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TO: Borough of Sayreville Planning Board

FROM: Michael P. Fowler, AICP/PP, Board Planner *MPF*

DATE: March 30, 2023

SUBJECT: Sayreville Seaport Associates Urban Renewal L.P.
Preliminary and Final Major Subdivision
Riverton Village - Phase II
Block 257.02, Lot 1.05
Sayreville, New Jersey

We have reviewed the above referenced application for Preliminary and Final Subdivision including the Final Subdivision Plat, consisting of two sheets. The Subdivision Plat was prepared by Colliers Engineering and Design dated December 7, 2022, with no revisions.

Based on our review of the Application and Plat Plan approval, we have the following comments as provided below:

A. PROJECT

1. The Applicant proposes to create four new lots within the remainder lot created under prior approvals. The proposed four new lots will be within Block 257.02. The proposed lots are as follows:
 - Proposed Lot A - (5.21 acres) - To be developed as a retail use and parking area, subject to future Board approval.
 - Proposed Lot B - (.12 acres) - To be developed as the regional wastewater pump station to service the entire Riverton project, subject to future Board approval.
 - Proposed Lot C - (.44 acres) - To be developed as an electrical substation to service the entire Riverton project, subject to future Board approval.
 - Balance of Block 257.02, Lot 1.05 - (213.49 acres) - A parcel reserved for future development of the Riverton project and considered the remainder lot.

The Board Engineer's letter, dated April 5, 2023, provides a history of the site's prior approvals. As noted, the Applicant recently complied with the conditions of the 2019 Planning Board approval for the Riverton Village-Phase I project and filed the final plat with the County which created Block 257.02, Lot 1.05, which contains 219.3 acres.

B. EXISTING CONDITIONS

1. The subject site has been regraded in preparation for development. The site is primarily vacant and contains signs of the early stages of successional vegetative growth as it awaits improvements.

C. MASTER PLAN

1. The Borough of Sayreville adopted its last Master Plan in February 2013. The Plan identifies the subject site as Marine Waterfront Redevelopment on the Future Land Use Plan Map.

D. ZONING

1. The subject site is in the Waterfront Redevelopment Area. It was included in the Borough's Waterfront Redevelopment Plan, dated January 1999, and subsequently revised. There are no new buildings or structures being proposed, just the creation of four new lots within Parcel "C" as previously described.
2. The Applicant is requesting a variance relative to the creation of new lot "C". It is required by Ordinance and the MLUL that all lots front on an approved right-of-way. New Lot "C" as proposed is landlocked within Block 257.02, Lot 1.05 (the remainder lot).
3. The Board Engineer's April 5, 2023 memorandum identifies the need for waivers from Subdivision requirements to be addressed at the Hearing.
4. The proposed subdivision does not appear to create any inconsistencies with the implementation of the Redevelopment Plan as approved.

E. GENERAL COMMENTS

1. The Applicant should provide a highlighted plan of the lots in question to present to the Board that clearly depicts each of the proposed lots and their location within Parcel "C".
2. As previously noted, Lot "C", as proposed, will not have required right-of-way frontage and needs a variance. In the Applicant's project description, it is indicated that the Applicant anticipates that a public road will be built in the future to service the resultant lot and provide adequate access for vehicular and pedestrian access to the planned substation on that lot. Until such time that a right-of-way is provided, a 20 FT. wide access easement will be provided from

South Avenue, through Lot 1.05 to Lot "C" as indicated on the Plat.

3. It is recommended that the commitment to provide conforming access to Lot "C" in the future, should be incorporated as a condition of a resolution of approval.
4. The Applicant is subject to all applicable conditions and agreements contained in prior Planning Board and other agency approvals.
5. The Applicant shall recognize that it is subject to any affordable housing fees or other obligations per the Borough's Affordable Housing Ordinance and/or the Redevelopment Plan/Agreement.
6. The Applicant should provide adequate testimony to justify the variance and waiver relief.

We are available to answer any questions regarding this planning report.

Very Truly Yours,

Michael P. Fowler

Michael P. Fowler, AICP/PP

Board Planner