

## REDEVELOPMENT OPPORTUNITY

### MELROSE PUMP STATION SITE

REQUEST FOR  
STATEMENT OF INTEREST AND PROPOSAL RESPONSE  
SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY  
167 Main Street, Sayreville, NJ 08872

**Issue Date: Wednesday, April 21, 2010**

**Due Date: Friday, May 14, 2010**

The Sayreville Economic and Redevelopment Agency (SERA) requests submission of Statements of Interest (SOIs) and Proposal Responses to RFP (Request for Proposals) regarding the redevelopment of a 4.7 acre borough-owned property known as the **Melrose Pump Station Site**. Details of the site including aerial maps and supporting documentation useful to respondents can be downloaded from the web site: [www.sayreville.com](http://www.sayreville.com)

SERA is opening the process of selecting developers and is seeking qualified development teams with the vision to make optimum use of the site. Innovative proposals are encouraged.

Proposals in response to this SOI are due when available and before 2:00 pm prevailing time on Friday, May 14, 2010, and each project submission must be accompanied by a non-refundable proposal review fee of \$1,000 payable to the Sayreville Economic and Redevelopment Agency.

Respondents are urged visit the website [www.sayreville.com](http://www.sayreville.com) . For additional information contact Joseph P. Ambrosio, Esq., SERA Executive Director at (732) 721-6444.

# **INFORMATION TO RESPONDENTS**

## **SECTION 1**

### **INTRODUCTION AND GENERAL INFORMATION**

#### **1.1 Introduction and Purpose**

The Sayreville Economic and Redevelopment Agency ("SERA" OR "Agency") is seeking statements of interest (SOI) and Proposal Responses to an RFP (Request for Proposals), for the purpose of redeveloping a site located within the Borough of Sayreville, known as the **Melrose Pump Station** parcel (Block 283, Lot 3).

#### **1.2 Project Goals**

The primary goal of this project is to encourage the redevelopment of a portion of a borough-owned parcel, to determine the highest and best use of the property remainder to utilize the areas more productively, and to incorporate land uses that take full advantage of the available tract of land.

#### **1.3 Proposal Submission Date**

Responses are due on or before **2:00 P.M.** prevailing time on Friday, May 14, 2010. Each Respondent shall deliver twelve (12) copies of its response and a nonrefundable review fee of \$1,000 to: Joseph P. Ambrosio, Esq., SERA Executive Director at the location set forth below.

Joseph P. Ambrosio, Esq., Executive Director  
Sayreville Economic and Redevelopment Agency  
216 Ernston Road  
Parlin, NJ 08859-1162  
Telephone: 732/721-6444  
Fax: 732/996-9069

#### **1.4 Communications**

All communications concerning this request for Statements of Interest and Proposal Responses including any questions or requests for additional information shall be addressed in writing to Joseph P. Ambrosio, Esq., SERA Executive Director at the location set forth in **Section 1.3 above**.

#### **1.5 Summary of Procurement Process**

SERA is undertaking this request for Statements of Interest and Proposal Responses in anticipation of pursuing designation in accordance with the provisions of N.J.S.A. 40:12A-1 et seq., the Local Redevelopment and Housing Law (the "Redevelopment Law"). Pursuant to the Redevelopment Law, the Borough anticipates designating the Melrose Pump Station Site as an area in need of redevelopment.

## **1.6 Process Schedule**

Issuance of request for SOI/Proposals                      Wednesday, April 21, 2010  
Receipt of Responses - **BEFORE:**                      2:00 PM., Friday, May 14, 2010

## **1.7 General Conditions**

By responding to this SOI/RFQ request, the Respondent(s) acknowledge and consent to the following conditions relative to the submission, review and consideration of its response:

1. The issuance of this request is not intended to, and shall not be construed to, commit SERA to execute any redevelopment agreements;
2. The issuance of this request is not intended to, and shall not be construed to form any joint venture between SERA and any Respondent;
3. All Responses will become the property of SERA and will not be returned.
4. The Agency could use responses from this process as a basis to establish a redevelopment zone and to authorize further action if deemed in the best interest of the Agency.

## **SECTION 2**

### **PROJECT AREA DESCRIPTION**

#### **2.1 Project Area Description**

The subject property fronts on Scott Avenue which intersects with State Highway No. 4 a.k.a. Route 35 spur and Lower Main Street out of South Amboy; the northeast corner of the property abuts the Raritan Bay. The site consists of 4.7 acres on which is situated the Melrose Pump Station, with the site remainder being vacant. An on-site wetlands delineation has yet to be performed to prove there to be considerably more upland on site remainder than as suggested by available NJ DEP aerial wetlands mapping protocol.

#### **2.2 Access and Traffic Circulation**

The Melrose Pump Station is accessed by Scott Avenue off of State Highway 4.

#### **2.3 Utilities and Infrastructure**

Municipal water, sanitary sewer, stormwater provision, natural gas and electricity are available.

##### **2.3.1 Water**

The project site is located within the service area of Borough of Sayreville's Water Utility that owns and maintains an independent water distribution system that is subject to a payment of connection, meter, and user fees.

### **2.3.2 Wastewater Facilities**

Sanitary sewer collection can be provided on site and conveyed by pump station and force main to the Middlesex County Utilities Authority (MCUA) for treatment.

### **2.3.3 Electricity**

Electric service to the area is provided by JCP&L.

### **2.3.4 Natural Gas**

Natural Gas is available from Public Service Electric and Gas.

## **2.4 Property Utilization Constraints**

Proper authorization will be required from NJDEP.

## **SECTION 3**

### **PERMITTED REDEVELOPMENT USES**

#### **3.1 Approved Uses and Standards**

The Redevelopment Plan will establish land uses that take advantage of existing and potential physical and economic opportunities.

The existing Zoning District is Highway Business (B-3) that allows such permitted principal uses as car washes, car repair, car sales, child care centers, essential services, health clubs, indoor theaters, institutional and public use, nightclubs, nursing homes and assisted living facilities, offices, retail sales, and wholesale sales. The highest and best use for the site should be determined by the respondent, and if the Borough Planning Board and Governing Body concur, it is possible to have the selected use listed in the Redevelopment Plan for the site.

## **SECTION 4**

### **INSTRUCTION FOR SUBMISSION OF RESPONSES**

#### **4.1 Submission of Proposals, Time and Place**

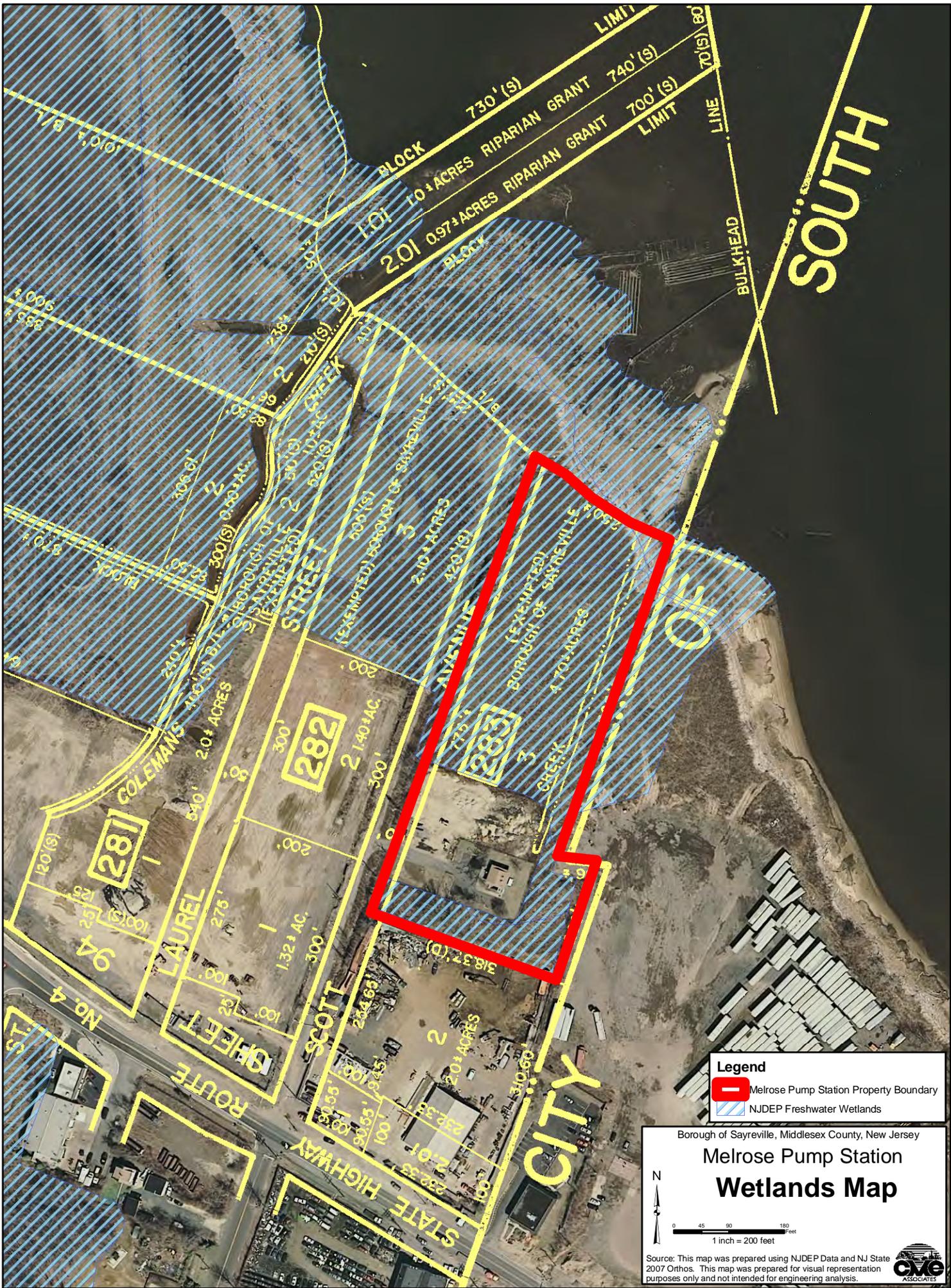
Responses shall be delivered **on or before 2:00 P.M., prevailing time on Friday, May 14, 2010**, directed to Joseph P. Ambrosio, Esq., SERA Executive Director at the address in Section 1.3 above.

Twelve (12) copies of the Response and a nonrefundable review fee of \$1,000 shall be submitted and received by hand delivery, certified mail/return receipt requested or overnight mail on or prior to the above-referenced time.

The Submission shall include:

1. Developers name and contact information.
2. Developers experience.
3. Team members as may be applicable and their experience.
4. Demonstration of financial ability to perform and finance the project.

5. The development proposal and specifics of the project
6. The financial benefit to the municipality.
7. The specifics of the proposed sale or lease of the property and the risk assumption of the developer
8. Any other information and data necessary (whether provided or requested by SERA) for the Agency to make a recommendation to the Borough of Sayreville with regard to this project.
9. Proposed impacts from the project.



**Legend**

- Melrose Pump Station Property Boundary
- NJDEP Freshwater Wetlands

Borough of Sayville, Middlesex County, New Jersey

## Melrose Pump Station Wetlands Map

N

1 inch = 200 feet

Source: This map was prepared using NJDEP Data and NJ State 2007 Orthos. This map was prepared for visual representation purposes only and not intended for engineering analysis.

**CWE ASSOCIATES**