

October 6, 2023

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. (“Redeveloper”)
Application for Amended Preliminary and Final Major Site Plan Approval
Block 256.01, Lot 24; Block 257.02, Lot 1.05
Borough of Sayreville, New Jersey

Dear Ms. Magnani:

This office represents Sayreville Seaport Associates Urban Renewal L.P. (“SSA”), the designated redeveloper for Parcel C within the Waterfront Redevelopment Area, including Block 256.01, Lot 24 and Block 257.02, Lot 1.05 (the “Property”). On January 6, 2020, the Planning Board of the Borough of Sayreville previously granted Redeveloper preliminary and final major site plan approval for the first phase of the Riverton redevelopment.

SSA presently seeks amended preliminary and final major site plan approval related to the approved Gateway Services portion of the Riverton project. The Gateway Services area was previously approved to include six (6) buildings within the area now known as Block 256.01, Lot 24. The plans have been revised to include five (5) buildings, with the sixth building now proposed within Block 257.02, Lot 1.05, just to the west. The stand-alone retail and pharmacy buildings have been removed and replaced by a restaurant with drive-thru.

Additionally, this application refines the architectural designs in anticipation of commencing construction of two of the Gateway Services buildings, specifically, (i) the gas station and convenience store to be occupied by QuickChek, and (ii) one of the restaurants with drive-thru to be occupied by Chick-Fil-A. Redeveloper has worked closely with both QuickChek and Chick-Fil-A to design buildings that are materially consistent with the prior approvals. The enclosed plans, however, include minor revisions to the prior approvals to accommodate changes to site circulation and specific building/signage design standards for each brand.

No new relief is requested from the Waterfront Redevelopment Plan regarding these developments. For clarity, these plans do rely on the previously granted relief to permit sidewalks less than five (5’) feet from a given building, which relief was previously approved the Agency and the Planning Board. The plans also propose removing the sidewalk along the Main Street Extension, which lacked pedestrian connectivity.

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

- Borough of Sayreville Standard Development Application, to which the following Exhibits are attached:
 - o Exhibit 1: Project Description;
 - o Exhibit 2: SERA Resolution;
 - o Exhibit 3: Developer Certification;
 - o Exhibit 4: Corporate Ownership Disclosure;
 - o Exhibit 5: 200' Lists for the Property;
 - o Exhibit 6: Summary of Covenants and Restrictions;
 - o Exhibit 7: Planning Board Resolution;
 - o Exhibit 8: Tax and Assessment Certification;
 - o Exhibit 9: Fee and Escrow Calculations;
 - o Exhibit 10: Development Team and Professionals;
 - o Exhibit 11: Political Contribution Disclosures; and
 - o Exhibit 12: Submission Checklist.
- Site Plans prepared by Colliers Engineering and Design, dated September 11, 2023, and revised October 2, 2023, and labeled as "Phase IA Gateway Services District Amended Site Plan," and consisting of plan sheets 1 through 21.
- Stormwater Management Statement, prepared by Colliers Engineering and Design, dated October 2, 2023, consisting of 15 pages plus an accompanying Inlet Drainage Area Map.
- Architectural plans prepared by gk+a, dated September 25, 2023, and revised October 6, 2023, "Proposed Building for QuickChek," and consisting of four sheets.
- Architectural plans prepared by Chick-Fil-A, dated October 4, 2023, including two sheets.
- Chick-Fil-A Signage plans prepared by Clayton Signs, dated June 21, 2023, and revised September 6, 2023, including ten sheets.
- Landscape plan prepared by Site Solutions, dated September 28, 2023, including one sheet.

An application fee in the amount of \$1000 is included herein. We understand that there remains an open escrow account with the Planning Board (Account No. SAYREVI-040), and we respectfully request that any escrow fees for review be billed against that account. Please advise if any additional materials or fees are required.

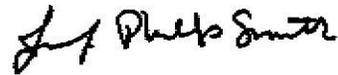
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Copies of each of the above-referenced plans and documents are also provided in PDF format on a USB flash drive that has been enclosed as part of this submission.

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,

A handwritten signature in black ink, appearing to read "Jennifer Phillips Smith". The signature is written in a cursive style with a large initial "J".

Jennifer Phillips Smith
Director

Enclosures