

READ IN FULL

RESOLUTION #2020-233

A RESOLUTION OF THE BOROUGH OF SAYREVILLE COUNCIL REFERRING REQUESTED AMENDMENTS TO THE HERCULES REDEVELOPMENT PLAN TO THE BOROUGH PLANNING BOARD FOR REVIEW

WHEREAS, the Borough of Sayreville (the "Borough") wishes to amend the Hercules Redevelopment Plan by adopting proposed amendments requested by the Sayreville Economic and Redevelopment Agency ("SERA"); and

WHEREAS, pursuant to N.J.S.A. § 40A:12A-7(e), prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan; and

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sayreville, that the requested amendments to the Hercules Redevelopment Plan, as set forth on the September 22, 2020 Resolution of SERA attached hereto as Exhibit A, are hereby referred to the Borough Planning Board for their review, in accordance with the provisions of § 40A:12A-7(e).

Kevin Dalina, Councilman
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Michael R. DuPont, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Victoria Kilpatrick
Mayor

	Conti	Dalina	Enriquez	Maher	Novak	Roberts
Ayes						
Nays						
Abstain						
Absent						

Exhibit A

Redevelopment Plan Amendments

**RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT
AGENCY RECOMMENDING PROPOSED AMENDMENTS TO REDEVELOPMENT
PLAN, APPROVING PROPOSED SITE PLAN, AND EXTENDING DEADLINE FOR
EXECUTION OF REDEVELOPMENT AGREEMENT IN CONNECTION WITH
SECTION 1 OF THE HERCULES REDEVELOPMENT PLAN**

WHEREAS, TC NE Metro Development, Inc. has entered into a Purchase and Sale Contract with Hercules Inc. to acquire certain property identified as Section 1 in the Hercules Redevelopment Plan dated September 13, 2017 which was adopted by the Borough of Sayreville (the "Property"); and

WHEREAS, on April 23, 2020, the Sayreville Economic and Redevelopment Agency ("Agency") adopted a Resolution designating TC NE Metro Development, Inc. ("Redeveloper") as the Conditional Redeveloper of the Property; and

WHEREAS, the Redeveloper has proposed to construct on said Property three commercial warehouses pursuant to a plan, entitled "Section 1 Concept Plan for TCC/Hercules Project" dated 9/22/2020 and prepared by KS&S ("Site Plan"), which Site Plan is on file with the Agency; and

WHEREAS, the Redeveloper has proposed amendments to the Redevelopment Plan, attached hereto as Exhibit A, in order to conform with said Site Plan; and

WHEREAS, the Agency finds the Redeveloper's Site Plan consistent with the Redevelopment Plan, subject to Redeveloper revising said Site Plan to comply with the Agency Engineer's review letter dated 9/17/2020, attached hereto as Exhibit B, and subject to compliance with the Redevelopment Conditions, attached hereto as Exhibit C, which conditions were addressed by the Agency Engineer during the Agency's Meeting and agreed to by the Redeveloper; and

WHEREAS, given that significant progress has been made by the Redeveloper, the Agency wishes to allow additional time for the Redeveloper to finalize the proposed redevelopment agreement until the Agency's next meeting on October 22, 2020; and

NOW, THEREFORE, BE IT RESOLVED, by the Sayreville Economic and Redevelopment Agency that it hereby:

(1) Recommends that the Planning Board and Borough Council approve the proposed amendments to the Redevelopment Plan, which are attached hereto in Exhibit A; and

(2) Approves the Redeveloper's Site Plan, subject to compliance with the Agency Engineer's review letter dated 9/17/2020, attached hereto as Exhibit B, and subject to compliance with Redevelopment Conditions which are set forth in Exhibit C attached hereto.

(3) Extends the deadline for Redeveloper to enter into a redevelopment agreement acceptable to the Agency by October 22, 2020; and

(4) Except as modified and amended by the terms of this Resolution, all of the terms and conditions set forth in prior Resolutions shall remain in full force and effect and are incorporated herein by reference.

OFFERED BY: *Michael D'Addio*

SECONDED BY: *Mary Novak* *yes*
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 September 22, 2020.

Joseph P. Ambrosio
Joseph P. Ambrosio, Esq., Secretary

ORDINANCE # _____

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 Minnisink 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 _____, the Council adopted a resolution, referring the Redevelopment Plan amendments to the Planning Board of the Borough of Sayreville (the “Planning Board”); and

WHEREAS, on _____, the Planning Board adopted a resolution recommending adoption of the Redevelopment Plan amendments and concluding that the Redevelopment Plan amendments were consistent with the Master Plan; 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:

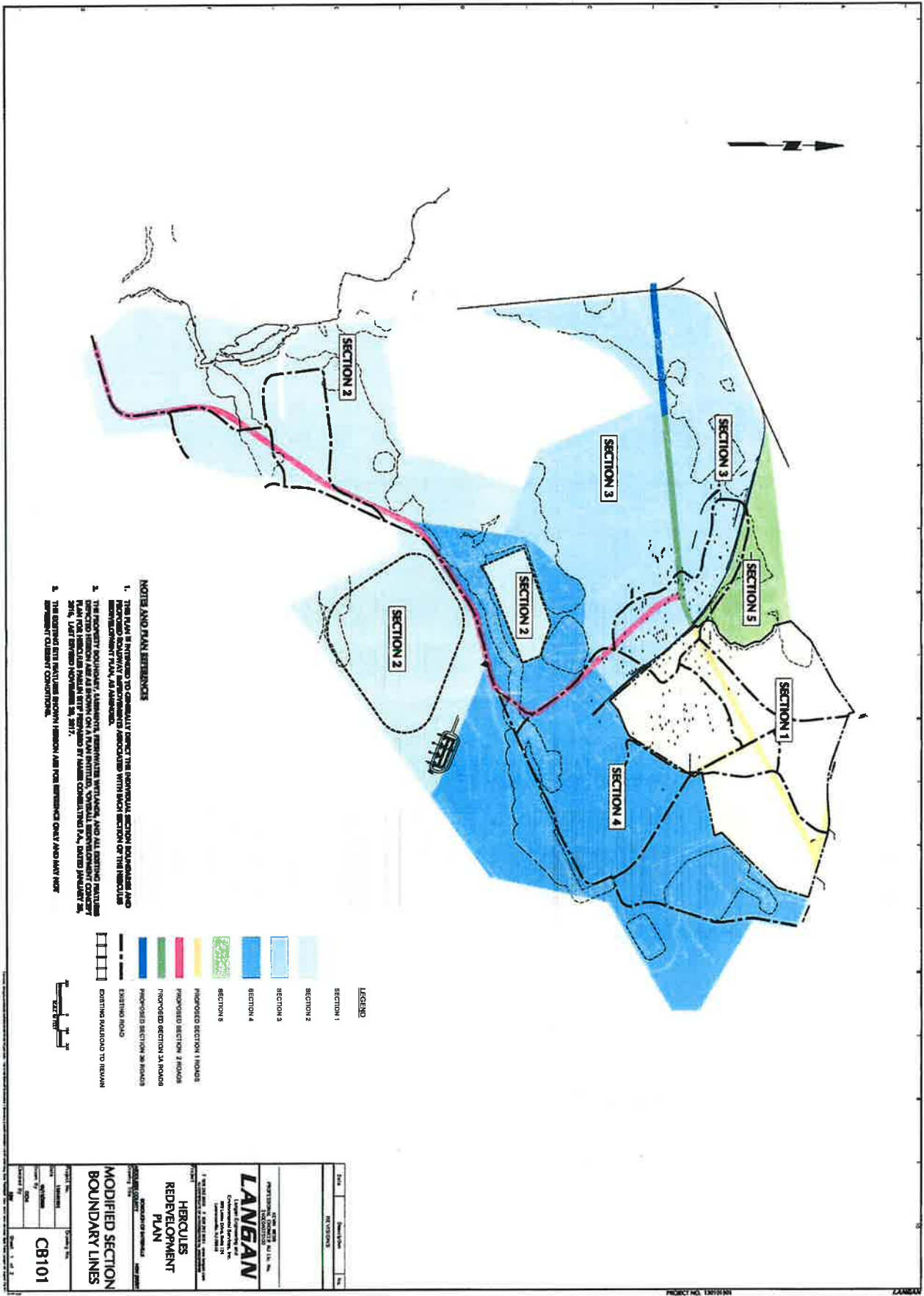
1. The section boundaries set forth on the Hercules Redevelopment Overall Concept Plan, contained on page 8 of the Redevelopment Plan, shall be amended as shown on Exhibit CB101 attached hereto.
2. This Ordinance shall take effect immediately after final passage and publication as required by law.

ATTEST:

BOROUGH OF SAYREVILLE

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

LANGAN



DATE	REVISIONS	BY
<p>LANGAN LANGAN ENGINEERING & ARCHITECTURE, P.A. 1000 WEST 10TH AVENUE, SUITE 200 NEWARK, NJ 07102 TEL: 973-261-1100 WWW.LANGAN.COM</p>		
<p>HERCULES REDEVELOPMENT PLAN</p>		
<p>MODIFIED SECTION BOUNDARY LINES</p>		
PROJECT NO.	CB101	
DATE	11/28/17	

Exhibit B

Agency Engineer Report dated September 17, 2020

JOHN H. ALLGAIER, 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. VALES, 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, LSRP
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

September 17, 2020
CME File No.:PSA000027.47
Page 2

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 Cheesequake 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 2nd 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 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.



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

September 17, 2020
CME File No.:PSA000027.47
Page 3

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>Lot/Building</u>	<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"	<u>451,602 sf</u>	<u>22,600 sf</u>	<u>429,002 sf</u>
	1,077,776 sf	53,950 sf	1,023,826 sf

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



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

September 17, 2020
 CME File No.:PSA000027.47
 Page 4

- 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 A</u>	<u>Lot B</u>	<u>Lot C</u>
Min. Lot Area	5 Acres	18.321 Acres	23.121 Acres	31.689 Acres
Min. Lot Width	300'	1339'	1083'	1052'
Min. Lot Depth	400'	661'	918'	917'
Min. Front Setback	75'	101'	161'	101'
Min. Rear Setback	100'	103.6'	131.7'	352.1'
Min. Side Setback-one	75'	100'	75'	78.2'
Max. Building Height	65'	55'	55'	55'
Max. Building Coverage	60%	35.6%	33.9%	32.7%
Max. Lot Coverage	85%	75.8%	72.5%	71.9%



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

September 17, 2020
CME File No.:PSA000027.47
Page 5

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

September 17, 2020
CME File No.:PSA000027.47
Page 6

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

September 17, 2020
CME File No.:PSA000027.47
Page 7

Landscape and Screening

12. A Landscape 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 façade 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 façade 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



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

September 17, 2020
CME File No.:PSA000027.47
Page 8

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.

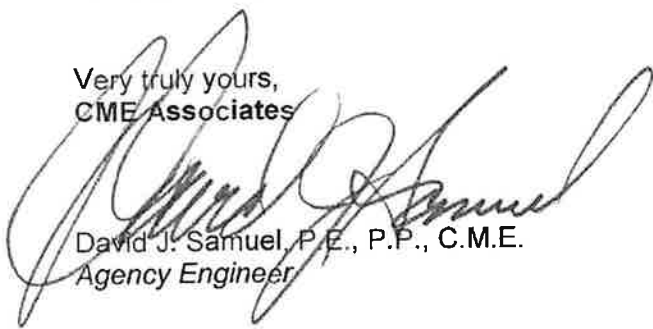


Sayreville Economic Redevelopment Agency
167 Main Street Sayreville, NJ 08872
Re: Hercules Redevelopment Plan-Section 1
Site Plan & Subdivision

September 17, 2020
CME File No.:PSA000027.47
Page 9

If you have any questions, please do not hesitate to call.

Very truly yours,
CME Associates



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

Exhibit C

Redevelopment Conditions

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