

**BOROUGH OF SAYREVILLE** - **COUNCIL MEETING AGENDA**  
**Tuesday, September 29, 2020**

**1. CALL TO ORDER**

- a) Short Prayer
- b) Salute to Flag
- c) Statement of Publication
- d) Roll Call

**2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:**

(Motion to approve, subject to correction if necessary)

(Only those council members in attendance at these meetings can vote)

- ☞ September 14, 2020 - Regular & Agenda Sessions

**3. PROCLAMATION & PRESENTATIONS:**

**-COVID-19 Update**

**4. EXECUTIVE SESSION**

**5. OLD BUSINESS:**

- a) Public Hearing on the following Ordinances: NONE

- b) Appointments (worksheet in packet)

**6. NEW BUSINESS:**

- a) Introduction of the following ordinances:

**ORDINANCE #509-20**

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE IN THE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ADOPTING  
AMENDMENTS TO THE HERCULES REDEVELOPMENT PLAN**  
(Planning & Zoning Committee - Co. Dalima – Public Hearing 10-13-20)

**7. CONSENT AGENDA/RESOLUTIONS**

**- PUBLIC PORTION AND APPROVAL ON CONSENT AGENDA ITEMS ONLY**

2020-224 Resolution approving bills for payment.

2020-225 Approving the Renewal of Liquor License #1219-33-058-008, Pure Event Center, Inc. 1970 Rt. 35 No., South Amboy, NJ with **Conditions** for the 2020-2021 License Term.

2020-226 Approving the renewal of Liquor License #1219-33-020-004, Yenooc 2, Inc., t/a Cooney's at the Deerfield Inn, 50 Deerfield Road, Parlin, NJ for the 2020-2021 Licensing Term.

2020-227 Awarding a contract for Gasoline/Diesel fuel to Rachel's Michele Oil Co. through NJ State Contract 19-Fleet-00973.

2020-228 Approving Closeout Change Order No. 3 for Z Brothers Concrete Contractors, Inc. for the Improvements to MacArthur Avenue project which will decrease the contract amount from \$1,492,327.50 to \$1,455,903.01 which represents a net decrease of \$36,424.49.

2020-229 Accepting the work, closing out the contract, and issuing final payment in the amount of \$29,118.06 for Z Brothers Concrete Contractors, Inc. for the Improvements to MacArthur Avenue project subject to the posting of a one (1) year 15% Maintenance Bond in the amount of \$218,385.45.

2020-230 Authorizing the cancellation of the Municipal Alliance Grant in the amount of \$42,655.00 and cancel the Municipal Alliance Grant Match in the amount of \$10,122.75

- 2020-231 Approving the renewal of Liquor License #1219-33-010-005, 219 Washington Road, LLC t/a Big Shots, 2047 Rt. 35, South Amboy, NJ with Conditions for the 2020-2021 Licensing Term.
- 2020-232 Approving the renewal of Liquor License #1219-33-001-013 Ikon at Route 35 Corp., Pocket License w/conditions for the 2020-2021 Licensing Term.

**- RESOLUTIONS READ IN FULL:**

- 2020-233 Referring the proposed amendments to the Hercules Redevelopment Plan to the Planning Board for review and recommendation.

➤ **BOROUGH ATTORNEY - Michael DuPont**

**8. PUBLIC PORTION-**                      **\*5 Minute Limitation**

**9. ADJOURNMENT**

ORDINANCE #509-20

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ADOPTING AMENDMENTS TO THE HERCULES REDEVELOPMENT PLAN**

**WHEREAS**, Hercules, LLC (“Hercules”) owns property in the Borough of Sayreville located at 50 South Minnissink Avenue, Block 14, Lot 3; Block 25.01, Lot 1; Block 40, Lot 1; Block 43, Lots 1 and 1.01; Block 44, Lot 1; Block 45, Lot 1; Block 46, Lot 1; Block 47, Lot 1; Block 48.01, Lots 1 and 2; Block 50, Lot 1; Block 51, Lot 2; Block 51.01, Lot 1; Block 51.02, Lot 1; Block 53, Lot 1; Block 53.01, Lot 1; Block 53.02, Lot 1; Block 57.01, Lot 1.01; and Block 83.04, Lot 1 (the “Property”); and

**WHEREAS**, on September 11, 2017, the Borough of Sayreville Council (the “Council”) adopted a resolution pursuant to the Redevelopment Law designating the property as a Non-Condemnation Area in Need of Redevelopment (“Hercules Redevelopment Area”); and

**WHEREAS**, by that same resolution, the Council appointed the Sayreville Economic and Redevelopment Agency (“SERA”) as the redevelopment entity for the Hercules Redevelopment Area; and

**WHEREAS**, on May 29, 2019, the Council adopted a Redevelopment Plan for the Property, entitled the “Hercules Redevelopment Plan,” by Ordinance 410-18 (the “Redevelopment Plan”); and

**WHEREAS**, on April 23, 2020, SERA adopted a resolution designating TC NE Metro Development, Inc. (“TC”) as conditional redeveloper of Section 1 of the Hercules Redevelopment Plan; and

**WHEREAS**, TC and Hercules have requested that the Council consider certain proposed amendments to the Redevelopment Plan; and

**WHEREAS**, the proposed Redevelopment Plan amendments were presented to SERA on September 22, 2020; and

**WHEREAS**, SERA adopted a resolution on September 22, 2020, recommending that Council adopt the Redevelopment Plan amendments; and

**WHEREAS**, on September 29, 2020 the Council adopted a resolution, referring the Redevelopment Plan amendments to the Planning Board of the Borough of Sayreville (the “Planning Board”); and

**WHEREAS**, upon review of the recommendations of SERA and the Planning Board, the Council has determined to adopt the proposed amendments to the Redevelopment Plan.

**NOW THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Sayreville, County of Middlesex and State of New Jersey, that the Redevelopment Plan shall be amended as follows:

1. The section boundaries set forth on the Hercules Redevelopment Overall Concept Plan, contained on page 8 of the Redevelopment Plan, shall be amended as shown on Exhibit CB101 attached hereto.
2. This Ordinance shall take effect immediately after final passage and publication as required by law.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: September 29, 2020

Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

Donna Roberts, Councilwoman  
(Admin. & Finance Committee)  
Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: October 13, 2020

Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

Donna Roberts, Councilwoman  
(Admin. & Finance Committee)  
Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2020.**

Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

MICHAEL DUPONT, ESQ., Borough Attorney

AN ORDINANCE OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ADOPTING AMENDMENTS TO THE HERCULES REDEVELOPMENT PLAN

EXHIBIT TO

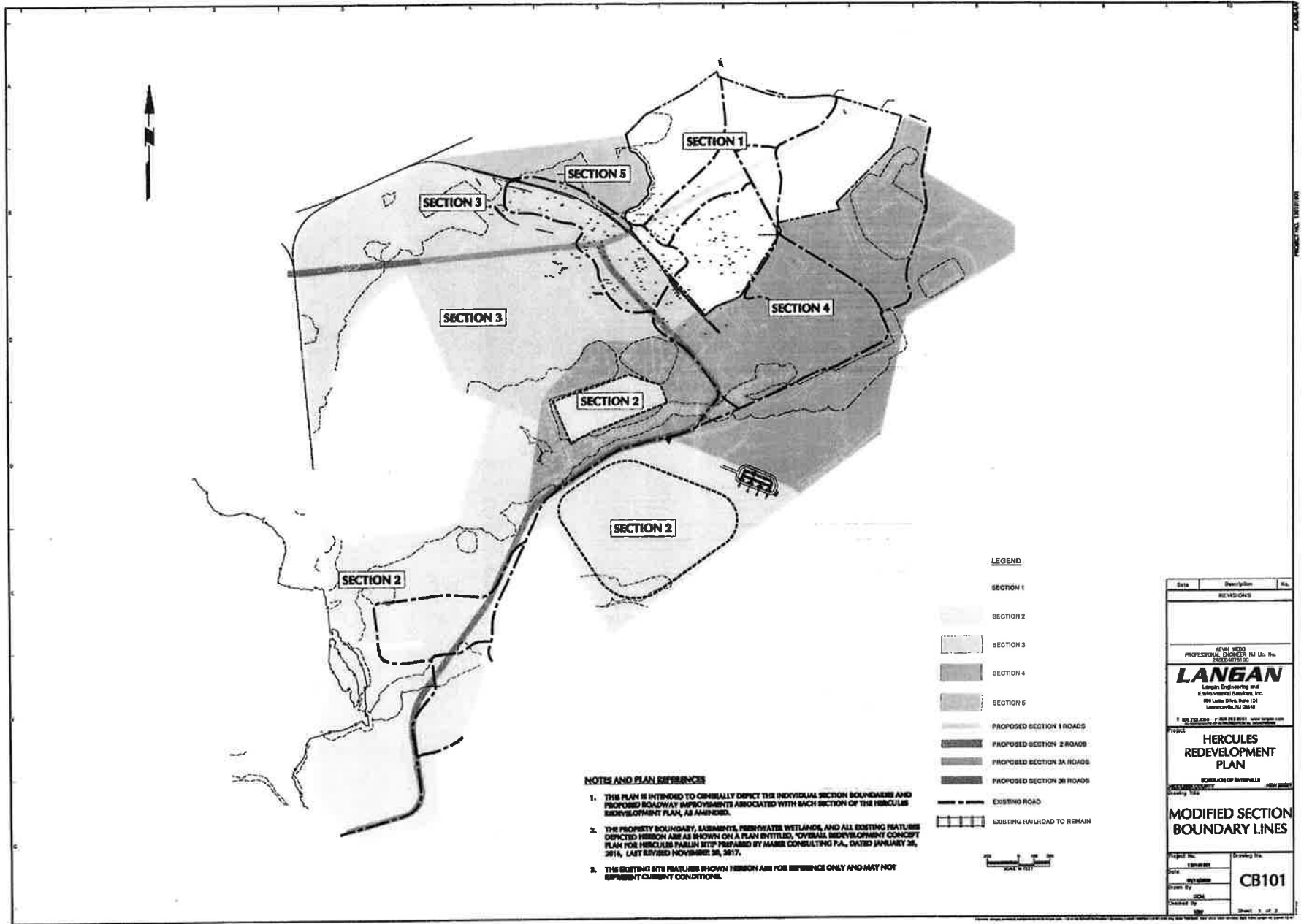
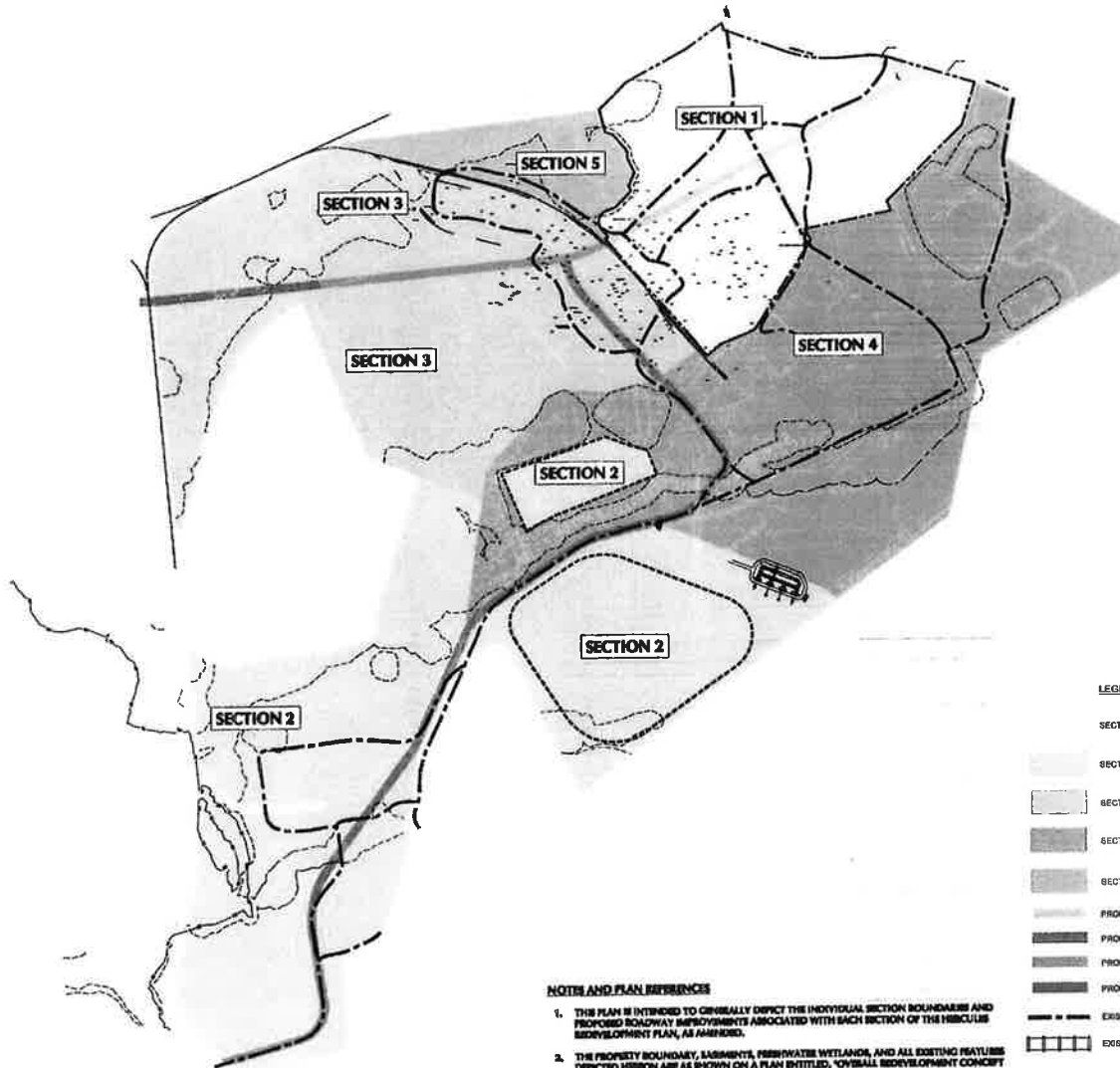


EXHIBIT TO  
 AN ORDINANCE OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF  
 MIDDLESEX, STATE OF NEW JERSEY, ADOPTING AMENDMENTS TO THE  
 HERCULES REDEVELOPMENT PLAN



**NOTES AND PLAN REFERENCES**

1. THIS PLAN IS INTENDED TO GRAPHICALLY DEPICT THE INDIVIDUAL SECTION BOUNDARIES AND PROPOSED ROADWAY IMPROVEMENTS ASSOCIATED WITH EACH SECTION OF THE HERCULES REDEVELOPMENT PLAN, AS AMENDED.
2. THE PROPERTY BOUNDARY, SEWERAGE, FRESHWATER WETLANDS, AND ALL EXISTING FEATURES DEPICTED HEREON ARE AS SHOWN ON A PLAN ENTITLED, "OVERALL REDEVELOPMENT CONCEPT PLAN FOR HERCULES PARCEL SITE" PREPARED BY MABE CONSULTING P.A., DATED JANUARY 26, 2016, LAST REVISED NOVEMBER 26, 2017.
3. THE EXISTING SITE FEATURES SHOWN HEREON ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT CURRENT CONDITIONS.

**LEGEND**

- SECTION 1
- SECTION 2
- SECTION 3
- SECTION 4
- SECTION 5
- PROPOSED SECTION 1 ROADS
- PROPOSED SECTION 2 ROADS
- PROPOSED SECTION 3A ROADS
- PROPOSED SECTION 3B ROADS
- EXISTING ROAD
- EXISTING RAILROAD TO REMAIN

SCALE 1"=100'

Date	Description	No.
REVISIONS		
KEVIN WOOD PROFESSIONAL ENGINEER, REG. Lic. No. 2400027500		
<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 800 Lakeside Drive, Suite 100 Sayreville, NJ 08847		
T 908.762.8000 F 908.762.8001 www.langan.com ALL RIGHTS RESERVED © 2017 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.		
<b>PROJECT</b> <b>HERCULES REDEVELOPMENT PLAN</b> BOROUGH OF SAYREVILLE		
<b>MODIFIED SECTION BOUNDARY LINES</b>		
Project No.	Drawing No.	
0818001	CB101	
Date	Drawn By	
04/18/2018	SCM	
Checked By	Scale	
SCM	1" = 100'	
		Sheet 1 of 2

### Trammal Crow Redevelopment Conditions

- 1) Conditioned on compliance with requirements of CME Report dated September 17, 2020.
- 2) Condition - No building permit shall be issued until the environmental remediation is completed for "Section 1" of the Hercules Redevelopment.
- 3) The plan for Lot/Building "B" is revised to reduce the number of trailer parking stalls to comply with the ratio required in the Redevelopment Plan.
- 4) The buildings to be constructed shall be as depicted on the Architectural Plans which shall be an aesthetic blend of concrete panels, steel, and glass.
- 5) Façade signage and free standing signs shall comply with Redevelopment Plan and shall be submitted to the agency for approval prior to installation.
- 6) Interim roadway improvements, namely the easing of the bend at the intersection of Minisink Avenue and Cheesequake Road, as well as the initial Phase "T" intersection of the center roadway with Cheesequake Road shall be completed prior to the first C.O. for any building.
- 7) The applicant shall review transportation options with N.J. Transit or other carriers to provide for bus and other transportation options to bring prospective employees to the project. If the option is to utilize bus stops on Washington Road the redeveloper shall improve pedestrian access by

- extending and improving sidewalks to the site. The Redeveloper shall provide his proposal to SERA prior to obtaining a building permit.
- 8) Trash and recyclable materials enclosures shall comply with the Redevelopment Plan and be submitted to SERA prior to submission to the

Planning Board



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. MCCLELLAND, PE, PP, CME  
GREGORY R. VALESÌ, PE, PP, CME



TIMOTHY W. GILLEN, PE, PP, CME  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LS, RP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

September 17, 2020

Sayreville Economic Redevelopment Agency  
167 Main Street  
Sayreville, NJ 08872

ATT: Joseph P. Ambrosio, Executive Director

**RE: Hercules Redevelopment Plan-Section 1  
Preliminary/Final Major Site Plan  
CME File No.: PSA00027.47**

Dear Mr. Ambrosio,

CME Associates has received a submission for Section 1 of the Hercules Redevelopment Area for three warehouse buildings and associated site improvements. Section 1 of the Redevelopment Area includes Block 40 Lot 1, Block 43 Lot 1.01, Block 44 Lot 1, Block 45 Lot 1 and Block 83.04 Lot 1. The subject property is a total of 79.336 acres. The property is on the west side of Cheesequake with frontage on

#### Plans Reviewed

- Preliminary & Final Site Plans for Hercules Redevelopment Area-Section 1 consisting of 48 sheets, prepared by Langan Engineering and Environmental Services, Inc., dated September 3, 2020.
- Minor Subdivision Plat for Hercules Redevelopment Area-Section 1 consisting of two (2) sheets, prepared by Langan Engineering and Environmental Services, Inc., dated September 4, 2020.
- Interim Roadway Geometry Plans for Hercules Redevelopment Area-Section 1 consisting of six (6) sheets, prepared by Langan Engineering and Environmental Services, Inc., dated September 4, 2020.
- Roadway Geometry Plans for Hercules Redevelopment Area-Section 1 consisting of four (4) sheets, prepared by Langan Engineering and Environmental Services, Inc., dated September 3, 2020.
- Architectural Floor Plans, Elevations and Perspectives, consisting of eight (8) sheets, prepared by KSS Architects, dated August 28, 2020.

#### Project Description

The Applicant is seeking Major Site Plan and Subdivision approval from the Sayreville Economic Redevelopment Agency (SERA) for the construction of three warehouse buildings



Sayreville Economic Redevelopment Agency  
167 Main Street Sayreville, NJ 08872  
Re: Hercules Redevelopment Plan-Section 1  
Site Plan & Subdivision

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within Section 1 of the Hercules Redevelopment Area totaling 1,077,776 square feet on three (3) lots. The Subdivision is proposed to create three new lots, a new public roadway (Road A) and extension of utilities. Access to the site will be from Cheesequake Road at two locations, one at the southeast corner of the site and the east Center portion of the property with the proposed roadway which the Applicant will dedicate to the Borough. As part of the project the Applicant will construct interim roadway improvements to accommodate accessibility to the site. Ultimately, the Applicant is proposing to reconfigure the Cheesquake Road and Minisink Avenue intersection to better accommodate traffic from the Washington Road By Pass (Hartle Street to Cheesequake Road). **The timing/phasing of these improvements has not been provided however, the 2<sup>nd</sup> Phase of the proposed access road with Cheesequake must be completed in conjunction with the Hartle road connection. No trucks shall be permitted to make a left turn out of the proposed Roadway or drive toward Minisink Avenue.**

Proposed Lot A will be 18.321 acres and include 14,250 square feet of office and 270,091 square feet of warehouse for a total of 284,341 square feet of building area. Lot A will also include 53 loading docks, 46 trailer parking stalls and 326 automobile parking stalls.

Proposed Lot B will be 23.121 acres in area and will include 324,733 square feet of warehouse space and 17,100 square feet of office space for a total of 341,833 square feet. There will also be 50 loading docks, 123 trailer parking stalls and 382 automobile parking stalls on proposed Lot B.

Proposed Lot C will be 31.689 acres in area with a 451,602 square foot building which will include 429,002 square feet of warehouse space and 22,600 square feet of office space. Lot C will also contain 67 loading docks, 126 trailer parking stalls and 299 automobile parking stalls.

No mezzanines appear to be proposed.

In addition to the proposed warehouse structures the applicant is proposing on site improvements including parking, loading, storm drainage both above and underground facilities, buffers, lighting and internal circulation. Off-site improvements will include a roadway and utility improvements including extension of water and sanitary sewer lines.

### Environmental

Review of NJ GeoWeb Map Viewer indicates the property is currently monitored by the New Jersey Environmental Management System (NJEMS) and appears to be have several environmental concerns on the property including groundwater contamination for which the plume of contamination extends onto Block 40, Lot 1 from the site across Cheesequake Road. Additionally, there is record of historic fill on site and NJPDES regulated facilities. The Site is also within a Wellhead Protection Area.



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There are designated flood hazard area, wetlands and wetland transition areas on the property associated with Pond Creek and Pond Creek Tributary on the northwestern portion of the site.

**The overall Environmental conditions of the site should be addressed and presented to SERA.**

Proposed Use

1. The Applicant is proposing to construct three warehouse buildings each proposed to contain accessory office. Each building will be on it's own designated lot within Section 1. The breakdown of building square footage is as follows:

	<u>Total</u>	<u>Office</u>	<u>Warehouse</u>
• "A"	284,341 sf	14,250 sf	270,091 sf
• "B"	341,833 sf	17,100 sf	324,733 sf
• "C"	451,602 sf	22,600 sf	429,002 sf
	<u>1,077,776 sf</u>	<u>53,950 sf</u>	<u>1,023,826 sf</u>

The Redevelopment Plan limits the allowable square footage of warehousing to 1,200,000 square feet in Section 1 of the Redevelopment Area. **The square footage conforms with the Redevelopment Plan.** No mezzanines are proposed.

2. The permitted uses within Section 1 of the Redevelopment Area include:

- Warehouse, Shipping and Distribution
- Research Laboratories
- Manufacturing including finishing and assembly of products
- Technology Centers
- Office and Office Buildings including Medical Office
- Flex Industrial/Commercial Space
- Datacenters
- Equipment Repair and Retail facilities
- Wholesale landscaping business including retail component
- Wireless Telecommunication
- Indoor and Outdoor Recreational Use
- Self-Storage facilities
- Lumberyards
- Railroad Right of Way and related infrastructure and improvements



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- Utility, public or private
- Municipal Uses
- Breweries and Distilleries
- Power Plants and Energy Centers, public or private.

The Plans indicates three warehouse buildings with accessory office space. **The applicant's proposal complies with the Permitted Uses of the Redevelopment Plan.**

3. The permitted accessory uses within Section 1 of the Redevelopment Area include:
  - Uses customary and incidental to principal permitted use including trailer storage (up to two (2) additional trailers for each loading dock). Trailer storage shall not store goods for longer than two weeks
  - Off Street Parking
  - On Site Solar Renewable Energy Production
  - Outdoor Storage for contractor/landscape business, raw or finished materials related to permitted principal uses provided it has extensive buffer/fencing for visual screening from the public right of way and complies with §26-100 of the Borough Ordinance.

**The Plan for Lot/Building B does not comply with the requirements of the Redevelopment Plan as fifty (50) loading docks are proposed and 123 trailer parking stalls are proposed exceeding the allowable two to one ratio established in the Redevelopment Plan.**

**Bulk Requirements**

4. The bulk requirements of the Hercules Redevelopment Plan-Section 1 are as follows:

	<u>Required</u>		<u>Proposed</u>		<u>Lot C</u>
	<u>Lot A</u>	<u>Lot B</u>	<u>Lot A</u>	<u>Lot B</u>	<u>Lot C</u>
Min. Lot Area	18.321 Acres	23.121 Acres	18.321 Acres	23.121 Acres	31.689 Acres
Min. Lot Width	1339'	1083'	1339'	1083'	1052'
Min. Lot Depth	661'	918'	661'	918'	917'
Min. Front Setback	101'	161'	101'	161'	101'
Min. Rear Setback	103.6'	131.7'	103.6'	131.7'	352.1'
Min. Side Setback-one	100'	75'	100'	75'	78.2'
Max. Building Height	55'	55'	55'	55'	55'
Max. Building Coverage	35.6%	33.9%	35.6%	33.9%	32.7%
Max. Lot Coverage	75.8%	72.5%	75.8%	72.5%	71.9%



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**The Plan satisfies the Bulk Criteria established in the Hercules Redevelopment Plan for Section 1.**

**Parking**

5. Parking requirements established in the Hercules Redevelopment Plan refers to parking standards within §26-88 of the Sayreville Borough code. Parking for automobiles is required at a rate of one space per 5,000 square feet of building gross floor area for warehouse/distribution center uses and at a rate of four spaces per 1,000 square feet of gross floor area for office other than medical office.

- a. Lot/Building A will include 270,091 square feet of warehouse space and 14,250 square feet of office space. 111 automobile parking stalls are required and 326 parking stalls are proposed.
- b. Lot/Building B will include 324,733 square feet of warehouse space and 17,100 square feet of office space. 133 automobile parking stalls are required and 382 parking stalls are proposed.
- c. Lot/Building C will include 429,002 square feet of warehouse space and 22,600 square feet of office space. 176 automobile parking stalls are required and 299 parking stalls will be provided.

The provided automobile parking appears to meet the intent of the parking requirements of the Redevelopment Plan and Borough Code for number and size, however, the necessity for the significant parking overages will need to be addressed.

**Loading**

6. Loading requirements established in the Hercules Redevelopment Plan refers to loading standards within §26-88.2 of the Sayreville Borough code. Loading is required at a rate of one loading for the first 25,000 square feet of gross floor area plus one (1) additional space for each additional 15,000 square feet of gross floor area.
- a. Lot/Building A will include 270,091 square feet of warehouse space. 18 loading berths are required and 53 loading docks are proposed.
  - b. Lot/Building B will include 324,733 square feet of warehouse space. 21 loading berths are required and 50 loading docks are proposed.



Sayreville Economic Redevelopment Agency  
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- c. Lot/Building C will include 429,002 square feet of warehouse space. 30 loading berths are required and 67 loading docks are proposed.

**The provided number of loading berths/docks appears to meet the intent of the requirements of the Redevelopment Plan and Borough Code.**

#### Traffic/Site Circulation

7. Redevelopment of the first several Sections of the Redevelopment Area require the Redeveloper to address traffic concerns related to or stemming from the proposed development. A full traffic impact and circulation study is required but a formal report has not been submitted. However, both an Interim and Final Traffic/Circulation Plans have been submitted for review.
8. The Interim Plan maintains the existing Cheesequake Road-Minisink Avenue intersection with access to the Section 1 via a new roadway into the property from Cheesequake Road. The new Center roadway is proposed to be dedicated to the Borough. The final Roadway Plan proposes a realigned Cheesequake Road which will connect to the proposed Center roadway. The intersection of Cheesequake Road and Minisink Avenue must be eased to provide a suitable curve to replace the existing intersection. The timing/phasing of the proposed roadway improvements has not been provided, however the roadway improvements shall be completed prior to the issuance of the first certificate of occupancy. A formal Traffic Report has not been provided addressing volume projections and circulation issues.
9. The Redeveloper is responsible for their pro-rata share of any needed offsite improvements. **Testimony should be provided regarding necessary off-site roadway improvements the Applicant will be responsible for.**
10. Discussions with NJ Transit are recommended to review transportation options for commuters. **The status of discussions with NJ Transit has not been indicated. The Applicant should provide testimony clarifying the need for bus and transportation options to the site.**
11. Pedestrian Route between uses should be separated from vehicular and truck traffic. Sidewalks are indicated along the proposed Center roadway and portions of Cheesequake road and Minisink Avenue. Sidewalks connecting the proposed Warehouse uses to the Center sidewalk system are proposed. **The provision of sidewalks appears to meet the intent of the requirements of the Redevelopment Plan.**



Sayreville Economic Redevelopment Agency  
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#### Landscaping and Screening

12. A Landscaping Plan has been submitted as part of the Plan package. The subject property including Section 1 of the Redevelopment Area are not adjacent to any residential properties. No outdoor storage is proposed. **We defer to the Planning Board's review as to the suitability of the proposed landscaping.**
13. All trash enclosures and recycling receptacles shall be located at the rear of the site and screened. Trash and recyclable material enclosures have not been indicated on the Plan. **The requirements of the Redevelopment Plan have not been addressed.**

#### Architectural Design

14. The Redevelopment Plan requires the proposed Architecture to be uniform and consistent throughout the development. The warehouse buildings are noted as panel construction with glass and structural facade design features at each corner of the proposed buildings. The architecture of each building is similar and the intended architectural theme is proposed to be carried through on to each warehouse building. **The Architectural Design appears to be consistent with the requirements of the Redevelopment Plan. However the Applicant shall specify the materials to used for the proposed buildings.**

#### Signage

15. Details and locations of proposed freestanding and facade signage has not been provided. **Testimony should be provided regarding the compliance of all site signage with the sign criteria of the Redevelopment Plan.**

#### Lighting

16. Lighting is to be provided with pole and wall mounted LED light fixtures. The maximum height of the pole mounted fixtures is 35'. Lighting will be provided along the proposed Center access roadway. Lighting appears to satisfy minimum and maximum coverages. Illumination is minimized at the property borders in accordance with the Redevelopment Plan. **It appears the lighting meets the intent of the requirements of the Redevelopment Plan.**

#### Utilities



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17. Sanitary sewer for the site is proposed through a connection with an existing sanitary line just off the northeast corner of the property. The connection will be with a 8" SDR-35 PVC line and 8" sanitary sewer line will connect to each building. **The Developer's Consultants must demonstrate that there is adequate downstream capacity within the sanitary sewer system. Should capacity not be available the system must be improved to accept the development flow or provide a connection to an alternative sewer system that has sufficient capacity. This is subject to the review and approval of the Sayreville Borough Engineer.**
18. A 16" water main is proposed for the site with a 16" water line running 10 feet from the centerline of the proposed Center Roadway from Cheesequake Road to the west side of the property, terminating in a stub at the existing bordering railroad right of way. There will be both domestic and fire water services provided to each proposed building. Water to the site will be via an extension of the existing main within Cheesequake Road. **Testimony should be provided in regards to the disconnection of the waterline from the Dupont site, extension of water service to future sections of the Redevelopment Area, adequacy of proposed fire suppression and timing of the proposed waterline extension needed for the project.**
19. Stormwater Management for the project is to be done in accordance with Borough Codes. **We defer to the review of the Planning Board on Stormwater Management.**

#### Infrastructure Phasing

20. The Section 1 infrastructure includes improvements to the Cheesequake Road, Minisink Avenue, site access intersection. The proposed Center Roadway will provide a connection to Sections 3 and 5. A private roadway within an access easement will connect the Center Roadway with Section 4 of the Redevelopment Area to the south and the Phase 2 intersection with Cheesequake Road. **The infrastructure improvements will be included within any Redevelopment Agreement which will specify timing, phasing and financing of all required improvements.**

The Sayreville Economic and Redevelopment Agency (SERA) shall review all proposed redevelopment projects within the Hercules Redevelopment Area to ensure the project is consistent with the Redevelopment Plan and the relevant Redevelopment Agreement. The review and execution of the Redevelopment Agreement shall occur prior to hearing of the redevelopment project before the Planning Board.

**CME reserves the right to provide additional, more detailed comments with the formal Planning Board submission and based upon supplemental information and review.**





Sayreville Economic Redevelopment Agency  
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If you have any questions, please do not hesitate to call.

Very truly yours,  
CME Associates

A handwritten signature in black ink, appearing to read "David J. Samuel".

David J. Samuel, P.E., P.P., C.M.E.  
Agency Engineer

DJS/slg

cc: SERA Commissioners  
Michael J. Baker, Esq., Hoagland Longo  
Anthony Iacocca, Esq., Hoagland Longo  
Kevin Webb, Langan Engineering  
KSS Architects  
Andrew Mele, Applicant  
Steven Tripp, Attorney for Applicant

MANUAL CHECKS FOR SEPTEMBER 29, 2020 BILL LIST

<u>Vendor #</u>	<u>Name</u>	<u>P.O. Date</u>	<u>Description</u>	<u>Amount</u>
BOROU01	BOROUGH OF SAYREVILLE- CURRENT	9/17/2020	AUG 2020 SEWER-USE FEE	\$ 260,945.97
THERO005	THE ROCKET SCIENCE GROUP, LLC	9/17/2020	MAILCHIMP SUBSCRIPTION	\$ 99.00
NJMVC010	NJ MVC	9/15/2020	F350 REGISTRATION	\$ 60.00
DIREC025	DIRECT MAIL DEPOT INC	9/15/2020	POSTAGE PRE-PAYMENT 2020-2021	\$ 5,051.46
DEPOS005	DEPOSITORY TRUST CO.	9/15/2020	BOND PRINCIPAL PAYMENT DUE 9/15/2020	\$ 730,000.00
DEPOS005	DEPOSITORY TRUST CO.	9/15/2020	BOND INTEREST PAYMENT DUE 9/15/2020	\$ 65,475.00
THERO005	THE ROCKET SCIENCE GROUP, LLC	9/10/2020	MAILCHIMP SUBSCRIPTION (PRO-RATED \$ CHARGE FOR CONVERSION TO MONTHLY BILLING)	\$ 13.50
BOROU01	BOROUGH OF SAYREVILLE- CURRENT P/R	9/8/2020	9/15/2020 PAYROLL	\$ 906,888.70
BOROO015	BOROUGH OF SAYREVILLE-GRANT P/R	9/8/2020	9/15/2020 PAYROLL	\$ 4,237.36
BOROO020	BOROUGH OF SAYREVILLE-WATER P/R	9/8/2020	9/15/2020 PAYROLL	\$ 86,837.62
BOROU035	BOROUGH OF SAYREVILLE-TRUST	9/8/2020	9/15/2020 PAYROLL	\$ 17,221.88
BOROO010	BOROUGH OF SAYREVILLE-PAYROLL DED OASI	9/8/2020	9/15/2020 PAYROLL	\$ 44,954.89
BOROO030	BOROUGH OF SAYREVILLE-CDBG	9/8/2020	9/15/2020 PAYROLL	\$ 301.83

**\$ 2,122,088.11**

P.O. Type: All  
 Range: First to Last  
 Format: Condensed  
 Include Project Line Items: Yes  
 Open: N  
 Rcvd: Y  
 Bid: Y  
 Paid: N  
 Held: Y  
 State: Y  
 Void: N  
 Aprv: N  
 Other: Y  
 Exempt: N

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ACSCH005 A C SCHULTES INC	19-00388	10/08/19	Well Maintenance & Redevelop	Open	22,736.00	0.00		B
ALLIA005 ALLIANCE BUS GROUP	20-05004	09/16/20	Bus 830 /Repairs to chair lift	Open	305.50	0.00		
ALSAU005 AL'S AUTO BODY	20-04679	09/01/20	Fuel Injection Car 112	Open	479.55	0.00		
AMAZO005 AMAZON	20-04969	09/15/20	GLOVES	Open	348.31	0.00		
AMERI105 AMERICAN WEAR INC	20-04351	08/12/20	UNIFORMS - AUGUST	Open	1,895.72	0.00		
ANALY010 PACE ANALYTICAL	20-03984	07/23/20	ucmr4 TESTING 2020	Open	3,104.00	0.00		
ANJRO005 ANJR	20-04927	09/14/20	registration for seminars	Open	125.00	0.00		
APCER005 AP CERTIFIED TESTING, LLC	20-04512	08/24/20	hydrant disks	Open	1,535.00	0.00		
ARCHO005 ARCHOLEKAS, GIANNI	20-04739	09/02/20	B 451 L 1.08 C2810 DUP PYMT	Open	1,128.94	0.00		
ARCMA005 ARCMATE MANUFACTURING CORPORAT	20-04828	09/08/20	pick up grabbers for litter	Open	336.52	0.00		
ASSOC015 ASSOCIATED HUMANE	20-02691	05/14/20	MONTHLY PAY - BLANKET	Open	5,833.33	0.00		B
ASSOC030 ASSOCIATED TRUCK PARTS	20-05043	09/18/20	AIR DRYER FILTERS	Open	420.00	0.00		
ATLAS025 ATLAS ELEVATOR INC.	20-04865	09/09/20	AUGUST MONTHLY SERVICE	Open	1,250.00	0.00		
ATRAJ005 ATRA JANITORIAL SUPPLY	20-04785	09/03/20	Disinfecting wipes	Open	1,982.40	0.00		
BAKER005 BAKER & TAYLOR BOOKS	20-04758	09/02/20	BOOKS	Open	610.40	0.00		
	20-04806	09/04/20	BOOKS	Open	371.17	0.00		
					<u>981.57</u>			
BARRE010 BARREIRO, DANNY & JENNIFER	20-04714	09/02/20	B 66 L 9 DUPLICATE PAYMENT	Open	2,050.13	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<i>BAYSIDE15_Bayshore_Single_Stream_Solutio...</i>								
	20-04888	09/10/20	Commngled recycling	Open	48.41	0.00		
<i>BCBS HORIZON BLUE CROSS BLUE SHIELD</i>								
	20-05026	09/18/20	DENTAL - OCTOBER 2020	Open	27,144.10	0.00		
	20-05027	09/18/20	COBRA DENTAL - OCT 2020	Open	202.04	0.00		
					<u>27,346.14</u>			
<i>BEYER005 BEYER FORD</i>								
	20-01004	02/11/20	2020 Ford Escape	Open	26,021.31	0.00		
<i>BIOSH005 BIO SHINE INC</i>								
	20-02880	05/28/20	COVID-19 SUPPLIES	Open	2,444.15	0.00		
<i>BWCON005 B &amp; W CONSTRUCTION</i>								
	20-04772	09/02/20	REPAIR WATER VALVE KRAINSKI	Open	9,920.16	0.00		
<i>CARME005 CARMEUSE LIME INC</i>								
	20-02220	04/14/20	21 Tons of Hydrate	Open	4,534.15	0.00		B
<i>CJHIF CENTRAL JERSEY HEALTH INSURANC</i>								
	20-05123	09/22/20	OCTOBER 2020 MEDICAL COVERAGE	Open	490,746.00	0.00		
<i>CLEAN005 CLEAN AIR COMPANY</i>								
	20-04866	09/09/20	EXHAUST SYSTEM REPAIR	Open	155.00	0.00		
<i>CLEAR025 CLEARY GIACOBBE ALFIERI</i>								
	20-04975	09/16/20	PROF SVCS PLAN BD MEETING	Open	297.00	0.00		
<i>CMAUT005 C &amp; M AUTO PARTS, INC</i>								
	20-04810	09/04/20	C-13 /Suspension parts	Open	81.69	0.00		
	20-04822	09/08/20	Stock parts	Open	1,588.38	0.00		
					<u>1,670.07</u>			
<i>CMEAS005 CME ASSOCIATES, LLP</i>								
	19-00558	10/10/19	plans/specs	Open	87.50	0.00		B
	19-00962	10/23/19	Crossman Pump VFD #1	Open	1,010.50	0.00		B
	19-00968	10/23/19	Main Street Bypass	Open	175.00	0.00		B
	19-00985	10/24/19	2018 Roadway Contract Admin	Open	262.50	0.00		B
	19-00993	10/24/19	Pulaski Tank Contract/Admin	Open	802.00	0.00		B
	19-00995	10/24/19	Water Supply/Dist. Master Plan	Open	55.50	0.00		B
	19-01010	10/24/19	NJDEP Asset Mgmt Plan	Open	175.00	0.00		B
	19-01019	10/24/19	UST REMEDIAL ACTION PLAN	Open	3,761.50	0.00		B
	19-01022	10/24/19	ENGINEERING - 2019 ROADWAYS	Open	29,212.50	0.00		B
	19-01145	10/28/19	ENGINEERING - WELLFIELD REDEV	Open	2,822.00	0.00		B
	19-01284	10/30/19	Engineering PD Parking Lot	Open	87.50	0.00		B
	19-02122	12/02/19	Engineering Allgair Ave.	Open	401.00	0.00		B
	20-00998	02/11/20	Engineering - Ernston Rd. Imp	Open	175.00	0.00		B
	20-04976	09/16/20	PROF SVCS SAYRE SHOPPING PLAZA	Open	5,481.00	0.00		
	20-04977	09/16/20	PROF SVCS LAMER SECTION 6	Open	1,330.00	0.00		
	20-04978	09/16/20	PROF SVCS LAMER SECTION 6	Open	5,664.00	0.00		
	20-05034	09/18/20	2017 ROWY PAVING/RECONSTRUCTIO	Open	87.50	0.00		
	20-05035	09/18/20	RIVERTON VILLAGE PHASE I	Open	3,327.50	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
CMEAS005 CME ASSOCIATES, LLP <i>Continued</i>								
	20-05036	09/18/20	NATIONAL LEAD STOCKPILE PLAN C	Open	343.00	0.00		
	20-05037	09/18/20	SOLAR ENERGY SAVINGS PROG	Open	87.50	0.00		
	20-05038	09/18/20	LAWER SECTION 6	Open	2,044.50	0.00		
	20-05039	09/18/20	CAMELOT @ MAIN STREET	Open	231.50	0.00		
	20-05040	09/18/20	17 THOMAS REALTY LLC	Open	113.00	0.00		
	20-05041	09/18/20	GOV BODY/MISC STUDIES	Open	175.00	0.00		
	20-05042	09/18/20	MISC DRAINAGE COMPLAINTS	Open	595.00	0.00		
	20-05108	09/22/20	WATER DEPT SUPPLY/TREATMENT	Open	282.00	0.00		
	20-05109	09/22/20	BORDENTOWN AVE WTP GROUNDWATER	Open	4,418.00	0.00		
	20-05110	09/22/20	SEWER DEPT MISC SERVICES	Open	577.00	0.00		
	20-05112	09/22/20	SCOTT AVE WATER SYSTEM IMPROVE	Open	87.50	0.00		
					<u>63,871.50</u>			
COMPL015 COMPLETE SECURITY SYSTEM INC.								
	20-04226	08/06/20	repair alarm 3751 Bordentown	Open	350.00	0.00		
COREL010 CORELOGIC TAX COLLECTION								
	20-03059	06/04/20	REFUND O/P ON 2ND QTR	Open	3,032.52	0.00		
COREM005 CORE & MAIN, LLP								
	20-01018	02/11/20	Meters	Open	12,500.00	0.00		
	20-03345	06/18/20	50 1" water meters	Open	10,500.00	0.00		
					<u>23,000.00</u>			
COYNE005 GEORGE S. COYNE								
	20-00365	01/15/20	Citric Acid	Open	2,090.98	0.00		B
CUST0035 CUSTOM BANDAG INC								
	20-04742	09/02/20	tires	Open	1,316.10	0.00		
	20-04821	09/08/20	recap tires repair	Open	548.55	0.00		
	20-04924	09/14/20	tire repair	Open	184.33	0.00		
	20-05049	09/21/20	tires for trailer	Open	595.80	0.00		
	20-05056	09/21/20	tire repair	Open	102.75	0.00		
					<u>2,747.53</u>			
CWKCC005 CWKK Crime Dex								
	20-04545	08/25/20	CrimeDex subscription	Open	474.00	0.00		
DECOT005 DECOTIIS, FITZPATRICK								
	20-05177	09/23/20	NRD LITIGATION	Open	2,183.50	0.00		
DEKOF005 DEKOFF'S P.A. LOCK C								
	20-04686	09/01/20	REPLACE LOCK IN GARAGE MELROSE	Open	240.00	0.00		
	20-04794	09/03/20	HEAVYDUTY LOCK AT BURKES PARK	Open	235.00	0.00		
					<u>475.00</u>			
DELAG005 DE LAGE LANDEN FINANCIAL SERV								
	20-04948	09/15/20	COPIER	Open	274.61	0.00		
	20-04949	09/15/20	COPIERS	Open	453.09	0.00		
					<u>727.70</u>			

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DEIC005 DETCOM								
	20-04409	08/17/20	packer parts for 414	Open	1,164.44	0.00		
DIREC005 DIRECT ENERGY BUSINESS	20-04979	09/16/20	CURRENT	Open	996.73	0.00		
DSHCE015 DSHC ENTERPRISES LLC	20-04967	09/15/20	REDEMPTION TSC 19-98	Open	9,578.61	0.00		
DUNEL005 DUNELLEN AUTO GLASS	20-05053	09/21/20	repair windshield on 830	Open	95.00	0.00		
EAGLE015 EAGLE POINT GUN SHOP	20-04648	08/31/20	Ammunition	Open	14,816.95	0.00		
EASTB005 EAST BRUNSWICK SUPPLY, INC.	20-04898	09/10/20	PVC Pipe & Fittings	Open	139.66	0.00		
EASTC025 EAST COAST EMERGENCY LIGHTING,	20-01799	03/17/20	Lights - Quote 22904	Open	2,440.08	0.00		
	20-04705	09/01/20	replacement Lights	Open	419.04	0.00		
					<u>2,859.12</u>			
EBSCO005 EBSCO INFORMATION SERVICES	20-04946	09/15/20	MAGAZINES	Open	38.50	0.00		
ELECT015 ELECTRONIC OFFICE SYSTEMS	20-04919	09/11/20	B&W/COLOR COPIES	Open	156.89	0.00		
ENVIS005 ENVISIONWARE, INC.	20-04941	09/15/20	ANNUAL SYSTEM MAINTENANCE	Open	848.35	0.00		
ERICM005 ERIC M. BERSTEIN & ASSOC, LLC	20-04871	09/09/20	ATTORNEY FEES	Open	1,387.50	0.00		
FILMT010 FilmTec Corporation	20-03201	06/12/20	Membrane Parts/O-Ring	Open	8,210.13	0.00		
FIRE005 FIRE & SAFETY SERVICES, LTD	20-04962	09/15/20	pump testing	Open	2,700.00	0.00		
	20-05052	09/21/20	Engine 3 repairs	Open	292.70	0.00		
					<u>2,992.70</u>			
FLEET020 FLEETPRIDE INC	20-04881	09/10/20	cooler tester	Open	99.00	0.00		
	20-05065	09/21/20	Rust converter	Open	107.88	0.00		
					<u>206.88</u>			
GABRI005 GABRIELLI KENWORTH OF NJ, LLC	20-04854	09/09/20	brake parts for 405	Open	243.70	0.00		
GARDE020 GARDEN STATE BOBCAT INC	20-05014	09/17/20	BEL & PULLEY	Open	344.47	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<b>GASKO005 GASKOS FAMILY FARM</b>								
	20-04852	09/09/20	MUMS - 911 MEMORIAL SERVICE	Open	72.00	0.00		
<b>GENE020 GENERAL TREE EXPERTS</b>								
	20-04369	08/13/20	TREE REMOVAL VARIOUS PARKS	Open	1,725.00	0.00		
<b>GENJ005 GENUINE PARTS COMPANY</b>								
	20-04885	09/10/20	head lamps	Open	67.96	0.00		
	20-04920	09/14/20	flashers	Open	193.90	0.00		
	20-04937	09/14/20	filters	Open	113.23	0.00		
	20-05050	09/21/20	filters	Open	71.20	0.00		
	20-05104	09/22/20	filters	Open	275.29	0.00		
					<u>721.58</u>			
<b>GEORG010 COLLEEN GEORGES</b>								
	20-04951	09/15/20	SEPTEMBER PROGRAM	Open	75.00	0.00		
<b>GLOVE015 GALETON GLOVES</b>								
	20-04418	08/18/20	GLOVES	Open	129.67	0.00		
<b>GRAIN005 GRAINGER</b>								
	20-04299	08/11/20	BELTS, BALL VALVE, UPS	Open	1,672.39	0.00		
	20-04843	09/08/20	SURGE & WIRE PROTECTORS	Open	256.83	0.00		
					<u>1,929.22</u>			
<b>HATCH005 MUSKY TROUT HATCHERIES</b>								
	20-04879	09/09/20	Fish Restock Kennedy Park	Open	2,469.00	0.00		
<b>HERIT005 HERITAGE BUSINESS</b>								
	20-04872	09/09/20	COPIER	Open	61.17	0.00		
	20-04947	09/15/20	COPIERS	Open	107.50	0.00		
					<u>168.67</u>			
<b>HEYER005 HEYER, GRUEL &amp; ASSOC,PA</b>								
	20-03174	06/11/20	Land use Ord update	Open	1,275.00	0.00		B
	20-04988	09/16/20	PROF PLANNING SVCS END 7/31/20	Open	1,800.00	0.00		
					<u>3,075.00</u>			
<b>HIVOL005 HIVOLT ELECTRIC, LLC</b>								
	20-03143	06/10/20	Generator Tap Box - CS Pump St	Open	10,950.00	0.00		
	20-04708	09/01/20	replace antenna/switch gear wk	Open	6,440.00	0.00		
					<u>17,390.00</u>			
<b>HOMEN010 HOME NEWS TRIBUNE</b>								
	20-04534	08/25/20	Affidavits	Open	349.67	0.00		
	20-04847	09/08/20	Affidavits	Open	475.14	0.00		
	20-05099	09/21/20	ADVERTISING ZONING BD	Open	58.22	0.00		
	20-05140	09/22/20	Affidavits-Bid & 9/14 Meeting	Open	232.54	0.00		
	20-05151	09/23/20	Bid Notice 2020-6	Open	109.82	0.00		
	20-05168	09/23/20	ADVERTISEMENT-ZONING BD OF ADJ	Open	93.48	0.00		
					<u>1,318.87</u>			

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<del>INDUS025-INDUSTRIAL-WELDING</del>								
	20-04784	09/03/20	PROPANE	Open	114.84	0.00		
	20-05077	09/21/20	CYLINDER RENTAL INVOICE	Open	111.70	0.00		
	20-05079	09/21/20	CYLINDER RENTAL	Open	16.10	0.00		
					<u>242.64</u>			
INNOV005 INNOVATIVE DOCUMENT IMAGING LL								
	20-04760	09/02/20	PHOTO DIGITIZATION UPLOAD	Open	83.19	0.00		
JCP10005 JCP&L								
	20-05019	09/17/20	CURRENT 3753 BORDENTOWN AVE	Open	8,904.83	0.00		
	20-05020	09/17/20	CURRENT TOWNE LAKE WEST SEC 2	Open	31.97	0.00		
	20-05067	09/21/20	CURRENT-MORGAN FIRST AID	Open	1,912.36	0.00		
	20-05068	09/21/20	CURRENT-LIBRARY	Open	3,659.48	0.00		
	20-05069	09/21/20	CURRENT-RIVER ROAD WATERFRONT	Open	34.51	0.00		
	20-05070	09/21/20	CURRENT-DUHERNAL WELL FIELD	Open	13,481.83	0.00		
	20-05071	09/21/20	CURRENT DUHERNAL WATER W. GREYS	Open	59,072.05	0.00		
	20-05074	09/21/20	CURRENT SOCCER COMPLEX	Open	1,520.33	0.00		
	20-05075	09/21/20	CURRENT FIRE DEPT OAK STREET	Open	41.60	0.00		
	20-05076	09/21/20	CURRENT TRAFFIC MAIN ST CR670	Open	43.83	0.00		
	20-05082	09/21/20	CURRENT-MAIN STREET	Open	76.66	0.00		
	20-05083	09/21/20	CURRENT SAYRE BLVD & MAIN TRAF	Open	49.90	0.00		
	20-05084	09/21/20	CURRENT RARITAN STREET	Open	787.64	0.00		
	20-05085	09/21/20	CURRENT SAYRE REC COMPLEX	Open	2,498.15	0.00		
	20-05086	09/21/20	CURRENT DOLAN ST TRAILER 2	Open	885.66	0.00		
	20-05087	09/21/20	CURRENT WASH RD PARKS & REC	Open	4.57	0.00		
	20-05088	09/21/20	CURRENT 119 DEERFIELD RD WATER	Open	257.69	0.00		
	20-05089	09/21/20	CURRENT DOLAN & VETERANS DR	Open	3.10	0.00		
	20-05090	09/21/20	CURRENT WAR MEM FIELD BALLFIEL	Open	654.45	0.00		
	20-05091	09/21/20	CURRENT WAR MEM PARK TOTLOT	Open	3.10	0.00		
	20-05095	09/21/20	CURRENT KENNEDY PARK TENNIS CT	Open	1,662.81	0.00		
	20-05096	09/21/20	CURRENT TRAF LGT WASH & SAYR B	Open	89.96	0.00		
	20-05097	09/21/20	CURRENT 49 DOLAN ST	Open	1,013.50	0.00		
	20-05135	09/22/20	CURRENT TRAFFIC LGT ERNST&MATH	Open	33.25	0.00		
	20-05136	09/22/20	CURRENT BORDENTOWN AVE	Open	226.45	0.00		
					<u>96,949.68</u>			
JERSE045 JERSEY STEAMER CLEANING SERVIC								
	20-04228	08/06/20	WATER DAMAGE TO CARPET HIS SOC	Open	500.00	0.00		
JOHN0010 United Site Services, Inc.								
	20-04867	09/09/20	TEMPORARY RESTROOMS	Open	744.15	0.00		
KANNE005 KANNER, JOSHUA H & GARGIULO, BE								
	20-04727	09/02/20	B 451 L 1.10 C0962 OP CLOSING	Open	907.03	0.00		
KENNE020 KENNETH MARSHALL ELECTRIC								
	20-04796	09/03/20	WOODLAND AV MUSCKO BLIGHT	Open	240.50	0.00		
LARSE005 JENNIFER LARSEN								
	20-04414	08/17/20	PROGRAM SUPPLIES	Open	25.20	0.00		



Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
I FAF0005 I.FAF								
	20-05046	09/18/20	KYOCERA COPIER CHARGES - OCT.	Open	181.73	0.00		
LMXAC005 LMXAC								
	20-05072	09/21/20	HOOPLA	Open	2,100.00	0.00		
MCIAT005 MCTIA								
	20-05142	09/22/20	20 Gallon recycling container	Open	97.00	0.00		
MCKEN010 MCKENNA, DUPONT								
	20-05122	09/22/20	PROF SVCS GENERAL FILE	Open	7,432.00	0.00		
	20-05124	09/22/20	PROF SVCS TAX APPEALS	Open	40.00	0.00		
	20-05125	09/22/20	PROF SVCS COAH COMPLIANCE	Open	144.00	0.00		
	20-05126	09/22/20	PROF SVCS TORT CLAIMS	Open	48.00	0.00		
	20-05127	09/22/20	PROF SVCS SOCCER CLUB ISSUES	Open	96.00	0.00		
	20-05128	09/22/20	PROF SVCS OPRA ISSUES	Open	448.00	0.00		
	20-05129	09/22/20	PROF SVCS TOTTON, BRUCE	Open	144.00	0.00		
	20-05131	09/22/20	PROF SVCS MARY AILEEN, LLC	Open	1,519.00	0.00		
	20-05132	09/22/20	PROF SVCS SPRINT	Open	1,623.00	0.00		
	20-05133	09/22/20	PROF SVCS NL/ROCVILLE	Open	2,072.00	0.00		
	20-05137	09/22/20	PROF SVCS NCBOT OPRA	Open	280.00	0.00		
					<u>13,846.00</u>			
MCMAN005 MCMANIMON, SCOTLAND								
	20-04989	09/16/20	PROF SVCS ZONING SAYRE PLAZA	Open	78.00	0.00		
MCUA0005 MCUA								
	20-04909	09/11/20	MCUA AUGUST 2020 DUMP CHARGES	Open	109,897.77	0.00		
METUC005 METUCHEN CENTER INC								
	20-04936	09/14/20	uniforms for rec soccer	Open	6,555.00	0.00		
	20-05022	09/17/20	SAA Softballs/SLL Baseballs	Open	1,370.36	0.00		
					<u>7,925.36</u>			
MIDAT020 MID-ATLANTIC TRUCK								
	20-05051	09/21/20	oil pan ,gasket bolts	Open	697.09	0.00		
MIDAT025 MID-ATLANTIC WASTE SYSTEMS								
	20-04902	09/10/20	COILS & HARNESS FOR 417	Open	1,559.76	0.00		
MIDDLE010 MIDDLESEX COUTY TREASURER								
	20-04912	09/11/20	application fee	Open	250.00	0.00		
MIRAC005 MIRACLE CHEMICAL CO								
	20-00050	01/03/20	SODIUM HYPOCHLORATE DELIVIES	Open	9,222.40	0.00		B
MUSCO005 MUSCO LIGHTING								
	20-04627	08/31/20	SUPPLIES FOR WOODLAND AVE PARK	Open	311.92	0.00		
NEWSP010 NEWSPAPER MEDIA GROUP								
	20-04953	09/15/20	fall Flush ad	Open	232.75	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
NJADV005_NJ_ADVANCE MEDIA, LLC								
	20-04846	09/08/20	8/17 Meeting Notice	Open	181.45	0.00		
	20-04917	09/11/20	8/17 Meeting Affidavit	Open	181.45	0.00		
	20-05100	09/21/20	ADVERTISE ZONING BD OF ADJUST	Open	263.88	0.00		
					<u>626.78</u>			
NJLIM005_NJLM								
	20-05028	09/18/20	2020-2021 LEGISLATIVE BULLETIN	Open	63.00	0.00		
NJRCL005_NJR_CLEAN ENERGY VENTURES								
	20-05033	09/18/20	CURRENT-BORDENTOWN AVE WTP	Open	95,584.05	0.00		
NJSTA015_NJ_ST_ASSN_CHIEFS_POLICE								
	20-04791	09/03/20	Speakers series subscription	Open	100.00	0.00		
NOLAN005_JAMES P NOLAN								
	20-04991	09/16/20	LEGAL SVCS AUGUST 2020	Open	2,073.50	0.00		
NORWO005_NORWOOD AUTO PARTS								
	20-04004	07/24/20	cleaner & glue	Open	114.83	0.00		
	20-04260	08/10/20	Spray 9, locktight	Open	57.83	0.00		
	20-04809	09/04/20	wind shield washer fluid	Open	155.82	0.00		
					<u>328.48</u>			
OLCHA020_OLCHASKEY, DIANE C.								
	20-04723	09/02/20	B 129 L 286 DUPLICATE PYMT	Open	2,196.37	0.00		
OLDBR005_OLD BRIDGE MUNICIPAL								
	20-04792	09/03/20	water and sewer bill	Open	238.40	0.00		
OLIVE005_WAYNE G OLIVER								
	20-04649	08/31/20	RX REIMBURSEMENTS	Open	59.00	0.00		
OLYMP005_OLYMPIC TERMITE & PEST								
	20-01675	03/10/20	SR. CENTER MONTHLY	Open	110.00	0.00		
	20-04601	08/26/20	LIBRARY YEARLY	Open	960.00	0.00		
					<u>1,070.00</u>			
OPTIM015_OPTIMUM								
	20-04950	09/15/20	INTERNET	Open	309.85	0.00		
	20-04980	09/16/20	PD 07875-438661010	Open	209.78	0.00		
	20-04981	09/16/20	CURRENT REC CNTR	Open	46.82	0.00		
	20-04982	09/16/20	CURRENT-WATER 3750 BORDENTOWN	Open	204.54	0.00		
	20-04983	09/16/20	CURRENT SAYREVILLE TV	Open	100.91	0.00		
	20-04984	09/16/20	CURRENT CHARGES	Open	244.94	0.00		
	20-05164	09/23/20	CURRENT ENGINE CO #1	Open	69.94	0.00		
	20-05165	09/23/20	CURRENT SAYRE POLICE DEPT	Open	95.74	0.00		
	20-05166	09/23/20	CURRENT OFFICE ON AGING	Open	15.00	0.00		
	20-05167	09/23/20	CURRENT MELROSE FIRE DEPT	Open	69.94	0.00		
					<u>1,367.46</u>			
OVERD005_OVERDRIVE, INC.								
	20-04942	09/15/20	EBOOKS	Open	3,473.47	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<b>RATEL110 - RATEL, NITHEL &amp; DILLIKUMA, B.</b>								
	20-04720	09/02/20	B 417.01 L 8 DUPLICATE PYMT	Open	1,603.20	0.00		
<b>PENGU005 PENGUIN: RANDOM HOUSE, LLC.</b>								
	20-04943	09/15/20	AUDIO	Open	86.25	0.00		
	20-04944	09/15/20	AUDIO	Open	52.50	0.00		
	20-05062	09/21/20	AUDIO	Open	30.00	0.00		
					<u>168.75</u>			
<b>PIZZA015 RUSTONIS PIZZA</b>								
	20-05144	09/22/20	refreshments for cleanup	Open	103.20	0.00		
<b>PRESI005 PRESIDENT PARK FIRE</b>								
	20-04986	09/16/20	NFIRS August 2020	Open	225.00	0.00		
<b>PRIDE010 PRIDE LANDSCAPE SUPPLY</b>								
	20-04528	08/25/20	HAY BALES	Open	492.49	0.00		
<b>PROLIO05 PRO LIBRA</b>								
	20-04970	09/15/20	TEMPORARY LIBRARY ASSISTANT	Open	498.04	0.00		
	20-05101	09/21/20	TEMPORARY LIBRARY ASSISTANT	Open	300.19	0.00		
					<u>798.23</u>			
<b>PSEGC005 PSE&amp;G COMPANY</b>								
	20-04987	09/16/20	CURRENT 64 WINDING WOODS DR	Open	20.16	0.00		
<b>PURIT005 PURITY LABORATORIES INC</b>								
	20-04421	08/18/20	MONTHLY TESTING, WAVE SERVICES	Open	4,632.00	0.00		
<b>QUALIO30 QUALITY ELECTRIC</b>								
	20-04595	08/26/20	MOTORS - MORGAN PUMP STATION	Open	2,895.00	0.00		
<b>RACHL005 RACHLES/MICHELE'S OIL CO</b>								
	20-04861	09/09/20	REG GAS/RED DYED DIESEL	Open	9,735.71	0.00		
	20-05080	09/21/20	RED DYED DIESEL	Open	2,540.76	0.00		
					<u>12,276.47</u>			
<b>RACKI005 ELIZABETH RACKI</b>								
	20-04647	08/31/20	MILEAGE	Open	61.41	0.00		
<b>RAMSA005 BHARAT RAMSARAN</b>								
	20-04990	09/16/20	REFUND FOR QUARTERLY PARKING	Open	90.00	0.00		
<b>REITL005 REIT LUBRICANTS CO</b>								
	20-03091	06/08/20	bulk motor oil	Open	1,638.00	0.00		
<b>RELIA015 RELIABLE WOOD PRODUCTS</b>								
	20-02272	04/20/20	stump recycling	Open	1,400.00	0.00		B
<b>REUTE010 THOMSON REUTERS-WEST</b>								
	20-04693	09/01/20	DUI and Title 39 code book	Open	812.90	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
RRPRINT05 R & R PRINTING COMPANY								
	20-04398	08/26/20	ROAD DIVISION COMPLAINTS FORMS	Open	235.00	0.00		
SAYRE015 SAYREVILLE ATHLETIC ASSOC.								
	20-05063	09/21/20	reimbursement baseball ump	Open	855.00	0.00		
SHAH005 SHAH, PRAKASH C. & NANDA P.								
	20-04718	09/02/20	B 169.23 L 21 DUPLICATE PAYMT	Open	2,974.05	0.00		
SIGNA005 SIGN-A-LIZE LLC								
	20-04290	08/11/20	sign	Open	1,625.00	0.00		
	20-04903	09/10/20	LETTERING FOR R-1	Open	165.00	0.00		
	20-05010	09/17/20	Field Permit Signs	Open	240.00	0.00		
					<u>2,030.00</u>			
SISSCO05 siSSCO								
	20-03138	06/10/20	Hoist Inspection	Open	3,057.00	0.00		
SMALL010 SMALLWOOD, DEREK A.								
	20-04712	09/02/20	B 247.12 L 45.29 REFINANCE	Open	1,276.55	0.00		
SNAP0010 SNAP-ON-TOOLS								
	20-04702	09/01/20	EASY OUTFS & SCRAPER	Open	130.25	0.00		
SOFTW005 SOFTWARE HOUSE INTERNATIONAL								
	20-02826	05/22/20	HP Ojet 9020 / Ink Carts	Open	428.51	0.00		
	20-04216	08/05/20	Bureau Tablet	Open	753.45	0.00		
					<u>1,181.96</u>			
SOUTH015 SOUTH AMBOY PLUMBING								
	20-04746	09/02/20	FLUSH TANK TOLIET @ LIBRARY	Open	133.46	0.00		
SOUTH060 South By the Sea								
	20-04954	09/15/20	FACE MASKS - COVID19	Open	750.00	0.00		
SPOKI005 SPOK INC.								
	20-04880	09/09/20	pager service	Open	25.99	0.00		
STATE010 STATE OF NJ DEPT OF LABOR AND								
	20-05047	09/18/20	BOILER INSPECTION FEES	Open	660.00	0.00		
STAVO005 STAVOLA ASPHALT CO INC								
	20-04527	08/25/20	HOT PATCH	Open	64.18	0.00		
	20-04802	09/04/20	asphalt for wash/jernee manhol	Open	80.09	0.00		
					<u>144.27</u>			
SUPER025 SUPERIOR OFFICE SYST								
	20-04845	09/08/20	Contract Usage	Open	235.11	0.00		
	20-05092	09/21/20	9/15-12/14/20 BILLING PERIOD	Open	124.84	0.00		
	20-05098	09/21/20	COPIER USAGE FINANCE	Open	152.58	0.00		
					<u>512.53</u>			

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SUPPL025-SUPPLWORKS/HOME_DEPOT_PRO								
	20-04853	09/09/20	PAINT AND SUPPLIES	Open	183.76	0.00		
SWANK005 SWANK MOTION PICTURES INC								
	20-04832	09/08/20	wizard of oz - movie 9/19	Open	425.00	0.00		
TDWEA005 TD WEALTH MANAGEMENT								
	20-05102	09/21/20	SAYREVILLE PENSTION 2004 FEES	Open	1,100.00	0.00		
TITAN005 TITAN MECHANICAL SERVICE, LLC								
	20-04349	08/12/20	Replace Condenser at EMS	Open	11,800.00	0.00		
	20-04579	08/25/20	UNIT SHORT CIRCUITING/FRST AID	Open	484.75	0.00		
					<u>12,284.75</u>			
TOMSF005 TOMS FORD INC								
	20-04851	09/09/20	cargo liner	Open	88.40	0.00		
	20-04886	09/10/20	sensor for 318	Open	28.02	0.00		
	20-04887	09/10/20	cam sensor for 621	Open	32.45	0.00		
	20-04925	09/14/20	Bed repair kit	Open	499.44	0.00		
	20-04939	09/14/20	Intake manifold gasket	Open	17.49	0.00		
	20-04957	09/15/20	fcm moduel	Open	437.37	0.00		
	20-05025	09/18/20	starter for621	Open	210.05	0.00		
					<u>1,313.22</u>			
TRADE020 TRADE MONEY LLC								
	20-05064	09/21/20	REDEMPTION TSC 19-68	Open	1,678.33	0.00		
TREAS070 TREASURER, STATE OF NJ								
	20-04862	09/09/20	PERIOD TESTING/ELEVATORS	Open	516.00	0.00		
TRISU005 TRIUS, INC								
	20-04732	09/02/20	Tailgate Truck #611	Open	748.33	0.00		
TRYST010 TRYSTONE CAPITAL ASSETS, LLC								
	20-04424	08/18/20	TSC 19-41 REDEMPTION	Open	1,697.54	0.00		
	20-04667	08/31/20	REDEPTION TSC 19-129	Open	8,454.33	0.00		
	20-04960	09/15/20	TSC REDEMPTION 19-134	Open	8,620.15	0.00		
					<u>18,772.02</u>			
UNITE025 UNITED PARCEL SERVICE								
	20-00096	01/06/20	uiline return	Open	5.62	0.00		
	20-05048	09/18/20	OVERNIGHT MAIL	Open	12.96	0.00		
					<u>18.58</u>			
USAAR005 USA ARCHITECTS, PLANNERS								
	19-01080	10/25/19	ARCHITECTURAL SVC - PW GARAGE	Open	3,835.00	0.00		B
USECO005 US ECOLOGY								
	20-04797	09/03/20	reimbursement for meter	Open	2,065.00	0.00		
VENMA005 VEN-MAR SALES INC								
	20-04625	08/27/20	GRAFFITTI REMOVER/RAINSUITS	Open	1,013.58	0.00		

Vendor # Name PO # PO Date Description Status Amount Void Amount Contract PO Type

VENMA005\_VEN-MAR\_SALES\_INC.....Continued

20-04855	09/09/20	shop supplys	Open	1,144.04 2,157.62	0.00		
VERIZ015 VERIZON							
20-04994	09/16/20	CURRENT #7325250445	Open	57.89	0.00		
20-04995	09/16/20	CURRENT #7325255455	Open	38.92	0.00		
20-04996	09/16/20	CURRENT #7325255405	Open	1,089.30	0.00		
20-04997	09/16/20	CURRENT #7325255405	Open	1,096.37	0.00		
20-05021	09/17/20	CURRENT 7322381046	Open	37.28	0.00		
20-05134	09/22/20	CURRENT 7323902917	Open	2,138.86 4,458.62	0.00		
VERIZ020 VERIZON WIRELESS							
20-04998	09/16/20	CURRENT 78249621500001	Open	1,439.97	0.00		
VITAL010 VITAL COMMUNICATIONS INC							
20-04826	09/08/20	MODIV SERVICE&MAINT SEPT 2020	Open	520.00	0.00		
WAGNE005 MICHELE WAGNER							
20-04974	09/16/20	RENT LEVELING BOARD MEETING	Open	170.00	0.00		
WAHLE005 WAHLER, ANN							
20-04724	09/02/20	B 121 L 2 DUPLICATE PAYMENT	Open	3,606.85	0.00		
WASH0010 SUPERIOR WASH							
20-04864	09/09/20	GARBAGE TRUCKS/ENGINES WASHED	Open	391.00	0.00		
WATLV050 WESTERN ATLANTA VENTURES, LLC							
20-04910	09/11/20	TSC REDMEPTION 17-36	Open	27,978.63	0.00		
WBMAS005 W. B. MASON CO INC							
20-02846	05/26/20	Office Supplies	Open	273.06	0.00		
20-04511	08/24/20	office Supplies	Open	368.99	0.00		
20-04622	08/27/20	Window Envelopes	Open	237.93	0.00		
20-04891	09/10/20	OFFICE SUPPLIES	Open	472.74 1,352.72	0.00		
WEBER005 WEBER'S AND							
20-04848	09/09/20	inspection for 836	Open	72.50	0.00		
20-05012	09/17/20	INSPECTION FOR 318	Open	72.50	0.00		
20-05013	09/17/20	INSPECTION FOR C3	Open	72.50 217.50	0.00		
WESTM005 WEST MARINE							
20-04653	08/31/20	Marine supplies	Open	200.00	0.00		
WILLI010 SHERWIN WILLIAMS							
20-04825	09/08/20	FIELD MARKING PAINT	Open	268.75	0.00		
WILLI080 WILLIAMS, FRANKLIN D. & ROSA P							
20-04721	09/02/20	B 169.23 L 15 DUPLICATE PYMT	Open	2,647.77	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
WINDS020 WINDSTREAM								
	20-04992	09/16/20	CURRENT 4755982	Open	1,140.92	0.00		
	20-04993	09/16/20	CURRENT-4755569	Open	2,819.06	0.00		
					<u>3,959.98</u>			
WINNE005 WINNER FORD								
	20-00599	01/24/20	One (1) F-350 Pick Up - water	Open	34,624.00	0.00		
ZBROT005 Z BROTHERS CONCRETE CONTRACTOR								
	19-00963	10/23/19	2018 PHASE IV MACARTHUR AVE	Open	15,461.06	0.00		B
ZENIT005 ZENITH RESOURCES SUPPLIES LLC								
	20-04874	09/09/20	COMPUTER CONSULTING	open	798.00	0.00		
	20-05061	09/21/20	COMPUTER CONSULTING	open	1,125.75	0.00		
					<u>1,923.75</u>			
ZOLEA005 ZOLEA, KENNETH & MARILYN								
	20-04926	09/14/20	REFUND FOR DUMPSTER BOND	open	300.00	0.00		

Total Purchase Orders: 293 Total P.O. Line Items: 0 Total List Amount: 1,318,874.49 Total Void Amount: 0.00

Totals by Year-Fund Fund Description Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
Current Fund 0-01	824,179.93	0.00	824,179.93	0.00	0.00	0.00
Water Operating 0-05	259,203.55	0.00	259,203.55	0.00	0.00	0.00
Regular Trust 0-33	0.00	0.00	0.00	0.00	0.00	93,405.90
Year Total:	1,083,383.48	0.00	1,083,383.48	0.00	0.00	93,405.90
Current Fund 9-01	9.00	0.00	9.00	0.00	0.00	0.00
Water Operating 9-05	262.50	0.00	262.50	0.00	0.00	0.00
Year Total:	271.50	0.00	271.50	0.00	0.00	0.00
General Capital C-04	54,469.06	0.00	54,469.06	0.00	0.00	0.00
Water Capital C-06	61,071.50	0.00	61,071.50	0.00	0.00	0.00
Year Total:	115,540.56	0.00	115,540.56	0.00	0.00	0.00
Grant Fund G-02	20,439.72	0.00	20,439.72	0.00	0.00	0.00
Dog Trust T-31	5,833.33	0.00	5,833.33	0.00	0.00	0.00
Total of All Funds:	1,225,468.59	0.00	1,225,468.59	0.00	0.00	93,405.90



Project Description	Project No.	Rcvd Total	Held Total	Project Total
CAMELOT AT MAIN STREET LLC	CAMELOT005	231.50	0.00	231.50
DUMPSTER PERMIT DEPOSIT	DUMPSTE005	300.00	0.00	300.00
LAMER SECTION 6	LAMERSE015	9,038.50	0.00	9,038.50
M VAYSBERG-17 THOMAS	MWAYSBE005	113.00	0.00	113.00
PARKS & PLAYGROUNDS-REC.	PARKSPL005	6,555.00	0.00	6,555.00
PPA / J&J SOLAR PWR	PPAJJSO005	87.50	0.00	87.50
RECYCLING PROGRAM TRUST	RECYCLI005	6,021.31	0.00	6,021.31
SAYREVILLE SEAPORT-C	SAYREVI015	343.00	0.00	343.00
SAYREVILLE SEAPORT ASSOC URBAN	SAYREVI040	3,327.50	0.00	3,327.50
SAYREVILLE SHOPPING PLAZA LLC	SAYREVI045	7,359.00	0.00	7,359.00
TAX SALE PREMIUM	TAXSALE005	9,800.00	0.00	9,800.00
THE PLACE SAYREVILLE LLC	THEPLAC010	297.00	0.00	297.00
THIRD PARTY LIENS	THIRDPA005	48,207.59	0.00	48,207.59
TREE BANK ORDINANCE	TREEBAN050	1,725.00	0.00	1,725.00
Total of All Projects:		<u>93,405.90</u>	<u>0.00</u>	<u>93,405.90</u>