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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.  
Amended Preliminary and Final Site Plan  
Riverton Village - Phase I (Bass Pro Shop)  
Block 257, Lots 3.04 & 3.052  
Block 257 .01, Lots 1, 1.01, 1.10, 4,5, 6, 20 & 30.12  
Block 257.02, Lots 1 .01 and 22  
Sayreville, New Jersey

We have reviewed the above referenced Amended Preliminary and Final Site Plan prepared by Colliers Engineering and Design, dated February 7, 2023, last revised March 6, 2023, and consisting of three Site Plan sheets. We have also reviewed the Landscape Permit Plan prepared by Site Solutions, dated May 15, 2019, last revised July 24, 2020, and the Architectural Plan prepared by Insight Design Architects, LLC, dated March 6, 2023, and consisting of six Plan sheets.

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

**A. PROJECT**

1. The subject property is located on Parcel "C", within the Waterfront Redevelopment Area. The Application for Amended Preliminary and Final Site Plan approval is related to the previously approved Bass Pro Shop experiential retail store, which last received Planning Board approval in December 2019. The Applicant seeks only to adjust the building's perimeter footprint at this time by:
  - i. Relocating the loading bays from the east elevation to the west elevation of the building.
  - ii. Reducing the previously approved Bass Pro Shops building from 205,000 SF. by approximately 7,000 SF. to 198,500 SF.
  - iii. Shifting the main building entrance on the north side of the building.

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The Applicant has indicated that this application does not change the massing or height of the

proposed building, but only makes slight modifications to the building's footprint, along with a minimal reduction in the building's square footage. The Applicant also notes that this Application is limited to changes in the retail store footprint at this time and anticipates returning to the Planning Board and SERA to address changes to the parking lot to facilitate the building's modifications. It is recommended that this be a condition if approved by the Board.

2. The Applicant submitted Exhibits which include information on much of the project's prior experiences before the Board and SERA. In addition, the Board Engineer's letter, dated April 5, 2023, provides a concise history of the site's prior approvals.

## **B. EXISTING CONDITIONS**

Parcel "C" (including subareas C1 through C3) was the site of a former titanium dioxide manufacturing facility and a former sulfuric acid production plant and related acid distribution facilities last operated by Marsulex, Inc. Environmental studies had concluded that Parcel "C" had elevated levels of some metals, and of organic, principally PAHs, hydrocarbons, and other contaminants associated with the former industrial uses.

With respect to Parcel "C", National Lead has demolished its former production facility and secured a Remedial Selection Criteria Document (RSCD) from NJDEP. Remediation activities have been taking place at the property for approximately fifteen years. The redevelopment of the site will be performed in a manner consistent with the remediation required by the NJDEP.

During the clean-up efforts, the subject site has been regraded in preparation for development. The site 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 an adjustment and reduction of the previously approved Bass Pro Shop building. It appears there are no variances created by the proposed building reconfiguration.
2. The Board Engineer's April 5, 2023 memorandum identifies the need for waivers from site plan requirements to be addressed at the Hearing.

## E. GENERAL COMMENTS

1. The Applicant should provide a schematic of the approved and the proposed building footprint depicting in detail the extent to which the approved building footprint varies from the current proposal, including but not limited to the loading area, boat service area, and main entrance. In addition, substantial changes in building elevations, changes in building materials, or new/additional building signage, should be presented to the Board.
2. The Applicant should provide testimony relative to the various uses of the spaces to be contained within the Bass Pro Shop building and if there are any changes since the prior approval.
3. The future operations at the site should be described and how the circulation pattern facilitates those operations. The routes that trucks and boat trailers will follow to safely maneuver about the site should be presented to the Board.
4. The Applicant submitted a Landscape Plan. Since the approval sought is for the building footprint modifications only, is the Landscape Plan intended for discussion purposes only?
5. The Applicant had noted that this Application is limited to changes in the retail store footprint at this time and anticipates returning to the Planning Board and SERA to address changes to the parking lot to facilitate the building's modifications. It is recommended that returning to SERA and the Board for the site related improvements be a condition of a resolution of approval.
6. The Applicant is subject to all conditions and agreements contained in prior Planning Board and other agency approvals, with the exception to those related to the building footprint.
7. It should be noted that the Applicant is subject to the State Law requiring that a percentage of the parking area be equipped with EV charging stations.
8. 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.
9. The Applicant should provide adequate testimony to justify 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