



MEMO TO: Borough of Sayreville Planning Board
FROM: Jay B. Cornell, P.E., Borough Engineer's Office *JBC*
DATE: November 1, 2023
SUBJECT: Sayreville Seaport Associates Urban Renewal LP
Riverton Village – Phase IA (Gateway Services District)
Amended Preliminary and Final Major Site Plan
Block 256.01, Lot 24; Block 257.02, Lot 1.05
Our File No. PSAP0257.08

In accordance with your authorization, our office has reviewed the revised major site plan submitted for the above referenced project as prepared by Colliers Engineering and Design and dated September 11, 2023 and last revised October 2, 2023 and offer the following comments:

1. The subject application was recently determined to be complete by the Board's Technical Review Committee. We would refer to the report of the Board Planner for his review of the variances, conformance schedule, and zoning ordinance associated with this project.
2. The subject site is located in the Waterfront Redevelopment Area on the site of the former National Lead Industries (NL) property which is currently owned by the Sayreville Economic and Redevelopment Agency (SERA). The Waterfront Redevelopment Area is composed of three (3) parcels (A, B and C) which total approximately 446 acres.

For the information of the Planning Board, the Waterfront Redevelopment Plan was originally adopted in 1998 but has been amended on numerous occasions, most recently in 2019, in order to accommodate the proposed development.

Since the subject application is located within a Redevelopment Area, Borough Ordinance requires the execution of a Redevelopment Agreement between the Applicant and SERA. This Redevelopment Agreement has been executed by both parties. In addition a Resolution was recently adopted by SERA approving the submission of this application.

In December 2019 the Planning Board granted preliminary and final major subdivision/site plan approval for the Riverton Village – Phase I project which proposed the construction of a total of fifteen (15) buildings and the creation of seven (7) new parcels containing the following uses:

- a. 5,600 SF Convenience Store with Fueling Station;
- b. 13,500 SF Pharmacy;
- c. 5,300 SF Restaurant with Drive-Thru;
- d. 2,075 SF Restaurant with Drive-Thru;
- e. 3,500 SF Bank;
- f. 6,000 SF Retail Store;
- g. 95,717 SF Movie Theater and Restaurant;
- h. 205,000 SF Bass Pro Retail Outlet and Restaurant;
- i. 53,158 SF Retail/Restaurant;
- j. 300 Room Hotel with 48,667 SF Conference Center;



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- k. 207,360 SF Office / 53,158 SF Retail/Restaurant;
- l. 6,000 SF Mid Rise Vehicle Sales Building
- m. 65,324 SF Retail Building with 285 Residential Units;
- n. Two (2) Parking Decks;
- o. 1.25 Acre Boat Storage Area

That approval also required the construction of the necessary water, sanitary, storm sewer, and roadway infrastructure to support this development.

Although the Riverton Village – Phase I project was approved in 2019, it was not until recently that all of the conditions of the Resolution of Approval were satisfied and the final plat for the project was filed.

- 3. The current application before the Planning Board seeks amended preliminary and final major site plan approval for modifications to what is known as the Gateway Services District portion of the project.

The Gateway Services District portion of the project is located at the intersection of Peter Fischer Boulevard and the Main Street Extension and consists of the following buildings:

- a. 5,600 SF Convenience Store with Fueling Station;
- b. 13,500 SF Pharmacy;
- c. 5,300 SF Restaurant with Drive-Thru;
- d. 2,075 SF Restaurant with Drive-Thru;
- e. 3,500 SF Bank;
- f. 6,000 SF Retail Store

A copy of the site layout and specific description of each of these buildings as contained in the original Planning Board Resolution of Approval is attached for the information of the Board.

Since this project is located within a Redevelopment Area, before being able to be deemed complete, approval must be received from the Sayreville Economic and Redevelopment Agency (SERA). Attached for the information of the Board is a copy of a Resolution from SERA which supports the project amendments as currently proposed.

- 4. The previously approved plans for the Gateway Services District were based on conceptual building footprint plans.

Recently the Developer has retained two (2) specific tenants for these buildings. The plans are now proposed to be modified to accommodate the proposed tenants. Below is a summary of the plan revisions that are being proposed.

- a. Building 1100 – 5,600 sf Convenience Store with Fueling Station

This building is now proposed to be operated by Quick Chek. The location of this building is proposed in the same area as contained on the original plan. The proposed building is proposed to be increased to 5,700 sf and contain eight (8) fueling stations.



The number of parking spaces is proposed to be reduced from 68 to 66 and the signage area is proposed to be reduced from 350 sf to 322 sf.

b. Building 1120 – 13,500 sf Pharmacy

A pharmacy is no longer proposed for this area. In place of the pharmacy a 5,200 sf Chick-Fil-A with two (2) drive-thru lanes is now proposed. The restaurant will contain seventy-eight (78) seats. The number of parking spaces is proposed to be decreased from sixty-six (66) to sixty-two (62).

c. Building 1130 – 5,300 sf Restaurant with Drive Thru / Building 1150 – 2,075 sf Restaurant with Drive-Thru

This area of the tract was originally proposed to contain two (2) restaurants with drive-thrus and the proposed use will remain the same. Two (2) restaurants with drive-thrus are still proposed, however the original size will increase from 7,375 sf to 10,200 sf. The proposed parking area will be shared by both businesses. In this shared parking lot the total number of spaces will increase from seventy-two (72) to ninety-six (96).

d. Building 1140 – 6,000 sf Retail / Building 1160 – 3,500 sf Bank

This area of the tract was originally proposed to contain both a 6,000 sf retail area and a 3,500 sf bank with five (5) drive-thru lanes. A 3,950 sf bank with four (4) drive-thru lanes is now proposed. The number of parking spaces is proposed to be decreased from eighty-one (81) to sixty-six (66).

e. Block 257.02, Lot 1.05

This area was not proposed to be developed in conjunction with the previous approval. The plans for this area now propose the construction of a 4,950 sf restaurant with drive-thru. A total of forty-one (41) spaces are proposed for this area.

5. The Applicant is seeking amended preliminary and final site plan approval, to refine two buildings in anticipation of commencing construction, as well as updating the overall site plan to reflect certain site and circulation improvements to accommodate future growth within the Gateway Services area. The Redeveloper previously secured approvals from SERA and the Sayreville Planning Board for the Phase I Riverton Improvements, however the Gateway Services district previously included six (6) buildings within the area now known as Block 256.01, Lot 24. That area has been revised to include five (5) buildings, with an additional building now located within Block 257.02, Lot 1.05, to the west. The standalone retail and pharmacy buildings have been removed and replaced by a restaurant with a drive-thru. Additionally, another new restaurant has been added to Block 257.02, Lot 1.05.

The amended application for development is not expected to functionally alter any drainage, traffic or site infrastructure.



Standards

Minimum setbacks:

- 50 foot perimeter building setback, except;
 - Perimeter buildings that abut land owned by a public utility authority shall be subject to a 35 foot setback.
 - A canopy associated with the sale of fuel shall be subject to a 35 foot perimeter setback.
- For purposes of determining the required perimeter building setbacks, Parcels A and B shall be considered a single lot, and Parcels C1, C2, C3 and C4 shall be considered a single lot.
- Parking areas and structures shall be subject to no minimum setback requirement.

The Chick-Fil-A building is 47.3' from land owned by a public utility authority, and 60.2' from the public right-of-way (ROW). The proposed drive thru structure is 25.7' from the ROW.

The QuickChek fuel canopy is 43.2' from the ROW.

All setbacks are consistent with the requirements of the Borough of Sayreville Waterfront Redevelopment Plan and Ordinance 214-13, adopted in January of 1999 and revised through April 2013.

Maximum lot coverage by site elements: 75%

- Maximum lot coverage shall be computed based on the total area located on Parcels A, B, C1, C3, and C4, on an overall basis, not based on individual Parcels or tax lots.

Proposed lot coverage: 16.61%

The Plan appears to satisfy this requirement.

Off-Street Parking and Circulation:

- Minimum Off-Street Parking Standards for retail/fast food restaurants/gasoline stations/etc: 4 spaces per 1,000 square feet of building area.
 - Gateway Services District Block 257.02, Lot 1.05 (4,950 s.f.): 20 spaces required, 41 proposed.
 - Gateway Services District Block 256.01, Lot 24 (25,050 s.f.): 101 spaces required, 290 proposed.
- A minimum of ten (10) percent of any surface parking facility shall be landscaped and shall include one (1) shade tree for every twenty (20) parking spaces. The perimeter of the parking area shall be landscaped. Large concentrations of surface parking shall be avoided whenever possible.



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- All ninety (90) degree parking spaces that are long-term in usage shall be a minimum of nine (9) feet in width by eighteen (18) feet in depth. Aisles shall be a minimum of twenty-four (24) feet in width.
- Parking areas and structures shall be subject to no minimum setback requirement.
- Loading will be required based upon the need of the proposed uses and as determined by the Planning Board.

The Plan appears to satisfy the above parking requirements. The Applicant should confirm the ten (10) percent landscaping requirement has been met.

The plans do not propose any defined loading areas. This requirement should be further reviewed by the Board.

Sidewalk:

- Sidewalk has been removed along the Main Street Extension, which lacks pedestrian connectivity.
- The sidewalk shall be a minimum of four (4) feet in width, exclusive of car overhang areas, and shall be set back a minimum of five (5) feet from all buildings.

The sidewalk along Main Street Extension does not connect to any other sidewalk along the road. This proposed revision should be further reviewed by the Board.

The sidewalk is less than five (5') feet from a given building, however this was previously approved from the Agency and Planning Board.

Streetscape Requirements:

The streetscape is the primary image-setting area and includes all public and private streets. The first ten (10) feet inward from the edge of pavement, or curb, is designated streetscape landscape area and is subject to the following standards.

- Along Main Street Extension:
 - A staggered double-row of deciduous street trees of the same specifications, shall be planted along the entire frontage of all properties.

The landscape plan does not meet the Waterfront Redevelopment requirements along Main Street Extension, however this was previously approved by SERA and the Planning Board.

Architectural Design:

The Redevelopment Plan requires buildings shall be designed so as to have attractive, finished appearances from all public spaces. All structures shall be designed and maintained so as to improve the visual appearance of the Sayreville waterfront as viewed from within and beyond the Borough's borders.



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The Applicant's proposed building design appears to meet the requirements of the Redevelopment Plan.

Signage:

The Redevelopment Plan requires signage shall create a sense of aesthetics, originality and order and shall be harmonious in appearance with surrounding structures. It shall be legible and dimensionally proportional.

The Applicant's proposed signage appears to meet the requirements of the Redevelopment Plan.

Other:

- Pursuant to S-3223, the Department of Community Affairs (DCA) published the "Model Ordinance", an ordinance authorizing and encouraging electric vehicle (EV) supply/service equipment & Make-Ready Parking Spaces, on the DCA website on September 1, 2021. The model ordinance has become effective in every municipality since its publication. Per the ordinance, each application involving a parking lot requires:
 - Minimum 4% of the total parking spaces shall be electric vehicle make ready spaces for more than 150 parking spaces. Of the total make ready spaces provided minimum 5% shall be accessible for people with disabilities.
 - Gateway Services District Block 257.02, Lot 1.05 (4,950 s.f.): 2 EV spaces required, 2 proposed with 1 ADA compliant spot.
 - Gateway Services District Block 256.01, Lot 24 (25,050 s.f.): 12 EV spaces required, 12 proposed with 1 ADA compliant spot.

The Plan appears to satisfy this requirement.

6. Our office has prepared the attached "Technical Engineering Review" based on the revised plans submitted. The comments contained in this review should be addressed in further detail by the Applicant's Engineer.

At this time, it would be the recommendation of our office that any action taken by the Board on the subject application be contingent upon the resolution of the aforementioned items.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

JBC/blr

cc: All Board Members
Colliers Engineering & Design
Jennifer Phillips-Smith, Esq.



**BOROUGH OF SAYREVILLE
RIVERTON VILLAGE – PHASE I
AMENDED PRELIMINARY / FINAL SITE PLAN**

– TECHNICAL ENGINEERING REVIEW –

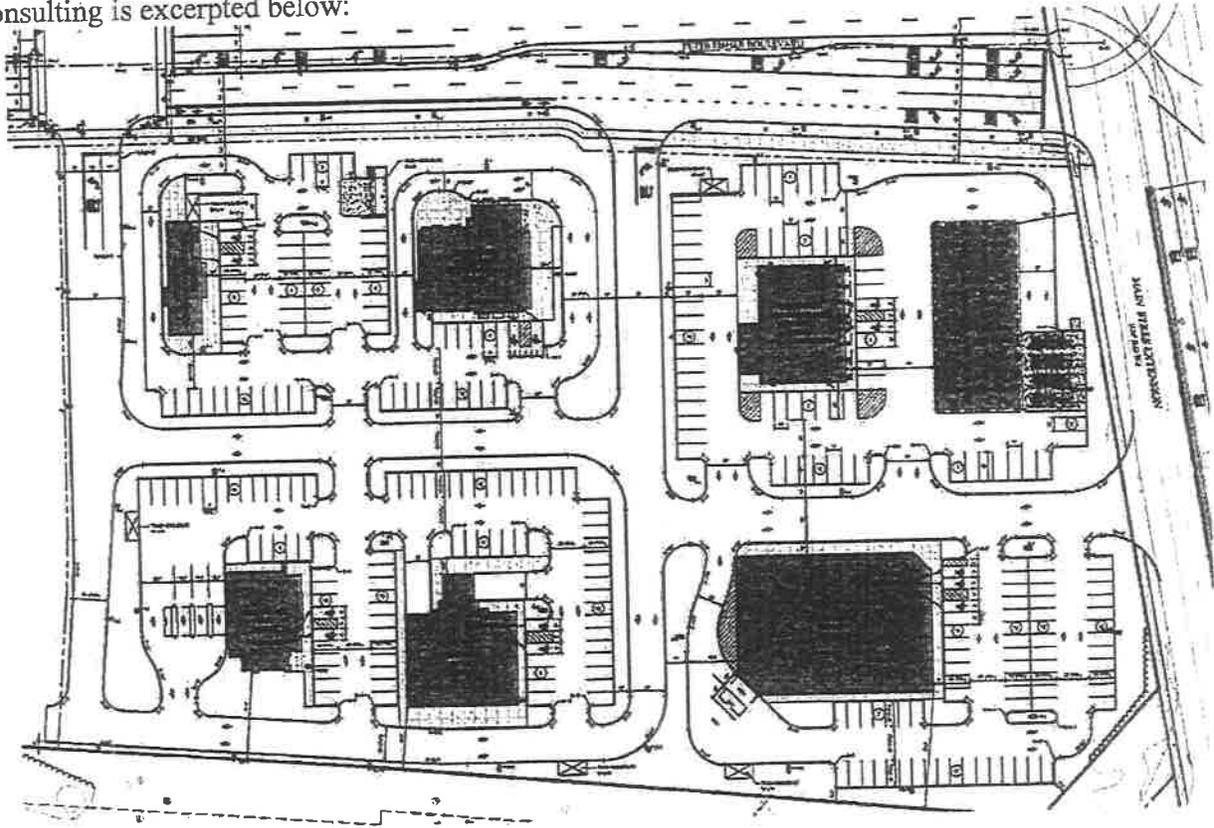
Our File No.: PSAP0257.08/600.01

A. GENERAL COMMENTS

1. The Applicant should review with the Board the reasons for the proposed changes to the various building footprints for the Gateway Services District.
2. The aesthetics of the proposed buildings should be further reviewed by the Board.
3. Block 257.02, Lot 1.05 was not part of the original approval. Conceptual plans for the proposed development of the balance of the property should be discussed with the Board so the traffic circulation patterns, etc can be further reviewed.

3. Highway Services – Phase 1B

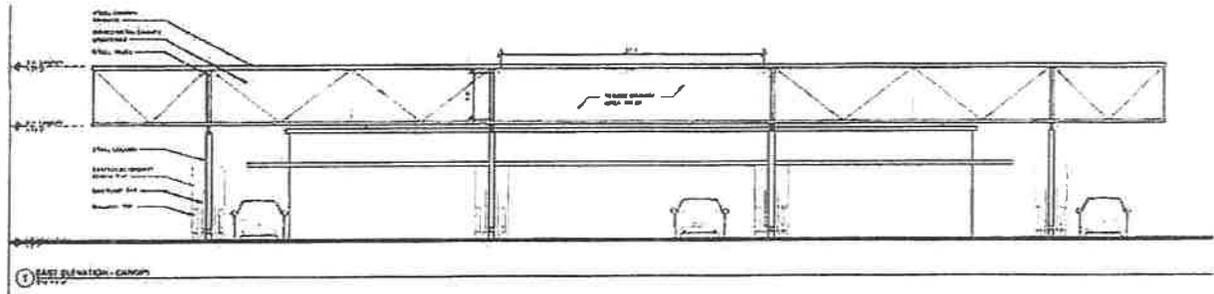
The area of the Property in proposed Lot G provides amenity establishments and convenience services for use by the Riverton community, other Sayreville residents as well as passing commuter traffic or otherwise serve the adjacent highways. Each of these proposed uses are described below. A key map showing each of the six (6) proposed buildings from the civil site plan set prepared by Maser Consulting is excerpted below:



Traffic access to each of the proposed uses will enter the Riverton Development through either Peter Fisher Boulevard or the Main Street Extension directly. Each of the proposed buildings incorporates its own parking, but the concept is to create a nexus or hub of activity among these uses that typically have a shorter engagement time with a visitors and consumers in comparison with the Village East Retail core.

Building 1110 – Convenience Store with Fuel

On the portion of Lot G nearest the intersection of Main Street Extension and Peter Fisher Boulevard, SSA proposes a convenience store of approximately 5,600 sf with an associated fueling use that will have a canopy of approximately 8,100 sf to accommodate eight (8) pumps. The building height is proposed to be approximately nineteen (19') feet, where the canopy would stand slightly taller at 21.2 feet. The canopy is greater than 35 feet from the Main Street Extension and is therefore compliant with the Plan. A concept excerpt prepared by Cooper Robertson is below, showing the eastern elevation of both the canopy and the convenience store behind:



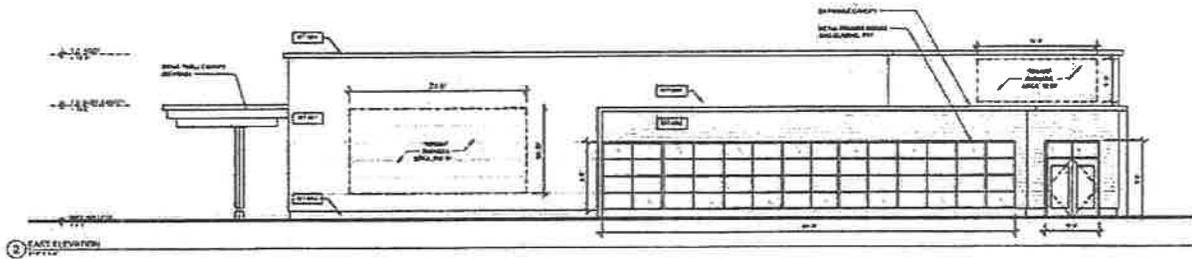
The design proposes three (3) signs on the building or canopy. A 176-sf sign is proposed on the canopy to identify the tenant on the eastern façade. Two wall signs (one of 88 sf on the northern façade, one of 86 sf on the eastern façade) each are proposed to identify the tenant on the building itself.

On-site parking for this combined use proposes seventy-one (71) spaces, where twenty-three (23) would be required.

Refuse and recycling are located in a trash enclosure located to the southwest of the proposed building. Due to the short-term nature of any loading/unloading for the convenience store, there is a designated loading area of approximately 750 sf on the northwestern side of the building.

a. Building 1120 – Pharmacy

Immediately south of Building 1110 is proposed a 13,500-sf pharmacy. The single-story building is proposed to have a height of approximately 19.5 feet, and will have sixty-seven (67) parking spaces, where fifty-four (54) would be required by the current Plan. A sketch of the proposed building's eastern elevation is shown below:

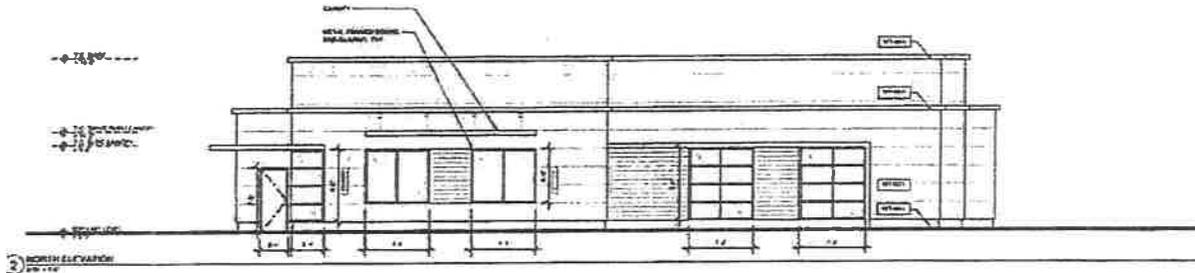


The proposed design also includes a drive-thru lane for the pharmacy area, and proposed signage as well. Here, the proposal includes two large mural areas on the east and south walls comprising proposed signs of 210 sf and 280 sf respectively. In addition, four smaller tenant identification signs are proposed, with two above the entrance (70 sf each) and two above the drive thru canopy (54 sf each).

A trash enclosure is proposed to the southwest of the proposed building. A loading area is designated on the west side of the building, in the area near the drive-thru for the pharmacy. Loading would be timed to avoid any interference with the business operations of the pharmacy. For any smaller deliveries that would come via a box truck or a similar smaller carrier, there is ample additional parking on site to accommodate same.

b. Building 1130 – Restaurant with Drive Thru

SSA proposes the development of a 5,300 sf, single story restaurant with drive-thru. The building itself is proposed to be approximately nineteen (19') feet tall. The building is proposed to be accessed from the internal parking areas off of Peter Fisher Boulevard, and will not have a dedicated driveway of its own; this proposed building is more in the style of a “pad site,” relying on access through the roadway network within proposed Lot G. A proposed view of the northern elevation is below:



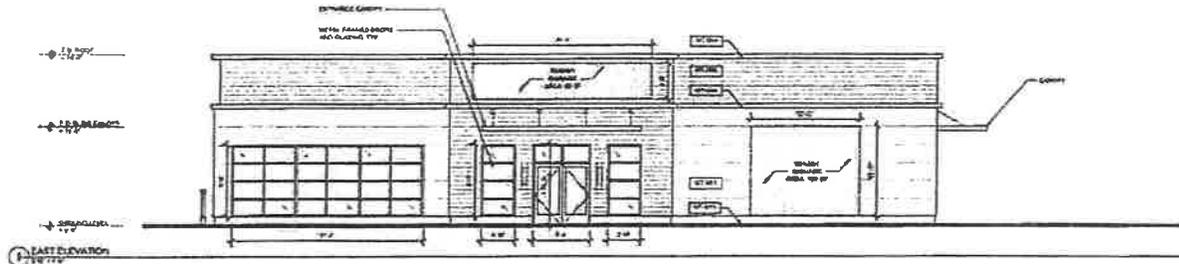
SSA proposes 30 parking spaces associated with this use, where the Plan would otherwise require 22. A drive-thru lane is proposed to run along the northern and western faces of the proposed building. No dedicated loading area is proposed, but loading will be arranged to not interfere with the business operations on the site, likely at times outside of normal business hours for the proposed user.

Signage on the building is proposed to include three wall mounted signs of approximately 240 sf, 240 sf, and 72 sf respectively.

Refuse services are proposed to be accessed through the parking area to the northwest of the site.

d. Building 1150 – Restaurant with Drive-Thru

SSA proposes a drive-thru restaurant of approximately 2,075 sf with associated parking areas. The building is proposed to have a height of approximately nineteen (19') feet, with associated signage. The property is designed to have a drive-thru lane along the northern and western portions of the site. A proposed elevation from the eastern side of the building is below:

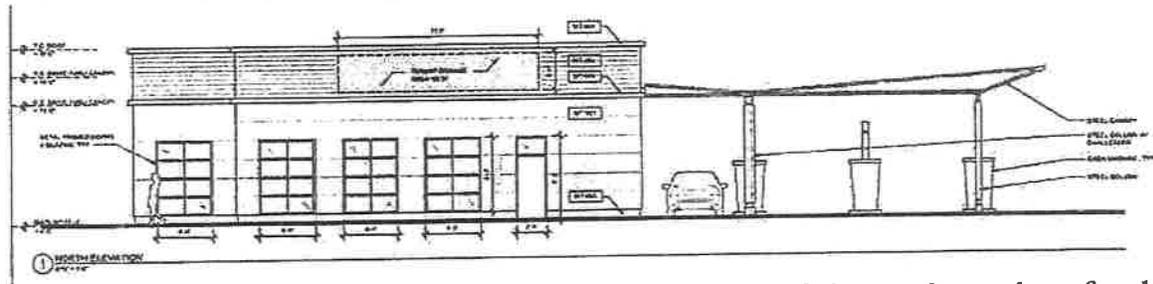


Parking for the development is proposed to provide forty-nine (49) spaces, where the Plan requires nine (9) spaces. A trash enclosure is proposed on the northeast portion of the proposed parking area which would be shared between Buildings 1130 and 1150.

Signage for the building is proposed as follows: two signs of 88 sf each on the north and east facades.

e. Building 1160 – Bank

SSA proposes a bank of approximately 3,500 sf with an associated drive-thru and canopy. The building is proposed to have a height of approximately nineteen (19') feet, with associated signage. The property is designed to have a drive-thru canopy along the western edge of the building, and access to the site will come from the internal roadway network on proposed Lot G. A proposed elevation from the northern side of the building is below:



The signage for the proposed building includes an 88-sf sign on the northern façade, and two signs of 176 sf and 86 sf on the eastern façade.

Proposed parking of the building is approximately thirty-eight (38) spaces, where sixteen (16) spaces are required under the Plan. No dedicated loading area is provided, although to the extent necessary, loading times and locations will be determined with the tenant to avoid any concerns or conflicts with operations on the property. A trash enclosure is proposed to the north west of the proposed building.

**A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT
AGENCY CONSENTING TO REDEVELOPER'S PROPOSED APPLICATION TO
SAYREVILLE PLANNING BOARD FOR AMENDED PRELIMINARY AND FINAL
SITE PLAN APPROVAL OF THE GATEWAY SERVICES DISTRICT IN
CONNECTION WITH THE WATERFRONT REDEVELOPMENT PROJECT**

WHEREAS, Sayreville Seaport Associates, L.P. is the designated redeveloper ("Redeveloper") for certain property owned by the Sayreville Economic and Redevelopment Agency ("Agency") including an area now known as Block 256.01, Lot 24 and Block 257.02, Lot 1.05 (collectively, the "Property"); and

WHEREAS, the Property is now known as the Gateway Services section of the Riverton redevelopment and was previously approved for a mix of retail and service uses as part of the preliminary and final major site plan approvals obtained by the Redeveloper in January of 2020; and

WHEREAS, the Redeveloper is seeking approval from the Agency to refine two buildings in anticipation of commencing construction, as well as updating the overall site plan to reflect certain site and circulation improvements to accommodate future growth with the Gateway Services section; and

WHEREAS, the Redeveloper submitted to the Agency the following plans which are attached hereto and incorporated herein as Exhibit A:

- (1) Civil engineering drawings entitled "Phase 1A Gateway Services District Amended Site Plan for Sayreville Seaport Associates," prepared by Colliers Engineering & Design, Inc., dated September 11, 2023, and consisting of twenty-one (21) sheets; and
- (2) Architectural designs for a proposed QuickChek, prepared by gk+a Architects, P.C., dated August 29, 2023 and consisting of four (4) sheets; and
- (3) Architectural plans for a proposed Chick-Fil-A, prepared by Chick-Fil-A, dated September 1, 2023 and consisting of two (2) sheets; and
- (4) Signage Plans for a proposed Chick-fil-A, prepared by Clayton Signs, dated September 6, 2023, and consisting of ten (10) sheets.

WHEREAS, the Agency Engineer has reviewed the aforementioned plans and has determined that said plans are consistent with the Waterfront Redevelopment Plan and the Master Redevelopment Agreement between the Redeveloper and the Agency; and

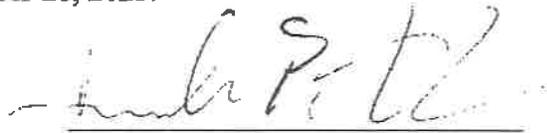
NOW, THEREFORE, BE IT RESOLVED, by the Sayreville Economic and Redevelopment Agency that it hereby approves the aforementioned plans, attached hereto as Exhibit A, and consents to the Redeveloper's application to the Sayreville Planning Board for amended preliminary and final major site plan approval.

IT IS FURTHER RESOLVED that the Chairperson and Agency Professionals are hereby authorized and directed to take any action and to execute any documents as may be necessary to effectuate this Resolution.

OFFERED BY: *Donna Roberts*

SECONDED BY: *Ken Scott*

I, Joseph P. Ambrosio, Esq., Secretary and certifying agent of the Sayreville Economic and Redevelopment Agency, hereby certify that the foregoing Resolution was adopted at a regular meeting of the Agency held on September 28, 2023.



Joseph P. Ambrosio, Esq., Secretary