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TO: Borough of Sayreville Planning Board

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

DATE: June 16, 2023

SUBJECT: Sayreville Seaport Associates Urban Renewal L.P.  
Amended Preliminary and Final Site Plan  
Riverton Village - Phase I (Bass Pro Shop)  
Block 257.02, Lot 7  
Sayreville, New Jersey

We have reviewed the above referenced Amended Preliminary and Final Site Plan prepared by Colliers Engineering and Design, dated February 13, 2023, last revised April 28, 2023, consisting of twenty-six Site Plan sheets. We have also reviewed the Landscape Plans prepared by Site Solutions, dated May 8, 2023, consisting of five Site 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 retail store, which received Planning Board approval in December 2019, and most recently received Board approval a second time in April 2023 for an amended site plan approval to revise the footprint of the building, reducing it in size from 205,000 SF to 198,500 SF. and reorienting the loading area and entrance.
2. Relative to the current Application, the Applicant once again seeks amended preliminary and final site plan approval. It was a condition of the Planning Board's April 2023 approval that the Applicant appear before the Board to address parking and circulation modifications related to the building redesign. This Application addresses the parking area adjacent to the Bass Pro Shop retail store and adjusts the parking lot layout and realigns the front driveway entry to match the approved changes to the building's footprint. The parking layout revisions will also align with the revised building access doors' location; accommodate the shift in the center drive aisle; and the modifications to the loading and boat service areas.

3. The Board Engineer's letter, dated April 5, 2023, provides a detailed history of the subject site's prior approvals and experiences within the Waterfront Redevelopment Area.

## **B. EXISTING CONDITIONS**

1. 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.
2. 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.
3. 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. In June 2023, the Planning Board adopted a Re-examination of the Master Plan. The Master 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 of the previously approved Bass Pro Shop building's associated parking and circulation plans. It appears there are no variances created by the reconfiguration.
2. The Board Engineer's June 21, 2023, memorandum and technical review identifies the need for a waiver from the requirement for number of loading docks. Nineteen are required, while three were previously approved and currently proposed.

## **E. GENERAL COMMENTS**

1. The Applicant should provide a copy of the approved parking and circulation plan and identify for the Board how the Plan varies from the current proposal, including but not limited to the loading area, boat service area, drive aisle locations, landscape features and pedestrian areas.

2. 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, as well as the anticipated routes taken by pedestrians exiting vehicles from different locations in the parking field. Locations of crosswalks and depressed curbs should be indicated.
3. The Applicant should provide testimony relative to outdoor spaces associated with the Bass Pro Shop building and if there are any changes since the prior approval.
4. The Applicant submitted a detailed Landscape Plan. The Applicant should describe if the Plan includes any hardscape amenities such as raised planting beds, areas for sitting or gathering, lighting features or directional signage in the large scored finished concrete area in front of and on the side of the building.
5. The Applicant should address any changes in site signage since the prior approvals.
6. There are parking stalls located in areas where it appears conflicting movements would occur. It is recommended that these spaces be eliminated and replaced with landscaping. The number of parking stalls of concern is less than twenty and can be identified during the Hearing. It should be noted that the Applicant exceeds the required number of parking spaces by over three hundred.
7. All intersecting drive aisles should contain traffic controls, such as stop bars and/or signage.
8. 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 revised parking and circulation.
9. 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. As noted in the Board Engineer's report, the Applicant has satisfied that requirement. The location of the EV charging stations should be indicated to the Board.
10. 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.
11. The Applicant should provide adequate testimony to justify any 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

