



**MEMO TO:** Borough of Sayreville Planning Board

**FROM:** Jay B. Cornell, P.E., Borough Engineer's Office *JBC*

**DATE:** April 5, 2023

**SUBJECT:** Borough of Sayreville  
Sayreville Seaport Associates Urban Renewal LP  
Riverton Village – Phase II  
Major Subdivision  
Block 257.02, Lots 1.05  
Our File No. PSAP0257.10

In accordance with your authorization, our office has reviewed the major subdivision final plat submitted for the above referenced project as prepared by Colliers Engineering and Design and dated December 7, 2022 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.

In December 2019 the Borough Planning Board granted preliminary and final major subdivision approval for Riverton Village – Phase I. That approval created the parcels and roadway right-of-ways necessary to develop the first phase of the Riverton project.

As part of that subdivision the balance of the property was consolidated and became a new parcel known as Block 257.02, Lot 1.05 which contains 219.3 acres.

The Applicant recently complied with the conditions of the 2019 approval for the Riverton Village-Phase I project and filed the final plat with the County thereby creating Block 257.02, Lot 1.05

3. The current application before the Board proposes the resubdivision of recently created Block 257.02, Lot 1.05 in order to create four (4) new parcels as described below:
  - a. Proposed Lot A – (5.21 acres) – A parcel to be developed as a retail use and parking area.
  - b. Proposed Lot B – (.12 acres) – A parcel to be developed as the regional wastewater pump station to service the entire Riverton project.
  - c. Proposed Lot C – (.44 acres) – A parcel to be developed as an electrical substation to service the entire Riverton project.
  - d. Balance of Block 257.02, Lot 1.05 – (213.49 acres) – A parcel reserved for future development of the Riverton project.



Borough of Sayreville Planning Board  
April 5, 2023  
Page 2

Since the 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 proposed subdivision as currently proposed.

4. The submitted plans do not comply with a number of the Ordinance requirements for preliminary major subdivision submission. However it is our understanding that the Applicant is looking to create the parcels that will be the subject of future site plan applications. These future site plan applications will be prepared in full compliance with Borough Ordinance requirements. Based upon the understanding that preliminary and final site plan approval will be required to be obtained in the future for the development of the new lots created by this subdivision, our office does not have any objection to the Board taking action based upon the plans as submitted.
5. Our office has prepared the attached "Technical Engineering Review" based on the 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 II  
– TECHNICAL ENGINEERING REVIEW –**

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Our File No.: PSAP0257.10/600.01

**A. GENERAL COMMENTS**

1. The proposed block and lot numbers for the subdivided parcels should be approved by the Borough Tax Assessor.
2. Closure calculations for the proposed parcels should be provided for further review.
3. The proposed use for proposed Lot A should be further reviewed with the Board.
4. The means of providing temporary and permanent access to proposed Lot C should be further reviewed by the Board.

**A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY CONSENTING TO REDEVELOPER'S PROPOSED APPLICATION TO SAYREVILLE PLANNING BOARD FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL FOR RIVERTON VILLAGE PHASE II IN CONNECTION WITH 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 formerly known as a portion of Block 257.01, Lots 1 and 4 and a portion of Block 257.02, Lot 1, all of which is proposed as part of anticipated Block 257.02, Lot 1.05 (collectively, the "Property"); and

**WHEREAS**, the Redeveloper is seeking approval from the Agency to create four (4) new lots to facilitate the redevelopment and which proposed lots will be located in the Waterfront Redevelopment Area Parcels C1 and C2; and

**WHEREAS**, the Redeveloper submitted the following plan, attached hereto as Exhibit A, with the Agency:

(1) Final Plat Major Subdivision for Riverton Village II consisting of two (2) sheets, prepared by Colliers Engineering & Design, Inc., dated December 7, 2022; and

**WHEREAS**, pursuant to a report from CME Associates dated February 14, 2023, attached hereto as Exhibit B, the Agency Engineer has reviewed the aforementioned Plan and has determined that the subdivision of the Property is 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 Plan and consents to the Redeveloper's application to the Sayreville Planning Board for preliminary and final major subdivision approval in connection with said Property.

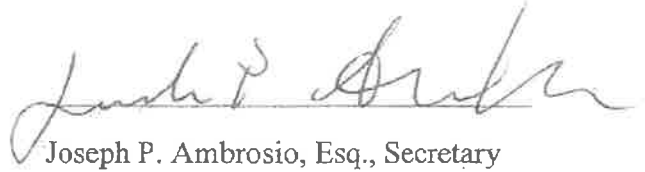
**IT IS FURTHER RESOLVED** that the Chairperson and Agency Professionals are hereby authorized and directed to take any action and to execute any documents as may be necessary to effectuate this Resolution.

OFFERED BY: *Ken Smith*

SECONDED BY: *Kevin Doherty*

*yea - 8 - 0*

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 February 23, 2023.

A handwritten signature in cursive script, appearing to read "Joseph P. Ambrosio", written over a horizontal line.

Joseph P. Ambrosio, Esq., Secretary