 135.00 feet and an arc length of 160.03 feet, chord bearing and distance of South 07° 54' 05" West, 150.82 feet, to a point of reverse curvature, thence

16) In a general southerly direction on the arc of a curve to the right having a radius of 365.00 feet and an arc length of 154.39 feet, chord bearing and distance of South 13° 56' 22" East, 153.24 feet, to a point of tangency, thence

17) South 01° 49' 18" East, a distance of 569.54 feet to a point, thence

18) South 05° 31' 48" East, a distance of 415.45 feet to a point, thence

19) South 03° 52' 32" East, a distance of 301.38 feet to a point, thence

20) South 08° 11' 22" East, a distance of 297.33 feet to a point of curvature, thence

21) In a general southerly direction on the arc of a curve to the right having a radius of 465.00 feet and an arc length of 198.15 feet, chord bearing and distance of South 04° 01' 06" West, 196.66 feet, to a point of tangency, thence

22) South 16° 13' 35" West, a distance of 171.37 feet to a point, thence

23) South 09° 19' 46" West, a distance of 240.48 feet to a point, thence

24) South 14° 39' 43" West, a distance of 305.60 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence

25) South 24° 02' 00" West, a distance of 196.24 feet to the point and place of beginning.

Said description of Lot 1 in Block 257.02 containing 5,529,112 Square Feet or 126.931 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 3.04 in Block 257
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the southwesterly line of Lot 3.06, Block 257, with the westerly right-of-way line of a 25-foot wide Right-of-Way, now known as part of Main Street, said point being witnessed by a one-half inch iron bar and cap found, and from said beginning point running:

1) Along said westerly right-of-way line of a 25-foot wide right-of-way, now known as part of Main Street, South 18° 41' 11" West, a distance of 529.65 feet to a point in the northerly line of Lot 10, Block 256.01, N/F Middlesex County Utilities Authority, said point being witnessed by a capped iron bar found 2.8-feet east of the herein described point, thence
2) Along said northerly line of Lot 10, Block 256.01, South 71° 36' 56" West, a distance of 124.61 feet to a point in the northeasterly line of Lot 3.052, Block 257, N/F SERA, said point being witnessed by a concrete monument found, thence

Along the northeasterly lines of Lot 3.052, Block 257, the following three (3) courses:

3) North 57° 01' 45" West, a distance of 469.74 feet to a point, said point being witnessed by a concrete monument found 0.2-foot northwest of the herein described point, thence
4) North 39° 16' 58" West, a distance of 1,293.18 feet to a point, thence
5) North 62° 39' 09" West, a distance of 100.01 feet to a point in the former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, thence
6) Along said former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, North 27° 20' 51" East, a distance of 976.76 feet to a point in the southwesterly right-of-way line of Chevalier Avenue, thence

Along said southwesterly right-of-way line of Chevalier Avenue, the following two (2) courses:

7) South 38° 07' 00" East, a distance of 164.90 feet to a point, said point being witnessed by a concrete monument found 0.9-foot west of the herein described point, thence
8) South 62° 39' 10" East, a distance of 833.24 feet to a point in the northwesterly line of Lot 3.06, Block 257, N/F Faith Fellowship Ministries, Inc., said point being witnessed by a one-half inch iron bar and cap found, thence
9) Along said northwesterly line of Lot 3.06, Block 257, N/F Faith Fellowship Ministries, Inc., South 27° 20' 52" West, a distance of 854.43 feet to a point in the southwesterly line of Lot 3.06, Block 257, said point being witnessed by a one-half inch iron bar and cap found, thence

10) Along said southwesterly line of Lot 3.06, Block 257, South 62° 39' 09" East, a distance of 778.56 feet to the point and place of beginning.

Said description of Lot 3.04 in Block 257 containing 1,523,315 Square Feet or 34.971 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 1.10 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as Parcel 1-J as shown on a certain map entitled " Right of Way Map, Survey Plan, Central Treatment Plant, Borough of Sayreville, Middlesex County, New Jersey" , dated March 1955, revised through October 28, 1958, filed in the Middlesex County Clerk's Office on October 18, 1961 as Map No. 2539 in File No. 949. Also being known as Lot 1.10, Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the intersection of the northeasterly line of Lot 30.12, Block 257.01, with the easterly line of Lot 4, Block 257.01, thence; Along the northeasterly and easterly lines of Lot 30.12 the two (2) following courses: North 39° 18' 29" West, a distance of 10.54 feet to a point, thence, North 50° 41' 31" East, a distance of 27.67 feet to the point of beginning for the herein described lands, and from said beginning point running:

1) Along said northwesterly line of Lot 30.12, Block 257.01, South 50° 41' 31" West, a distance of 62.87 feet to a point, thence
2) North 11° 10' 21" East, a distance of 332.70 feet to a point, thence
3) South 78° 49' 39" East, a distance of 40.00 feet to a point, thence
4) Parallel with and 40.00 feet north of, as measured at right angles to, course number one, South 11° 10' 21" West, a distance of 284.21 feet to the point and place of beginning.

Said description of Lot 1.10, Block 257.01, containing 12,338 Square Feet or 0.283 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 30.12 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known and designated as Parcel 30-L as shown on a certain map entitled " Right of Way Map, Survey Plan, Central Treatment Plant, Borough of Sayreville, Middlesex County, New Jersey" , dated March 1955, revised through October 28, 1958, filed in the Middlesex County Clerk's Office on October 18, 1961 as Map No. 2539 in File No. 949. Also being known as Lot 30.12, Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at a point, said point being the point of intersection of the former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, with the northerly line of Lot 30.12, Block 257.01, and from said beginning point running:

1) Along said former northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, South 50° 41' 31" West, a distance of 142.66 feet to a point, said point witnessed by a concrete monument found, thence
2) North 39° 18' 29" West, a distance of 30.00 feet to a point, thence
3) Parallel with and 30.00 feet northwest of, as measured at right angles to, course number one, North 50° 41' 31" East, a distance of 164.00 feet to a point, thence
4) South 11° 10' 21" West, a distance of 27.67feet to a point, thence
5) South 39° 18' 29" East, a distance of 12.40 feet to the point and place of beginning.

Said description of Lot 30.12, Block 257.01, containing 4,468 Square Feet or 0.103 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 3.052 in Block 257
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

All that certain tract or parcel of land located in the Borough of Sayreville, County of Middlesex, State of New Jersey, bounded and described as follows:

Commencing at a point, said point being the point of intersection of the northerly line of Lot 10, Block 256.01, with the common line between Lots 3.04 and 3.052, Block 257, said point being witnessed by a concrete monument found 0.2 foot northwest, and from said beginning point running:

1) Along the common line with Lot 10, Block 256.01, North 57° 56' 38" West, a distance of 1,376.95 feet to a point in the former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, thence

2) Along said former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, North 50° 41' 31" East, a distance of 12.47 feet to a point of curvature, thence

3) Continuing along said former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, in a general northeasterly direction on the arc of a curve to the left having a radius of 980.37 feet and an arc length of 399.44 feet, chord bearing and distance of North 39° 01' 11" East 396.68 feet, to a point in the aforementioned common line with Lot 3.04, Block 257, thence

Along said common line with Lot 3.04, Block 257, the following two (2) courses:

4) South 62° 39' 09" East, a distance of 100.01 feet to a point, thence

5) South 39° 16' 58" East, a distance of 1,293.18 feet to the point and place of beginning.

Said description of Lot 3.052, Block 257, containing 299,005 Square Feet or 6.864 Acres, more or less.

DESCRIPTION OF PROPERTY
Lot 20 in Block 257.01
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 20; Block 257.01, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Beginning at the intersection of the southwesterly right-of-way line of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the former southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 20, Block 257.01, N/F SERA, and from said beginning point running:

Along said southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, the following three (3) courses:

1) South 27° 20' 51" West, a distance of 976.76 feet to a point of curvature, thence
2) In a general southwesterly direction on the arc of a curve to the right having a radius of 980.37 feet and an arc length of 399.44 feet, chord bearing and distance of South 39° 01' 11" West, 396.68 feet, to a point of tangency, thence
3) South 50° 41' 31" West, a distance of 47.00 feet to a point, said point being witnessed by a one-half inch capped iron bar set, thence
4) Through the former Conrail – Raritan River Railroad Right-of-Way, North 39° 18' 29" West, a distance of 50.00 feet to a point in the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, said point being witnessed by a one-half inch capped iron bar set, thence

Along said northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, the following three (3) courses:

5) North 50° 41' 31" East, a distance of 47.00 feet to a point of curvature, thence
6) In a general northeasterly direction on the arc of a curve to the left having a radius of 930.37 feet and an arc length of 379.07 feet, chord bearing and distance of North 39° 01' 11" East, 376.45 feet, to a point of tangency, thence
7) North 27° 20' 51" East, a distance of 999.59 feet to the aforementioned southwesterly right-of-way line of Chevalier Avenue, said point being witnessed by a one-half inch capped iron bar set, thence
8) Along said southwesterly right-of-way line of Chevalier Avenue, South 38° 07' 00" East, a distance of 54.96 feet to the point and place of beginning.

Said description of Lot 20, Block 257.01, containing 71,221 Square Feet or 1.635 Acre, more or less.

DESCRIPTION OF PROPERTY
Lot 22 in Block 257.02
N/F Sayreville Economic Redevelopment Agency (SERA)
Borough of Sayreville
Middlesex County, New Jersey

Said lands being known as Lot 22, Block 257.02, in the Borough of Sayreville as shown and delineated on the official Tax Map for the Borough of Sayreville.

Commencing at a point, said point being the intersection of the northerly terminus of Chevalier Avenue, 50-Foot Wide Right-of-Way, with the common line between Lot 1, Block 257.01 and Lot 1, Block 257.02, thence; Along said northerly terminus of Chevalier Avenue, South 89° 45' 21" East, a distance of 28.08 feet to the easterly right-of-way line of Chevalier Avenue, thence; Along said easterly right-of-way line of Chevalier Avenue, along a non-tangent curve, in a general southerly direction on the arc of a curve to the left having a radius of 543.34 feet and an arc length of 183.67 feet, chord bearing and distance of South 15° 47' 36" East, 182.79 feet, to the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, said point being the point of beginning for the herein described lands, and from said beginning point running:

1) Along the northwesterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, North 27° 20' 51" East, a distance of 150.51 feet to a point, said point being witnessed by a railroad spike found 0.5-foot southwest of the herein described point, thence
2) South 62° 38' 23" East, a distance of 50.00 feet to a point in the southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, Lot 22, Block 257.02, said point being witnessed by an iron pipe found 0.6-foot southwest of the herein described point, thence
3) Along said southeasterly right-of-way line of the Conrail – Raritan River Railroad, Kearny Branch, South 27° 20' 51" West, a distance of 223.24 feet to the northeasterly right-of-way line of Chevalier Avenue, thence
4) Along said northeasterly right-of-way line of Chevalier Avenue, North 38° 07' 00" West, a distance of 13.37 feet to a point in the easterly right-of-way line of Chevalier Avenue, thence
5) Along said easterly right-of-way line of Chevalier Avenue, along a non-tangent curve, in a general northerly direction on the arc of a curve to the left having a radius of 543.34 feet and an arc length of 77.18 feet, chord bearing and distance of North 02° 02' 24" West, 77.12 feet, to the point and place of beginning.

Said description of Lot 22, Block 257.02, containing 9,577 Square Feet or 0.220 Acre, more or less.

EXHIBIT B

Exceptions to Representations and Warranties

Exceptions to Representations and Warranties as of June 10, 2021

None

EXHIBIT 7

BLQ: 257.02 1.05 Tax Year: 2025 to 2026
Owner Name: SAYREVILLE ECONOMIC % NA PROPERTIES Property Location: RIVERTON BOULEVARD

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	200,823.98	200,823.97	210,955.64	210,955.63	823,559.22
Payments:	200,823.98	200,823.97	210,955.64	210,955.63	823,559.22
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2025 Prin Balance
		Original Billed							823,559.22		823,559.22
02/07/25	1	Payment	TAX	000035	CK	37214	140	COUNTER1	200,823.98	0.00	622,735.24
05/01/25	2	Payment	TAX	000093	CK	38596	301	FALLON	200,823.97	0.00	421,911.27
08/22/25	3	Payment	TAX	000140	CK	40534	65	COUNTER2	210,955.64	0.00	210,955.63
11/07/25	4	Payment	TAX	000178	CK	41708	156	COUNTER2	210,955.63	0.00	0.00

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	205,889.81	205,889.80	0.00	0.00	411,779.61
Payments:	205,889.81	205,889.80	0.00	0.00	411,779.61
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed							411,779.61		411,779.61
02/04/26	1	Payment	TAX	000237	CK	43062	287	COUNTER3	205,889.81	0.00	205,889.80
05/05/26	2	Payment	TAX	000286	CK	44482	49	COUNTER2	205,889.80	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

Miscellaneous Payments for Date Range 01/01/25 to 12/31/26:

Date	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	Total
06/09/26	Payment 26-1613(18)	070	4333	CR	45080	16	CC CODE	1.00	0.00	1.00
06/09/26	Payment 26-1613(18)	212	4333	CR	45080	15	CC CODE	324.00	0.00	324.00
06/09/26	Payment 26-1613(18)	301	4333	CR	45080	13	CC CODE	8,878.00	0.00	8,878.00
06/09/26	Payment 26-1613(18)	442	4333	CR	45080	14	CC CODE	1,750.00	0.00	1,750.00
										10,953.00

BLQ: 257.02 7. Tax Year: 2026 to 2026
Owner Name: SAYREVILLE ECONOMIC % NA PROPERTIES Property Location: RIVERTON CROSSING

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	19,057.09	19,057.09	0.00	0.00	38,114.18
Payments:	19,057.09	19,057.09	0.00	0.00	38,114.18
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed							38,114.18		38,114.18
02/04/26	1	Payment	TAX	000237	CK	43062	291	COUNTER3	19,057.09	0.00	19,057.09
05/05/26	2	Payment	TAX	000286	CK	44482	50	COUNTER2	19,057.09	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

Miscellaneous Payments for Date Range 01/01/26 to 12/31/26:

Date	Type Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	Total
04/08/26	Payment 23-163/13	070	inv 4023	CR	44087	11	CC CODE	1.00	0.00	1.00
04/08/26	Payment 23-163/13	441	inv 4023	CR	44087	10	CC CODE	35.00	0.00	35.00
										36.00

BLQ: 257.02 7.02 Tax Year: 2026 to 2026
Owner Name: SAYREVILLE ECONOMIC % NA PROPERTIES Property Location: RIVERTON CROSSING

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,264.32	1,264.32	0.00	0.00	2,528.64
Payments:	1,264.32	1,264.32	0.00	0.00	2,528.64
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type / Description	Code	Check No	Mthd	Reference		Batch Id	Principal	Interest	2026 Prin Balance
		Original Billed							2,528.64		2,528.64
02/04/26	1	Payment	TAX	000237	CK	43062	288	COUNTER3	1,264.32	0.00	1,264.32
05/05/26	2	Payment	TAX	000286	CK	44482	51	COUNTER2	1,264.32	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

EXHIBIT 8

FEE AND ESCROW CALCULATIONS

Amended Final Major Site Plan
Sayreville Seaport Associates Urban Renewal, L.P. (*Bass Pro Shops*)
June 2026

Application Fees

Amended Final Major Site Plan [26-110(a)(3)(d)]	$1,000.00
TOTAL APPLICATION FEES	***$1,000.00***

Escrow Fees

Amended Final Major Site Plan Review *20% of Amended Preliminary Fee* ($14,887.00 for 2023 preliminary amendment) [26-110(b)(4)(3)(c)]	$2,977.40
TOTAL ESCROW FEES	***$2,977.40***

EXHIBIT 9

DEVELOPMENT TEAM AND PROFESSIONALS
Sayreville Seaport Associates Urban Renewal L.P.

Application for Amended Final Major Site Plan Approval
Bass Pro Shops Portico and Relocation of Boat Storage Area
Block 257.02, Lots 1.05, 7 & 7.02

Project Engineers

Colliers Engineering & Design
101 Crawfords Corner Road, Suite 3400
Holmdel, New Jersey 07733

Project Counsel

FBT Gibbons LLP
One Gateway Center
Newark, New Jersey 07102

Project Architects

Insight Design Architects, LLC
112 S. Main Street
Nixa, Missouri 65714

EXHIBIT 10

Resolution No. 2026.06.15
[Riverton]

RESOLUTION APPROVING AMENDMENT TO BASS PRO SITE PLAN

WHEREAS, Sayreville Seaport Associates Urban Renewal, L.P. ("SSA") and Sayreville Economic and Redevelopment Agency ("Agency") entered into a Master Redevelopment Agreement dated May 14, 2008 ("Redevelopment Agreement"), as amended, in connection with the Sayreville Waterfront Redevelopment Area; and

WHEREAS, SSA has obtained site plan approval for the redevelopment of a portion of the Waterfront Redevelopment Area in Parcel C known as Block 257.02, Lots 1.05, 7, and 7.02 (the "Bass Pro Site Plan"); and

WHEREAS, Bass Pro has requested certain changes to the Bass Pro Site Plan which include: (i) the addition of an open-air front portico to the main, public entrance of the Bass Pro Shops experiential retail store; and (ii) the relocation of the Bass Pro Shops boat storage area to a portion of the site within the lot adjacent to the Bass Pro Shops parking area; and

WHEREAS, SSA has submitted such proposed changes to the Agency Professionals for review and to the Agency for approval so that SSA may proceed to the Borough Planning Board; and

WHEREAS, the Agency Professionals have reviewed the proposed changes submitted by SSA and recommend approval of said proposed changes along with adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Sayreville Economic and Redevelopment Agency, that the Agency has reviewed the application materials for the amendments to the Bass Pro Site Plan to include the addition of an open-air front portico and the relocation of the Bass Pro Shops boat storage area and hereby authorizes SSA to proceed with filing an application to the Borough Planning Board concerning those amendments.

IT IS FURTHER RESOLVED that the Chairperson and Agency Professionals are hereby authorized and directed to take any action and to execute any documents as may be necessary to effectuate this Resolution.

OFFERED BY: Ken Scott

SECONDED BY: Steve Grillo

Resolution No. 2026.06.15
[Riverton]

Governing Body Recorded Vote:

Members:	**Aye**	**Nay**	**Abstain**	**Absent**
1. Robert Davis	X			
2. Robert DeWise	X			
3. Rosetta Fisher				X
4. Steve Grillo	X			
5. Trushar Parikh	X			
6. Donna Roberts				X
7. Ken Scott	X			
8. John Zebrowski	X			
9. Alberto Rios	X			

I, Himanshu Shah, Executive Director/Secretary, and certifying agent of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Agency held on June 11, 2026.

Himanshu Shah
Executive Director/Secretary

EXHIBIT 11

** See Justifications for Waivers Requested: Annexed hereto

26-75.3 Final Major Subdivision And Site Plan Checklist

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	**Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.	X		
3.	Current survey upon which plat or plan is based, signed and sealed.	X		
4.	Map size: 8 – ½" x 13"; 5" x 21"; 24" x 36"			X (30"x42")
5.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian. d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan g. Name and address of owner of record and applicant, if different from the owner (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.)	X		
6.	Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lots lines and other site lines, with accurate dimensions, bearings or deflection angles, radii arcs and central angles of all curves, or as required by the Map Filing Act.	X		
7.	The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangle easements, and the proposed use of sites other than residential.	X		
8.	The front, side and rear building setback lines.	X		
9.	Improvement Plans in accordance with the Borough Standards for roads and utilities.	X		

APPLICATION FOR FINAL APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)		Submitted	Not Applicable	Waiver Requested
10.	Statement that final plan is consistent with preliminary plan, and if not, how and why they differ.	X (see project description)		
11.	All additional information, changes or modifications required by the Board at the time of preliminary approval.			X
12.	A statement from the Borough Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws.			X
13.	If improvements have not been installed, then a statement from the Borough Clerk shall accompany the application for final approval stating that: a. A recordable developer's agreement with the Borough has been executed b. A satisfactory performance guarantee has been posted c. That the Borough has received all escrow and inspection fees			X
14.	Proof that all taxes and assessments for local improvements on the property have been paid.	X		
15.	If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the Borough Clerk that a satisfactory maintenance bond has been posted.			X
16.	Applicant shall submit fifteen (15) sets of folded plans.			X 4 sets submitted for initial review

Checklist prepared by FBT Gibbons LLP - Jennifer Phillips Smith, Esq. Date: June 23, 2026

Checklist reviewed by Board: _____ Date: _____

Application found complete on: _____

Application found incomplete on: _____

Applicant notified on: _____

Checklist Waiver Justifications
Final Site Plan Amendment Submission
(Bass Pro Shops Portico and Relocation of Boat Storage Area)

Item 4 – Map size
Justification: Plans are submitted at 30" x 42", a standard architectural sheet size used for portico and building elevations to ensure clarity and legibility.

Item 11 – Additional information or modifications required at preliminary approval
Justification: Item 11 relates to items that envision sequential preliminary and final major site plan approval. Original approval granted both preliminary and final major site plan approvals.

Item 12 – Statement from Borough Engineer regarding installed improvements
Justification: Site is subject to ongoing construction.

Item 13 – Statement from Borough Clerk regarding developer's agreement, performance guarantee, and escrow
Justification: Site is subject to ongoing construction.

Item 15 – Maintenance bond if improvements have been installed
Justification: Site is subject to ongoing construction.

PROPERTY OWNERS WITHIN 200 FEET

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872
TEL: 732-390-7080

List of property owners within a 200' radius of the following Blocks & Lots (Colliers):

BLOCKS	LOTS	NOW KNOWN AS:	BLOCKS	LOTS
257	3.04 & 3.052		256.01	24
257.01	1, 1.01, 1.10, 4, 20 & 30.12		257	49
257.02	1, 1.01 & 22		257.02	1.05, 7 & 7.02
			257.11	1
			257.12	249

BLOCK LOT	62.011 20	Consolidated Rail Corporation Norfolk Southern – Taxation Department 650 West Peachtree Street NW Atlanta, GA 30308
BLOCK LOT	256.01 10	Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872
BLOCK LOT	257 3.06	Faith Fellowship Ministries, Inc. 2707 Main Street Sayreville, NJ 08872
BLOCK LOTS	257.01 1.03 & 3.01	Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872
BLOCK LOT	257.01 5	Sayreville Economic & Redevelopment Agency c/o North American Properties 1000 Chevalier Avenue Sayreville, NJ 08872
BLOCK LOT	257.01 30.11	Sayreville Economic & Redevelopment Agency 167 Main Street Sayreville, NJ 08872
BLOCK LOTS	275.02 1 & 2	New Jersey Turnpike Authority Turnpike & Highway 18 East Brunswick, NJ 08816

Succeed in Sayreville
Sayreville is an Equal Opportunity Employer
www.sayreville.com

BLOCK LOT	326.01 5	C & K International, LLC 2600 Main Street Sayreville, NJ 08872
BLOCK LOT	326.01 6	New Jersey Turnpike Authority 581 Main Street Woodbridge, NJ 07095
GARDEN STATE PARKWAY		Garden State Parkway New Jersey Turnpike Authority P. O. Box 5042 Woodbridge, NJ 07095
SANITARY SEWER & SLOPE EASEMENTS		Borough of Sayreville 167 Main Street Sayreville, NJ 08872
EASEMENT		Middlesex County Utilities Authority P. O. Box 159 Sayreville, NJ 08872

This is to certify that the preceding list of names, addresses and block & lot numbers are, to the best of my knowledge, within a 200' radius of properties known as:

BLOCKS	LOTS	NOW KNOWN AS:	BLOCKS	LOTS
257	3.04 & 3.052		256.01	24
257.01	1, 1.01, 1.10, 4, 20 & 30.12		257	49
257.02	1, 1.01 & 22		257.02	1.05, 7 & 7.02
			257.11	1
			257.12	249

as indicated on the Official Borough of Sayreville Tax Map.

Dated: May 14, 2026

Beverly J. Lighvani
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

LIST OF UTILITIES IN THE BOROUGH OF SAYREVILLE (2026):

NJDEP
36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board
75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT
David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company
1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision
275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attention: Construction Department
732-583-0606

Middlesex County Landfill
53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey
540 Broad Street – 20th Floor
Newark, NJ 07102
OR:
P.O. Box 152206
Irving, TX 75015

PSE&G
15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000
OR:
80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attention: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)
2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation
315 Cold Soil Road
Lawrenceville, NJ 08540
Attention: Robert Ford
1-800-440-8475
OR:
P.O. Box 1396
Houston, TX 77251

Home News Tribune
92 East Main Street, Suite 202
Somerville, NJ 08876

PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA
FOR
SAYREVILLE SEAPORT ASSOCIATES
BLOCK 257.02, LOT 1.05, 7, & 7.02
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY



GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS PARCEL "C" NL INDUSTRIES, INC. MAIN PLANT PARCEL.

2. THE PROPERTY IS LOCATED IN THE SAYREVILLE WATERFRONT REDEVELOPMENT AREA AND CONTAINS A TOTAL TRACT AREA ± 312 ACRES.

3. THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH BY THE GARDEN STATE PARKWAY, ON THE WEST BY RARITAN RIVER, ON THE EAST BY MAIN STREET AND ON THE SOUTH BY THE MIDDLESEX COUNTY UTILITIES AUTHORITY (MCUA) SEWAGE TREATMENT PLAN.

4. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

5. THE BOUNDARY INFORMATION IS BASED ON THE FOLLOWING MAPS:

   A. BOUNDARY SURVEY INFORMATION FOR THE PROPOSED RIGHT OF WAY DEDICATION WITHIN PARCEL 'A' SHOWN HEREON IS BASED ON A PLAN ENTITLED: "SURVEY OF GREEN ACRES PARTICIPATION WITHIN PARCEL 'A' N/F SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY", PREPARED FOR SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, PREPARED BY CME ASSOCIATES, DATED APRIL 3, 2009.

   B. BOUNDARY SURVEY INFORMATION FOR PARCELS B & C TAKEN FROM A PLAN ENTITLED: "ALTA/ACSM SURVEY OF A PORTION OF BLOCKS 257, 257.01, 257.02, 257.03, 258 & 264 PREPARED FOR SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", DATED MARCH 29, 2018 AND REVISED THROUGH JULY 8, 2019, PREPARED BY CME ASSOCIATES.

   C. BOUNDARY SURVEY INFORMATION FOR BLOCK 256.01, LOT 24 & BLOCK 257.02, LOT 1.05 TAKEN FROM A PLAN ENTITLED: "FINAL PLAT MAJOR SUBDIVISION FOR RIVERTON VILLAGE PHASE I PARCEL C; BLOCK 257 • LOTS 3.04 & 3.052 BLOCK 257.01 LOTS 1, 1.01, 1.10, 4, 20 & 30.12 BLOCK 257.02 • LOTS 1, 1.01 & 22 BOROUGH OF SAYREVILLE MIDDLESEX COUNTY NEW JERSEY", DATED 5/15/19 AND REVISED THROUGH 10/20/21 PREPARED BY COLLIERS ENGINEERING & DESIGN.

6. THE TOPOGRAPHIC INFORMATION IS BASED ON A PLAN ENTITLED; "TOPOGRAPHIC SURVEY FOR SAYREVILLE SEAPORT ASSOCIATES, L.P.", BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY COLLIERS ENGINEERING AND DESIGN DATED FEBRUARY 9, 2009 AND REVISED THRU 3/17/2025. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 88 ADJUSTMENT AND ARE BASED ON NEW JERSEY GEODETIC MONUMENT NUMBER KV7136.

7. THE AS-BUILT INFORMATION IS BASED ON THE FOLLOWING MAPS:

   A. A PLAN ENTITLED, "SANITARY SEWER AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D", CONSISTING OF 9 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED OCTOBER 3, 2025, REVISED THROUGH FEBRUARY 25, 2026.

   B. A PLAN ENTITLED, "STORM SEWER AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D", CONSISTING OF 12 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED JANUARY 8, 2026, REVISED THROUGH FEBRUARY 25, 2026.

   C. A PLAN ENTITLED, "V ZONE WALL AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 2 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED DECEMBER 06, 2022, REVISED AUGUST 21, 2023.

   D. A PLAN ENTITLED, "GABION WALL AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D, CONSISTING OF 1 SHEET, PREPARED BY GLADSTONE DESIGN, INC., DATED DECEMBER 19, 2022.

   E. A PLAN ENTITLED, "ELECTRIC AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D", CONSISTING OF 7 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., JANUARY 16, 2026.

   F. A PLAN ENTITLED, "WATER MAIN AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D", CONSISTING OF 7 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED JANUARY 23, 2026.

   G. A PLAN ENTITLED, "UNDERDRAIN AS-BUILT PLAN RIVERTON VILLAGE PHASE I PARCEL C" SHEET 1 OF 1 PREPARED BY GLADSTONE DESIGN, INC. DATED MARCH 09, 2023 REVISED JUNE 22, 2023.

   H. A PLAN ENTITLED, "FORCE MAIN AS-BUILT PLAN FOR RIVERTON VILLAGE PHASE I", CONSISTING OF 2 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED SEPTEMBER 08, 2022, REVISED THROUGH MAY 20, 2025.

   I. A PLAN ENTITLED, "GAS AS-BUILT PLAN FOR RIVERTON PHASE 1A, 1B, 1C & 1D", CONSISTING OF 7 SHEETS, PREPARED BY GLADSTONE DESIGN, INC., DATED DECEMBER 30, 2025.

8. TIDAL WETLAND LINE IS PER MAP ENTITLED: "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, KEASBY REACH SOUTH, PERTH AMBOY-SOUTH AMBOY" MAP NO. 609-2100 REVISED NOVEMBER 21, 1983 AND MAP ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, KEASBY REACH, PERTH AMBOY", MAP NO. 602-2100, REVISED NOVEMBER 21, 1983.

9. WETLANDS LIMITS SHOWN HEREON TAKEN FROM THE FOLLOWING MAPS:

   A. THE LIMITS OF FRESHWATER WETLANDS FOR PARCEL 'A' SHOWN HEREON WERE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A LETTER OF INTERPRETATION. THE NJDEP ISSUED A FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) (FILE NO. 1219-98-0003.1 FWL1). THE DATE OF THE LOI IS JUNE 12, 1998. THE LOI WAS REISSUED ON JUNE 12, 2003.

      THE WETLANDS WITHIN THE INTERIOR OF PARCEL A HAVE BEEN REMOVED.

   B. THE LIMITS OF FRESHWATER WETLANDS FOR PARCEL 'B' SHOWN HEREON WERE VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A LETTER OF INTERPRETATION. THE NJDEP ISSUED A FRESHWATER WETLANDS LETTER OF INTERPRETATION (LOI) (FILE NO. 1219-98-0005.1 FWL1) FOR PARCEL B. THE DATE OF THE LOI IS JUNE 18, 1998. THE LOI WAS REISSUED ON JUNE 18, 2003.

   C. THE WETLANDS SHOWN ON LOT 3.04, BLOCK 257 ARE BASED ON A PLAN ENTITLED, "WETLANDS DELINEATION PLAN FOR SAYREVILLE SEAPORT ASSOCIATES, L.P.", PREPARED BY MASER CONSULTING P.A., DATED NOVEMBER 30, 2010, LAST REVISED JULY 20, 2011 AND VERIFIED BY THE NJDEP WITH A LETTER OF INTERPRETATION (LOI) DATED AUGUST 9, 2011 (FILE NO. 1219-04-0005.5 FWW 100001).

   D. THE WETLANDS SHOWN ON LOT 3.06 (FAITH FELLOWSHIP MINISTRIES) ARE BASED ON A PLAN ENTITLED "WETLANDS DELINEATION PLAN FOR FAITH FELLOWSHIP MINISTRIES, INC.", PREPARED BY MASER CONSULTING P.A., DATED NOVEMBER 10, 2011 AND REVISED THROUGH JANUARY 26, 2012 AND VERIFIED BY NJDEP WITH AN LOI DATED FEBRUARY 29, 2012 (FILE NO. 1219-07-0003.1 FWW 110001).

   E. WETLANDS INFORMATION FOR BLOCK 257, LOT 3.052 SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED, "WETLANDS LOCATION PLAN, LOT 3.052, BLOCK 257, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A. DATED DECEMBER 16, 2013. VERIFIED BY NJ.D.E.P. LETTER OF INTERPRETATION DATED JUNE 24, 2014 FILE #1219-14-0001.1 FWW 140001.

   F. WETLANDS INFORMATION FOR BLOCK 257.01, LOT 7 SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED, "WETLANDS LOCATION PLAN FOR LOT 7, BLOCK 257.01, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A. DATED APRIL 17, 2014. VERIFIED BY N.J.D.E.P. LETTER OF INTERPRETATION DATED JULY 21, 2014 FILE #1219-14-0006.1 FWW 140001.

   G. THE REMAINDER OF THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON ARE BASED ON A PLAN ENTITLED, "WETLANDS MAPPING – NL INDUSTRIES, INC., MAIN PLANT PARCEL • BLOCK 257, LOT 3.04, BLOCK 257.01, LOTS 1, 4, 5 & 6, BLOCK 257.02, LOT 1, BLOCK 275.02, LOT 1 - BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY BRUCE R. BLAIR OF B2A SURVSAT, DATED OCTOBER 13, 1997, REVISED DECEMBER 31, 1997. THE LIMITS WERE VERIFIED BY THE NJDEP WITH AN LOI (FILE NO. 1219-04-0005.2 FWW 050001) DATED NOVEMBER 28, 2000 AND REISSUED ON AUGUST 15, 2006.

   H. PER NJDEP LETTER DATED FEBRUARY 24, 2015, THE 'SECONDARY' AND 'TERTIARY' LAGOONS ON PARCEL 'C' ARE NON-REGULATED FEATURES.

10. THE FLOOD HAZARD LIMITS SHOWN HEREON WERE TAKEN FROM PRELIMINARY FLOOD INSURANCE RATE MAPS DATED JANUARY 31, 2014 MAP NUMBERS 34023C0064G, 34023C0068G, 34023C0152G AND 34023C0156G.

11. PERHEAD & BULKHEAD LINES AND RIPARIAN CLAIMS TAKEN FORM THE FOLLOWING:

   A. THE PERHEAD & BULKHEAD LINE, THE RIPARIAN CLAIMS LINE AND THE MEAN HIGH WATER LINE INFORMATION FOR PARCEL 'A' TAKEN FROM A PLAN ENTITLED: "SURVEY OF GREEN ACRES PARTICIPATION WITHIN PARCEL 'A' N/F SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY", PREPARED BY SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, PREPARED BY CME ASSOCIATES, DATED APRIL 3, 2009.

   B. THE PERHEAD & BULKHEAD LINE, THE RIPARIAN CLAIMS LINE, THE MEAN HIGH WATER LINE (MHWL) INFORMATION FOR PARCEL B & C SHOWN HEREON IS BASED ON A PLAN ENTITLED: " ALTA/ACSM SURVEY OF A PORTION OF BLOCKS 257, 257.01, 257.02, 257.03, 258 & 264 PREPARED FOR SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", DATED MARCH 29, 2018 AND REVISED THROUGH JULY 8, 2019, PREPARED BY CME ASSOCIATES. MHWL ELEVATION OF 2.26' (NAVD 1988) IS BASED ON TIDAL STUDIES FOR SAYREVILLE RARITAN RIVER STA. ID 8531390 AND KEASBEY, RARITAN RIVER STA. ID 8531262. LOCATION OF MHWL ELEVATION INTERPOLATED FROM AERIAL TOPOGRAPHIC MAPPING AND FIELD LOCATIONS.

12. THE APPLICANT HAS RECEIVED THE FOLLOWING NJDEP PERMITS FOR THE ON-GOING REMEDIATION WORK FOR PARCEL "C":

   - WATERFRONT DEVELOPMENT IN-WATER INDIVIDUAL PERMIT AND FLOOD HAZARD AREA INDIVIDUAL PERMIT; #1219-04-0005.4, WFD170001 AND FHA 170001 DATED SEPTEMBER 22, 2010 (EXTENDED TO 9/21/20).
   - COASTAL ZONE MANAGEMENT GENERAL PERMIT #11 AND WATER QUALITY CERTIFICATE 1219-04-0005.4 CZM 180001 2/25/19
   - FRESHWATER WETLAND GP#, 1219-04-0005.4 FWW 180001 9/4/18.
   - NATIONWIDE PERMIT NOS. 38 AND 7 HAVE BEEN ISSUED BY THE ARMY CORPS FOR THE ON-GOING REMEDIATION WORK.
   - A SOIL CONSERVATION DISTRICT REFERENCE NUMBER #0019-0091 AND RFA NJG0185825 HAVE BEEN ISSUED FOR THE ON-GOING REMEDIATION WORK.
   - GENERAL PERMIT #4, 1219-10-0003.2 FWW 130001 ISSUED 5/8/2013 .
   - ARMY CORP OF ENGINEERS JURISDICTIONAL DETERMINATION NAN-2011-01356-ESP DATED 1/31/2013.

13. THE APPLICANT HAS OBTAINED DAM PERMIT NO. 1601 FROM THE NJDEP DIVISION OF DAM SAFETY AND FLOOD ENGINEERING, DATED MARCH 9, 2021, FOR CONSTRUCTION OF THE CLASS III DAM / WET POND.

14. THE FOLLOWING PERMIT'S HAVE BEEN OBTAINED FOR THE PROPOSED DEVELOPMENT:
   - BOROUGH OF SAYREVILLE PLANNING BOARD
   - MIDDLESEX COUNTY PLANNING BOARD
   - NJDEP DIVISION OF WATER QUALITY - RFA
   - NJDEP BUREAU OF SAFE DRINKING WATER PERMIT
   - NJDEP TREATMENT WORKS APPROVAL
   - NJDEP FRESHWATER WETLANDS INDIVIDUAL PERMIT MODIFICATION
   - MIDDLESEX COUNTY UTILITIES AUTHORITY
   - SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY
   - BOROUGH OF SAYREVILLE TREE REMOVAL PERMIT
   - BOROUGH OF SAYREVILLE FILL PLACEMENT AND SOIL REMOVAL PERMIT
   - EPA WAIVER

15. THE SUBJECT PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY COMPANIES:
   - VERIZON - TELEPHONE
   - SAYREVILLE WATER DEPARTMENT - WATER
   - SAYREVILLE SEWER DEPARTMENT - SANITARY SEWER
   - MIDDLESEX COUNTY UTILITIES AUTHORITY (MCUA) - SEWER
   - CABLEVISION - CABLE
   - PUBLIC SERVICE ELECTRIC & GAS (PSE&G) - GAS
   - JERSEY CENTRAL POWER AND LIGHT (JCP&L) - ELECTRIC

16. COLLIERS ENGINEERING AND DESIGN HAS PERFORMED NO ENVIRONMENTAL WORK FOR THIS PROPERTY AND THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY FOR THE ADEQUACY OF THE PROPOSED REMEDIATION TREATMENTS, CONTROLS AND/OR REMEDIES, WHICH ARE BEING CONSTRUCTED. AREAS OF CONTAMINATION DEPICTED WITHIN THESE PLANS ARE APPROXIMATE AND THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATIONS IN THE FIELD WITH ROUX ASSOCIATES, INC. AND SOVEREIGN CONSULTING, INC. PRIOR TO ANY EXCAVATION.

17. EXISTING AND CURRENT SITE INVESTIGATION AND REMEDIATION ACTIVITIES ARE BEING CONDUCTED BY OTHERS UNDER ERA CASE NUMBER E88768.

18. APPLICANT TO RETAIN A GEOTECHNICAL ENGINEER FOR ON-SITE INSPECTIONS OF SUBGRADE CONDITIONS, EXCAVATION AND CONTROLLED FILL OF POOR SUBGRADE AREAS, AND CERTIFICATION OF ALL SUBGRADE AREAS PRIOR TO CONSTRUCTION OF ANY PAVEMENT AND UNDERGROUND UTILITIES ON THE SUBJECT SITE. A SCOPE OF SERVICES SHOULD BE PROVIDE TO THE BOROUGH ENGINEER FOR REVIEW PRIOR TO THE COMMENCEMENT OF ANY SITE IMPROVEMENT WORK.

19. THE DETAILS FOR NON-STANDARD STRUCTURES WILL BE PROVIDED DURING SHOP DRAWING REVIEW. THE PROCESS FOR SHOP DRAWING REVIEW WILL BE AS FOLLOWS:

   A. THE CONTRACTOR WILL SUBMIT THE SHOP DRAWING TO THE CONSTRUCTION MANAGER;

   B. THE CONSTRUCTION MANAGER WILL RECORD THE SUBMISSION AND PROVIDE IT TO THE SITE ENGINEER;

   C. THE SITE ENGINEER WILL REVIEW AND COMMENT/APPROVE THE SUBMITTAL;

   D. UPON STAMPED APPROVAL BY THE SITE ENGINEER IT WILL BE SUBMITTED TO THE BOARD ENGINEER FOR FINAL APPROVAL.

23. THE CONTRACTOR SHALL BE FAMILIAR WITH THE REMEDIAL ACTION WORK PLANS FOR THE SITE AND APPLICABLE ENVIRONMENTAL REPORTS

      FOR RADIOLOGICAL RAWP, SEE REPORT ENTITLED, "COMMERCIAL RADIOLOGICAL REMEDIAL ACTION WORK PLAN FOR THE MARSULEX, ORE STORAGE, SULFUR AND CHLORIDE/RESEARCH AREAS, NATIONAL LEAD INDUSTRIES, INC. SITE, SAYREVILLE, NEW JERSEY" PREPARED BY PROFESSIONAL RADIATION CONSULTING, INC. AND ENVIRONMENTAL RESTORATION GROUP, INC., DATED NOVEMBER 13, 2009 INCLUDING ANY REVISIONS AND/OR ADDENDUMS.

      FOR CONVENTIONAL RAWP, SEE REPORT ENTITLED, "REMEDIAL INVESTIGATION REPORT/REMEDIAL ACTION SELECTION REPORT/REMEDIAL ACTION WORK PLAN FOR ACTIVE SOIL REMEDIATION-CONVENTIONAL CONSTITUENTS IN AREA 3, AOC MAR-17/21, MOORE AND NORTH DITCHES AND CERTAIN FRESHWATER WETLAND AREAS" PREPARED BY ROUX ASSOCIATES, INC., DATED OCTOBER 26, 2009 INCLUDING ANY REVISIONS AND/OR ADDENDUMS.

      REMEDIAL ACTION SELECTION/REMEDIAL DESIGN CRITERIA REPORT, NL INDUSTRIES, INC FACILITY, SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY ISRA CASE NO. 88768, PREPARED FOR NL INDUSTRIES, HIGHTSTOWN, NEW JERSEY, PREPARED BY ENVIRON CORPORATION, PRINCETON, NEW JERSEY DATED JULY 1998.

24. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISTURBANCE WITHIN ANY AOC, BOTH CONVENTIONAL AND RADIOLOGICAL WHICH IS REQUIRED AS PART OF THE CONSTRUCTION SHOWN HEREON.

25. THE CAPPING DETAILS SHOWN HEREON HAVE BEEN OBTAINED FROM THE REPORT ENTITLED, "REMEDIAL ACTION SELECTION/REMEDIAL DESIGN CRITERIA REPORT NL INDUSTRIES, INC. FACILITY", PREPARED BY ENVIRON CORPORATION, DATED JULY 1998.

26. THE SITE CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY NECESSARY DEWATERING PERMITS FROM THE NJDEP, SOIL CONSERVATION DISTRICT AND/OR BOROUGH REQUIRED FOR CONSTRUCTION.

27. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

      THE OFF-SITE UTILITIES SHOWN HEREON WERE TAKEN FROM THE FOLLOWING PLANS:

   A. SANITARY SEWER FOR EXISTING 12" PVC SDR 35 GRAVITY SEWER PIPE (DRY LINE) IN CHEVALIER AVENUE COLLECTING THE AREAS ALONG KENNEDY DRIVE, 30" SANITARY SEWER FORCE MAIN ALONG WEST SIDE OF MAIN STREET EXTENSION, 16" DIP CEMENT LINED WATER MAIN ALONG EAST SIDE OF MAIN STREET EXTENSION, 16" WATER MAIN ON SOUTH SIDE OF CHEVALIER AVENUE FROM THE PLAN ENTITLED "WATER, STORM AND SANITARY UTILITY AS-BUILT PLAN FOR FAITH FELLOWSHIP MINISTRIES WORLD OUTREACH CENTER, BLOCK 257, LOT 3.03, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ", PREPARED BY KURTZ ENGINEERS, PLANNERS, LAND SURVEYORS ORIGINALLY DATED 5-23-02, REVISED THRU 2-14-06 AND SIGNED BY WILLIAM M. KURTZ, PE, LS, PP.

28. CONTRACTOR RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE OWNER AND OPERATOR (PRAXAIR) OF THE ACTIVE OXYGEN AND NITROGEN GAS PIPE LINES WHICH RUN THROUGH THE SITE.

29. ALL STRUCTURES, CONCRETE PADS, BURIED PIPE AND UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED (UNLESS NOTED OTHERWISE) AND DISPOSED OF IN ACCORDANCE WITH THE MATERIAL HANDLING PROVISIONS CONTAINED WITHIN THE RAWP.

30. CONTRACTOR IS RESPONSIBLE TO ENSURE NO CONTAMINATED MATERIAL OR WATER IS DISCHARGED FROM THE SITE, INCLUDING AS A RESULT OF CONSTRUCTION ACTIVITIES, STORM EVENTS, TIDAL EVENTS, ETC.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION AND SUBMISSION OF CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS FOR APPROVAL BY THE MUNICIPAL ENGINEER.

32. STORM SEWERS 60" AND LESS SHALL BE ADS N-12 HIGH PERFORMANCE POLYPROPYLENE PIPE OR ADS SANITIE HP PIPE AS NOTED ON THE PLAN. PIPES LARGER THAN 60" SHALL BE DUROMAXX OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

      ALL STORMWATER STRUCTURES TO BE INSTALLED SATISFYING ASSHTO H-20 LOADING REQUIREMENTS.

      GROUNDWATER ELEVATIONS, SOIL CONDITIONS AND OVERALL GEOTECHNICAL PROPERTIES VARY THROUGHOUT THE SITE. CONTRACTOR TO PROVIDE PIPE AND STRUCTURE STABILIZATION WHERE THESE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR TO FOLLOW ALL PIPE MANUFACTURE SPECIFICATIONS.

33. WATER SERVICE IS TO BE PROVIDED FROM (2) CONNECTIONS TO THE EXISTING 16" WATER MAIN ON THE EAST SIDE OF MAIN STREET EXTENSION. A SECOND 16" TRANSMISSION WATER MAIN THAT SERVICED NATIONAL LEAD PROPERTY IS KNOWN TO EXIST WITHIN CHEVALIER AVENUE BUT HAS SINCE BEEN ABANDONED. CONTRACTOR TO LEAVE ABANDONED 16" WATER MAIN IN PLACE NO CONNECTIONS PROPOSED TO THIS WATER MAIN. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS AND BOROUGH OF SAYREVILLE REGULATIONS. 8" AND 16" WATER MAIN PIPE MATERIAL SHALL BE C900 PVC PIPE MADE FROM 12454 COMPOUND PER ASTM D1784 IN ACCORDANCE WITH THE DIMENSION, CHEMICAL, AND PHYSICAL REQUIREMENTS OF AWWA C900 FOR POTABLE WATER PIPE. THE WATER MAIN PIPE SHALL BE MANUFACTURED FROM NATIONAL SANITATION FOUNDATION (NSF) APPROVED COMPOUNDS AND MEET THE REQUIREMENTS OF ANSI/NSF 61 "DRINKING WATER SYSTEM COMPONENTS – HEALTH EFFECTS". GASKETED JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D 3139 - "STANDARD SPECIFICATIONS FOR PLASTIC PRESSURE PIPES USING ELASTOMERIC SEALS" AND ASTM F477 - "STANDARD FOR ELASTOMER SEALS (GASKETS) FOR JOINING PLASTIC PIPE. 16" TRANSMISSION WATER MAIN SHALL BE C905 PIPE MADE FROM 12454 COMPOUND PER ASTM D1784. ALL WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER. OVER THE TOP OF PIPE TO PROPOSED GRADE EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE BOROUGH.

34. SANITARY SEWER SERVICE SHALL BE PROVIDED BY A GRAVITY SEWER CONNECTION TO AN ONSITE PUMP STATION, WHICH IN TURN IS CONNECTED BY A FORCE MAIN DIRECTLY TO THE MIDDLESEX COUNTY UTILITY AUTHORITY TREATMENT PLANT. ONSITE GRAVITY SEWER PIPE MATERIAL SHALL BE PVC SDR-35, FOR DEPTHS LESS THAN 20 FEET AND SDR-26 FOR PIPES DEEPER THAN 20 FEET. THE FORCE MAIN SHALL BE PVC SDR-21. SEWER LINES, LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 3 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. GRAVITY SEWER PIPE TO BE CONSTRUCTED IN ACCORDANCE WITH PIPE MATERIAL SPECIFICATIONS OUTLINED IN N.J.A.C. 5:21-6.2(C)6. SANITARY SEWER FORCE MAIN TO BE PVC PIPE IN ACCORDANCE WITH ASTM D1785, ASTM D2241 OR AWWA C909 INSTALLED WITH METALLIC LOCATOR TAPE IN TRENCH.

35. ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT).

      IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT JOINTS), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, POWERSEAL MODEL #3501-BAAB OR EQUIVALENT AT DIP/PVC JOINTS.

36. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

   A. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2007, AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS

37. CABLE, TELEPHONE, ELECTRIC, AND GAS LINES SHALL BE INSTALLED UNDERGROUND.

38. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LONGITUDINAL TRAFFIC STRIPING WITHIN ROADWAY TO BE THERMOPLASTIC.

39. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED. THE SITE HAS DOCUMENTED RADIOACTIVE MATERIAL AND CONTAMINATED SURFACE AND SUBSURFACE SOIL.

40. EARTHWORK ACTIVITIES WILL BE LIMITED BY THE MATERIALS ENCOUNTERED WHICH MAY RESULT IN INCREASED HANDLING COSTS AND QUANTITY OF IMPORTED FILL MATERIALS IN LIEU OF REUSING EXCAVATED SITE MATERIALS. SUBSURFACE EXPLORATIONS SHOULD BE PERFORMED TO BETTER QUANTIFY THE REUSABILITY OF ONSITE EXCAVATED MATERIALS.

41. PURSUANT TO THE "ONE CALL" LAW, CONTRACTOR SHALL CALL 1-800-272-1000 OR 811 PRIOR TO ANY EXCAVATION TO REQUEST A MARKOUT OF UNDERGROUND UTILITIES.

42. MANY FACTORS WILL AFFECT THE FINAL EARTHWORK RESULTS. THESE FACTORS MAY INCLUDE BUT ARE NOT LIMITED TO, WEATHER CONDITIONS DURING CONSTRUCTION, EARTH MOVING EQUIPMENT USED, EXPERIENCE OF EQUIPMENT OPERATORS, COMPACTION ACCURACY, PRIOR DISTURBANCE FROM REMEDIATION ACTIVITIES, ASSUMPTIONS REGARDING EXISTING TOPOGRAPHY, VARIABLE SHRINK/SWELL CHARACTERISTICS, ETC.

43. ALL SIGNAGE AND STRIPING OF FIRE ZONES SHALL BE APPROVED BY THE BOROUGH FIRE OFFICIAL.

44. ALL GRADING WITHIN LAWN AREAS SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 3 FT HORIZONTALLY TO 1 FT VERTICALLY AND AWAY FROM ALL PROPOSED AND EXISTING BUILDINGS.

45. ALL GRADING WITHIN PAVED AREAS SHALL BE A MINIMUM OF 0.75%.

46. ALL SANITARY SEWER LATERAL PIPES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH BOROUGH STANDARDS AND REQUIREMENTS.

47. GREASE TRAPS SHALL BE PROVIDED FOR INDIVIDUAL TENANTS / USES AS REQUIRED BY THE BOROUGH, SEWERAGE AUTHORITY AND/OR BUILDING CODE.

48. ALL WATER DISTRIBUTION SYSTEM IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY AND THE PLUMBING SUBCODE OFFICIAL.

49. ALL WATER MAINS SHALL BE INSTALLED, DISINFECTED AND TESTED IN ACCORDANCE WITH BOROUGH STANDARDS AND REQUIREMENTS.

50. THE INSTALLATION OF ALL WATER METERS SHALL BE REVIEWED AND APPROVED BY THE BOROUGH WATER DEPARTMENT.

51. ALL WATER MAIN FITTINGS SHALL BE MECHANICAL JOINT AND UTILIZE TWO MEANS OF RESTRAINT.

52. IF REQUIRED, STRUCTURAL CALCULATIONS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE BOROUGH ENGINEER FOR ANY OVERSIZED DRAINAGE STRUCTURES.

53. ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF SAYREVILLE CONSTRUCTION STANDARDS UNLESS OTHERWISE NOTED.

54. ALL FIRE LANES AND STRIPING SHALL BE APPROVED BY THE BOROUGH FIRE OFFICIAL.

55. "A

AREA OF STOCKPILE EXCAVATION. EXISTING GRADE TO BE ESTABLISHED AFTER STOCKPILE REMOVAL.

6' HIGH SECURITY FENCE

OUTDOOR DUPLEX OUTLET

BASS PRO BOAT STORAGE LEASED PREMISES LINE

HOSE BIB

6' INLET S-P1A-237B (PRECAST) GR: 29.00 INV.(OUT): 24.61 (P-P1A-237B)

LIGHT (TYP.)

EXISTING SHEETPILE WALL

UNDERGROUND WATER LINE

HOSE BIB

ASPHALT TO ABUT EXISTING SHEETPILE WALL (SEE DETAIL)

PAVEMENT

OUTDOOR DUPLEX OUTLET

GARDEN STATE PARKWAY
(VARIABLE WIDTH R.O.W.)

24' WIDE GATE WITH DUAL PADLOCKS IN SERIES (1 FOR TENANT EMPLOYEES AND 1 FOR SAYREVILLE FD)

PROPOSED HYDRANT AND VALVE

PROPOSED STUB AND CAP

12"X12"X6" TEE

6' INLET S-P1A-237A (PRECAST) GR: 28.14 INV.(IN): 23.56 (P-P1A-237B) INV.(OUT): 23.56 (P-P1A-237A)

6' HIGH SECURITY FENCE

5' INLET S-8 (FIELD FABRICATED CMU) GR: 28.10 INV.(OUT): 23.10 (P-7)

AREA OF STOCKPILE EXCAVATION. EXISTING GRADE TO BE ESTABLISHED AFTER STOCKPILE REMOVAL.

417 L.F. 48" CMP @ 1.43% (P-1 TO P-2)

MH S-4 (NJ) RIM: 25.44 INV.(IN): 19.24 (P-4) INV.(OUT): 19.22 (P-5 A,B)

CONNECT TO EXISTING STORM STRUCTURE INV. 19.22

12" PVC WATER MAIN

ASPHALT CURB ON BOTH SIDES OF ACCESS ROAD

GRASSED AREA
SEE DETAILS FOR GRASSED AREA SEED MIX

OUTDOOR DUPLEX OUTLET

LIGHT (TYP.)

HOSE BIB

2 - 26' WIDE GATES WITH DUAL PADLOCKS IN SERIES (1 FOR TENANT EMPLOYEES AND 1 FOR SAYREVILLE FD)

EXISTING ACCESS ROAD TO REMAIN

30' WIDE GATE WITH DUAL PADLOCKS IN SERIES (1 FOR TENANT EMPLOYEES AND 1 FOR SAYREVILLE FD)

ASPHALT TO TIE INTO EXISTING SHEETPILE WALL (SEE DETAIL)

OUTDOOR DUPLEX OUTLET

PAVEMENT

EXISTING HYDRANT

CONNECT TO EXISTING WATER MAIN STUB

CONNECT TO EXISTING INLET INV. 22.23

6" GATE VALVE

1-1/2" PE4710 HDPE OR TYPE K COPPER WATER SERVICE BEYOND ALUMINUM ENCLOSURE (TYP.)

5' INLET S-5 (FIELD FABRICATED CMU) GR: 26.10 INV.(IN): 20.36 (P-5) INV.(OUT): 20.26 (P-4)

8' INLET ASB S-P1A-24,3 TC: 28.01 GR: 27.51

8' INLET ASB S-P1A-237 TC: 27.85 GR: 27.35

8' INLET ASB S-P1A-25 TC: 27.24 GR: 26.74

8' INLET ASB S-P1A-24 TC: 27.15 GR: 26.65

8' INLET ASB S-P1A-23 TC: 26.99 GR: 26.49

CONNECT TO EXISTING WATER MAIN WITH 12"X12"X6" TEE

METER PIT AND ALUMINIUM ENCLOSURE ON CONCRETE PAD

TRANSITION FROM 6" C900 PVC TO 1-1/2" TYPE K COPPER

5' INLET S-6 (FIELD FABRICATED CMU) GR: 25.60 INV.(IN): 21.36 (P-6) INV.(OUT): 21.36 (P-5)

5' INLET S-7 (FIELD FABRICATED CMU) GR: 26.28 INV.(IN): 22.07 (P-7) INV.(OUT): 22.07 (P-6)

200 L.F. 36" HDPE @ 0.50% (P-5)

267 L.F. 36" HDPE @ 0.50% (P-P1A-237A)

267 L.F. 36" HDPE @ 0.50% (P-7)

200 L.F. 36" HDPE @ 0.50% (P-6)

R1-1 (30"X30")

LEGEND

PROPOSED PAVEMENT (6" THICK)

PROPOSED GRASSED AREA

N

SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA

FOR

SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02,
LOTS 1.05, 7, & 7.02

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Daniel W Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE42093
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

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SCALE: AS SHOWN	DRAWN BY: RM
DESIGNED BY: RM	REVIEWED BY: DWB
DATE ISSUED: 6/15/2026	PROJECT NUMBER: 05000500F

SHEET NAME:

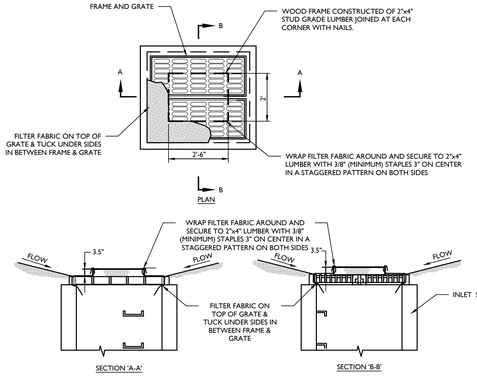
DIMENSION, UTILITY AND GRADING PLAN

DRAWING NUMBER:

3 of 9

C:\Projects\05000500F\Civil\Drawings\Plans\Boat Storage\Boat Storage Plan.dwg, 6/15/2026 2:31:11 PM, Daniel Busch



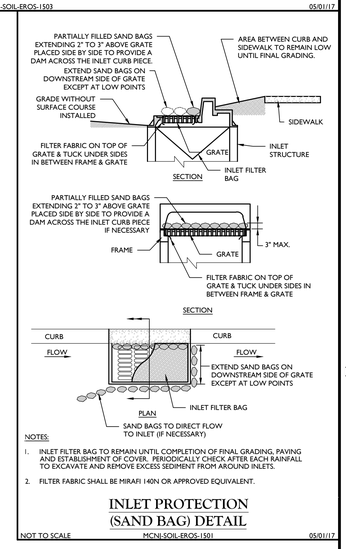


NOTES:

1. FILTER TO REMAIN UNTIL COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF COVER. ALSO PERIODIC CHECKS MUST BE MADE AFTER EACH RAINFALL TO EXCAVATE AND REMOVE EXCESS SEDIMENT FROM AROUND INLETS.
2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUIVALENT.

INLET PROTECTION (WOODEN FRAME) DETAIL

NOT TO SCALE | MCNJ-SOIL-EROS-1503 | 05/01/17

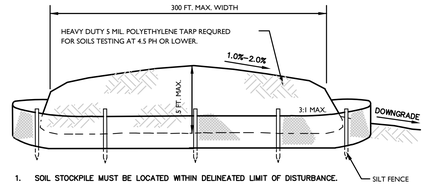


NOTES:

1. INLET FILTER BAG TO REMAIN UNTIL COMPLETION OF FINAL GRADING, PAVING AND ESTABLISHMENT OF COVER. PERIODICALLY CHECK AFTER EACH RAINFALL TO EXCAVATE AND REMOVE EXCESS SEDIMENT FROM AROUND INLETS.
2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUIVALENT.

INLET PROTECTION (SAND BAG) DETAIL

NOT TO SCALE | MCNJ-SOIL-EROS-1501 | 05/01/17



1. SOIL STOCKPILE MUST BE LOCATED WITHIN DELINEATED LIMIT OF DISTURBANCE.
2. ALL STOCKPILES TO REMAIN DISTURBED FOR MORE THAN 14 DAYS SHALL BE STABILIZED IN ACCORDANCE WITH SOIL EROSION SEDIMENT CONTROL STANDARDS.

SOIL STOCKPILE

N.T.S.

NOTES:

1. LIMIT OF DISTURBANCE, SOIL COMPACTING TESTING AREAS, AND SOIL EROSION AND SEDIMENT CONTROL (SESC) MEASURES WERE ORIGINALLY APPROVED AS PART OF THE RIVERTON VILLAGE PHASE 1 SITE PLAN APPLICATION (SOIL EROSION AND SEDIMENT CONTROL PLANS PREPARED BY MASER CONSULTING P.A. DATED MAY 15, 2019 AND REVISED THROUGH JULY 2, 2021). AS SUCH, SOME SESC MEASURES HAVE ALREADY BEEN IMPLEMENTED AND/OR ARE ONGOING. SOME MEASURES WILL BE IMPLEMENTED IN THE FUTURE. ONGOING AND NECESSARY ADDITIONAL SESC MEASURES ASSOCIATED WITH THE BASS PRO BOAT STORAGE SITE SHALL BE PERFORMED IN COMPLIANCE WITH THE RIVERTON VILLAGE PHASE 1 SESC APPROVAL AND AS AMENDED HEREON.
2. A SOIL COMPACTION MITIGATION VERIFICATION FORM MUST BE FILLED OUT COMPLETELY AND SUBMITTED TO THE BOROUGH ENGINEER OFFICE PRIOR TO FINAL INSPECTION AND ISSUANCE OF A COMPLIANCE REPORT.
3. SEE SHEET 2 FOR GENERAL NOTES AND PLAN LEGEND.

LEGEND

PROPOSED PAVEMENT (6" THICK)

PROPOSED GRASSED AREA

LEGEND

SOIL COMPACTION TESTING AREAS

RECOMMENDED SOIL COMPACTION TEST LOCATIONS

SOIL COMPACTION ANALYSIS AREA = 1.4 ACRES

TOTAL AREA OF DISTURBANCE = 155,950± S.F. (3.6 ACRES)
THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

30 0 30 60

SCALE : 1" = 30'

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PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA

FOR

SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02,
LOTS 1.05, 7, & 7.02

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Daniel W Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: RM
DESIGNED BY: RM	REVIEWED BY: DWB
DATE ISSUED: 6/15/2026	PROJECT NUMBER: 05000500F

SHEET NAME: SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER: 4 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

BOROUGH SOIL CONSERVATION DISTRICT NOTES

MOD: 04/02/18
MCNJ-SOIL-NOTE-1005 05/01/17

1. THE BOROUGH OF SAYREVILLE SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE BOROUGH FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE BOROUGH DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN WHICH THE PROJECT IS LOCATED AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE BOROUGH MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY STOCKPILE OR DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN **FOURTEEN (14) DAYS**, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING, IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #16.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

FREEHOLD SOIL CONSERVATION DISTRICT
4000 KOZLOSKI ROAD, FREEHOLD, NJ 07728-5033,
PHONE (732) 683-8500, FAX (732) 683-9140,
EMAIL: INFO@FREEHOLDSCD.ORG.

MITIGATION NOTES FOR ACIDIC SOIL

MCNJ-SOIL-NOTE-1700 05/01/17

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH-ACID PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.
5. HIGH ACID PRODUCING SOILS WITH A pH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5.0 OR MORE EXCEPT AS FOLLOWS:
   A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE.
   B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

DEWATERING NOTES

1. SPECIFIC DEWATERING DESIGNS WILL BE PROVIDED AS NEEDED PRIOR TO CONSTRUCTION.
2. DETAILS FOR DEWATERING MEASURES SHALL BE PROVIDED AS SHOP DRAWINGS.
3. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE HANDLED IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN.

STABILIZATION WITH MULCH ONLY

MCNJ-SOIL-NOTE-1301 05/01/17

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS

A. UNROTTEN SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.

B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

C. WOOD-FIBER OR PAPER-FIBER MULCH HYDROSEEDER IN QUANTITIES/APPLICATION RATES AS RECOMMENDED BY MANUFACTURER.

D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

E. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF THE SLOPES.

A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

B. MULCH NETTING - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT SPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON A SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

D. LIQUID MULCH-BINDERS

1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
2. USE ONE OF THE FOLLOWING:
   a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
   b. SYNTHETIC BINDERS - HIGH POLYMERS SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

E. SYNTHETIC BINDERS - HIGH POLYMERS SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED- SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5. IRRIGATION (WHERE FEASIBLE):
IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6. TOPDRESSING:
NO FOLLOW-UP TOPDRESSING IS MANDATORY UNLESS WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 LB PER ACRE OR 7 LB PER 1,000 SF EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION:
THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-2 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. **ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE**. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

8. SEEDING MIX FOR PDM SOILS
APPLY THE FOLLOWING SEED MIX AT A RATE OF 100 LBS/ACRE:
30% CREEPING RED FESCUE
30% TALL FESCUE
15% ALKALIGRASS
10% SWITCHGRASS
5% BIRDSFOOT TREFOIL
5% ALSIKE CLOVER
5% SWITCHGRASS

ALSO APPLY THE FOLLOWING COVER CROP DEPENDING ON THE TIME OF SEEDING:

SUMMER OR FALL (JUNE THRU SEPTEMBER):
PERENNIAL RYEGRASS AT A RATE OF 20LBS/ACRE

SPRING (APRIL 15 THRU MAY):
ANNUAL RYEGRASS AT A RATE OF 20LBS/ACRE

FERTILIZER 10-20-10 NPR @ 100LBS/ACRE.

COLLECT (1) SOIL PH TEST PER ACRE. IF PH>0 THEN APPLY PASTILLE SULFUR SHALL BE APPLIED AT A RATE OF 100LBS/ACRE.

SPPP REQUIRED INSPECTIONS AND REPORTS

MCNJ-SOIL-NOTE-1201 09/01/17

A COPY OF THE AUTHORIZATION SHALL BE POSTED ONSITE AT A SAFE, PUBLICLY ACCESSIBLE LOCATION IN CLOSE PROXIMITY OF THE CONSTRUCTION SITE AT ALL TIMES UNTIL A NOTICE OF COMPLETION HAS BEEN ISSUED. THE PERMITTEE SHALL POST THE NJDEP HOTLINE NUMBER (1-877-WARN-DEP) WITH THE COPY OF THE AUTHORIZATION.

1. ROUTINE INSPECTIONS
   A. THE PERMITTEE SHALL CONDUCT AND DOCUMENT WEEKLY (MINIMUM) INSPECTIONS OF THE FACILITY TO IDENTIFY AREAS CONTRIBUTING TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT AND EVALUATE WHETHER THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) IDENTIFIED UNDER E.1 OF THE CONSTRUCTION ACTIVITY STORMWATER (GP) PART I NARRATIVE REQUIREMENTS, INCLUDING THIS SOIL EROSION AND SEDIMENT CONTROL PLAN IS BEING PROPERLY IMPLEMENTED AND MAINTAINED, OR WHETHER ADDITIONAL MEASURES ARE NEEDED TO IMPLEMENT THE SPPP.
   B. ONCE INSTALLATION OF ANY REQUIRED OR OPTIONAL EROSION CONTROL DEVICE OR MEASURE HAS BEEN IMPLEMENTED, ROUTINE INSPECTIONS, MINIMUM WEEKLY, OF EACH MEASURE SHALL BE PERFORMED BY THE CONTRACTOR'S INSPECTION PERSONNEL AND THE RESULTS RECORDED TO INVENTORY AND REPORT THE CONDITION OF EACH MEASURE TO ASSIST IN MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER.
   C. THESE REPORT FORMS SHALL BECOME AN INTEGRAL PART OF THE SPPP AND SHALL BE MADE READILY ACCESSIBLE TO GOVERNMENTAL INSPECTION OFFICIALS, THE OPERATOR'S ENGINEER, AND THE OPERATOR FOR REVIEW UPON REQUEST DURING VISITS TO THE PROJECT SITE. IN ADDITION, COPIES OF THE REPORTS SHALL BE PROVIDED TO ANY OF THESE PERSONS, UPON REQUEST, VIA MAIL OR FACSIMILE TRANSMISSION.
   D. OTHER RECORD-KEEPING REQUIREMENTS

      THE CONTRACTOR SHALL KEEP THE FOLLOWING RECORDS RELATED TO CONSTRUCTION ACTIVITIES AT THE SITE:

      - DATES WHEN MAJOR GRADING ACTIVITIES OCCUR AND THE AREAS WHICH WERE GRADED
      - DATES AND DETAILS CONCERNING THE INSTALLATION OF STRUCTURAL CONTROLS
      - DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA
      - DATES WHEN AN AREAS IS STABILIZED, EITHER TEMPORARILY OR PERMANENTLY
      - DATES OF RAINFALL AND THE AMOUNT OF RAINFALL
      - DATES AND DESCRIPTIONS OF THE CHARACTER AND AMOUNT OF AN SPILLS OF HAZARDOUS MATERIALS
      - RECORDS OF REPORTS FILED WITH REGULATORY AGENCIES IF REPORTABLE QUANTITIES OF HAZARDOUS MATERIALS SPILLED
2. STORMWATER POLLUTION PREVENTION PLAN (SPPP)
   A. CONSTRUCTION ACTIVITY THAT MAY RESULT IN A STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT SHALL BE EXECUTED ONLY IN ACCORDANCE WITH A SPPP THAT CONSISTS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND (WHERE APPLICABLE) THE CONSTRUCTION SITE WASTE CONTROL COMPONENT SET FORTH IN ATTACHMENT B TO THE GENERAL PERMIT. A COPY OF THIS SPPP SHALL BE RETAINED BY THE PERMITTEE FOR A PERIOD OF AT LEAST FIVE (5) YEARS AFTER THE COMPLETION OF CONSTRUCTION. THIS PERIOD MAY BE EXTENDED BY WRITTEN REQUEST OF THE DEPARTMENT AT ANY TIME (SEE N.J.A.C. 7:14A-6.6).
3. REPORTS OF NONCOMPLIANCE
   A. ALL INSTANCES OF NONCOMPLIANCE NOT REPORTED UNDER N.J.A.C. 7:14A-6.10 SHALL BE REPORTED TO THE DEPARTMENT ANNUALLY.
4. NOTIFICATION OF COMPLETION
   A. THE SOIL CONSERVATION DISTRICT WILL PROVIDE THE DEPARTMENT A COPY OF THE REPORT OF COMPLIANCE ISSUED UNDER N.J.A.C. 2:90-1 FOR COMPLETED CONSTRUCTION ACTIVITIES, EXCEPT SINGLE FAMILY HOME CONSTRUCTION UNDER B. BELOW. THE REPORT OF COMPLIANCE SHALL SERVE AS THE NOTIFICATION OF COMPLETION
   B. THE BUILDER OF A SINGLE FAMILY HOME THAT IS AUTHORIZED UNDER THIS PERMIT, BUT NOT WITHIN THE DEFINITION OF "PROJECT AT N.J.S.A. 4:24-41G, SHALL SEND A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE SOIL CONSERVATION DISTRICT. THE SOIL CONSERVATION DISTRICT WILL PROVIDE A COPY OF THE FINAL CERTIFICATE OF OCCUPANCY TO THE DEPARTMENT, WHICH WILL SERVE AS NOTIFICATION OF COMPLETION.
   C. THE DOT SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT WHEN DOT CERTIFIED PROJECTS ARE COMPLETED.
5. COPIES OF ALL OF THE ABOVE, INCLUDING THE SPPP (WITH THE CERTIFIED PLAN), THE CERTIFICATION, AUTHORIZATION UNDER NJPDES CONSTRUCTION ACTIVITY STORMWATER GENERAL PERMIT, ALL CORRESPONDENCE AND NOTES TO AND FROM THE NJDEP AND SOIL CONSERVATION DISTRICT (OR DESIGNATED MUNICIPALITY) SHALL BE MAINTAINED ON-SITE.

CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP)

MCNJ-SOIL-NOTE-1200 07/01/17

1. THE CONSTRUCTION SITE WASTE CONTROL COMPONENT OF THE SPPP CONSISTS OF THE REQUIREMENTS IN 2., 3., AND 4 BELOW. THESE REQUIREMENTS BECAME OPERATIVE ON MARCH 3, 2004 AND APPLY TO CONSTRUCTION ACTIVITIES THAT COMMENCE ON OR AFTER MARCH 3, 2004. ANY NEW CONSTRUCTION ACTIVITY FOR WHICH AN RFA IS SUBMITTED ON OR AFTER THE MARCH 3, 2004 MUST RECEIVE AUTOMATIC RENEWAL OF AUTHORIZATION UNDER THIS PERMIT AFTER MARCH 3, 2004 ALSO SHALL COMPLY WITH THESE REQUIREMENTS.
2. MATERIAL MANAGEMENT TO PREVENT OR REDUCE WASTE - ANY PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, CLEANING SOLVENTS AND ACIDS, DETERGENTS, CHEMICAL ADDITIVES, AND CONCRETE CURING COMPOUNDS SHALL BE STORED IN CONTAINERS IN A DRY COVERED AREA. MANUFACTURERS' RECOMMENDED APPLICATION RATES, USES, AND METHODS SHALL BE STRICTLY FOLLOWED TO THE EXTENT NECESSARY TO PREVENT OR MINIMIZE THE PRESENCE OF SUCH MATERIALS IN THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. (THE PRECEDING SENTENCE DOES NOT APPLY TO ANY MANUFACTURER'S RECOMMENDATIONS ABOUT FERTILIZER OR OTHER MATERIAL THAT CONFLICT WITH THE EROSION AND SEDIMENT CONTROL COMPONENT OF THE FACILITY'S SPPP.)
3. WASTE HANDLING - THE FOLLOWING REQUIREMENTS APPLY ONLY TO CONSTRUCTION SITE WASTE THAT HAS THE POTENTIAL TO BE TRANSPORTED BY THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT. THE HANDLING AT THE CONSTRUCTION SITE OF WASTE BUILDING MATERIAL AND RUBBLE AND OTHER CONSTRUCTION SITE WASTES, INCLUDING LITTER AND HAZARDOUS AND SANITARY WASTES, SHALL CONFORM WITH THE STATE SOLID WASTE MANAGEMENT ACT, N.J.S.A. 13:1E-1 ET SEQ., AND ITS IMPLEMENTING RULES AT N.J.A.C. 7:26, 7:26A AND 7:26G; THE NEW JERSEY PESTICIDE CONTROL CODE AT N.J.A.C. 7:30; THE STATE LITTER STATUTE, N.J.S.A. 13:1E-99.3); AND OSHA REQUIREMENTS FOR SANITATION AT 29 C.F.R. 1926 (EXCEPT WHERE SUCH COMPLIANCE IS NOT RELEVANT TO THE STORMWATER DISCHARGE AUTHORIZED BY THIS PERMIT). CONSTRUCTION SITES SHALL HAVE ONE OR MORE DESIGNATED WASTE COLLECTION AREAS ONSITE OR ADJACENT TO THE SITE, AND AN ADEQUATE NUMBER OF CONTAINERS (WITH LIDS OR COVERED) FOR WASTE. WASTE SHALL BE COLLECTED FROM SUCH CONTAINERS BEFORE THEY OVERFLOW, AND SPILLS AT SUCH CONTAINERS SHALL BE CLEANED UP IMMEDIATELY.

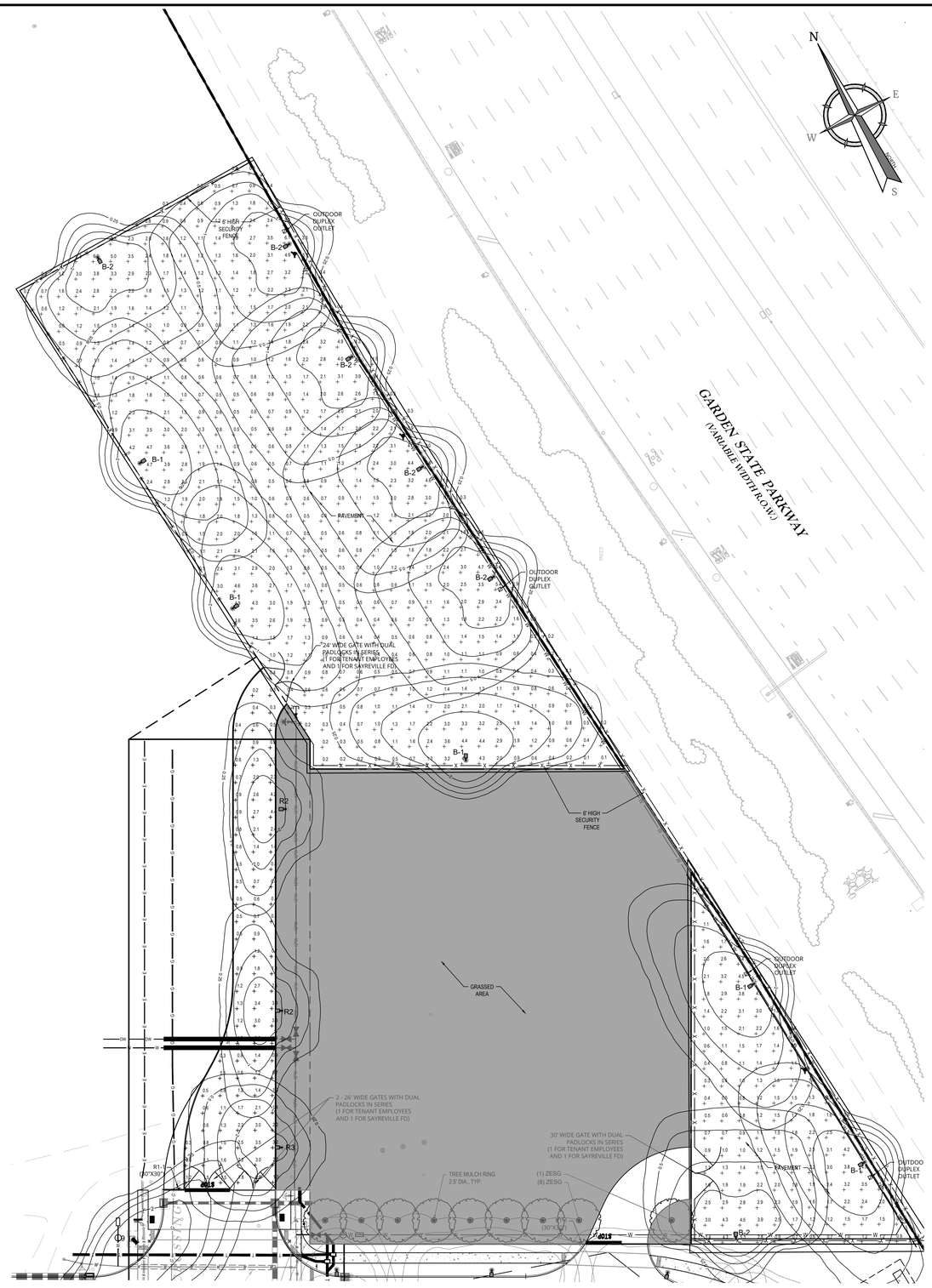
   A. CONSTRUCTION SITE WASTES INCLUDE BUT ARE NOT LIMITED TO:

   i. "CONSTRUCTION AND DEMOLITION WASTE," AS DEFINED IN N.J.A.C. 7:26-1.4 AS FOLLOWS: "WASTE MATERIAL AND RUBBLE RESULTING FROM CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OPERATIONS ON HOUSES, COMMERCIAL BUILDINGS, PAVEMENTS AND OTHER STRUCTURES. THE FOLLOWING MATERIALS MAY BE FOUND IN CONSTRUCTION AND DEMOLITION WASTE: TREATED AND UNTREATED WOOD SCRAP, TREE PARTS, TREE STUMPS AND BRUSH; CONCRETE, ASPHALT, BRICKS, BLOCKS AND OTHER MASONRY MATERIAL; PLASTER AND WALLBOARD; ROOFING MATERIALS; CORRUGATED CARDBOARD AND MISCELLANEOUS PAPER; FERROUS AND NON-FERROUS METAL; NON-ASBESTOS BUILDING INSULATION; PLASTIC AND PLASTIC CONTAINERS; PACKING GLASS (WINDOW AND DOOR); AND OTHER MISCELLANEOUS MATERIALS; BUT SHALL NOT INCLUDE OTHER SOLID WASTE TYPES."

   ii. ANY WASTE BUILDING MATERIAL AND RUBBLE RESULTING FROM SUCH OPERATIONS THAT IS HAZARDOUS FOR PURPOSES OF N.J.A.C. 7:26G (THE HAZARDOUS WASTE RULES).

   iii. DISCARDED (INCLUDING SPILLED) PESTICIDES, FERTILIZERS, FUELS, LUBRICANTS, PETROLEUM PRODUCTS, ANTI-FREEZE, PAINTS AND PAINT THINNERS, PAINT CHIPS AND SANDING DUSTS, CLEANING SOLVENTS, ACIDS AND CLEANING MASONRY SURFACES, DETERGENTS, CHEMICAL ADDITIVES USED FOR SOIL STABILIZATION (E.G., CALCIUM CHLORIDE), AND CONCRETE CURING COMPOUNDS.

   iv. OTHER "LITTER," AS DEFINED AT N.J.S.A. 13:1E-21S.D AS FOLLOWS: "ANY USED OR UNCONSUMED S



LANDSCAPE AND LIGHTING PLAN

GENERAL PLANTING NOTES

A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIAL

1. PLANT MATERIAL:
   - 1.1. PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH IN THE 'ANSI Z60.1(LATEST ADDITION) 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL AND BRANCHING PATTERN AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
   - 1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.
   - 1.3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT NURSERY AT SAME HARDINESS ZONE AS THE PROJECT LOCATION.
   - 1.4. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
   - 1.5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.
   - 1.6. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.
2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT QUANTITY DISCREPANCIES PRIOR TO PLACING ORDERS.
3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.
5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR **TWO (2) YEARS** AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD, DYING, DEFOLIATING, AND/OR LOST MORE THAN 50% OF ITS NATURAL FORM WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN **TWO YEARS OR TWO GROWING SEASONS**. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS, LAWN, AND SEEDING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES) UNTIL FINAL ACCEPTANCE BY THE OWNER.

C. TOPSOIL REQUIREMENTS:

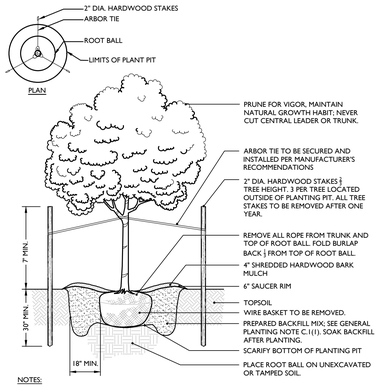
1. TOPSOIL REQUIREMENTS: SEE **NJDOT SECTION 917** FOR REFERENCE AND SOIL ADDITIVES.
   - 1.1. UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS; AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS. NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.
   - 1.2. TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
   - 1.3. TOPSOIL PH REQUIREMENTS ARE AS FOLLOWS: PH < 4.1 TOPSOIL IS UNACCEPTABLE. 4.1 ≤ PH < 5.8 ADD PULVERIZED LIME TO INCREASE THE PH TO 6.5 BEFORE USE. 5.8 ≤ PH < 7.0 TOPSOIL IS ACCEPTABLE. NO REMEDIATION NEEDED. 7.0 ≤ PH < 7.2 DECREASE PH TO AT LEAST 6.8 BEFORE USE. PH ≥ 7.2 TOPSOIL IS UNACCEPTABLE.
   - 1.4. ORGANIC CONTENT. ENSURE THAT TOPSOIL HAS A MINIMUM ORGANIC CONTENT OF 2.75% BY WEIGHT. IF THE ORGANIC CONTENT IS LESS THAN 2.75%, INCREASE THE ORGANIC CONTENT BY ADDING SOIL ADDITIVES AT A RATE NECESSARY TO ATTAIN THE MINIMUM ORGANIC CONTENT. THE ORGANIC CONTENT SHALL NOT EXCEED 8% BY WEIGHT AND SHALL BE SAMPLED IN ACCORDANCE WITH THE ASSOCIATION OF AGRICULTURAL CHEMISTS.
   - 1.5. GRADATION/PARTICLE SIZE. PROVIDE TOPSOIL CONFORMING TO THE PARTICLE SIZE REQUIREMENTS IN TABLE 917.01-2 AND THAT HAS NO MORE THAN 20 PERCENT RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE DEPARTMENT WILL DETERMINE THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T 88. SAND (2.0 MM TO 0.05 MM) 40 - 80% COMPOSITION. SILT (0.05 MM TO 0.005 MM) 0 - 30% COMPOSITION. CLAY (0.005 MM AND SMALLER) 10 - 30% COMPOSITION.
2. PREPARATION OF SUBGRADE:
   - 2.1. HOLLOWS, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE SANDY LOAM AS OUTLINED ABOVE OR SOIL AS DESCRIBED HEREON: SOIL TO BE ONE PART EACH OF TOPSOIL, HOISTENED PEAT MOSS, AND PARENT MATERIAL.
   - 2.2. LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A DEPTH OF 4"-6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.
3. TESTING AND APPROVAL OF SOILS:
   - 3.1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF TOPSOIL TESTING SHALL BE PERFORMED BY **RUTGERS COOPERATIVE RESEARCH & EXTENSION TESTING LABORATORIES** OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

D. PLANTING PROCEDURES

1. PLANTING BEDS:
   - 1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
   - 1.2. PLANTING BEDS SHALL RECEIVE **FOUR (4) INCHES** OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
   - 1.3. MULCH SHALL BE DOUBLE SHREDDED GROUND HARDWOOD BARK MULCH; SHALL BE AGED A MINIMUM OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION, SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER, SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS, AND/OR PRESSURE TREATED LUMBER, AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DIED MULCH WILL BE ACCEPTED.
   - 1.4. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.
3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15, PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN; AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
4. PLANTING METHODS:
   - 4.1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY SECURED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.
     - 4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER
     - 4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 ½ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
     - 4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE ½" WIDE RECOMMENDED FOR TREES UP TO 2 ½ INCHES IN CALIPER).
   - 4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
   - 4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.
   - 4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.
   - 4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER ⅓ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

E. MAINTENANCE

1. PRUNING:
   - 1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   - 1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".
   - 1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
2. LAWN AREAS:
   - 2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.
   - 2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX NOTES AND THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.
   - 2.3. SOD, IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.
3. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.
4. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

DECIDUOUS TREE PLANTING DETAIL

GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.

LANDSCAPE PLAN NOTES

1. REFER TO THIS SHEET FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO THIS SHEET FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
7. CONTRACTOR TO SUPPLY AND INSTALL DEEP ROOT ROOT BARRIER WHEN TREE ROOT BALLS ARE WITH 5' OF UNDERGROUND UTILITIES.

LIGHTING PLAN NOTES

1. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
2. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
3. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
4. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED IMPROVEMENTS, UTILITIES, AND/OR LANDSCAPING AS APPLICABLE.
5. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
7. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
8. LUMINAIRES TO BE MANUFACTURED BY EATON-INVUE, CREE, AND STERNBERG, OR APPROVED EQUAL.
9. LUMINAIRES AND POLE FINISHES TO BE BLACK.
10. THE LIGHTING WILL REMAIN ON FROM DUSK TO DAWN. ALL LIGHTS WILL BE CONTROLLABLE FOR OPTIONAL DIMMING OR SECURITY LIGHTING.
11. REFER TO SHEET 7 FOR LIGHTING DETAILS.

OVERALL LIGHTING STATISTICS

AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
BOAT STORAGE LOT 1	1.8	5.3	0.2	26.50:1.00	9.17:1.00
BOAT STORAGE LOT 2	1.5	6.1	0.1	61.00:1.00	15.39:1.00
ROADWAY EXTENSION	1.4	4.4	0.2	22.00:1.00	6.91:1.00

LANDSCAPE LEGEND

- MULCHED TREE RING
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL OR UNDERSTORY TREE
- SHRUB
- PERENNIAL / ANNUAL / ORNAMENTAL GRASS
- SHRUB/PERENNIAL MASS
- MULCH BED LINE

NOTES:
1. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

LIGHTING LEGEND

- POLE MOUNT LUMINAIRE
- POLE MOUNT LUMINAIRE
- CANOPY LUMINAIRE
- WALL MOUNT
- 0.25 FOOTCANDLES
- 0.50 FOOTCANDLES
- 1.00 FOOTCANDLES

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	MAT. HT.	MAT. SPRD.	INSTL. HT.	MIN. CAL.	COND.	REMARKS
DECIDUOUS TREES									
ZESG	9	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	60' - 80'	40' - 50'	12' - 14'	2.5" - 3" CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN

LIGHTING SCHEDULE

SYMBOL	LABEL	QTY	GENERAL LOCATION	CATALOG NUMBER	LAMP	LUMENS PER LAMP	WATTAGE	MOUNT
	B-1	5	TENANT PARKING LOT	DSBC-PLED-III-W-36LED-875mA-40K	36 LED	11,960	103	18' SINGLE
	B-2	6	TENANT PARKING LOT	DSBC-PLED-IV-FT-36LED-875mA-40K	36 LED	11,646	103	18' SINGLE
	R-2	2	DEVELOPMENT ROADS	1970LED-F-16L40T3-MDL012-CA-HSHN	16 LED	6,700	51	18' SINGLE
	R-3	1	DEVELOPMENT ROADS	1970LED-F-16L40T4-MDL012-CA-HSHN	16 LED	6,700	51	18' SINGLE
	L9*	1	INTERSECTION	MGLEDM -P14-4K-WR	-	15059	105	22' SINGLE

*LOCATION AND SPEC AS PER TRAFFIC LIGHTING PLAN

30 0 30 60

SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DESCRIPTION

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PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA

FOR

SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02,
LOTS 1.05, 7, & 7.02

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Christopher R. Gammons
NEW JERSEY LICENSED LANDSCAPE ARCHITECT
LICENSE NUMBER: AS01132
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27980500

Colliers Engineering & Design
HOLMDEL (Headquarters)
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE:	AS SHOWN
DRAWN BY:	RM
DESIGNED BY:	RM
REVIEWED BY:	DWB
DATE ISSUED:	6/15/2026
PROJECT NUMBER:	05000500F

SHEET NAME:
LANDSCAPE & LIGHTING PLAN

DRAWING NUMBER:
6 of 9

I:\2026 JOBS\05000500F\05000500F\Engineering\CAD Plan Sheets and Exhibits\Boat Storage\Cad\BASS PRO BOAT STORAGE - 05115.dwg By: CAD,LIVING on 2026-06-15 - 09:11:56am

CUSTOMER APPROVAL:

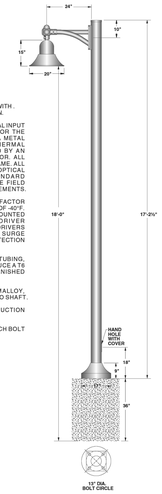
DATE:

A signed approval will be required with the released order.

PRINTA.-188-RBC/SL.-I-24"-MOD./DSBC/PLED/COLOR

PROPRIETARY SUBMITTAL, DO NOT MODIFY.





SPECIFICATIONS:

LUMINAIRE: **HOUSING** - HEAVY WALL ALUMINUM CONSTRUCTION WITH . **REFLECTOR** - HEAVY WALL ALUMINUM CONSTRUCTION.

P-LED: SYSTEM **36** EMITTERS (LED'S) DRIVEN AT **525mA** FOR **62** TOTAL INPUT WATTS. **NEUTRAL WHITE** NOMINAL 4000K CCT FOR THE ENTIRE MODULE. EMITTERS ARE ARRAYED ON A METAL CORE PCB PANEL LOCATED ON A COPPER THERMAL TRANSFER PAD. EACH EMITTER IS ENCLOSED BY AN INJECTION MOLDED H12 ACRYLIC LED REFRACTOR. ALL REFRACTORS ARE RETAINED BY AN ALUMINUM FRAME. ALL LED MODULES ARE HARD WIRED TO THE DRIVER. THE LED REFRACTOR SYSTEM PROVIDES A STANDARD SITE/AREA DISTRIBUTION **TYPE V**. MODULES ARE FIELD REPLACEABLE AND FIELD ROTATABLE IN 90° INCREMENTS.

DRIVERS: CONSTANT CURRENT ELECTRONIC WITH A POWER FACTOR OF >.90 AND A MINIMUM OPERATING TEMPERATURE OF -40°F. DRIVER(S) IS/ARE UL AND CUL RECOGNIZED AND MOUNTED INSIDE DRIVER HOUSING ON A REMOVABLE DRIVER BRACKET ASSEMBLY FOR EASY MAINTENANCE. DRIVERS ACCEPT AN INPUT OF 120-277V, 50/60HZ. 20KA SURGE PROTECTOR WITH END OF LIFE OPEN CIRCUIT PROTECTION FOR LUMINAIRE.

SHAFT: 6" DIA. EXTRUDED FROM 6063 ALLOY ALUMINUM TUBING, (**.188 WALL THICKNESS**), HEAT TREATED TO PRODUCE A T6 TEMPER. SHAFT INCLUDES A 3"X5" HAND HOLE FURNISHED WITH COVER.

ANCHOR BASE: CAST ALUMINUM CONSTRUCTION OF 356 ALUMINUM ALLOY, ANCHOR BASE IS CIRCUMFERENTIALLY WELDED TO SHAFT.

BASE COVER: TWO PIECE, HEAVY WALL CAST ALUMINUM CONSTRUCTION ENTIRELY CONCEALS ANCHOR BASE.

ANCHORAGE: **(4) 1"X36"** FULLY GALVANIZED ANCHOR BOLTS, EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.

FINISH: POLYESTER POWDER COAT (COLOR: **BLACK SMOOTH, RAL-9005-S.**)

SCALE: 1/2" = 1'-0"

1				
SYM.	REVISION	BY	DATE	660 WEST AVENUE O, PALMDALE, CA.93551 Ph. (661) 233-2001 Fax (661) 233-2001

U.S. ARCHITECTURAL LIGHTING

PROJECT NAME: BASS PRO SHOP PHASE 1A SAYREVILLE NJ

DATE: 02/07/25 | SCALE | SHEET

TOLERANCE UNLESS NOTED: ± .68" | DESCRIPTION

HOLES: ± .01"

SBMTL-4389

MADE IN USA

B-1/B-2/B-3 POLE LIGHT FIXTURE CONFIGURATIONS

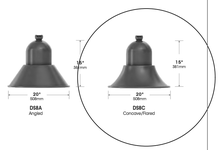
AREA & ROADWAY LIGHTING

DEZINER SERIES 8

Mid Sized Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE:



DSA Angled

DSBC Concave/Flared

DSBD Deep Bell

DSBS Slotted

DSBT Tiered

The mid sized models within the Deziner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unit Bands.

Features

The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 8.4" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.090" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

P.LED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UL Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50.60Hz. 0 -10V dimmable driver is standard. Driver has a minimum of 3kV internal surge protection. Luminaire supplied with 20kV surge protector for field accessible installation.)

Finish

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

UL Listed for Wet Location

2023129

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspltg.com

MADE IN THE USA

SUN VALLEY | U.S. ARCHITECTURAL LIGHTING

DEZINER SERIES 8 - PLED MID SIZED

ORDERING INFORMATION

Spec/Order Example: DSBC8/AL-ASY/36LED-700mA/30K/UNV/CM-L/SAL-80197/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage
Luminaire	**Shade**	**Optics**	**LED**			**Voltage**
☐ DSB	☐ Angled — A	☐ PLED-E — PLED™ Distribution Type	☐ 48LED¹	☐ 875mA	☐ 27K (2700K)	☐ UNV (120-277)
	☐ Angled w/ unit Bands — AB	☐ PLED-E-FR	☐ 36LED	☐ 700mA	☐ 30K (3000K)	☐ 347
	☐ Concave/Flared — C	☐ PLED-III	☐ 20LED	☐ 525mA	☐ 40K (4000K)	☐ 480
	☐ Concave/Flared w/ unit Bands — CB	☐ PLED-III-W		☐ 350mA	☐ 50K (5000K)	
	☐ Deep Bell — D	☐ PLED-IV		☐ 175mA²	☐ TRA³ True Amber	
	☐ Deep Bell w/ unit Bands — DB	☐ PLED-IV-HT				
	☐ Hooded — H	☐ PLED-V-SG-N				
	☐ Hooded w/ unit Bands — HB	☐ PLED-V-SG-M				
	☐ Slotted — S	☐ PLED-V-SG-W				
	☐ Slotted w/ unit Bands — SB	Ambience™ Lens Option:				
	☐ Tiered — T	☐ AL-ASY				
	☐ Tiered w/ unit Bands — TB	☐ AL-ASY-HS				
		☐ AL-SYM				

NOTES:
1 - Ambience Lens option available in HS,ZO Only
2 - 175mA available with Ambience Lens options only
3 - TRA available in 350mA & 525mA Drive Currents only
Consult factory for other CCT, CRI, & Drive Current options

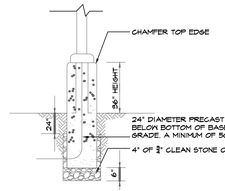
Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	Standard Textured Finish	
☐ 1	☐ Black — RAL-9005-T	☐ Internal House Side Shield incl. LED Count (Example: HS-P.LED-48) — HS-P.LED
☐ 2-180	☐ White — RAL-9003-T	☐ Twist Lock Receptacle Only — TPR
☐ 2-90	☐ Grey — RAL-7004-T	☐ 7-Pin Twist Lock Receptacle Only — TP07
☐ 3-90	☐ Dark Bronze — RAL-8019-T	☐ Night-Low Dimming for Programmable Dimming Control Levels (50/100 or 30/100 (Example: HL50/10) — HL5W
☐ 3-120	☐ Green — RAL-6005-T	☐ Twist Lock Photocell + Voltage (Example: TPC347V) — TPC+V
☐ 4-90	Premium Finishes	☐ Photocell + Voltage (Example: PC120V) — PC+V
Wall Mount	☐ Rust	☐ Single Fuse (Example: SF277V) — SF+V
☐ WM — WM - Wall Mount provided with mounting bracket and cover	☐ Patina Copper — PC	☐ Double Fuse (Example: DF347V) — DF+V
Pendant Mount	For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9005-S)	☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory Motion 30/100, Photo 1fc) — MS-F311
☐ Stem Mount + Length(in) (48" Max - not available w/ CMS) — SM+L	Consult factor for custom colors	
☐ Chain Mount + Length(in) (48" Max - not available w/ CMS) — CM+L		
☐ Cable Clamp J-Box — CCB		
☐ Crow Cable Clamp J-Box — CCC		

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MADE IN THE USA

SUN VALLEY | U.S. ARCHITECTURAL LIGHTING

B POLE LIGHT FIXTURES



RAISED CONCRETE BASE FOR B-1/B-2/B-3 FIXTURES (LOCATED WITHIN PARKING LOT OR ALONG CURB)

NOT TO SCALE

NOTES:
1. CONCRETE BASE FOR FIXTURES A & B.
2. TRIM POLE TO FIT MOUNTING HEIGHT.

Specification Sheet — Gallery™ GL1970 Large

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



GL1970 – Large Gallery II						
Shade	Straight Edge (S)	Flared Edge (F)	Bell Edge (B)	Round with Flared Rim (RF)	Round with Round Rim (RR)	Round with Square Rim (RS)
Diameter	23.9"	23.9"	25"	25"	24.5"	23.8"
Height	17.9"	16.0"	16.2"	19.5"	19.1"	18.0"

7 Year Warranty

Description

The GL1970 Gallery™ series is a large scale, decorative pendant luminaire with a cast aluminum driver housing and spun aluminum shades. The housing and shades is available in a variety of shapes and styles for any application. The luminaire measures 24" diameter and 18" overall height. The Luminaire shall be UL listed in US and Canada.
EPA: 0.9 (9F) | WEIGHT: 56 LBS

Mounting Configuration

Wall Mount; 1 Arm Mount; 2 Arm Mount @ 180°; 2 Arm Mount @ 90°; 3 Arms @ 120°; 3 Arms @ 90°; 4 Arms @ 90°; 1 Arm Mid-Mount; 2 Arm Mid-Mount @180°; Stem Hung; Chain Hung; Catenary

Features

Mounting Configuration	**1W:** Wall Mount **1A: |** 1 Arm Mount **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **4A:** 4 Arms @ 90° **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180° **SH44:** Stem Hung **CH44:** Chain Hung **CAT:** Catenary
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional Hangstraight	**HSHS:** Standard Horizontal Hangstraight, Spike Finial **HSHN:** Standard Horizontal Hangstraight, No Finial **HSHB:** Standard Horizontal Hangstraight, Ball Finial **EZ:** Vertical Hangstraight, Large, 12" Mount
Optional House Side Shield	**BLOC:** Back Light Optical Control

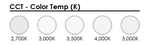
Specification Sheet — Gallery™ GL1970 Large

Finish



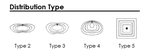
Black Textured; Urban Silver Textured; Urban Gun Metal Matte; Urban Silver Matte; Urban Gun Metal Textured; Urban White Textured; Urban Bronze Textured; Urban White Matte; Custom Match

CCT - Color Temp (K)



2,700K; 3,000K; 3,500K; 4,000K; 5,000K

Distribution Type



Type 2; Type 3; Type 4; Type 5

IP Rating

IP66

Certifications

cULus LISTED

Physical

Luminaire	Large Gallery
Shade Style	**S:** Straight Edge; **F:** Flared Edge; **B:** Bell Edge; **RR:** Round with Round Rim; **RF:** Round with Flared Rim; **RS:** Round with Square Rim
Housing	**BFR:** Base Fixture Round **BFS:** Base Fixture Stepped **GRR:** Glow Rings Round **GRS:** Glow Rings Stepped **SRR:** Solid Rings Glow Top, Round **SRS:** Solid Rings Glow Top, Stepped **GWR:** Glow Window Round **GWS:** Glow Window Stepped **BSR:** Blank Top Solid Rings Round **BSS:** Blank Top Solid Rings Stepped
Lens	**CA:** Clear Acrylic **SA:** Sag Acrylic **SV1:** Flat Soft Vue Light Diffused Acrylic **SV2:** Flat Soft Vue Moderate Diffused Acrylic **SV4:** Flat Soft Vue Maximum Diffused Acrylic **SV1SA:** Soft Vue Light Diffused Sag Acrylic **SV2SA:** Soft Vue Moderate Diffused Sag Acrylic **SV4SA:** Soft Vue Maximum Diffused Sag Acrylic
Finish	**UGMT:** Urban Gun Metal Textured **UGM:** Urban Gun Metal Matte **UBT:** Urban Bronze Textured **UB:** Urban Bronze Matte **USLT:** Urban Silver Textured **USL:** Urban Silver Matte **UWHT:** Urban White Textured **UWH:** Urban White Matte **BST:** Black Textured **CM:** Custom Match

Light Source

LED	**16L:** 16 LEDs; **24L:** 24 LEDs; **32L:** 32 LEDs; **40L:** 40 LEDs
CCT - Color Temp (K)	**27:** 2,700K; **30:** 3,000K; **35:** 3,500K; **40:** 4,000K; **50:** 5,000K
Distribution Type	**T2:** Type 2; **T3:** Type 3; **T4:** Type 4; **T5:** Type 5

Electrical and control

Driver	**MDS010:** 120V-277V, 100mA; **MDH010:** 347V-480V,100mA **MDS012:** 120V-277V, 120mA; **MDH012:** 347V-480V,120mA **MDS014:** 120V-277V,140mA; **MDH014:** 347V-480V,140mA **MDS016:** 120V-277V,160mA; **MDH016:** 347V-480V,160mA

R SERIES LIGHT FIXTURE DETAIL

NOT TO SCALE

Specification Sheet — Gallery™ GL1970 Large

How to Order

Mounting Configuration	Overall Drop Length (OL) inches(in)	Luminaire	Shade Style	Housing	LED	CCT - Color Temp (K)	Distribution Type	Driver	Lens
1W Wall Mount **1A** 1 Arm Mount **2A** 2 Arm Mount @ 180° **2A90** 2 Arm Mount @ 90° **3A** 3 Arms @ 120° **3A90** 3 Arms @ 90° **4A** 4 Arms @ 90° **1AM** 1 Arm Mid-Mount **2AM** 2 Arm Mid-Mount @180° **SH44** Stem Hung **CH44** Chain Hung **CAT** Catenary		**GL1970** Large Gallery	**S** Straight Edge **F** Flared Edge **B** Bell Edge **RR** Round with Round Rim **RF** Round with Flared Rim **RS** Round with Square Rim	**BFR** Base Fixture Round **BFS** Base Fixture Stepped **GRR** Glow Rings Round **GRS** Glow Rings Stepped **SRR** Solid Rings Glow Top, Round **SRS** Solid Rings Glow Top, Stepped **GWR** Glow Window Round **GWS** Glow Window Stepped **BSR** Blank Top Solid Rings Round **BSS** Blank Top Solid Rings Stepped	**16L** 16 LEDs **24L** 24 LEDs **32L** 32 LEDs **40L** 40 LEDs	**27** 2,700K **30** 3,000K **35** 3,500K **40** 4,000K **50** 5,000K	**T2** Type 2 **T3** Type 3 **T4** Type 4 **T5** Type 5	**MDS010** 120V-277V, 100mA [1] **MDH010** 347V-480V, 100mA [1] **MDS012** 120V-277V, 120mA [1] **MDH012** 347V-480V,120mA [1] **MDS014** 120V-277V,140mA [1] **MDH014** 347V-480V,140mA [1] **MDS016** 120V-277V,160mA [1] **MDH016** 347V-480V,160mA [1]	**CA** Clear Acrylic **SA** Sag Acrylic **SV1** Flat Soft Vue Light Diffused Acrylic **SV2** Flat Soft Vue Moderate Diffused Acrylic **SV4** Flat Soft Vue Maximum Diffused Acrylic **SV1SA** Soft Vue Light Diffused Sag Acrylic **SV2SA** Soft Vue Moderate Diffused Sag Acrylic **SV4SA** Soft Vue Maximum Diffused Sag Acrylic

Notes:
1. Required field for Stem or Chain Mounting Configuration.
2. DAL Lumen only.
3. HL, SS, and 4/5 lumens only.
4. 4/5 Lumen only.

Specification Sheet — Gallery™ GL1970 Large

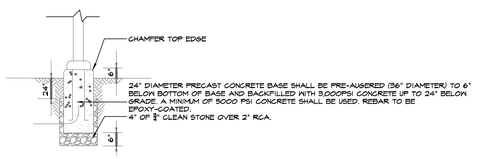
How to Order

Optional Control Receptacle	Optional Control	Optional Fuse	Optional Hangstraight	Optional House Side Shield [1]	Finish
R7 7-Pin control receptacle only	**PE** Twist-Lock Photocontrol (120V-277V) [2] **PE4** Twist-Lock Photocontrol (347V-480V) [2] **SC** Shorting Cap [3] **PEC** Electronic Button Photocontrol (120V-277V) **PEC4** Electronic Button Photocontrol (480V)	**FHD** Double Fuse and Holder	**HSHS** Standard Horizontal Hangstraight, Spike Finial **HSHN** Standard Horizontal Hangstraight, No Finial **HSHB** Standard Horizontal Hangstraight, Ball Finial **EZ** Vertical Hangstraight, Large, 12" Mount	**BLOC** Back Light Optical Control [4]	**SCMT** Urban Gun Metal Textured **UGM** Urban Gun Metal Matte **UBT** Urban Bronze Textured **UB** Urban Bronze Matte **USLT** Urban Silver Textured **USL** Urban Silver Matte **UWHT** Urban White Textured **UWH** Urban White Matte **BST** Black Textured **CM** Custom Match

Notes:
1. Not available with HORIZONTAL hangstraight.
2. Requires control receptacle.
3. Not for use with TE optic.
4. Only available with TE, TS and T4.

R SERIES LIGHT FIXTURE DETAIL

NOT TO SCALE



CONCRETE BASE FOR R SERIES FIXTURES

NOT TO SCALE

NOTES:
1. TRIM POLE TO FIT MOUNTING HEIGHT PER SCHEMATIC DETAIL.

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REV	DATE	DESCRIPTION

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA

FOR

SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02,
LOTS 1.05, 7, & 7.02

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Christopher R. Gammons
NEW JERSEY LICENSED LANDSCAPE ARCHITECT
LICENSE NUMBER: ASD1132
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

Colliers Engineering & Design
HOLMDEL (Headquarters)
101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: RM
DESIGNED BY: RM	REVIEWED BY: DWB
DATE ISSUED: 6/15/2026	PROJECT NUMBER: 05000500F

SHEET NAME:

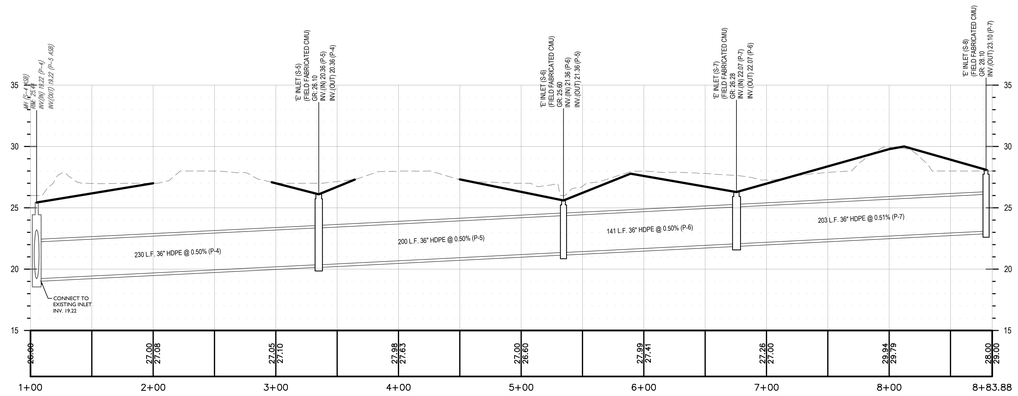
LIGHTING DETAILS

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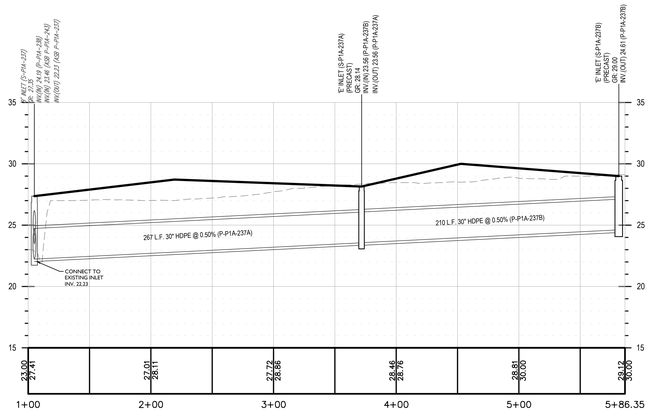
7 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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PROFILE OF BP BOAT STORM WEST
HORIZONTAL : 1" = 50'
VERTICAL : 1" = 5'



PROFILE OF BP BOAT STORM
HORIZONTAL : 1" = 50'
VERTICAL : 1" = 5'

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REV	DATE	DESCRIPTION

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA

FOR

SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02,
LOTS 1.05, 7, & 7.02

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Daniel W Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE42093
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

Colliers Engineering & Design
HOLMDEL (Headquarters)
101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: RM
DESIGNED BY: RM	REVIEWED BY: DWB
DATE ISSUED: 6/15/2026	PROJECT NUMBER: 05000500F

SHEET NAME:

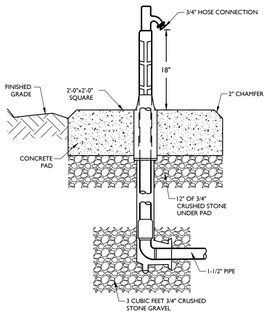
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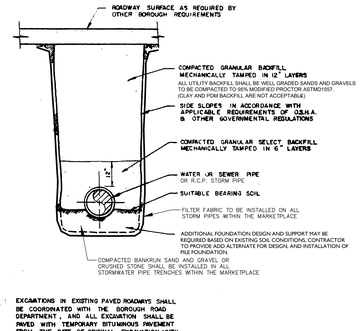
8 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

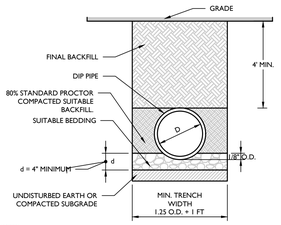
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HOSE BIB DETAIL
N.T.S.



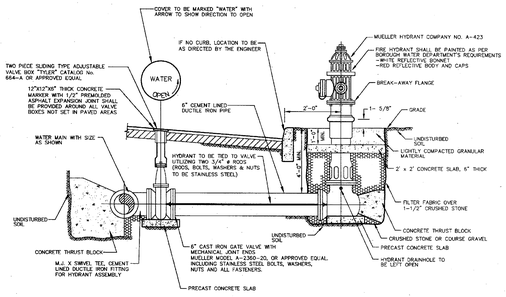
NOTE : EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE BOROUGH ROAD DEPARTMENT, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED



NOTES:
1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE **CLASS 150**, THICKNESS **CLASS 52** WITH ASPHALTIC EPOXY TYPE COATING.
3. SUITABLE BACKFILL MATERIAL SHALL BE SAND, GRAVEL, OR 3/4" CRUSHED STONE.

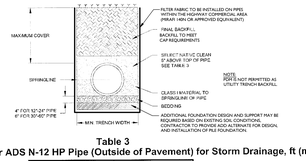
DIP WATER PIPE BEDDING (TYPE 4) DETAIL

BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY
STANDARD DETAIL
TYPICAL PIPE BEDDING



BOROUGH OF SAYREVILLE HYDRANT ASSEMBLY DETAIL
N.T.S.

ADS N-12 HP Pipe Trench Detail Outside of Pavement (Storm Drainage)



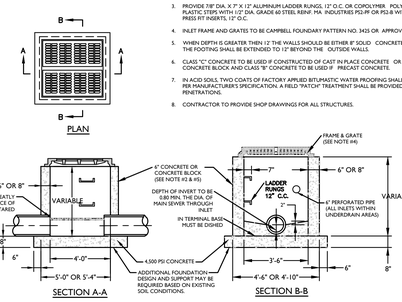
NOTE
PDPE IS NOT PERMITTED AS UTILITY TRENCH BACKFILL

Table 3
Maximum Cover for ADS N-12 HP Pipe (Outside of Pavement) for Storm Drainage, ft (m)

Diameter in (mm)	Class 2	Class 3	Class 4
12 (300)	17 (5.2)	14 (4.3)	11 (3.4)
15 (375)	17 (5.2)	14 (4.3)	10 (3.0)
18 (450)	16 (4.9)	13 (4.0)	10 (3.0)
24 (600)	14 (4.3)	12 (3.7)	9 (2.7)
30 (750)	13 (4.0)	12 (3.7)	8 (2.4)
36 (900)	11 (3.4)	12 (3.7)	7 (2.1)
48 (1200)	11 (3.4)	10 (3.0)	6 (1.8)
60 (1550)	11 (3.4)	10 (3.0)	6 (1.8)

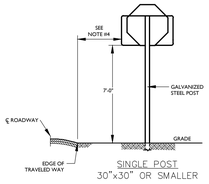
Notes:
1. *Results based on calculations shown in the Structures section of the ADS Drainage Handbook. Calculations assume a soil density of 120 pcf (1926 kg/m³) for overburden material.*
2. *Backfill materials and compaction levels not shown in the table may also be acceptable. Contact ADS for further detail.*
3. *Class 1 material used below springline must be adequately "knifed" into haunch and in between corrugations.*
4. *Compaction levels shown are for standard Proctor density.*
5. *For projects where cover exceeds the maximum values listed above, contact ADS for specific design considerations.*
6. *Calculations assume no hydrostatic pressure. Hydrostatic pressure will result in a reduction in allowable fill height. Reduction in allowable fill height must be assessed by the design engineer for the specific field conditions.*
7. ALL UTILITY BACKFILL SHALL BE WELL GRADED SANDS AND GRAVELS TO BE COMPACTED TO 95% MODIFIED PROCTOR ASTMD1557. (CLAY AND POM BACKFILL ARE NOT ACCEPTABLE)

ADS PIPE BEDDING DETAIL
N.T.S.

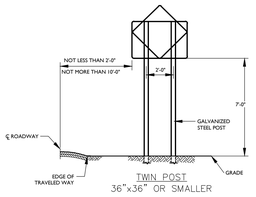


NOTES:
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS, BOTTOME SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
2. INLETS MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALLS JOINTS SHALL BE STRUCK & POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12" ALUMINUM LADDER RUNGS, 12" O.C. OR COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REBAP, MA INDUSTRIES PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDARY PATTERN NO. 3435 OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THEN 12' THE WALLS SHOULD BE EITHER 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. CLASS "C" CONCRETE TO BE USED IF CONSTRUCTED OF CAST IN PLACE CONCRETE OR CONCRETE OR CONCRETE BLOCK AND CLASS "B" CONCRETE TO BE USED IF PRECAST CONCRETE.
7. IN ACID SOILS, TWO COATS OF FACTORY APPLIED BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION. A FIELD "PATCH" TREATMENT SHALL BE PROVIDED AROUND PIPE PENETRATIONS.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL STRUCTURES.

TYPE 'E' INLET
N.T.S.



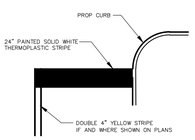
SINGLE POST
30"x30" OR SMALLER



TWIN POST
36"x36" OR SMALLER

NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGHT TO MEET THE REQUIREMENTS FOR ERECTION. AS STATED IN THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM.
3. POSTS MAY BE STEEL, ALUMINUM OR 3 PIECE U-POSTS IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123.
4. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 6'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF SHOULDER, AS DIRECTED.

SINGLE AND DOUBLE POST MOUNTING
N.T.S.



TYPICAL STOP BAR DETAIL
N.T.S.



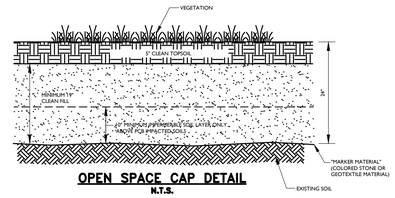
SEE PLAN FOR SIZE
(NOTE: IF A SIZE IS NOT SPECIFIED ON THE PLAN, SIZE SHALL BE 30" x 30")

STOP SIGN (R1-1)
N.T.S.

SEED MIX BREAKDOWN FOR PROPOSED GRASSED AREAS

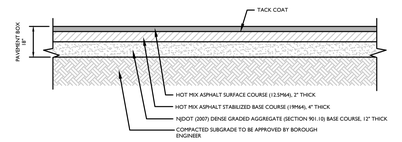
100% FINE FESCUE SEED MIX
30% COMPASS II CHEWING FESCUE
30% VIKING HARD FESCUE
30% CARDINAL II CREEPING RED FESCUE
10% BLUERAY SHEEPS FESCUE

FINE FESCUE SOD IS FREE FROM NOXIOUS WEEDS, ANNUAL GRASSES, MOSS OR OTHER MATERIALS HARMFUL TO GROWTH, OR THAT WILL INTERFERE WITH FUTURE MOWING OR OTHER MAINTENANCE OF THE SEEDED AREAS.

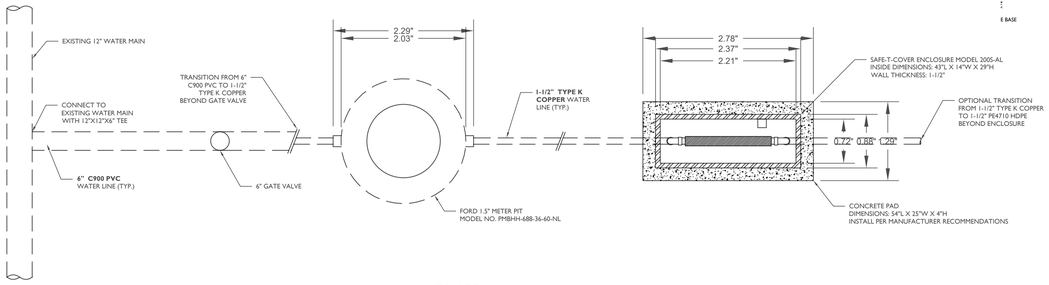


OPEN SPACE CAP DETAIL
N.T.S.

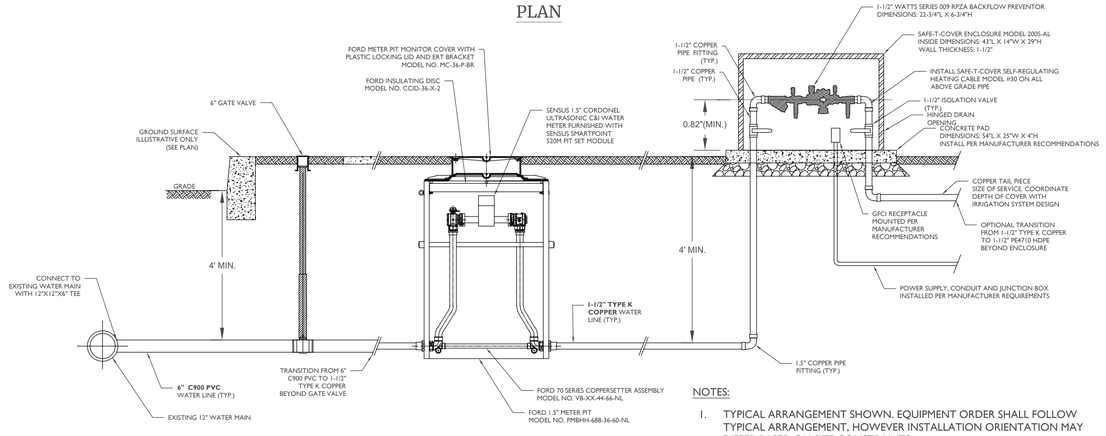
NOTES:
1. A PERMANENT GROUND COVER SHALL BE SUPPLIED FOR STABILITY.
2. CAP IS TO BE INSTALLED IN ANY AREA NOT COVERED BY ROADS, PAVEMENT, SIDEWALK, CONCRETE SLAB, BUILDINGS AND DRIVEWAYS WITHIN THE LIMIT OF DISTURBANCE.
3. THIS DETAIL APPLIES ONLY WITHIN REMEDIATION AREAS.
4. FOR PCB IMPACTED AREAS, A 10" IMPERMEABLE SOIL LAYER SHALL BE INSTALLED ABOVE THE IMPACTED SOILS IN ACCORDANCE WITH CFR TITLE 40 §761.75(b)(1)(i) THROUGH (b)(1)(v).



BOAT STORAGE PAVEMENT AND ACCESS ROAD TYPICAL SECTION
N.T.S.



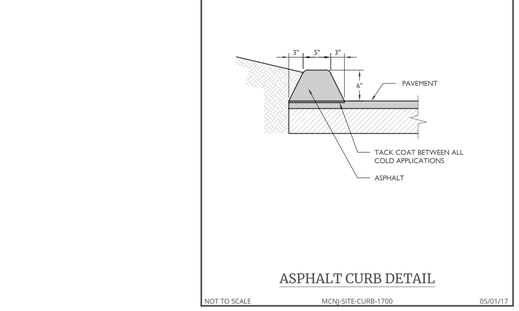
PLAN



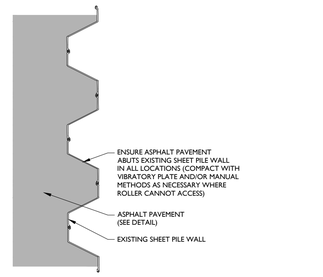
SECTION

NOTES:
1. TYPICAL ARRANGEMENT SHOWN. EQUIPMENT ORDER SHALL FOLLOW TYPICAL ARRANGEMENT, HOWEVER INSTALLATION ORIENTATION MAY DIFFER BASED ON SITE CONSTRAINTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND EQUIPMENT.
3. CONTRACTOR SHALL VERIFY AVAILABLE SITE POWER PRIOR TO ORDERING EQUIPMENT.

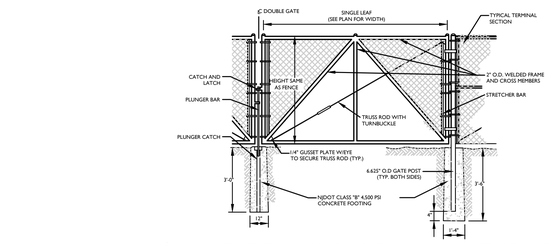
HOSE BIB WATER SERVICE CONNECTION DETAIL
N.T.S.



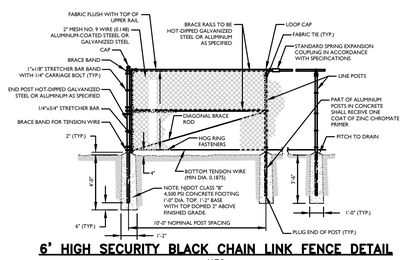
ASPHALT CURB DETAIL
NOT TO SCALE MCNJ-SITE-CURB-1700 05/01/17



ASPHALT AT EXISTING SHEETPILE WALL DETAIL
N.T.S.



6' HIGH SECURITY BLACK DOUBLE CHAIN LINK FENCE GATE
N.T.S.



6' HIGH SECURITY BLACK CHAIN LINK FENCE DETAIL
N.T.S.

NOTES:
1. FENCE MAY BE ALUMINUM-COATED STEEL OR GALVANIZED STEEL TYPE CONSTRUCTION. (SEE PLANS AND CONTRACT DOCUMENTS FOR TYPE SPECIFIED)
2. POST SIZED TO BE IN ACCORDANCE WITH SCHEDULE CITED IN CONTRACT DOCUMENTS.
3. FOOTING SIZES VARY WITH NOMINAL FENCE HEIGHT. (SEE CONTRACT DOCUMENTS)
4. UNLESS OTHERWISE PROVIDED, FENCE DETAILS SHALL CONFORM TO THE REQUIREMENTS OF ASTM FH 181-60.

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PHASE 1A
BASS PRO SHOPS BOAT STORAGE AREA

FOR

SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02,
LOTS 1.05, 7, & 7.02

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Daniel W. Busch
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE42093
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

Colliers Engineering & Design
HOLMDEL (Headquarters)
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: RM
DESIGNED BY: RM	REVIEWED BY: DWB
DATE ISSUED: 6/15/2026	PROJECT NUMBER: 05000500F

SHEET NAME:
CONSTRUCTION DETAILS

DRAWING NUMBER:
8 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\dbusch\Documents\05000500F_SeaportAssociates_BassPro\Civil\Construction Details\Details.dwg, 6/15/2026 1:39:31 PM, dbusch, 1:1

FOUNDATION PLAN NOTES

A. GENERAL NOTES RE: S0.0. BASIS FOR DESIGN RE: S0.1. SPECIAL INSPECTIONS AND TYPICAL SCHEDULES RE: S0.2

B. THE BUILDING SHALL NOT BE LOCATED ON SITE OFF OF THE STRUCTURAL DOCUMENTS. REFER TO THE CIVIL SITE PLAN AND ARCHITECTURAL PLANS FOR BUILDING LOCATION INFORMATION.

C. BASE REFERENCE ELEVATION = 100'-0".

D. FXX/XX-X" DESIGNATES FOOTING TYPE AND TOP OF FOOTNG ELEVATION PER PLAN. REFER TO FOOTING SCHEDULE FOR MORE INFORMATION.

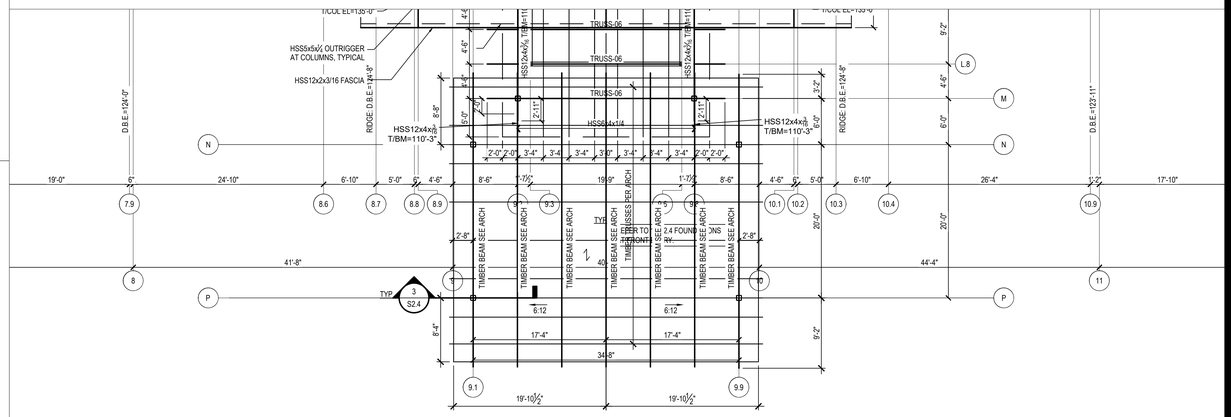
E. PX/XX'-X" DESIGNATES PEDESTAL/PILASTER TYPE AND TOP CONCRETE ELEVATION ELEVATION PER PLAN.

F. BASE BOULDERS SHALL BE RANDOM IN SIZE AND SHALL BE COORDINATED WITH FINAL BOULDER SELECTION, LOCATION, AND MASONRY CONTRACTOR'S INSTALLATION. THEREFORE, USE THE STANDARD FOUNDATION DETAIL FOR INITIAL ROCK VENEER SUPPORT. AN ADDITIONAL FOUNDATION DETAIL SHALL BE PROVIDED IN A FUTURE CCD FOR ADDING ONTO THE FOOTING TO SUPPORT THE BOULDERS.

KEYED SYMBOL

REFER TO SHEET S1.2 FOR ADDITIONAL KEYED SYMBOL NOTES.

24. PROVIDE (2) #7 x 36" STRAIGHT REBAR DOWELS TOP & BOTTOM AT EACH FACE WHERE NEW FOOTING INTERSECTS ORIGINAL FOOTING. DRILL & EPOXY 8" (MIN.) INTO ORIGINAL FOOTING. REFER TO DETAIL 5 / S2.3 FOR SIMILAR CONDITION. TOTAL OF (6) DOWELS AT EACH OF THESE NEW FOOTINGS.



2 / S2.4 FRONT CANOPY FRAMING PLAN
Scale: 1/8" = 1'-0"

NOTES:

REFER TO DRAWINGS BY TIMBER LOG SUPPLIER FOR SIZE, MEMBER SHAPE, TIMBER PROPERTIES, ETC.

REFER TO ARCH FOR ADDITIONAL INFO.

ALL CONCRETE TO BE AIR ENTRAINED 6% +/- 1.5%

3 / S2.4 FRONT CANOPY SECTION
Scale: 3/4" = 1'-0"

PAD FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	DEPTH (INCHES)	REINFORCEMENT
F80B	8'-0"	8'-0"	48"	(22) #7 ½ EACH WAY TOP (22) #7 ½ EACH WAY BOTTOM

NOTE: ALL SCHEDULED FOOTINGS ARE CENTERED ON COLUMN UNLESS OTHERWISE DIMENSIONED OR NOTED.

REFER TO SHEET S1.2 FOR ADDITIONAL FOOTING SIZES.

1 / S2.4 FRONT CANOPY FOUNDATION PLAN
Scale: 1/8" = 1'-0"

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

IDeA
Insight Design Architects, LLC
112 S. Main St., Nixa, MO 65714 Ph:417-724-8553

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2225 W CHESTERFIELD BLVD, STE 300, SPRINGFIELD MO
417-650-8002 • www.mett-engr.com
C.O.A. # 24GA28310700

REISSUE DATE

1	CCD 57	06/02/2026

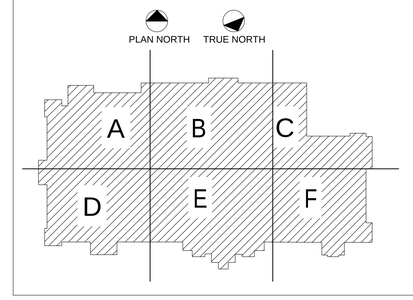
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STATE OF NEW MEXICO — No. GE47852 — REGISTERED PROFESSIONAL ENGINEER — 06/02/26

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PROJECT NO. 23-006 (22-1346)
DATE 02/02/2024
DRAWING TITLE FRONT PLAN & ENTRY SECTION
SHEET NO. S2.4

KEY PLAN



1 OVERALL FLOOR PLAN
1"=20'-0"

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

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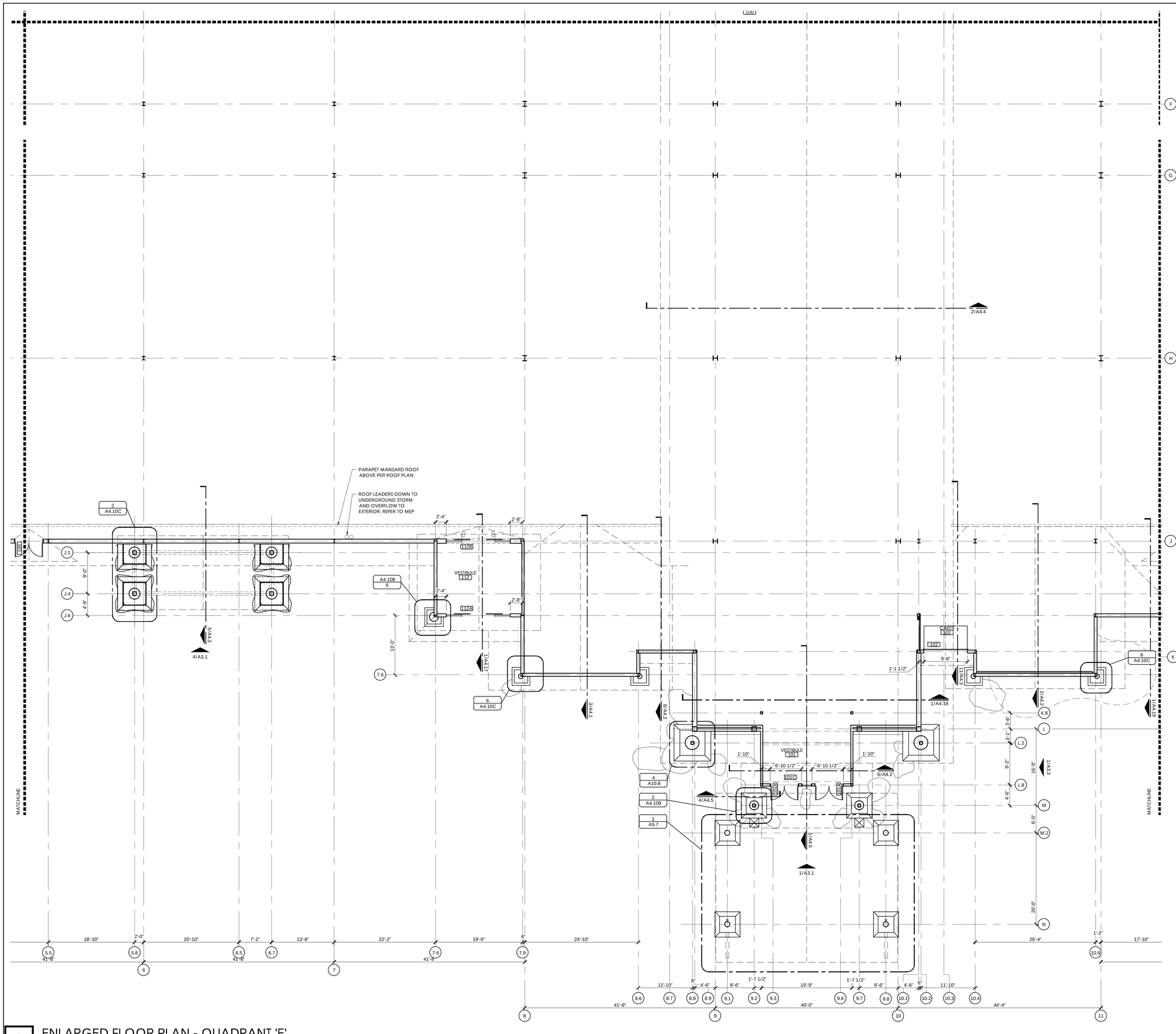
REVISION DATE

	BULLETIN	11/17/2025
1	CCD 38	11/21/2025
2	CCD 48	01/28/2026
3	CCD 57	06/02/2026

PROFESSIONAL OF RECORD
STATE OF NEW JERSEY
WILLIAM PAUL KAPP
21277
REGISTERED ARCHITECT
DATE: 06.02.2026

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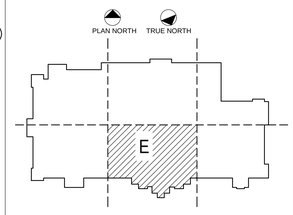
BPS DESIGNER: BAUNACH
PROJECT NO: 23-006
ISSUE DATE: 03.06.2026
DRAWING TITLE: OVERALL FLOOR PLAN
SHEET NO.: A1.0 - TI



SHEET NOTES

1. FINISH FIRST FLOOR REFERENCE ELEVATION TO BE 100'-0". THIS IS NOT A USGS MEASUREMENT, RATHER A MEANS FOR ILLUSTRATING HEIGHTS ABOVE OR BELOW FINISHED FLOOR.
2. ARCHITECTURAL DIMENSIONS ARE GIVEN FROM FACE OF STUDS, CONCRETE, MASONRY, OR COLUMN GRID LINES UNLESS NOTED OTHERWISE

KEY PLAN



1 ENLARGED FLOOR PLAN - QUADRANT 'E'

1/8"=1'-0"

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

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REISSUE DATE

1	CCD 8	12/17/2024
	BULLETIN 1	01/17/2025
2	CCD 57	06/02/2026

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STATE OF NEW JERSEY
MICHAEL PATRICK HOPP
24GE05365700
REGISTERED ARCHITECT

DATE 06.02.2026

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BPS DESIGNER	BAUNACH
PROJECT NO.	23-006
DATE	03.06.2026
DRAWING TITLE	ENLARGED STORE FLOOR PLAN - QUADRANT 'E'
SHEET NO.	A1.1E

SHEET NOTES

1. ALL SLOPED ROOF GUTTERS SHALL BE 6" AND DOWN SPOUTS TO BE 4" UNLESS NOTED OTHERWISE. COORDINATE EXACT ROUTING WITH ELEVATIONS AND PLAN. ALL GUTTERS & DOWN SPOUTS SHALL BE PAINT GRIP GALVANIZED WITH NO FINISH WITH CLEATED CONNECTIONS PROVIDE BRACKET @ 32" O.C. TYP. ALL GUTTERS TO HAVE A 1" SLOPE TYP. NO GALVALUME.
2. USE TAPERED INSULATION TO CREATE CRICKET AT LOW SLOPE ROOF.
3. REFER TO MEP FOR ROOF POWER & HOSE BIB LOCATIONS
4. ALL ROOF MECHANICAL UNITS, EXHAUST FANS, ETC. VISIBLE TO THE PUBLIC SHALL BE PAINTED TO MATCH ADJACENT WALL OR ROOF COLOR. VERIFY COLOR WITH ARCHITECT.
5. AT SLOPED ROOF PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS AND UP THE EAVES 48" TYP. UNLESS NOTED IN ROOF PLAN LEGEND TO APPLY AT ALL LOCATIONS.
6. REFER TO MECHANICAL FOR RTU UNIT LOCATIONS
7. ALL OVERHANG DIMS GIVEN ARE FROM GRID LINE TO EDGE OF DECK BEARING.
8. ANY ROOF PENETRATIONS INCLUDING PLUMBING, ELECTRICAL, SLEEVES, SHOULD BE PAINTED THE ROOF COLOR ON SLOPED VISIBLE ROOFS.
9. PROVIDE KEY SAFETY FALL PROTECTION SYSTEM - KEYLINE FOR ROOFS. PAINT HARTFORD GREEN.
10. FLAGPOLE IS 30' ROOF MOUNTED FLAGPOLE WITH MOTORIZED FLAG RAISING AND LOWERING SYSTEM. POLE BY ACME/LINGO FLAGPOLES, LLC. PROVIDE 10'X15' FLAG. 30' EXPOSED HEIGHT CONE TAPERED MOTORIZED FLAGPOLE WITH HEAVY DUTY ANCHOR BASE AND #313-E DARK BRONZE FINISH. POLE WILL BE 10" OD AT THE BUTT TAPERING CONICALLY TO 4" OD AT THE TOP X .250" WALL THICKNESS. POLE ARRANGED FOR SHIPMENT IN ONE PIECE WITHOUT FIELD JOINTS.
11. PROVIDE SPLASH BLOCKS AT BASE OF ALL DOWNSPOUTS THAT DISCHARGE ON FLAT ROOF.
12. PARAPET WALL VENTS SHALL PER SPACE @ 10'-0" O.C. EQUALLY ON BACK SIDE OF MANSARD ROOFS. SEE SECTIONS. BASIS OF DESIGN - FLASCO - FLASH VENT WALL VENT - SU-015 - SIZE 16"X14".
13. REFER TO 16/A2.2 FOR EQUIPMENT CURB DETAIL.
14. ADD CRICKET ON HIGH SIDE OF RTU UNITS (TYP).

LEGEND

OVER CONDITIONED SPACE

1. ARCHITECTURAL ASPHALT SHINGLE ROOF OVER ICE AND WATER SHIELD SYSTEM OVER 5/8" F.R. TREATED PLYWOOD SHEATHING OVER 2 LAYER 2.6" RIGID (MIN. 5.2" R-30) INSULATION OVER MTL DECK UNLESS NOTED OTHERWISE.

EXTERIOR CANOPIES

2. ARCHITECTURAL ASPHALT SHINGLE ROOF OVER ICE AND WATER SHIELD OVER ½" F.R. TREATED PLYWOOD OVER 1 X 6 ROUGH SAWN T&G.

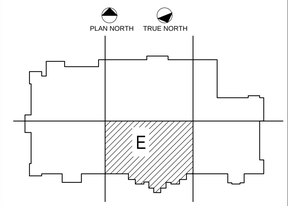
MANSARDS & UNINSULATED ROOFS

3. ARCHITECTURAL ASPHALT SHINGLES OVER ICE AND WATER SHIELD OVER 2-LAYERS OF ½" F.R. PLYWOOD OVER METAL STUD FRAMING

TPO

SINGLE PLY ROOF SYSTEM PER SPECS OVER TWO LAYERS OF 2.6" (5.2" TOTAL) POLYISOCYANURATE INSULATION - STAGGER JOINTS - (MIN R30)OVER MTL DECK

KEY PLAN



BASS PRO SHOPS OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

IDeA Insight Design Architects, LLC
112 S. Main St., Nixa, MO 65714 Ph:417-724-9553

BLANCHARD AE GROUP, LLC
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2191 W CHESTERFIELD BLVD, STE B-105, SPRINGFIELD MO
417-890-8002 / www.mettemeyer.com / C of A: 2022022445

REISSUE DATE

BULLETIN 1	1/17/2025
CCD13	02/04/2025
CCD 14	02/18/2025
CCD 57	06/02/2026

PROFESSIONAL OF RECORD
STATE OF NEW JERSEY
THOMAS PAUL HAAS
20271
REGISTERED ARCHITECT

DATE: 06.02.2026

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BPS DESIGNER	BAUNACH
PROJECT NO.	23-006
DATE	03.06.2026
DRAWING TITLE	ENLARGED ROOF PLAN - QUADRANT 'E'
SHEET NO.	A2.1E

1 ENLARGED ROOF PLAN - QUADRANT 'E'

1/8" = 1'-0"

PLUMBING GENERAL NOTES:

A. These drawings are diagrammatic and indicate the general extent of the work. provide plumbing systems complete and per applicable codes including all required components, offsets required to avoid the structure, ductwork, etc.

B. Refer to the architectural plans for the exact locations of plumbing fixtures.

C. Coordinate the installation of plumbing and piping with the work of all other trades.

D. Piping shall not be located over electrical equipment/panels. provide the code required working clearance around all electrical equipment.

E. The contractor shall not locate piping below duct mounted air terminal units, terminal heating coils, or other equipment.

F. Provide supplementary steel as required for the proper support of all plumbing systems.

G. Coordinate the shut down of any existing services and/or equipment with the owner's representative.

H. Plumbing vent piping through the roof shall be located a minimum of 10'-0" away from any fresh air intake location and a minimum of 18" clear from the inside face of the parapet.

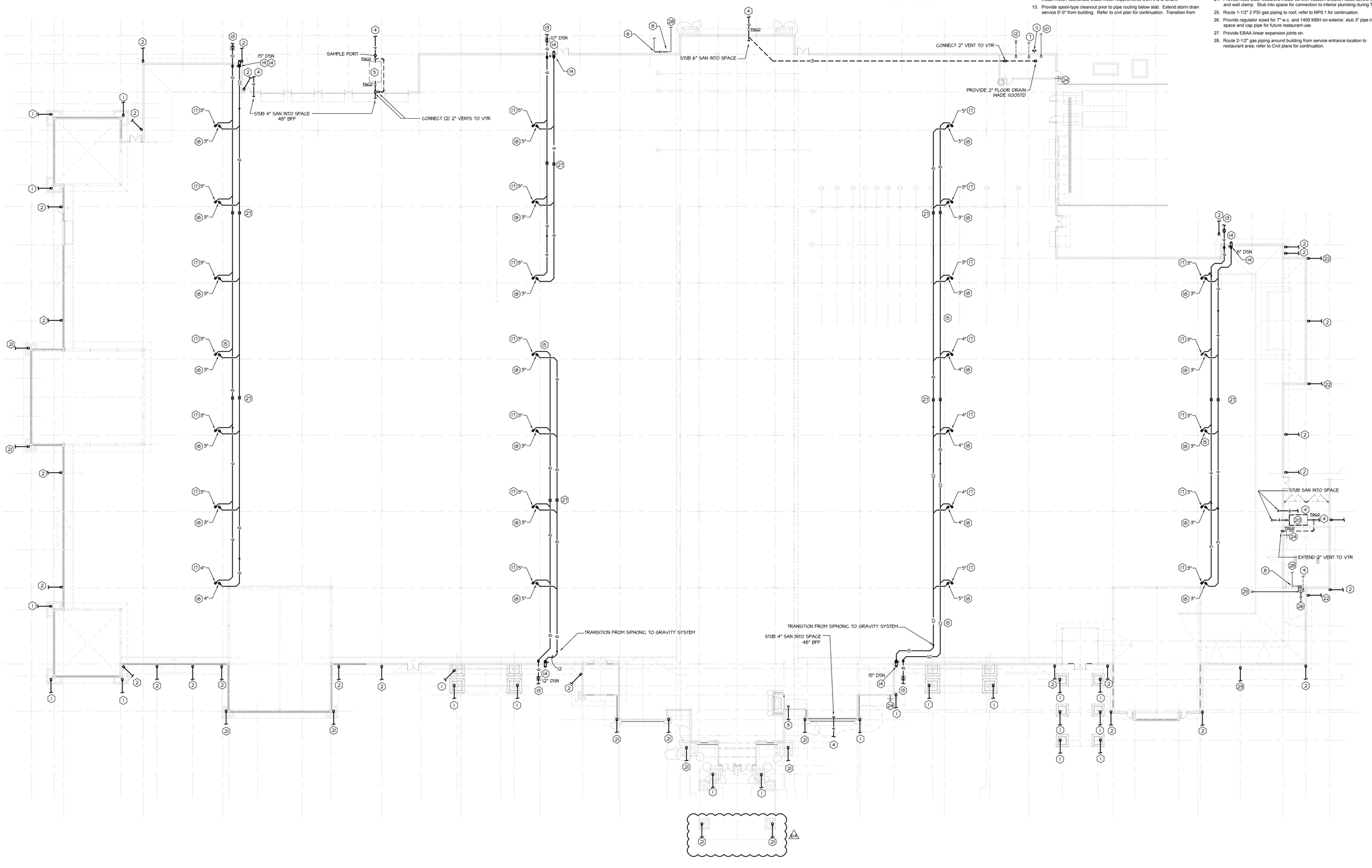
I. Provide the code required clearance for all cleanouts installed in sanitary waste and vent piping.

J. All roof drain piping shall be routed at 1/8" fall per foot. coordinate installation with other trades.

K. Minimum underground pipe size shall be 2".

PLAN NOTES:

1. Provide 3" downspout from gutter, concealed in fiberglass log or stone surround, and extend to storm main. Refer to civil plans for continuation.
2. Provide 3" downspout from gutter, ran exposed against wall/column, and extend to storm main. Refer to civil plans for continuation.
3. Route 4" line to storm drainage system for trench drain in cart storage. Refer to civil plans for continuation.
4. Extend 5'-0" from building. Refer to civil plans for continuation sanitary service with size indicated.
5. Provide Park Environmental SOCMP-1000 1,000 gallon oil/sand interceptor.
6. Provide gas service & meter by local utility sized for 10350 MBH at 2 PSI. Route 3" gas piping to roof, refer to MP0.1 for continuation.
7. Provide 4" DCW entrance, refer to detail on sheet P0.1. Extended 5'-0" from building, refer to civil plans for continuation.
8. Provide gas service & meter by local utility sized for 2330 MBH at 2 PSI. Provide 2-1/2" gas piping main downstream of meter.
9. Provide 3" DCW entrance, refer to detail on sheet P0.1. Extended 5'-0" from building, refer to civil plans for continuation.
10. Provide 10" fire protection service entry line (coordinate actual size with fire protection designer). No water meter on service line. Refer to sheet FP2.1 for service riser. Extend 5'-0" from building, refer to civil plans for continuation.
11. Proposed fire department connection location. Coordinate location with AHJ.
12. 2" DCW down to irrigation entrance; refer to detail on sheet P0.1. Provide and install meter; coordinate exact meter requirements with AHJ & tenant.
13. Provide spool-type cleanout prior to pipe routing below slab. Extend storm drain service 5'-0" from building. Refer to civil plan for continuation. Transition from syphonic to gravity drain per ASPE, using MIFAB HydroMax MH-F1580 (for 8"-12" siphic pipe size) or MH-F1460 (for 6" pipe size).
14. Provide Wade 3941 downspout cover. Install with center at 2'-0" AFF.
15. Route branches through joist webs, route main within bottom of joists and through joist girders. Refer to storm drain riser diagram.
16. Provide expansion joint.
17. Provide Mifab siphonic roof drain MH-300, 400, 500, 600 (size as indicated) with cast iron dibris guard. Sizes and fittings shown are approximate. Siphonic storm piping system shall be sized by Mifib based on actual installation measurements.
18. Provide Mifab siphonic overflow roof drain MH-301-M, 401-M, 501-M, 601-M (size as indicated) with cast iron dibris guard and 2" overflow. Siphonic storm piping system shall be sized by Mifib based on actual installation measurements.
19. Transition from siphonic drain size to gravity drain size (noted as DSN size) in vertical. Provide offset to side of wall or away from wall per Mifab recommendations and details. Coordinate with interior components.
20. Provide 1,500 gallon grease interceptor, refer to detail.
21. Provide 4" downspout from gutter, concealed in fiberglass log, and extend to storm main. Refer to civil plans for continuation.
22. Provide 4" downspout from gutter, ran exposed against wall/column, and extend to storm main. Refer to civil plans for continuation.
23. Provide 6" downspout from gutter, ran exposed against wall/column, and extend to storm main. Refer to civil plans for continuation.
24. Provide hose bibb, woodford model 65 with vacuum breaker, loose control key, and wall clamp. Stub into space for connection to interior plumbing during TI.
25. Route 1-1/2" 2 PSI gas piping to roof, refer to MP0.1 for continuation.
26. Provide regulator sized for 7" w.c. and 1400 MBH on exterior, stub 3" pipe into space and cap pipe for future restaurant use.
27. Provide EBAA linear expansion joints on.
28. Route 2-1/2" gas piping around building from service entrance location to restaurant area; refer to Civil plans for continuation.



1 PLUMBING SHELL PLAN
SCALE: 1" = 20'-0"

TRUE NORTH PLAN NORTH

BASS PRO SHOPS
OUTDOOR WORLD
SAYREVILLE, NEW JERSEY

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REISSUE DATE

BULLETIN 1

2 CCD14 2/18/2025

3 CCD24 6/18/2025

6-4 CCD57 6/2/2026

PROFESSIONAL OF RECORD

STATE OF NEW JERSEY
LAURA M. BLANCHARD
No. 24GE05455600
PROFESSIONAL ENGINEER

DATE: 6.2.2026

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PROJECT NO. 23-006

DATE 04.24.2024

DRAWING TITLE PLUMBING SHELL PLAN

SHEET NO. P0.1 R

Colliers
Engineering
& Design

Stormwater Management Statement

June 15, 2026

Bass Pro Shops Boat Storage Area

Block 257.02, Lot 1.05, 7 & 7.02
Borough of Sayreville, Middlesex County, New Jersey

Prepared for:

Sayreville Seaport Associates
Urban Renewal, L.P.
655 Broad Street, 14th Floor,
Newark, NJ 07102

Prepared by:



Anthony J. Calvano, P.E.
New Jersey Professional Engineer
License No. GE56445

Digitally signed by Anthony J. Calvano
Date: 2026.06.19 13:55:32-04'00'

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Project No. 05000500F

Colliers Engineering & Design

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Appendix B
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Appendix C
Overall Phase I Wet Pond Drainage Area Map

Colliers
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Introduction

This stormwater management statement is being submitted as part of the Phase 1A Bass Pro Boat Storage Area application. The Bass Pro Boat Storage Area is located on Lot 1.05, 7 & 70.02 Block 257.02 in the Borough of Sayreville, Middlesex County, New Jersey.

The purpose of this statement is to address minor modifications to the previously approved storm sewer system within Lots 1.05, 7 & 7.02 and to confirm the modifications maintain compliance with the Borough's storm sewer sizing requirements in Ordinance Section 26-99.3.c.2.(e).

This statement should be reviewed concurrently with plans entitled, "Phase 1A Bass Pro Boat Storage Area", prepared by Colliers Engineering and Design, dated June 15, 2026.

Relationship To Riverton Village Phase 1

Riverton Village Phase 1 received Preliminary & Final Major Site Plan Approval and Preliminary Final Major Subdivision Approval from the Borough of Sayreville Planning Board per Resolution dated January 8, 2020. The approval included a wet pond to address stormwater management for full build-out of Phase I, future phases of the Riverton development, and certain off-development areas. The New Jersey Department of Environmental Protection (NJDEP) approved the Riverton Phase I wet pond as part of a modification to NJDEP Permit Number 1219-10-0003.4.

The Bass Pro Shops Boat Storage Area was contained within Phase 1 and was included in the January 8, 2020 approval. However, the modified location is now partially outside of the originally approved overall drainage area associated with the Phase 1 stormwater management design. The Phase 1 stormwater management design addressed compliance with applicable stormwater management regulations including, but not limited to water quantity, water quality, and groundwater recharge. Due to the site location along a tidally influenced reach of the Raritan River, flow attenuation was not required. Due to the site satisfying the definition of urban redevelopment area and groundwater recharge being inconsistent with the remedial action work plan for the site, groundwater recharge was also not required. As such, the now constructed Phase 1 wet pond was designed solely for the purpose of providing water quality treatment.

Water quality treatment provided by a wet pond is determined based on the ratio of water quality design storm runoff volume to the permanent pool storage volume in the pond. Due to the wet pond being constructed, the permanent pool storage volume is fixed. Water quality design storm runoff volume is dependent on the drainage area and land cover in the drainage area tributary to the pond (i.e. peak flows rates and therefore time of concentration are not relevant). The approved overall drainage area tributary to the Phase 1 wet pond included the following:

Overall Drainage Area (Full Build-Out): 205.40 acres
Impervious Area (Full Build-Out): 154.36 acres
Motor Vehicle Surface (Full Build-Out): 101.00 acres
Water Surface (Full Build-Out): 4.51 acres
Pervious Area (Full Build-Out): 46.53 acres

To maintain compliance with the water quality standard, given the modified Bass Pro Shops Boat Storage Area location is now partially outside of the originally approved overall drainage area to the Phase 1 wet pond, modification to the overall drainage area tributary to the Phase 1 wet pond is proposed. Refer to Appendix C for an Overall Phase 1 Wet Pond Drainage Area Map showing the proposed modifications to the drainage area. A summary summary of land cover within the overall drainage area as currently proposed (i.e. the approved Riverton Village Phase 1 site plan as modified by various site plan amendments for individual development parcels and/or tenants within Riverton Village Phase 1) is provided below.

Overall Drainage Area (Full Build-Out): 205.40 acres
Impervious Area *(includes motor vehicle surface)*
- Offsite Areas: 5.38 acres
- Riverton Village Phase 1 (As Amended): 62.85 acres
- Net Remaining: 86.13 acres

Motor Vehicle Surface
- Offsite Areas: 4.17 acres
- Riverton Village Phase 1 (As Amended): 42.08 acres
- Net Remaining: 54.75 acres

Water Surface
- Offsite Areas: 0.00 acres
- Riverton Village Phase 1 (As Amended): 4.51 acres

Pervious Area
- Offsite Areas: 10.62 acres
- Riverton Village Phase 1 (As Amended): 46.53 acres

The overall drainage area tributary to the Phase 1 wet pond is maintained equal to the approved drainage area. Land cover within the drainage area, based on the approved Riverton Village Phase 1 site plan (as amended), is within the parameters of the original approval (i.e. motor vehicle surfaces and total impervious surfaces are at or below approved / allowable values). As such, the proposed modifications to the overall drainage area tributary to the Phase 1 wet pond allow for maintaining compliance with the water quality standard.

Beyond documenting the modification to the overall drainage area tributary to the Phase 1 wet pond and confirming continued compliance with required water quality standards, the scope of this statement is limited to addressing minor modifications to the previously approved storm sewer system associated with the Bass Pro Shop Boat Storage Area and to confirm the modifications maintain compliance with the Borough's storm sewer sizing requirements in Ordinance Section 26-99.3.c.2.(e).

Further information regarding the Phase I wet pond and associated stormwater management regulation compliance can be found in the following documents:

1. “Preliminary/Final Major Site and Subdivision Plan for Riverton Village Phase I, Parcel C: Block 257, Lots 3.04 & 3.052, Block 257.01, Lots 1, 1.01, 4, 5, 6, 20, 1.10 & 30.12, Block 257.02, Lots 1, 1.01 & 22, Borough of Sayreville, Monmouth County, New Jersey”, prepared by Maser Consulting, dated May 15, 2019, latest revision.

2. “Stormwater Management Report for Riverton Village – Phase I, Parcel C: Block 257, Lots 3.04 & 3.052, Block 257.01, Lots 1, 1.01, 4, 5, 6, 20, 1.10 & 30.12, Block 257.02, Lots 1, 1.01 & 22, Borough of Sayreville, Monmouth County, New Jersey”, prepared by Maser Consulting, dated July 2019, latest revision.

Storm Sewer Design

Proposed storm sewer is designed in accordance with current engineering standards and the Borough ordinance, particularly section 26-99.3.c.2.(e). This section of the ordinance requires the pipe size determined to be adequate for the runoff computed shall be increased by at least one standard pipe size in order to provide adequate allowance for normal accumulation of sediment and debris. The minimum proposed pipe size is 15 inches.

Hydraflow Storm Sewer Extension for Autodesk AutoCAD Civil 3D Version 2020 Software by Autodesk was utilized in the design of the storm sewer. The proposed storm sewer was designed using the Rational Method with a minimum time of concentration of 10 minutes and the Trenton Intensity-Duration-Frequency Curve. A ‘C’ coefficient of 0.98 was used for all areas. The storm sewer was designed to convey the 25-year storm frequency.

Only calculations for pipes within the Bass Pro Shops Boat Storage Area are included herein. The downstream pipes are constructed or are currently under construction and have capacity to receive the proposed flow. The pipes were designed to provide a full flow pipe capacity equal to or greater than the peak flow discharging through the pipe. Once this design was completed, each pipe section was upsized a minimum of one standard pipe diameter. The pipe diameters shown in the storm sewer calculations are the original diameters. The pipe diameters shown on the Plans are the upsized diameters complying with Borough Ordinance Section 26-99.3.c.2.(e). Refer to Appendix A and Appendix B for full storm sewer calculation output and an inlet drainage area map, respectively.

Conclusion

Full compliance with applicable stormwater management regulations as specified by the Borough of Sayreville Ordinance, Standards for Soil Erosion and Sediment Control in New Jersey (SCD), and New Jersey of Environmental Protection (NJDEP) Stormwater Management Regulations at N.J.A.C. 7:8 was previously addressed during the Riverton Village Phase 1 Application. This Statement is provided to address minor modifications to the storm sewer system within the Bass Pro Shops Boat Storage Area. As indicated herein, the modified storm sewer system within the Bass Pro Shops Boat Storage Area maintains compliance with Borough Ordinance Section 26-99.3.c.2.(e).

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Appendix A

Storm Sewer Capacity Calculations

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	266.705	0.73	1.42	0.98	0.72	1.39	10.0	11.1	5.5	7.66	8.03	5.17	18	0.50	22.23	23.56	23.41	24.73	27.13	28.14	P-P1A-237A
2	1	198.763	0.69	0.69	0.98	0.68	0.68	10.0	10.0	5.7	3.86	4.96	3.50	15	0.50	23.56	24.56	24.94	25.51	28.14	29.00	P-P1A-237B

Project File: 260506_Boat Storage Area.stm | Number of lines: 2 | Run Date: 6/8/2026

NOTES:Intensity = 35.62 / (Inlet time + 7.40) ^ 0.64; Return period =Yrs. 25 ; c = cir e = ellip b = box

Appendix B

Inlet Drainage Area Map

IDA
A-237B
A = 0.689 AC.
A = 29,996 SF

IDA
A-237A
A = 0.732 AC.
A = 31,865 SF

GARDEN STATE PARKWAY
(VARIABLE WIDTH ROW)

SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION

DRAINAGE AREA MAPS
FOR
BASS PRO SHOPS BOAT STORAGE AREA
FOR
SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02, LOT 1.05 & 7

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
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Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/15/2026	YG	AJC

PROJECT NUMBER:	DRAWING NAME:
05000500F	C-DRNG

SHEET TITLE:
INLET
DRAINAGE AREA MAP

SHEET NUMBER:
1 of 1

J:\05000\05000500F\Engineering\Drawings\Maps\C-DRNG.dwg, 6/15/2026 11:04:53 AM, BOAT STORAGE AREA, By: KDEMITCHOKES

Appendix C

Overall Phase I Wet Pond Drainage Area Map

PROPOSED DRAINAGE AREA TO BE ADDED TO THE OVERALL PHASE I WET POUND DRAINAGE AREA (1.20 AC)

PROPOSED DRAINAGE AREA BE REMOVED FROM THE OVERALL PHASE I WET POUND DRAINAGE AREA (1.20 AC)

PDA
OVERALL
DRAINAGE AREA
(FULL BUILD-OUT)
A = 205.40 AC.

RARITAN RIVER

SAYREVILLE SEAPORT ASSOCIATES

N
E
W
S

150 0 150 300
SCALE : 1" = 150'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION

DRAINAGE AREA MAPS
FOR
BASS PRO SHOPS BOAT STORAGE AREA
FOR
SAYREVILLE SEAPORT ASSOCIATES

BLOCK 257.02, LOT 1.05 & 7

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

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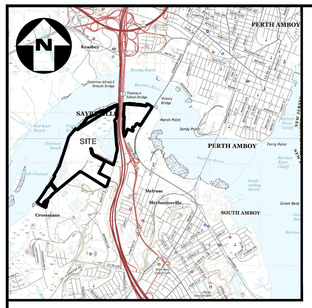
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/15/2026	YG	AJC

PROJECT NUMBER:	DRAWING NAME:
05000500F	C-DRNG

SHEET TITLE:
OVERALL PHASE I WET POND DRAINAGE AREA MAP

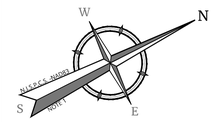
SHEET NUMBER:
1 of 1

2026\05000500F\Engineering\Drainage Maps\C-DRNG.dwg(C-01 Overall Ph I Wet Pond DA Map By:YGRAY) (YGRAY)



VICINITY MAP

SAYREVILLE, NJ - PANEL (PERTH AMBOY & SOUTH AMBOY)
SCALE: 1"=4000'



GENERAL NOTES

1. THE BOUNDARY INFORMATION IS BASED ON THE FOLLOWING MAPS:
   a. A MAP ENTITLED: "ALTA/ACSM SURVEY OF LOTS 1, 1.01, 4, 5, & 6, BLOCK 257.01, LOT 1, BLOCK 275.02 AND LOT 3.04, BLOCK 257, PREPARED FOR SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY. SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", DATED OCTOBER 9, 2008. PREPARED BY CME, ASSOCIATES. (PARCEL 'C')
   b. A MAP ENTITLED: "SURVEY & MINOR SUBDIVISION OF FORMER LOT 3.05 IN BLOCK 257 (NOW P/O LOT 10, BLOCK 256.01) PREPARED FOR: MIDDLESEX COUNTY UTILITY AUTHORITY, SITUATED IN BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED JANUARY 31, 2013 AND REVISED THROUGH JUNE 10, 2013. PREPARED BY, CME ASSOCIATES. (PARCEL 'C')
   c. A MAP ENTITLED: "ALTA/ACSM SURVEY OF LOT 1, BLOCK 257.02 PREPARED FOR SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", DATED FEBRUARY 27, 2015, PREPARED BY, CME ASSOCIATES. (PARCEL 'B')
   d. A MAP ENTITLED: "ALTA/ACSM SURVEY OF LOT 2, BLOCK 257.03, LOTS 1 & 2, BLOCK 258 & LOTS 1 & 2, BLOCK 264, PREPARED FOR SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", DATED APRIL 11, 2012 AND REVISED THROUGH MAY 3, 2012, PREPARED BY, CME ASSOCIATES. (PARCEL 'A')
   e. A MAP ENTITLED: "SURVEY OF GREEN ACRES PARTICIPATION WITHIN PARCEL "A", NJF SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY. PREPARED FOR SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY, SITUATED IN THE BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED APRIL 3, 2009, PREPARED BY, CME ASSOCIATES. (PARCEL 'C')
   f. A MAP ENTITLED: "ACQUISITION PLAN, LANDS OF CONRAIL, FOR, SAYREVILLE SEAPORT ASSOCIATES, PORTION OF LOT 20, BLOCK 62.01, LOT 20, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED JANUARY 13, 2014, PREPARED BY MASER CONSULTING, P.A. (PARCEL 'C')
   g. A MAP ENTITLED: "ACQUISITION PLAN, LANDS OF CONRAIL, FOR, SAYREVILLE SEAPORT ASSOCIATES, LOT 23, BLOCK 62.011, LOT 20, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED JANUARY 13, 2014, PREPARED BY MASER CONSULTING, P.A. (PARCEL 'C')
   h. A MAP ENTITLED: "ALTA/ACSM SURVEY OF A PORTION OF BLOCK 257, 257.01, 257.02, 257.03, 258 & 264, PREPARED FOR SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY, SITUATED IN, SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", DATED MARCH 2018, AND LAST REVISED JULY 8, 2019, PREPARED BY CME ASSOCIATES. (ALL PARCELS)
   i. A MAP ENTITLED: "BOUNDARY SURVEY FOR EPIC CHURCH INTERNATIONAL, INC., BLOCK 257, LOT 3.06, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED AUGUST 26, 2016, AND LAST REVISED SEPTEMBER 29, 2021, PREPARED BY COLLIERS ENGINEERING & DESIGN.
   j. A MAP ENTITLED: "FINAL PLAT MAJOR SUBDIVISION FOR RIVERTON VILLAGE PHASE I, PARCEL C:, BLOCK 257-LOTS 304 & 3.052, BLOCK 257.01-LOTS 1, 1.01, 1.10, 4, 20 & 30.12, BLOCK 27.02-LOTS 1, 1.01 & 22, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED MAY 15, 2019, AND LAST REVISED OCTOBER 20, 2021, PREPARED BY COLLIERS ENGINEERING & DESIGN AND BEING DULY FILLED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON MARCH 8, 2023 AS MAP #6970, FILE #989.
   k. A MAP ENTITLED: "PERMANENT EASEMENT, ACROSS LANDS OF SAYREVILLE ECONOMIC REDEVELOPMENT AGENCY, BLOCK 257, LOT 3.04, MIDDLESEX COUNTY, NEW JERSEY", DATED JANUARY 11, 2023, AND LAST REVISED JANUARY 15, 2023, PREPARED BY THOMAS D. STRONG, N.J.P.L.S., LVS, LAKEWOOD COLORADO.
   l. A MAP ENTITLED: "WETLANDS MAPPING, NJ INDUSTRIES, INC., MAIN PLANT PARCEL, LOT 3.04 BLOCK 257, LOTS 1, 4, 5 & 6, BLOCK 257.01 LOTS 1, BLOCK 257.02, LOTS 1 & 2 BLOCK 275.02, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED OCTOBER 13, 1997, AND LAST REVISED DECEMBER 31, 1997, PREPARED BY BA2 SURVSAT.
   m. A MAP ENTITLED: "WETLAND DELINEATION PLAN FOR PARCEL B, BLOCK 264, LOT 1, BLOCK 257.03, LOT 2, BLOCK 258, LOTS 1 & 2, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED JULY 20, 2022, PREPARED BY COLLIERS ENGINEERING & DESIGN.
   n. A MAP ENTITLED: "PERMIT PLAN FOR PARCEL B, aka AREA 4, PARCEL B:, BLOCK 264, LOT 1.01, BLOCK 257.03, LOT 2, BLOCK 258, LOTS 1 & 2, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED AUGUST 29, 2022 AND LAST REVISED FEBRUARY 15, 2024, PREPARED BY COLLIERS ENGINEERING & DESIGN.
   o. A MAP ENTITLED: "SKETCH OF PROPOSED EASEMENTS THROUGH LOT 4, BLOCK 257.01, N/F SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY, PREPARED FOR MIDDLESEX COUNTY UTILITIES AUTHORITY, SITUATED IN BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY", DATED JANUARY 2025, PREPARED BY CME ASSOCIATES.
   p. A MAP ENTITLED: "UTILITY EASEMENT EXHIBIT FOR MIDDLESEX COUNTY UTILITIES AUTHORITY, A PORTION OF BLOCK 256.01, LOT 24, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED NOVEMBER 7, 2024 AND LAST REVISED JANUARY 9, 2025, PREPARED BY COLLIERS ENGINEERING & DESIGN.
2. TOPOGRAPHIC REFERENCES:
   a. THE TOPOGRAPHIC INFORMATION IS TAKEN FROM PHOTOGRAMMETERIC MAPPING COMPILED AND STEREO PLOTTED BY COOPER AERIAL SURVEYS CO. BASED ON AERIAL PHOTOGRAPHS DATED JUNE 10, 2016. THE VERTICAL DATUM IS RELATIVE TO NAVD 88 AND THE HORIZONTAL DATUM IS RELATIVE TO NAD 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM.
   b. A MAP ENTITLED: "AERIAL TOPOGRAPHIC SURVEY FOR WEST SIDE, SAYREVILLE REDEVELOPMENT, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", DATED JANUARY 3, 2008. PREPARED BY MASER CONSULTING, P.A.
   c. THE TOPOGRAPHIC INFORMATION AND PLANIMETRICS SHOWN INSIDE NOTED AREA TAKEN FROM PHOTOGRAMMETERIC MAPPING COMPILED AND STEREO PLOTTED BY COOPER NOR EAST BASED ON AERIAL PHOTOGRAPHS DATED FEBRUARY 2025. THE VERTICAL DATUM IS RELATIVE TO NAVD 88 AND THE HORIZONTAL DATUM IS RELATIVE TO NAD 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM.
3. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 88 ADJUSTMENT AND ARE BASED ON NEW JERSEY GEODETIC MONUMENT NUMBER KV7136.
4. THE TIDAL FLOOD HAZARD ELEVATION DETERMINED APPROXIMATELY TO BE ELEVATION 12 FT. (N.G.V.D. 1929). N.A.V.D. 1988 IS 1.0 FT. LOWER THAN N.G.V.D. 1929, BASED ON THE NEAREST PUBLISHED N.G.V.D. 1929 GEODETIC MONUMENT (KV7136) STATION 12A1. THEREFORE ONCE CONVERTED, THE TIDAL FLOOD HAZARD ELEVATION IN N.A.V.D. 1988 IS 11 FT. METHOD 1, AS DESCRIBED AT N.J.A.C. 7:13-3.3. WAS USED TO DETERMINE THE FLOOD HAZARD AREA.
5. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
6. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
7. UTILITY NOTES:
   a. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
   b. UNDERGROUND UTILITIES WERE MAPPED USING RADIO FREQUENCY PIPE AND CABLE DESIGNATING EQUIPMENT AND GROUND PENETRATING RADAR (GPR). OTHER BURIED UTILITIES MAY BE PRESENT BUT WERE NOT DETECTED DUE TO LIMITATIONS OF THE EQUIPMENT, UNFAVORABLE SOIL CONDITIONS, SITE ACCESS, AND/OR DENSE UTILITY INFRASTRUCTURE; THEREFORE, 100% DETECTION IS NOT GUARANTEED. CAUTION SHOULD BE USED WHEN EXCAVATING IN THE VICINITY OF MAPPED FEATURES.
   c. PLOTTED UTILITY POSITIONS REPRESENT LOCATION OF MOST APPROPRIATE INTERPRETED GEOPHYSICAL RESPONSE. THIS RESPONSE IS GENERALLY PRESENT OVER THE TOP CENTER OF THE TARGET BUT MAY BE LOCATED OFF-CENTER DEPENDING ON SIGNAL QUALITY AND THE EFFECTS OF LOCAL INTERFERENCE. FEATURE MAY BE WIDER THAN PLOTTED LINE (E.G. DUCT BANKS, LARGE CONDUIT).
   d. UTILITIES MAY BE INSTALLED WITHIN A DUCT BANK. DUE TO THE LIMITATIONS OF GEOPHYSICAL EQUIPMENT AND THE LOCATION OF FEATURES WITHIN THE DUCT BANK, THE ACTUAL HORIZONTAL AND VERTICAL DIMENSIONS OF THE DUCT BANK SYSTEM (AS OBSERVED IN GEOPHYSICAL DATA) MAY VARY.
   e. DUE TO VARYING SOIL CONDITIONS, POSSIBLE CHANGES IN UTILITY MATERIAL, AND OTHER FACTORS, SOME UNDERGROUND UTILITIES COULD NOT BE TRACED ENTIRELY WITHIN THE PROJECT LIMITS. THE UTILITY MAY CONTINUE, BUT SINCE IT WAS NOT OBSERVED IN THE GEOPHYSICAL DATA BEYOND THESE POINTS, IT COULD NOT BE MAPPED.
   f. UNDERGROUND UTILITIES SHOWN WERE PLOTTED BASED ON THE INVESTIGATION RESULTS OBTAINED WITH THE DESIGNATING EQUIPMENT AND IN SOME INSTANCES, EXISTING CLIENT-PROVIDED MAPPING. MAPPING SHOWN ON A SKETCH ENTITLED "MCUA SAYREVILLE NJ 1 & 2" PREPARED BY JOSEPH KING, CPG OF MASER CONSULTING IN JULY 2020.

LEGEND

- TRAVERSE LINE, CENTER LINE OR BASELINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB LINE (FACE / BACK)
- DEPRESSED CURB
- CHAIN FENCE
- WETLAND LINE
- MUNICIPAL BOUNDARY
- TREELINE
- ELECTRICAL MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- UNMARKED MANHOLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- TOP OF CURB ELEV.
- BOTTOM OF CURB ELEV.
- U/G CABLE TV LINE
- U/G FIBER OPTIC LINE
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER MAIN
- GAS MAIN
- SAN. SEWER LATERAL
- SAN. SEWER MAIN
- STORM PIPE
- WETLAND MARKER
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MAILBOX
- TRAFFIC SIGNAL POLE
- POLE MOUNTED LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SANITARY CLEANOUT
- CONCRETE MONUMENT
- CAPPED REBAR/IRON PIPE
- STORM INLET TYPE 'A'
- STORM INLET TYPE 'B'
- STM. DBL. INLET TYPE 'B'
- STORM INLET TYPE 'E'
- STM. DBL. INLET TYPE 'E'
- FLARED END SECTION
- HEADWALL

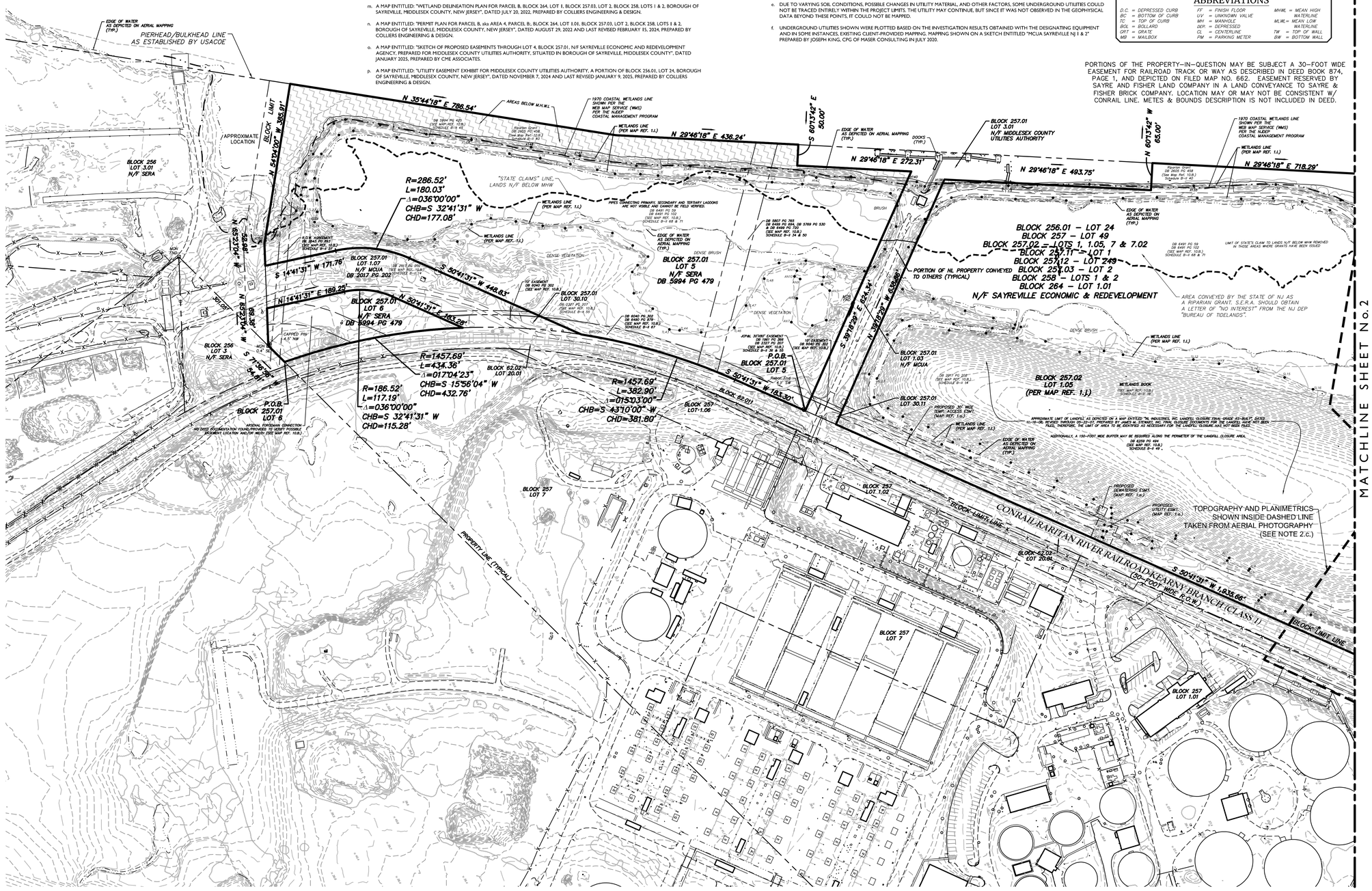
ABBREVIATIONS

D.C. = DEPRESSED CURB	FF = FINISH FLOOR	MHWL = MEAN HIGH WATERLINE	
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	MLWL= MEAN LOW WATERLINE	
TC = TOP OF CURB	MH = MANHOLE		
BOL = BOLLARD	DEP. = DEPRESSED		
GRT = GRATE	CL = CENTERLINE	TW = TOP OF WALL	
MB = MAILBOX	PM = PARKING METER	BW = BOTTOM WALL	

EXISTING LEGEND:

- DENOTES EASEMENT LINE
- DENOTES STATE CLAIM LINE
- DENOTES EXISTING MEAN HIGH WATER LINE
- DENOTES EXISTING PRAXAIR LINE (MARKOUT)
- DENOTES EXISTING EDGE OF WATER
- DENOTES COASTAL WETLAND LINE
- DENOTES WETLAND LINE
- NL/SSA SETTLEMENT LINE

PORTIONS OF THE PROPERTY–IN–QUESTION MAY BE SUBJECT A 30–FOOT WIDE EASEMENT FOR RAILROAD TRACK OR WAY AS DESCRIBED IN DEED BOOK 874, PAGE 1, AND DEPICTED ON FILED MAP NO. 662. EASEMENT RESERVED BY SAYRE AND FISHER LAND COMPANY IN A LAND CONVEYANCE TO SAYRE & FISHER BRICK COMPANY. LOCATION MAY OR MAY NOT BE CONSISTENT W/ CONRAIL LINE. METES & BOUNDS DESCRIPTION IS NOT INCLUDED IN DEED.


EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)
PIERHEAD/BULKHEAD LINE AS ESTABLISHED BY USACOE
BLOCK LIMIT
APPROXIMATE LOCATION
N 54°41'00" W 355.91'
BLOCK 256 LOT 3.01 N/F SERA
N 35°44'18" E 786.54'
AREAS BELOW M.H.W.L.
1970 COASTAL WETLANDS LINE SHOWN PER THE WEB MAP SERVICE (WMS) FOR THE NJDEP COASTAL MANAGEMENT PROGRAM
WETLANDS LINE (PER MAP REF. 1.i.)
N 29°46'18" E 436.24'
S 60°13'42" E 50.00'
EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)
DOCKS (TYP.)
BLOCK 257.01 LOT 3.01 N/F MIDDLESEX COUNTY UTILITIES AUTHORITY
N 29°46'18" E 272.31'
N 29°46'18" E 493.75'
N 60°13'42" W 50.00'
1970 COASTAL WETLANDS LINE SHOWN PER THE WEB MAP SERVICE (WMS) FOR THE NJDEP COASTAL MANAGEMENT PROGRAM
WETLANDS LINE (PER MAP REF. 1.i.)
N 29°46'18" E 718.29'
R=286.52'
L=180.03'
Δ=036°00'00"
CHB=S 32°41'31" W
CHD=177.08'
"STATE CLAIMS" LINE, LANDS N/F BELOW MHW
PIPES CONNECTING PRIMARY, SECONDARY AND TERTIARY LAGOONS ARE NOT VISIBLE AND CANNOT BE FIELD VERIFIED.
WETLANDS LINE (PER MAP REF. 1.i.)
EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)
BLOCK 257.01 LOT 5 N/F SERA DB 5994 PG 479
BLOCK 256.01 – LOT 24
BLOCK 257 – LOT 49
BLOCK 257.02 – LOTS 1, 1.05, 7 & 7.02
BLOCK 257.11 – LOT 1
BLOCK 257.12 – LOT 249
BLOCK 257.03 – LOT 2
BLOCK 258 – LOTS 1 & 2
BLOCK 264 – LOT 1.01
N/F SAYREVILLE ECONOMIC & REDEVELOPMENT
LIMIT OF STATE'S CLAIM TO LANDS N/F BELOW MHW REMOVED IN THOSE AREAS WHERE GRANTS HAVE BEEN ISSUED
AREA CONVEYED BY THE STATE OF NJ AS A RIPARIAN GRANT, S.E.R.A. SHOULD OBTAIN A LETTER OF "NO INTEREST" FROM THE NJ DEP "BUREAU OF TIDELANDS".
PORTION OF NL PROPERTY CONVEYED TO OTHERS (TYPICAL)
S 14°41'31" W 171.76'
N 14°41'31" E 189.25'
S 50°41'31" E 448.83'
S 50°41'31" E 383.28'
BLOCK 257.01 LOT 1.07 N/F MCUA DB 2017 PG 202
BLOCK 257.01 LOT 6 N/F SERA DB 5994 PG 479
BLOCK 257.01 LOT 30.10
BLOCK 257.01 LOT 1.03 N/F MCUA
BLOCK 257.01 LOT 30.11
BLOCK 257.02 LOT 1.05 (PER MAP REF. 1.j.)
WETLANDS BOOK (SEE MAP REF. 10.B.) SCHEDULE B-4 #7
APPROXIMATE LIMIT OF LANDFILL AS DEPICTED ON A MAP ENTITLED "NJ INDUSTRIES, INC LANDFILL CLOSURE ZONAL GRADE AS-BUILT, DATED 10-16-06, REVISED THROUGH 05-24-07, PREPARED BY JAMES M. STEWART, INC. FINAL CLOSURE DOCUMENTS FOR THE LANDFILL HAVE NOT BEEN FILED, THEREFORE, THE LIMIT OF AREA TO BE SEEN/FIXED AS NECESSARY FOR THE LANDFILL CLOSURE MAY NOT BEEN FIXED.
ADDITIONALLY, A 150–FOOT WIDE BUFFER, MAY BE REQUIRED ALONG THE PERIMETER OF THE LANDFILL CLOSURE AREA.
DB 6259 PG 484 (SEE MAP REF. 10.B.) SCHEDULE B–4 #8.
PROPOSED 30' WIDE TEMP. ACCESS ESMT. (MAP. REF. 1.e.)
WETLANDS LINE (PER MAP REF. 1.i.)
EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)
R=1457.68'
L=434.36'
Δ=017°04'23"
CHB=S 15°56'04" W
CHD=432.76'
R=186.52'
L=117.19'
Δ=036°00'00"
CHB=S 32°41'31" W
CHD=115.28'
R=1457.69'
L=382.90'
Δ=015°03'00"
CHB=S 43°10'00" W
CHD=381.80'
S 50°41'31" W 183.30'
BLOCK 62.02 LOT 20.01
BLOCK 257 LOT-1.06
BLOCK 257 LOT 7
BLOCK 257 LOT 1.02
BLOCK 257 LOT 1.01
BLOCK 62.02 LOT 20.06
CONRAIL-RARITAN RIVER RAILROAD/KEARNY BRANCH (CLASS 1) (30–FOOT WIDE R.O.W.)
S 50°41'31" W 1,935.66'
BLOCK LIMIT LINE
PROPERTY LINE (TYPICAL)
P.O.B. BLOCK 257.01 LOT 6
ARSENAL FORDHAM CONNECTION – NO TIES/ DOCUMENTATION FOUND/PROVIDED TO VERIFY POSSIBLE MONUMENT LOCATION AND/OR MONU (SEE MAP REF. 10.B.)
P.O.B. BLOCK 257.01 LOT 5
JOINT 30'ROW EASEMENT DB 1383 PG 356 DB 3327 PG 330 (SEE MAP REF. 10.B.) SCHEDULE B–4 #3
1ST EASEMENT DB 8040 PG 302 (SEE MAP REF. 10.B.)
DB 2977 PG 208 (SEE MAP REF. 10.B.) SCHEDULE B–4 #4
DB 5807 PG 785 DB 5900 PG 684, DB 5789 PG 530 & DB 6490 PG 703 (SEE MAP REF. 10.B.) SCHEDULE B–4 #5 & #6
DB 6491 PG 59 DB 6491 PG 102 (SEE MAP REF. 10.B.) SCHEDULE B–4 #6 & #7
DB 8040 PG 302 DB 8480 PG 879 (SEE MAP REF. 10.B.) SCHEDULE B–4 #7
DB 6491 PG 59 DB 6491 PG 102 (SEE MAP REF. 10.B.) SCHEDULE B–4 #6 & #7
DB 6491 PG 102 (SEE MAP REF. 10.B.) SCHEDULE B–4 #6

MATCHLINE SHEET No.1

MATCHLINE SHEET No.3

MATCHLINE SHEET No.4

TOPOGRAPHY AND PLANIMETRICS SHOWN INSIDE DASHED LINE TAKEN FROM AERIAL PHOTOGRAPHY (SEE NOTE 2.c.)

AREA CONVEYED BY THE STATE OF NJ AS A RIPARIAN GRANT, SHOULD OBTAIN A LETTER OF "NO INTEREST" FROM THE NJDEP – "BUREAU OF TIDELANDS".

LIMIT OF STATES CLAIM TO LAND N/F BELOW MHW REMOVED IN THOSE AREAS WHERE GRANTS HAVE BEEN ISSUED

Riparian Grant Liber U-1, Page 105 (See Map Ref. 10.B.) Schedule B-II 45

DB 1067 PG 405 (See Map Ref. 10.B.) Schedule B-II 15

REVOCABLE LICENSE/LEASE FILE NO. 6201-C DB 4212 PG 447 DB 4790 PG 669 (SEE MAP REF. 10.B.) SCHEDULE B-II 33

1970 COASTAL WETLANDS LINE SHOWN PER THE WEB MAP SERVICE (WMS) PER THE NJDEP COASTAL MANAGEMENT PROGRAM

PIERHEAD/BULKHEAD LINE AS ESTABLISHED BY USACOE

N 17°51'35" E 2,000.18'

N 39°30'18" E 131.77'

N 18°27'18" E 25.78'

S 71°43'47" E 25.78'

N 39°30'18" E 533.50'

S 64°00'49" E 150.26'

N 29°46'18" E 718.29'

WETLANDS LINE (PER MAP REF. 1.i.)

EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)

ALONG MHW 19'± N44°30'08"E 19.08' (TIE)

N 37°39'31" E 3,033.91' (TIE COURSE)

"STATE CLAIMS" LINE, LANDS N/F BELOW MHW

APPROX. LOCATION OF 10' WIDE PERMANENT EASEMENT CONTAINING NITROGEN AND OXYGEN LINES PER DB 19217 PG 1403 (SEE MAP REF. 1.k.)

BLOCK 257.02 LOT 1.05 (PER MAP REF. 1.j.)

TEMPORARY SEDIMENTATION BASIN #3

TEMPORARY SEDIMENTATION BASIN #4

PERMANENT SWM BASIN

10' WIDE PERMANENT EASEMENT CONTAINING NITROGEN AND OXYGEN LINES PER DB 19217 PG 1403 (SEE MAP REF. 1.k.)

BLOCK 256.01 – LOT 24
BLOCK 257 – LOT 49
BLOCK 257.02 – LOTS 1, 1.05, 7 & 7.02
BLOCK 257.11 – LOT 1
BLOCK 257.12 – LOT 249
BLOCK 257.03 – LOT 2
BLOCK 258 – LOTS 1 & 2
BLOCK 264 – LOT 1.01
N/F SAYREVILLE ECONOMIC & REDEVELOPMENT

S 17°31'24" W 1,046.00'

S 17°31'24" W 86.00'

N 72°28'36" W 20.00'

N 72°28'36" E 10.00'

S 17°31'24" W 66.00'

N 72°28'36" W 850.20'

S 72°28'36" E 822.67'

N 72°28'36" W 825.94'

S 72°28'36" E 839.79'

SOUTH AVENUE (66' WIDE R.O.W.)

SILVER STAR-SOTT ENGS S. KUKULSKY

FIRST AVENUE (66' WIDE R.O.W.)

SILVER STAR-SOTT ENGS S. KUKULSKY

AREA UNDER CONSTRUCTION

BLOCK 257.12 LOT 249 (PER MAP REF. 1.j.)

CONTINUATION OF 10' WIDE GAS MAIN EASEMENT TO AND THROUGH P.O.S. NOT PLOTTABLE PER DB 2346 PG 477 (SEE MAP REF. 10.B.) SCHEDULE B-II 18

CONTINUATION OF 15' WIDE GAS MAIN EASEMENT TO AND THROUGH P.O.S. NOT PLOTTABLE PER DB 2346 PG 477 DESCRIPTION HAS NO METES AND BOUNDS (SEE MAP REF. 10.B.) SCHEDULE B-II 18

APPROX. LOCATION OF 10' WIDE PERMANENT EASEMENT CONTAINING NITROGEN AND OXYGEN LINES PER DB 19217 PG 1403 (SEE MAP REF. 1.k.)

POSSIBLE EASEMENT FOR 13,000V ELECTRIC LINE ALONG NORTHERN 5' R.O.W. LINE OF RARITAN RIVER RAILROAD PROPERTY AS PER MC MAP #1 DATED 1/1/1917 FOR "FLAT" WIDE FACILITIES (SEE MAP REF. 10.B.)

BLOCK LIMIT LINE

S 50°41'31" W 1,945.68'

WETLANDS LINE (PER MAP REF. 1.i.)

PRIVATE EASEMENT PER DB 4062 PG 3825

BLOCK 257.01 LOT 1.06

BLOCK 257 LOT 3.051

N 39°18'29" W 50.00'

S 50°41'31" W 54.83'

N 50°41'31" E 1,376.65'

S 50°41'31" W 1,376.65'

DB 2346 PG 185 (SEE MAP REF. 10.K.) SCHEDULE B-II 32

APPROX. LOCATION OF 10'+/- FOOT GAS MAIN EASEMENT, DEED HAS NO METES AND BOUNDS. LOCATION BASED UPON EXISTING MARKERS. DB 2346, PG 477 (SEE MAP REF. 10.B.) SCHEDULE B-II 18

R=558.50'
L=39.31'
Δ=004°01'59"
CHB=S 15°30'25" W
CHD=39.31'

S 17°31'24" W 772.90'

R=558.50'
L=607.00'
Δ=062°16'19"
CHB=S 26°34'31" E
CHD=577.57'

PETER FISHER BLVD. (VARIABLE WIDTH R.O.W.)

N 17°31'24" E 481.27'

R=445.50'
L=584.98'
Δ=075°14'05"
CHB=N 20°05'38" W
CHD=543.85'

BLOCK 257.11 LOT 1 (PER MAP REF. 1.j.)

APPROX. LOCATION OF UTILITY EASEMENT (APPROX. 99' WIDE) PER DB 2897 PG 351 (SEE MAP REF. 10.B.) SCHEDULE B-II 24

RIVERTON BLVD. (VARIABLE WIDTH R.O.W.)

S 62°39'10" E 490.69'

R=1093.00'
L=187.40'
Δ=009°49'26"
CHB=S 22°26'07" W
CHD=187.18'

S 62°39'10" E 25.72'

S 27°20'50" W 12.33'

S 27°20'50" W 43.58'

N 62°39'10" W 113.00'

N 27°20'50" E 127.34'

N 17°31'24" E 196.23'

R=980.00'
L=168.03'
Δ=009°49'26"
CHB=N 22°26'07" E
CHD=167.82'

N 62°39'10" W 506.59'

ACTIVE ONGOING EXCAVATION FOR U/G UTILITY CONSTRUCTION

GROUNDWATER TREATMENT BASIN UNDER CONSTRUCTION

GROUNDWATER TREATMENT BASIN UNDER CONSTRUCTION

OPEN STORAGE

50' WIDE BUFFER EASEMENT PER DB 2870 PG 336

50' WIDE TEMP. CONSTRUCTION EASEMENT

DIRT AREA

DIRT PATH

BRUSH

100 0 100 200

SCALE : 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

SEE SHEET NO. 1 FOR GENERAL NOTES

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION
21	1/29/24	MMP	REVISED TO SHOW PROPERTY LINES PER FILED MAP (REF. 1.i)
22	1/29/24	HA	REVISED TO UPDATE WETLANDS, ADD NEW BOYDEN & GAS EASEMENT AND REVOKE EXTINGUISHED PIPELINE EASE. EASEMENT
23	4/17/24	KMM	REVISED PER CLIENT COMMENTS DATED 4/16/24 - NO NEW REVISIONS
24	5/7/25	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA

REV	DATE	DRAWN BY	DESCRIPTION
11	9/29/14	MMP	REVISED TO UPDATE CIRCLED FEATURES & TOPOGRAPHY PER AERIAL MAPPING
12	1/29/15	KMD	REVISED TO UPDATE BOUNDARY PER FIELD SURVEY DATED 4/17/13
13	4/2/18	HA	UPDATED BOUNDARY PER FIELD SURVEY DATED 4/17/13 REVISED TO 7/31/17
14	4/13/15	HA	REVISED NORTH AREA TOPOGRAPHY
15	5/7/19	HA	UPDATE PLANIMETRICS ALONG CHEVALIER AVENUE & MAIN STREET EXTENSION
16	7/24/19	HA	UPDATE SURVEY TO SHOW NEW LOT NUMBERS
17	8/4/20	HA	REVISED TO SHOW UTILITIES USING GPR APPLICATIONS
18	9/4/20	JP	UPDATED BOUNDARY PER FIELD SURVEY DATED MARCH 2018 REVISED TO 7/8/19 (REF. 1.i.) ADD UTILITIES
19	1/13/22	HA	REVISED TO SHOW THE EASTERLY R.O.W. LINE OF MAIN STREET
20	1/13/26	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA

Digitally signed by Eric V. Wilde
Date: 2025.04.04 13:07:51 -04'00'

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY FOR

SAYREVILLE SEAPORT ASSOCIATES, L.P.

BLOCK 256.01, LOT 24; BLOCK 257, LOT 49; BLOCK 257.01, LOTS 5,6 & 1.03; BLOCK 257.02, LOTS 1, 1.05, 7 & 7.02; BLOCK 257.03, LOT 2; BLOCK 257.11, LOT 1 BLOCK 257.12, LOT 249; BLOCK 258, LOTS 1 & 2; BLOCK 264, LOT 1.01; BLOCK 259, LOT 1.01; BLOCK 260, LOT 1.02; BLOCK 270, LOTS 1.01,1.21 &1.22; BLOCK 271, LOT 2.01; BLOCK 280, LOT 1.11
TAX MAP SHEETS 90, 91, 92 & 93

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/9/2009	M.K.	M.R.M.

PROJECT NUMBER:	DRAWING NAME:
05000500F	V SURV BM

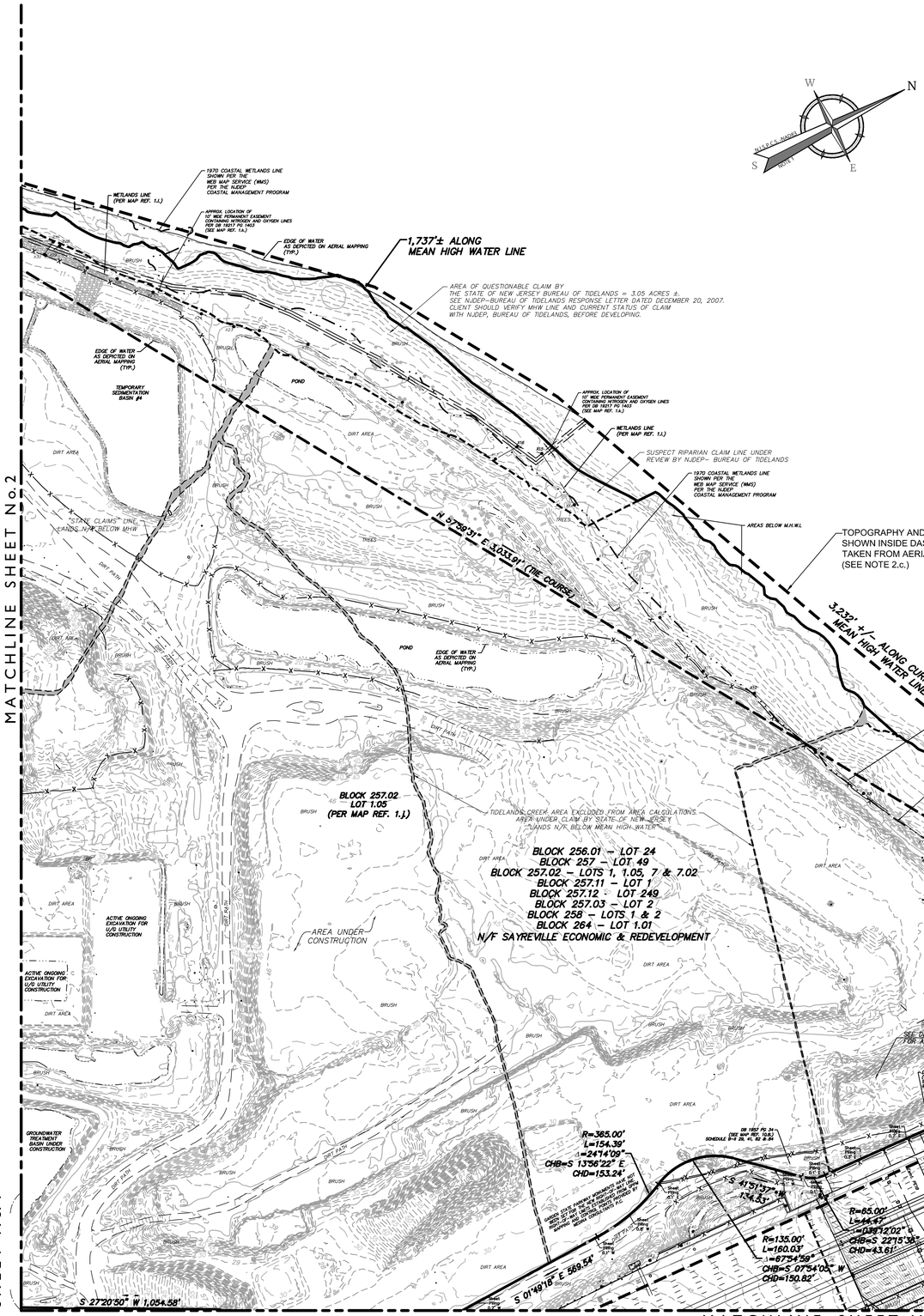
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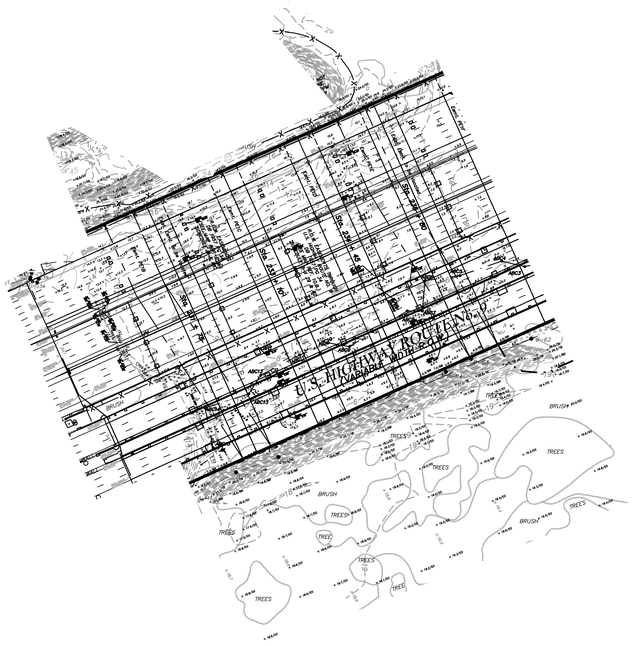
TOPOGRAPHIC SURVEY

SHEET NUMBER:

2 of 6

J:\05000500F\Survey Drawings\Boundary\05000500F V SURV BM.dwg 04-04-2025 13:08:47 By: MMONROE





DETAIL 'A'
AREA UNDER BRIDGE
SCALE: 1"=100'
(UNDER BRIDGE TOPOGRAPHY IS FROM A PREVIOUS GROUND SURVEY)
(ADJACENT AREA MAY NOT REFLECT CURRENT CONDITIONS - SITE UNDER CONSTRUCTION)

100 0 100 200
SCALE : 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

SEE SHEET NO. 1 FOR GENERAL NOTES

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
11	2/21/15	MMP	REVISED TO SHOW PROPERTY LINES PER FILED MAP (REF. 1.l)
12	7/29/15	JKO	REVISED TO DEPICT WETLANDS, ADD NEW BUFFERS & GAS EASEMENT
13	6/24/16	HA	UPDATED BOUNDARY INFO PER CME SURVEY DATED MARCH 2016 REVISED TO 7/8/19 (REF. n.) AND REMOVE EXTINGUISHED PIPELINE R.O.W. EASEMENT EMENT
14	4/13/17	HA	REVISED NORTH ARCH TOPOGRAPHY AND PLANIMETRICS ALONG CHEVALIER AVENUE & MAIN STREET EXTENSION
15	5/2/19	HA	UPDATE SURVEY TO SHOW NEW LOT NUMBERS
16	7/24/19	HA	UPDATED BOUNDARY INFO PER CME SURVEY DATED MARCH 2016 REVISED TO 7/8/19 (REF. n.)
17	8/4/20	HA	REVISED TO SHOW UTILITIES USING GPR APPLICATIONS
18	9/4/20	JP	ADD UTILITIES
19	1/13/23	HA	REVISED TO SHOW THE EASTERN R.O.W. LINE OF MAIN STREET
20	1/13/24	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA



Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY
FOR

SAYREVILLE SEAPORT ASSOCIATES, L.P.

BLOCK 256.01, LOT 24; BLOCK 257, LOT 49; BLOCK 257.01, LOTS 5,6 & 1.03; BLOCK 257.02, LOTS 1, 1.05, 7 & 7.02; BLOCK 257.03, LOT 2; BLOCK 257.11, LOT 1 BLOCK 257.12, LOT 249; BLOCK 258, LOTS 1 & 2; BLOCK 264, LOT 1.01; BLOCK 259, LOT 1.01; BLOCK 260, LOT 1.02; BLOCK 270, LOTS 1.01,1.11 &1.12; BLOCK 271, LOT 2.01; BLOCK 280, LOT 1.11
TAX MAP SHEETS 90, 91, 92 & 93

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/9/2009	M.K.	M.K.M.

PROJECT NUMBER:	DRAWING NAME:
05000500F	V-SURV BM

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
3 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

05000500F.dwg By: MKM/JKO/EVW Drawing/Surveys/V-SURV BM.dwg 8.5 x 11 Plot By: Eric Wilde

MATCHLINE SHEET No.2

MATCHLINE SHEET No.3

MATCHLINE SHEET No.5

MATCHLINE SHEET No.6

TOPOGRAPHY AND PLANIMETRICS SHOWN INSIDE DASHED LINE TAKEN FROM AERIAL PHOTOGRAPHY (SEE NOTE 2.c.)

TOPOGRAPHY AND PLANIMETRICS SHOWN INSIDE DASHED LINE TAKEN FROM AERIAL PHOTOGRAPHY (SEE NOTE 2.c.)

RIVERTON CROSSING (VARIABLE WIDTH R.O.W.)

PETER FISHER BLVD. (VARIABLE WIDTH R.O.W.)

MAIN STREET (120'-FOOT WIDE R.O.W. - 72' PVMT.)

GARDEN STATE PARKWAY

U.S. HIGHWAY ROUTE No. 9 (VARIABLE WIDTH R.O.W.)

BLOCK 256.01 LOT 24 (PER MAP REF. 1.d.)

BLOCK 257 LOT 3.06 N/F FAITH FELLOWSHIP MINISTRIES, INC. DB 3358 PG 760 DB 4353 PG 612

BLOCK 257.11 LOT 1 (PER MAP REF. 1.d.)

BLOCK 257.02 LOT 7 (PER MAP REF. 1.d.)

BLOCK 257.02 LOT 1.05 (PER MAP REF. 1.j.)

BLOCK 256.01 – LOT 24
BLOCK 257 – LOT 49
BLOCK 257.02 – LOTS 1, 1.05, 7 & 7.02
BLOCK 257.11 – LOT 1
BLOCK 257.12 – LOT 249
BLOCK 257.03 – LOT 2
BLOCK 258 – LOTS 1 & 2
BLOCK 264 – LOT 1.01
N/F SAYREVILLE ECONOMIC & REDEVELOPMENT

BLOCK 257 LOT 3.051

BLOCK 256.01 LOT 1.04

BLOCK 257 LOT 1.04

BLOCK 275 LOT 2 N/F NJ TURNPIKE AUTH.

BLOCK 275.02 LOT 1 N/F NJ TURNPIKE AUTH. DB 6817, PG 514 DB 6949, PG 513

1 STORY BRICK BUILDING "EPIC CHURCH INTERNATIONAL"

1 STORY STEEL BUILDING "BASS PRO SHOPS"

2 STORY MASONRY BUILDING

SOLAR PANELS

AREA UNDER CONSTRUCTION

GROUNDWATER TREATMENT BASIN UNDER CONSTRUCTION

DIRT AREA

DIRT PATH

WETLANDS

VERY DENSE VEGETATION

BRUSH

TREES

PARKING

POND

EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)

OFF-SITE FRESHWATER WETLANDS BOUNDARY LINE AS VERIFIED BY N.J.D.E.P. FILE NO. 1219-11-0005.1 FWW 110001

PROPOSED UTILITY EASEMENT DEDICATED TO M.C.U.A. (PER MAP REF. 1.g.)

FAIRFIELDMOP PUMP STATION FORCE MAIN MAY ENTER THE R.O.W. AT OR NEAR THE CHAIN LINK FENCE. LOCATION OF UNDERGROUND PIPING CANNOT BE LOCATED BY THIS SURVEY. AN EASEMENT FOR THIS ACTIVITY HAS NOT BEEN PROVIDED IN THE TITLE SEARCH.

GAS LINE IN VICINITY OF P.O. ALONG BOUNDARY WITH MESSA GAS LINE MARK-OUT IS INCOMPLETE. NO ADDITIONAL INFORMATION FOR LOCATION OF GAS LINE IS AVAILABLE.

SEE SHEET NO. 1 FOR GENERAL NOTES

SCALE : 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION
21	1/29/08	HA	REVISED TO SHOW PROPERTY LINES PER FILED MAP (REF. 1.l)
22	3/8/08	HA	REVISED TO UPDATE WETLANDS, ADD NEW DRIVES & GAS EASEMENT AND REVISE EXTINGUISHED PIPELINE R.O.W. EASEMENT
23	4/17/08	KMM	REVISED PER CLIENT COMMENTS DATED 4/16/08 - NO NEW REVISIONS
24	3/17/25	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA

REV	DATE	DRAWN BY	DESCRIPTION
11	9/29/16	MHP	ADDED FEATURES & TOPOGRAPHY PER AERIAL MAPPING
12	1/20/17	RDD	UPDATED TOPOGRAPHY PER CME SURVEY DATED 4/11/12 REVISED TO 7/19/16
13	4/2/18	HA	REVISED NORTH LATCH TOPOGRAPHY
14	4/25/19	HA	UPDATE PLANIMETRICS ALONG CHEVALIER AVENUE & MAIN STREET EXTENSION
15	5/2/19	HA	UPDATE SURVEY TO SHOW NEW LOT NUMBERS
16	7/24/19	HA	UPDATED BOUNDARY INFO PER CME SURVEY DATED MARCH 2018 REVISED TO 7/19/19 (REF. N.)
17	8/4/20	HA	REVISED TO SHOW UTILITIES USING GPR APPLICATIONS
18	9/4/20	JP	ADD UTILITIES
19	11/3/23	HA	REVISED TO SHOW THE EASTERLY R.O.W. LINE OF MAIN STREET
20	11/12/24	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA



Digitally signed by Eric V. Wilde
Date: 2025.04.04 13:07:57-04'00'

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY FOR

SAYREVILLE SEAPORT ASSOCIATES, L.P.

BLOCK 256.01, LOT 24; BLOCK 257, LOT 49; BLOCK 257.01, LOTS 5, 6 & 1.03; BLOCK 257.02, LOTS 1, 1.05, 7 & 7.02; BLOCK 257.03, LOT 2; BLOCK 257.11, LOT 1 BLOCK 257.12, LOT 249; BLOCK 258, LOTS 1 & 2; BLOCK 264, LOT 1.01; BLOCK 259, LOT 1.01; BLOCK 260, LOT 1.02; BLOCK 270, LOTS 1.01,1.11 &1.12; BLOCK 271, LOT 2.01; BLOCK 280, LOT 1.11
TAX MAP SHEETS 90, 91, 92 & 93

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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING PA

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/9/2009	M.K.	M.R.M.

PROJECT NUMBER:	DRAWING NAME:
050005006	V SURV IRM

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: 4 of 6

X:\050005006\Survey\Drawings\Sheet\V SURV IRM.dwg 04/04/25 4:57pm By: MMORSKY

MATCHLINE SHEET No.3

MATCHLINE SHEET No.4

MATCHLINE SHEET No.6

MATCHLINE SHEET No.6

RIVERTON CROSSING (VARIABLE WIDTH R.O.W.)

NEW JERSEY GARDEN STATE PARKWAY (VARIABLE WIDTH R.O.W.)

U.S. HIGHWAY ROUTE No. 9 (VARIABLE WIDTH R.O.W.)

NEW JERSEY STATE HWY. ROUTE NO. 35 (100' WIDE R.O.W.)

STATE HIGHWAY ROUTE No. 35 (VARIABLE WIDTH R.O.W.)

TOPOGRAPHY AND PLANIMETRICS SHOWN INSIDE DASHED LINE TAKEN FROM AERIAL PHOTOGRAPHY (SEE NOTE 2.c.)

BLOCK 256.01 – LOT 24
BLOCK 257 – LOT 49
BLOCK 257.02 – LOTS 1, 1.05, 7 & 7.02
BLOCK 257.11 – LOT 1
BLOCK 257.12 – LOT 249
BLOCK 257.03 – LOT 2
BLOCK 258 – LOTS 1 & 2
BLOCK 264 – LOT 1.01
N/F SAYREVILLE ECONOMIC & REDEVELOPMENT

BLOCK 257.03 LOT 2 DB 6346 PG 843

BLOCK 258 LOT 2 DB 1924- PG 598 DB 6346 PG 843

BLOCK 258 LOT 1 DB 1925 PG 001 DB 6346 PG 843

BLOCK 264 LOT 1.01 DB 966 PG 16 DB 6346 PG 843

BLOCK 257.02 LOT 1.05 (PER MAP REF. 1.j)

BLOCK 257.02 LOT 7.02 (PER MAP REF. 1.j)

BLOCK 257.02 LOT 7 (PER MAP REF. 1.d.)

BLOCK 273 LOT 1 N/F NATIONAL AMUSEMENTS, INC

BLOCK 265 LOT 1

BLOCK 273.01 LOT 1 N/F Raritan Bay Medical Center DB 3326, Pg. 230

BLOCK 266 LOT 2 N/F Raritan Bay Medical Center DB 3326, Pg. 230

BLOCK 280 LOT 1.04 N/F LeBarv Co. Inc. DB 3658, Pg. 035

BLOCK 280 LOT 1.11

Lot 32.03 N/F Kither Realty Co. DB 5345, Pg. 844

BLOCK 270 LOT 1.11

BLOCK 270 LOT 1.12

BLOCK 270 LOT 1.01 N/F S.E.R.A. DB 607 Pg. 266

BLOCK 271 FRMLY LOT 1 N/F S.E.R.A. DB 1976, Pg. 596 (Second Tract)

BLOCK 272 FRMLY LOT 1 N/F S.E.R.A. DB 1976, Pg. 596 (First Tract)

BLOCK 271 LOT 2 N/F City of Perth Amboy DB 1946, Pg. 176 (Exception)

BLOCK 271 FRMLY LOT 3 N/F S.E.R.A. DB 639, Pg. 83 (First Tract)

BLOCK 266 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (Parcel 2)

BLOCK 267 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (Fifth Tract–Parcel 3)

BLOCK 268 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (Sixth Tract)

BLOCK 269 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (Fifth Tract–Parcel 1)

BLOCK 270 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (Seventh Tract)

BLOCK 263 FRMLY LOT 1 N/F S.E.R.A. DB 2042, Pg. 39

BLOCK 262 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (Fourth Tract)

BLOCK 261 N/F S.E.R.A. FRMLY LOT 1 DB 639, Pg. 83 (Second Tract)

BLOCK 260 FRMLY LOT 2 (EXCLUDING LOT 2)

BLOCK 260 LOT 1.02 FRMLY LOT 1 N/F S.E.R.A. DB 639, Pg. 83 (First Tract)

BLOCK 259 LOT 1.01 FRMLY LOT 1 N/F S.E.R.A. DB 1946, Pg. 170 (Tract 1)

BLOCK 259 LOT 1.11

PROPOSED NRD CONSERVATION EASEMENT AREA 21.800 ACRES ±

AREA RESERVED FOR FUTURE RIGHT-OF-WAY DEVELOPMENT AREA=3.778 ACRES ±

PROPOSED RIGHT OF WAY

P.O.B. PARCEL "A" N. 607,604.7818 E. 548,653.6646

P.O.B. NRD EASEMENT

N. 606,383.9336 E. 548,644.8523

1,383' +/– ALONG STATE CLAIM LINE "LANDS N/F BELOW MEAN HIGH WATER"

"LANDS N/F BELOW MEAN HIGH WATER"

EDGE OF WATER AS DEPICTED ON AERIAL MAPPING (TYP.)

BULKHEAD & PIERHEAD LINE

Easterly 103'± Line Along MHW S 80°37'20" E 102.08' (TIE)

TIDELANDS CREEK AREA EXCLUDED FROM AREA CALCULATIONS AREA UNDER CLAIM BY STATE OF NEW JERSEY "LANDS N/F BELOW MEAN HIGH WATER" S.E.R.A. SHOULD OBTAIN A LETTER OF "NO INTEREST" FROM THE NJDEP "BUREAU OF TIDELANDS"

TIDELANDS CREEK AREA EXCLUDED FROM AREA CALCULATIONS AREA UNDER CLAIM BY STATE OF NEW JERSEY "LANDS N/F BELOW MEAN HIGH WATER"

AREAS BELOW M.H.W.L.

EASEMENT WIDTH IS UNDEFINED. TITLE REPORT DID NOT DISCLOSE AN EASEMENT FOR THIS AREA.

"STATE CLAIMS" LINE, LAND N/F BELOW MHW. (SEE REF. NOTE #1a)

MEAN HIGH WATER LINE (SEE REF. NOTE #1c) (TYPICAL)

EDGE OF WATER AS DEPICTED ON THE AERIAL MAPPING (TYPICAL)

APPROXIMATE LOCATION OF MIDDLESEX WATER COMPANY 24" WATER LINE, AS EVIDENCED BY MARKERS OR VISIBLE PIPE LOCATIONS – EASEMENT WIDTH IS UNDEFINED. (DUAL 24" LINES MAY BE PRESENT ON SITE)

CONSERVATION RESTRICTION EASEMENT FOR WETLANDS MITIGATION AREA

CONSERVATION RESTRICTION EASEMENT FOR PUBLIC ACCESS TO WATERFRONT

CONSERVATION RESTRICTION EASEMENT FOR 50' COASTAL WETLANDS BUFFER LINE

TIDAL WETLANDS (Typical)

BLOCK LIMIT LINE

KEARNEY'S CREEK

PIERHEAD LINE

SEE DETAIL "A" ON SHEET 3 FOR AREA UNDER BRIDGE

SEE SHEET NO. 1 FOR GENERAL NOTES

SCALE : 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION
21	1/29/24	HA	REVISED TO SHOW PROPERTY LINES PER FILED MAP (REF. 1.l)
22	3/8/24	HA	REVISED TO UPDATE WETLANDS, ADD NEW OWNERS & EASEMENT AND REVISE EXTINGUISHED PIPELINE EASEMENT
23	4/17/24	KMM	REVISED PER CLIENT COMMENTS DATED 4/15/24 - NOTHING REVISED
24	3/7/25	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA

REV	DATE	DRAWN BY	DESCRIPTION
1	8/19/05	MWH	REVISED TO UPDATE TOPOGRAPHY PER AERIAL MAPPING
2	7/25/17	RAD	UPDATED BOUNDARY INFO PER CME SURVEY DATED MAY 2017
13	4/2/18	HA	REVISED NORTH ARCH TOPOGRAPHY
14	4/15/19	HA	UPDATE PLANIMETRICS ALONG CRYMAILER AVENUE & MAIN STREET
15	5/7/19	HA	UPDATE SURVEY TO SHOW NEW LOT NUMBERS
16	7/24/19	HA	UPDATED BOUNDARY INFO PER CME SURVEY DATED MARCH 2018
17	8/4/20	HA	REVISED TO SHOW UTILITIES USING GPA APPLICATIONS
18	9/4/20	JP	ADD UTILITIES
19	1/13/23	HA	REVISED TO SHOW THE EASTERLY R.O.W. LINE OF MAIN STREET
20	1/15/24	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND PLANIMETRICS IN NOTED AREA

Digitally signed by Eric V. Wilde
Date: 2025.04.04 13:08:01 -04'00'

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY FOR

SAYREVILLE SEAPORT ASSOCIATES, L.P.

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TAX MAP SHEETS: 90, 91, 92 & 93

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AS SHOWN	2/9/2009	M.K.	M.R.M.
PROJECT NUMBER: 05000500F		DRAWING NAME: V SURV BM	

SHEET TITLE: TOPOGRAPHIC SURVEY

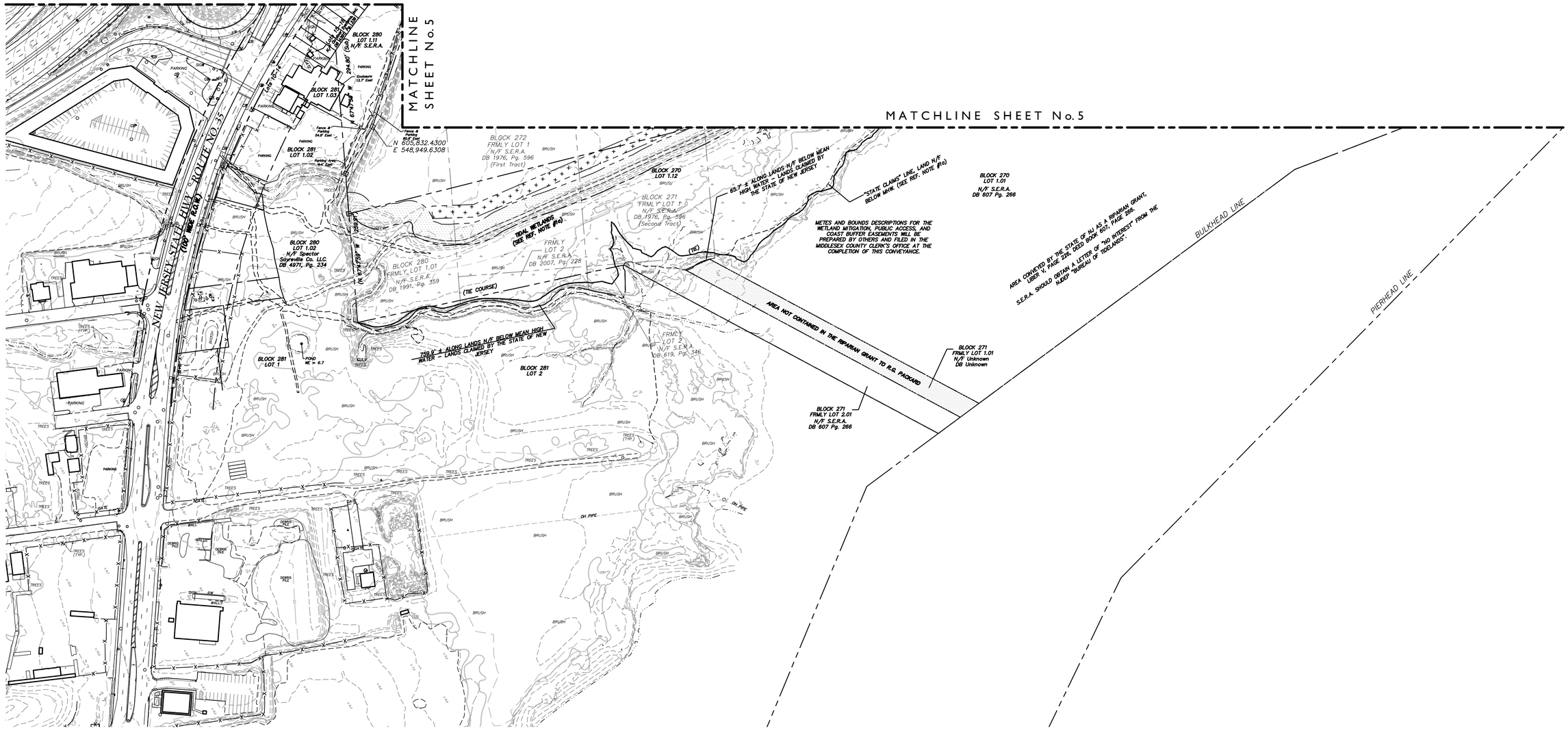
SHEET NUMBER: 5 of 6

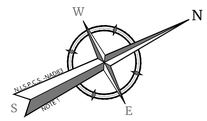
X:\05000500F\Survey Drawings\Survey\V-SURV BM.dwg 03/31/2025 By: MBONDER

MATCHLINE SHEET No.4

MATCHLINE SHEET No.5

MATCHLINE SHEET No.5





100 0 100 200

SCALE : 1" = 100'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

SEE SHEET NO. 1 FOR GENERAL NOTES

REV	DATE	DRAWN BY	DESCRIPTION
21	1/29/24	HA	REVISED TO SHOW PROPERTY LINES PER FILED MAP (REF. 1.3)
22	3/8/24	HA	REVISED TO UPDATE WETLANDS, ADD NEW BOYDEN & GAS EASEMENT AND REMOVE EXTINGUISHED PIPELINE R.O.W. EASEMENT
23	4/17/24	KMM	REVISED PER CLIENT COMMENTS DATED 4/10/24 - NOTHING ELSE/WORK
24	3/7/25	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND FLAMMETRICS IN NOTED AREA

REV	DATE	DRAWN BY	DESCRIPTION
11	9/29/15	AMP	REVISED TO SHOW UTILITIES USING GPR APPLICATIONS
12	7/29/17	RMD	UPDATED BOUNDARY PER CME SURVEY DATED MARCH 2018 REVISED TO 7/8/19 (REF. N.)
13	4/2/18	HA	REVISED NORTH LATCH TOPOGRAPHY
14	4/15/19	HA	UPDATE FLAMMETRICS ALONG CHEVALIER AVENUE & MAIN STREET EXTENSION
15	5/7/19	HA	UPDATE SURVEY TO SHOW NEW LOT NUMBERS
16	7/24/19	HA	UPDATED BOUNDARY PER CME SURVEY DATED MARCH 2018 REVISED TO 7/8/19 (REF. N.)
17	8/4/20	HA	REVISED TO SHOW UTILITIES USING GPR APPLICATIONS
18	9/4/20	JP	ADD UTILITIES
19	7/13/22	HA	REVISED TO SHOW THE EASTERLY R.O.W. LINE OF MAIN STREET
20	1/15/24	HA	REVISED TO SHOW UPDATED AERIAL TOPOGRAPHY AND FLAMMETRICS IN NOTED AREA

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Digitally signed by Eric V. Wilde
Date: 2025.04.04 12:08:04 -04'00'

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

TOPOGRAPHIC SURVEY FOR

SAYREVILLE SEAPORT ASSOCIATES, L.P.

BLOCK 256.01, LOT 24; BLOCK 257, LOT 49; BLOCK 257.01, LOTS 5,6 & 1.03; BLOCK 257.02, LOTS 1, 1.05, 7 & 7.02; BLOCK 257.03, LOT 2; BLOCK 257.11, LOT 1 BLOCK 257.13, LOT 24.9; BLOCK 258, LOTS 1 & 2; BLOCK 264, LOT 1.01; BLOCK 259, LOT 1.01; BLOCK 260, LOT 1.02; BLOCK 270, LOTS 1.01,1.11 &1.12; BLOCK 271, LOT 2.01; BLOCK 280, LOT 1.11
TAX MAP SHEETS 90, 91, 92 & 93

BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY
NEW JERSEY

Colliers Engineering & Design

HOLMDEL (Headquarters)
101 Crawfords Corner Road, Suite 3400
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Phone: 732.383.1950

COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/9/2009	M.K.	M.R.M.
PROJECT NUMBER: 05000500F	DRAWING NAME: V-SURV 8M		

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

6 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

J:\05000500F\Survey Drawings\Layout\V-SURV 8M.dwg 04-04-2025 By: MMCKNIGHT