

August 13, 2026

Borough of Sayreville
Sayreville Planning Board
167 Main Street
Sayreville, NJ 08872

Re: Sayreville Seaport Associates Urban Renewal LP
Preliminary and Final Major Site Plan Approval
Block 257.02, Lot 1.05
Victory Substation
Planning Review #1

Dear Board Members:

In accordance with your authorization, our office has reviewed materials for the above-referenced development application, including the following:

- Borough of Sayreville Standard Development Application, and Site Plan Checklist;
- A Victory Substation Easement Exhibit, dated 02/11/2026, revised through 04/29/2026;
- Substation Layout and Details Plan;
- Victory Substation Site Plan, dated 03/29/2024, revised through 08/05/2026;
- Resolution No. 2026.07.17 from the Sayreville Economic & Redevelopment Agency (“SERA”).

We offer the following comments for the Board’s consideration:

1. Project Description

The proposed project site includes lot 1.05 of Block 257 (“Subject Property”). The subject property is located within the RA-W, Waterfront Redevelopment Area. The proposed project includes a Substation yard that will comprise of approximately 22,400 SF, surrounded by an 8 FT chain-link fence. Access is proposed by a temporary gravel access drive connecting the Substation to Peter Fisher Boulevard.

2. Site Description and Surrounding Uses

The subject property is approximately 219.3 acres and is primarily vacant. Lot 1.05 previously received Planning Board approval to construct a freestanding single-story 3,520 SF Panera building with 52 parking spaces. Future development will extend Peter Fisher Boulevard into the subject lot as part of a future phase of development.

3. Master Plan

The Borough’s 2013 Master Plan identifies the Subject Property as Marine Waterfront Redevelopment. This designation is consistent with current zoning.

4. Zoning Compliance

The proposed project is located within the RA-W, Waterfront Redevelopment Area. The proposed project appears consistent with the requirements of the Borough of Sayreville Waterfront Redevelopment Plan as adopted and amended.

5. Planning Comments

A. General

1. The Applicant should explain prior approvals for the subject property and all proposed amendments.
2. The Applicant should provide testimony addressing potential noise impacts from the proposed electrical substation and how this may impact future development.
3. The Applicant is not proposing any lighting with this application. The Applicant should provide testimony addressing this waiver relief.
4. The Applicant shall confirm whether the proposed substation is sized to accommodate the anticipated development at full build-out and is not intended to require future expansion.
5. The Applicant should explain how proposed plan amendments remain compatible with the goals and objectives of the RA-W, Waterfront Redevelopment Plan and demonstrate consistency with specific goals and objectives of the Plan.

B. Parking, Loading, and Circulation

1. Access to the proposed electric substation by a temporary gravel access drive connecting the Substation to Peter Fisher Boulevard. In the future, the Applicant envisions that the substation will be serviced by a paved access drive, once the surrounding buildings have been constructed.
2. The Applicant should provide testimony describing the number and frequency of vehicles that are proposed to access the electrical substation.

C. Landscaping

1. 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 proposed 8 FT high chain link fencing, which will surround the electrical substation area, will be partially exposed and not entirely screened and/or landscaped. The Applicant shall provide testimony addressing this waiver relief.

D. Miscellaneous

1. We defer to the Construction Official on whether the application is subject to Ordinance Section 26-111 Affordable Housing Development Fees.
2. The Board Engineer's August 2026 Technical Engineering Review identifies waivers to be addressed at the Hearing.
3. Applicant is subject to all applicable outside agency approvals.
4. We defer to the Board Engineer regarding lighting, grading, drainage, utilities, traffic, and conditions of approval.

We reserve the right to present additional comments, variances, and/or design waivers pending the receipt of revised plans and/or the testimony of the applicant before the Board. Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

Acuity Consulting Services



Peter Van den Kooy, PP, AICP

Planning Board Planner