

**BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION**

(Page 1 of 3)

GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if and application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must be accompany the application.
Do not advertise for a public hearing until you are advised to do so by the Board.

Indicate to which Board application is being made:

Planning Board *Board of Adjustment*

Indicate all approvals and variances being sought: **** Amended Approval ****

| | | |
|--|--|--|
| <input type="checkbox"/> <i>Informal Review</i> | <input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i> | <input type="checkbox"/> <i>Interpretation</i> |
| <input type="checkbox"/> <i>Bulk Variance(s)</i> | <input checked="" type="checkbox"/> <i>Final Major Site Plan</i> | <input type="checkbox"/> <i>Fill or Soil Removal Permit</i> |
| <input type="checkbox"/> <i>Use Variance</i> | <input type="checkbox"/> <i>Prelim. Major Subdivision</i> | <input type="checkbox"/> <i>Waiver of Site Plan Requirements</i> |
| <input type="checkbox"/> <i>Conditional Use Variance</i> | <input type="checkbox"/> <i>Final major Subdivision</i> | |
| <input type="checkbox"/> <i>Minor Site Plan</i> | <input type="checkbox"/> <i>Appeals from Decision of Admin. Officer (attach the denial/decision)</i> | |
| <input type="checkbox"/> <i>Minor Site Subdivision</i> | | |

1. APPLICANT:

| | | | | |
|---|-------------|--------------------------------|------------|------------------|
| Name Sayreville Seaport Associates Urban Renewal, L.P. | | Address 1000 Chevalier Ave. | | |
| City Sayreville | State NJ | Zip 08872 | Fax n/a | Telephone n/a |

2. PROPERTY OWNER (If other than applicant)

| | | | | |
|--|-------------|----------------------------|-----|-----------------------------|
| Name Sayreville Economic & Redevelopment Agency | | Address 167 Main Street | | |
| City Sayreville | State NJ | Zip 08872 | Fax | Telephone (732) 390-7010 |

3. APPLICANT'S ATTORNEY (If applicable)

| | | | | |
|--|-------------|-------------------------------|-----|-----------------------------|
| Name Gibbons P.C. (Jennifer Phillips Smith) | | Address One Gateway Center | | |
| City Newark | State NJ | Zip 07102 | Fax | Telephone (973) 596-4477 |

TO BE COMPLETED BY BOROUGH STAFF ONLY

| | |
|-------------|------------------|
| Date Filed: | Application No.: |
|-------------|------------------|

BOROUGH OF SAYREVILLE

Standard Development Application - (Page 2 of 3)

4. SUBJECT PROPERTY (attach additional sheets if necessary)

| | | | |
|---|---|---|--|
| Street Address 1000 Chevalier Avenue | | Block(s) and Lot(s) Numbers See attached Project Description | |
| Site Acreage (and Square Footage) | Zone District(s) Waterfront Development Plan | Tax Sheet Nos. | |

Present Use:

Proposed Development Name and Nature of Use

Bass Pro Shops - Experiential Retail (Parking Lot)

| | | | |
|---|---|-------------------------------|-------------------------------------|
| Number of Buildings 1 | Sq. Ft. of New Bldg(s) +/- 198,500 sf | Height | % of Lot to be covered by Buildings |
| % of Lot to be Covered by Pavement See Cover of Plan Set | Number of Parking Spaces and Dimensions 1,116 spaces | Dimensions of Loading Area(s) | |

Exterior Construction Material/Design

| | | | |
|--|--|--|--|
| Total Cost of Building and Site Improvements TBD | Number of Lots Before Subdivision n/a | Number of Lots After Subdivision n/a | Are Any New Streets or Utility Extensions Proposed? No. |
| Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? No new removal. | Are Any Structures to be Removed? No. | Number of Proposed Signs and Dimensions See attached Proj. Description. | |
| Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards See Plan Set. | Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? No. | | |

5. Are there any existing or proposes deed restrictions or covenants? Please Detail.

Summary of existing restrictions is enclosed herewith.

6. HISTORY OF PAST APPROVALS Check here if none

| | APPROVED | DENIED | DATE |
|------------------------|----------|--------|----------------|
| <i>Subdivision</i> | x | | 1/6/20 |
| <i>Site Plan</i> | x | | 1/6/20; 4/5/23 |
| <i>Variance(s)</i> | x | | 1/6/20 |
| <i>Building Permit</i> | | | |

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

7. NAMES OF PLAN PREPARERS

| | | | | |
|--|-------|---------|-----------|-----------|
| Engineer's Name Please see enclosed list of project team. | | Address | | |
| City | State | Zip | Telephone | License # |
| Surveyor's Name | | Address | | |
| City | State | Zip | Telephone | License # |
| Landscape Architect or Architect's Name | | Address | | |
| City | State | Zip | Telephone | License # |

8. FEES SUBMITTED

| | |
|-------------------------|---|
| <i>Application Fees</i> | \$1,000.00 |
| <i>Variance Fees</i> | |
| <i>Escrow Fees</i> | Please use existing escrow account. See covering letter. |
| <i>Total Fees</i> | |

CERTIFICATION

Certifications for Applicant and Owner Enclosed.

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I herby permit authorized Borough officials to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

 Signature of Applicant

| | |
|--|------------------------|
| _____ Property Owner Authorizing Application if Other Than Applicant | _____ Notary Public |
|--|------------------------|

EXHIBIT 1

EXHIBIT 2

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true to the best of my knowledge. I further certify that I am an officer of PRISA II LHC, LLC, which, through Sayreville PRII GP LLC, is authorized to sign the application on behalf of Sayreville Seaport Associates Urban Renewal, L.P. I hereby permit authorized Borough officials to inspect the property in conjunction with this application.

**SAYREVILLE SEAPORT ASSOCIATES
URBAN RENEWAL, L.P.**, a Delaware
limited partnership

By: Sayreville PRII GP LLC, a Delaware
limited liability company, its general partner

By: PRISA II LHC, LLC, a Delaware limited
liability company, its sole member



By: Matthew Karpa

Title: Authorized Representative

Dated: February __, 2023

EXHIBIT 3

**Corporate Ownership Disclosure for
Sayreville Seaport Associates Urban Renewal, L.P.**

Sayreville Seaport Associates Urban Renewal L.P. (“Applicant”) is a limited partnership, created under the laws of the State of Delaware, having an address c/o PGIM Real Estate, 7 Giralda Farms, 3rd Floor, Madison, New Jersey 07940, and authorized to do business in the State of New Jersey as an urban renewal entity. The following entities have at least a 10% interest in Applicant:

Sayreville PRISA II LLC

Sayreville PRISA II LLC is a limited liability company, created under the laws of the State of Delaware, having an address c/o PGIM Real Estate, 7 Giralda Farms, 3rd Floor, Madison, New Jersey 07940. The following entity has an interest in **Sayreville PRISA II LLC** and at least a 10% interest in Applicant:

PRISA II LHC, LLC

PRISA II LHC, LLC, is a limited liability company, created under the laws of the State of Delaware, having an address c/o PGIM Real Estate, 7 Giralda Farms, 3rd Floor, Madison, New Jersey 07940. The following entity has an interest in **PRISA II LHC, LLC** and at least a 10% interest in Applicant:

PRISA II UHC, LP

PRISA II UHC, L.P., is a limited partnership, created under the laws of the State of Delaware, having an address of c/o PGIM Real Estate, 7 Giralda Farms, 3rd Floor, Madison, New Jersey 07940. The following entities have an interest in **PRISA II UHC, LP** and at least a 10% interest in Applicant:

1. **PRISA II, L.P.:** PRISA II, L.P., is a limited partnership, created under the laws of the State of Delaware, having an address c/o PGIM Real Estate, 7 Giralda Farms, 3rd Floor, Madison, New Jersey 07940. No entity has an ownership interest in PRISA II, L.P. that equals at least a 10% interest in the Applicant.
2. **The Prudential Insurance Company of America:** The Prudential Insurance Company of America (“PICA”) is a corporation created under the laws of the State of New Jersey, having an address of 751 Broad Street, Newark, New Jersey 07102. PICA holds its direct and indirect interest (as applicable) in the foregoing entities through an insurance company separate account, PRISA II. This means the assets of PRISA II are the property of PICA but are kept separate from its general assets and cannot be used to meet liabilities from PICA’s other businesses. PRISA II is therefore not a separate legal entity, but a book entry on the books and records of PICA, and under NJ law, is separate from the assets and liabilities of PICA. The following entity has an interest in PICA and at least a 10% interest in Applicant:

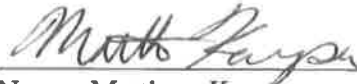
Prudential Financial, Inc.

Prudential Financial, Inc. is a New Jersey corporation having an address of 751 Broad Street, Newark, New Jersey 07102. Prudential Financial, Inc. is publicly traded on the New York Stock Exchange and the Standard & Poors 500. Copies of Prudential Financial, Inc.'s filings with the Securities and Exchange Commission can be accessed here: <http://www.investor.prudential.com/financials/sec-filings/default.aspx>.

**Sayreville Seaport Associates Urban
Renewal, L.P.**

By: Sayreville PRII GP LLC, its General
Partner

By: PRISA II LHC, LLC, its sole member



Name: Matthew Karpá

Title: Authorized Representative

EXHIBIT 4

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080 • FAX 732-651-3159

List of property owners within a 200' radius of the following Blocks & Lots (Gibbons):

BLOCKS

257
257.01
257.02

LOTS

3.04 & 3.052
1, 1.01, 1.10, 4, 5, 6, 20 & 30.12
1, 1.01 & 22

| | | |
|---------------|-----------------------|--|
| BLOCK LOT | 62.02 20 | Consolidated Rail Corporation Norfolk Southern – Taxation Department 650 West Peachtree Street NW Atlanta, GA 30308 |
| BLOCK LOT | 62.02 20.01 | Consolidated Rail Corporation Norfolk Southern – Taxation Department 650 West Peachtree Street NW Atlanta, GA 30308 |
| BLOCK LOT | 256 2.03 | Borough of Sayreville 167 Main Street Sayreville, NJ 08872 |
| BLOCK LOTS | 256 3 & 3.01 | Sayreville Economic & Redevelopment Agency 167 Main Street Sayreville, NJ 08872 |
| BLOCK LOT | 256.01 10 | Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872 |
| BLOCK LOT | 257 3.06 | Faith Fellowship Ministries, Inc. 2707 Main Street Sayreville, NJ 08872 |
| BLOCK LOTS | 257.01 1.03 & 3.01 | Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872 |

Succeed in Sayreville

Sayreville is an Equal Opportunity Employer

www.sayreville.com

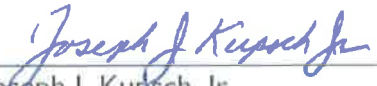
| | | |
|----------------------|-----------------|---|
| BLOCK LOT | 257.01 1.07 | Middlesex County Utilities Authority P.O. Box 159 Sayreville, NJ 08872 |
| BLOCK LOT | 257.01 30.10 | Sayreville Economic & Redevelopment Agency 167 Main Street Sayreville, NJ 08872 |
| BLOCK LOT | 257.01 30.11 | Sayreville Economic & Redevelopment Agency 167 Main Street Sayreville, NJ 08872 |
| BLOCK LOT | 275.02 1 | New Jersey Turnpike Authority Turnpike & Highway 18 East Brunswick, NJ 08816 |
| BLOCK LOT | 326.01 5 | C & K International, LLC 2600 Main Street Sayreville, NJ 08872 |
| BLOCK LOT | 326.01 6 | New Jersey Turnpike Authority 581 Main Street Woodbridge, NJ 07095 |
| GARDEN STATE PARKWAY | | Garden State Parkway New Jersey Turnpike Authority P. O. Box 5042 Woodbridge, NJ 07095 |
| EASEMENT | | Borough of Sayreville 167 Main Street Sayreville, NJ 08872 |
| EASEMENT | | Middlesex County Utilities Authority P. O. Box 159 Sayreville, NJ 08872 |

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of properties known as:

| <u>BLOCKS</u> | <u>LOTS</u> |
|---------------|------------------------------------|
| 257 | 3.04 & 3.052 |
| 257.01 | 1, 1.01, 1.10, 4, 5, 6, 20 & 30.12 |
| 257.02 | 1, 1.01 & 22 |

as shown on the official tax map for the Borough of Sayreville.

Dated: February 15, 2023



Joseph J. Kupsch, Jr.
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

SAYREVILLE UTILITIES LIST (2023):

NJDEP

36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board

75 Bayard Street—5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT

David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

NJ Natural Gas Company

John Wyckoff Road
P.O. Box 1464
Wall, NJ 07719

Cablevision

275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attn: Construction Department
732-583-0606

Middlesex County Landfill

53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation

1717 Arch Street or 2001 Market Street
Philadelphia, PA 19103

Verizon New Jersey

7000 Hadley Road
South Plainfield, NJ 07080
908-753-0801

OR:

540 Broad Street – 20th Floor
Newark, NJ 07102

PSE&G

15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000

OR:

80 Park Plaza
Newark, NJ 07102

JCP&L c/o 1stEnergy

300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attn: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer

167 Main Street
Sayreville, NJ
732-390-7060

**Middlesex County Utilities Authority
(MCUA)**

P.O. Box 159
2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline

315 Cold Soil Road
Lawrenceville, NJ 08540
Attn: Robert Ford
1-800-440-8475

OR:

P.O. Box 1396
Houston, TX 77251

EXHIBIT 5

Summary of Covenants and Restrictions

Below is a list of all covenants and restrictions that may affect the Property that is the subject of this application for development, copies of which are available upon request to the Redeveloper:

- Deed Notice by Sayreville Economic and Redevelopment Authority of landfill closure dated May 25, 2011 and recorded on June 3, 2011 in the Middlesex County Clerk's Office in Deed Book 6259 at page 494. Lots 1, 1.01, 4, 5 and 6, Block 257.01
- Subject to covenants, restrictions and agreements as referenced in Deed by and between Sayre and Fisher Land Company (Grantor) and Middlesex County Utilities Authority (Grantee) as recorded Deed Book 3970 page 536.
- Subject to restrictive covenants in that certain Deed between Middlesex County Utilities Authority and Sayreville Economic and Redevelopment Agency, dated July 1, 2013, effective September 6, 2013 and recorded September 10, 2013 as Deed Book 6491, Page 18.
- Declaration by Sayreville Economic and Redevelopment Agency dated July 1, 2013, effective September 6, 2013 and recorded September 10, 2013 as Deed Book 6491, Page 102.
- Declaration of Covenants and Restrictions by and between the Sayreville Economic and Redevelopment Agency and Sayreville Seaport Associates Urban Renewal, L.P., dated June 10, 2021 and recorded July 8, 2021 as Deed Book 18526, Page 1734.

EXHIBIT 6

**THE BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY
PLANNING BOARD RESOLUTION**

**PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL
AND PRELIMINARY FINAL MAJOR SUBDIVISION APPROVAL FOR
SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP**

WHEREAS, SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP, hereinafter referred to as the applicant, has made application to the Planning Board of the Borough of Sayreville for Preliminary & Final Major Site Plan and Preliminary and Final Major Subdivision approval to construct Riverton Village – Phase One, locating within Parcel C of the site, located in the Waterfront Redevelopment Zone, more particularly known and proposed as Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.10, 4, 5, 6, 20 and 30.12; Block 257.02, Lots 1.01 and 22 and Block 257.02, Lot 1 on the tax map of Borough of Sayreville, Middlesex County, New Jersey; and

WHEREAS, the subject property is situate within the Waterfront Redevelopment Area; and

WHEREAS, the Planning Board of the Borough of Sayreville has received reports from John Leoncavallo, P.P., L.A. Community Planning Consultant & Landscape Architect dated November 27, 2019 and revised as of December 3, 2019 (attached hereto and made a part hereof as Exhibit A) and report of Jay B. Cornell, P.E. of CME Associates dated December 10, 2019 with attachments; and

WHEREAS, said development project is more specifically shown on:

- Site plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated May 15, 2019 and revised through November 14, 2019, labeled as “the Preliminary/Final Major Site and Subdivision Plan for Riverton Village - Phase 1,” and consisting of eighty-five (85) sheets.
- Subdivision plat prepared by Eric V. Wilde, P.L.S., Maser Consulting, P.A., dated May 15, 2019 and revised through November 8, 2019, labeled as “Final Plat, Major Subdivision for Riverton Village - Phase 1,” and consisting of three (3) sheets.
- Vehicle Circulation Plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 14, 2019, and consisting of nine (9) sheets.
- Staging Plans prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 14, 2019, and consisting of one (1) sheet.

- Topographic Survey for Sayreville Seaport Associates, L.P., prepared by Leonardo E. Ponzio, P.L.S., Maser Consulting, P.A., dated February 9, 2009, revised through July 24, 2019, and consisting of six (6) sheets.
- Sanitary Collection System Engineer's Report, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019;
- Water Distribution System Engineer's Report, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019;
- Environmental Impact Statement, prepared by Maser Consulting, P.A., revised through November 2019;
- Traffic Impact Study, prepared by Susan S. Brasefield, P.E., Maser Consulting, P.A., revised through November 2019, to which an appendix is annexed;
- Stormwater Management Report and Maintenance Manual, prepared by Daniel W. Busch, P.E., Maser Consulting, P.A., dated November 2019;
- Report entitled "Report of Subsurface Exploration Foundation Evaluation" Bass Pro Shops, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019;
- Report entitled "Report of Subsurface Exploration and Site Recommendations" Midrise Retail, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019;
- Report entitled "Report of Subsurface Exploration and Site Recommendations" Highway Commercial at Riverton, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019; and
- Report entitled "Report of Subsurface Exploration and Site Recommendations" Townhouse Residential Section, prepared by James J. Serpico, Jr., P.E. of Maser Consulting, P.A., dated July 25, 2019.
- Architectural plans prepared by Meyer Design, Inc., dated July 2, 2019 and revised through November 15, 2019, labeled as "Bass Pro Shops Outdoor World Store, Restaurant and Bowling" and consisting of eight (8) sheets;
- Architectural plans prepared by Cooper Robertson, dated July 2, 2019 and revised through November 15, 2019, consisting of eight (8) sheets;
- Architectural plans prepared by Wakefield Beasley & Associates, dated November 13, 2019 and revised through November 15, 2019, consisting of eighteen (18) sheets;
- Architectural plans prepared by Dwell Design Studio, dated May 15, 2019 and revised through November 15, 2019, consisting of four (4) sheets;
- Tree Preservation and Landscape Plan, prepared by Site Solutions, dated May 15, 2019 and revised through November 15, 2019, consisting of eighteen (18) sheets;

- ALTA/ACSM Survey prepared by Michael McGurl, P.L.S., CME Associates for Sayreville Economic Redevelopment Agency, dated March 29, 2018, and revised through July 8, 2019, consisting of six (6) sheets; and

WHEREAS, the applicant has complied with all public notice and jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, the applicant, Sayreville Seaport Associates Urban Renewal, L.P. (“SSA”), seeks preliminary and final major subdivision and site plan approvals from the Planning Board of the Borough of Sayreville (the “Board”) for construction of the first phase of the project known as Riverton Village. SSA is the designated redeveloper for the Property, and the Property’s zoning is controlled by the Waterfront Redevelopment Plan, as amended and supplemented to date (the “Plan”).

The Property consists of more than 288 acres on the Raritan River in Sayreville. The Property is identified as Parcel “C” and is part of the former site of Sayre & Fisher and, more recently, National Lead Industries (“NL”). The industrial operations that took place at the Property, related to paint manufacturing, resulted in the need for significant remediation, which has been ongoing for the better part of the last eleven years. As remediation efforts begin to come to a close on the Property, SSA is now prepared to develop the Property in a manner consistent with the Plan.

Specifically, SSA proposes the construction of fifteen (15) commercial buildings, creating approximately 314,000 sf of retail and commercial space, approximately 205,000 sf of office space, an approximately 205,000 sf Bass Pro, a 300 key hotel and conference center, 285 units of residential housing, and structured parking on the Property, along with the associated surface parking, landscaping, lighting, roadways, and necessary site infrastructure, including the development of a stormwater basin and sanitary sewer lift station on the Property. SSA additionally proposes two (2) stand-alone parking decks.

What follows in the remainder of this Project Description is a summary of the proposed Riverton Village development presented in this application, which broken into four components: subdivision of Parcel “C”, the Bass Pro site, the site for a mid-rise vehicle sales use, the highway services site, and the mixed-use Village East.

The Sayreville Economic & Redevelopment Agency has determined that this application is consistent with the Waterfront Redevelopment Plan, and resolutions of approval authorizing this application were adopted on July 11, 2019 and September 19, 2019.

WHEREAS, the applicant is the lessee of certain property having addresses of Chevalier Avenue, Chevalier Avenue & Main Street, Off Main Street, Along Raritan River or Near Raritan River, and otherwise known on the official tax duplicates of the Borough as Block 257, Lot 3.04; Block 257, Lot 3.052; Block 257.01, Lot 1; Block 257.01, Lot 1.01; Block 257.01, Lot 1.10; Block 257.01, Lot 4; Block 257.01, Lot 5; Block 257.01, Lot 6; Block 257.01, Lot 20; Block 257.01, Lot 30.12; Block 257.02, Lot 1; Block 257.02, Lot 1.01; and Block 257.02, Lot 22 (collectively, the “Property”).

The Property, which is approximately 288 acres, is part of the former National Lead site and has been designated as an area in need of redevelopment. The Property is currently owned by the Sayreville Economic & Redevelopment Agency (the “Agency”) and is designated as Parcel “C” under the Waterfront Redevelopment Plan, as same has been amended and supplemented to date (the “Plan”). This Application concerns the first Phase of a proposed multi-phase, mixed-use project known as “Riverton.” The Agency determined that this Application is consistent with the Plan, by way of resolutions dated July 11, 2019 and September 19, 2019.

Applicant seeks preliminary and final major subdivision approval to subdivide the Property into seven (7) lots of the following approximate size: 20.306 acres (proposed Block 257.02, Lot 7), 219.3 acres (proposed Block 257.02, Lot 1.05), 4.919 acres (proposed Block 257, Lot 49), 7.596 acres (proposed Block 257.11, Lot 1), 19.363 acres (proposed Block 257.12, Lot 249), 7.630 acres (proposed Block 256.01, Lot 24), and 1.347 acres (proposed Block 257.02, Lot 7.02).

The proposed lots are identified on the submitted subdivision plat as proposed lots A- H. Each lot is conforming with N.J.S.A. 40:55D-34, and will have access to either a public or private roadway with appropriate rights secured to the lot and its occupants. Below is a brief summary of each of the lots created, as well as the corresponding uses as part of the application for development.

| Proposed Lot | Lot Area | Proposed Use and Description |
|----------------------------|-----------------|-------------------------------------|
| A (Block 257.02, Lot 7) | +/- 20.306 ac | Bass Pro Shops & associated parking |
| B (Block 257.02, Lot 1.05) | +/- 219.3 ac | Remainder Lot |
| C | | (intentionally omitted) |
| D (Block 257, Lot 49) | +/- 4.919 ac | Future Development |
| E (Block 257.11, Lot 1) | +/- 7.596 ac | Future Development |
| F (Block 257.12, Lot 249) | +/- 19.363 ac | Village East |
| G (Block 256.01, Lot 24) | +/- 7.620 ac | Highway Services Area |
| H (Block 257.02, Lot 7.02) | +/- 1.347 ac | Mid-Rise Vehicle Building |

Applicant seeks preliminary and final major site plan approval for the following proposed components:

1. Bass Pro/Retail. Applicant proposes the construction of a 205,000-sf experiential retail building to contain a Bass Pro Shops Outdoor World, a bowling alley and a restaurant. The building is proposed to be approximately 53' high from the ground floor to the ridge of the highest roof. Applicant also proposes an outdoor boat storage area of approximately 1.25 acres for the purposes of dry storage and display of watercraft for sale.

Applicant also proposes the development of a building with a footprint of approximately 6,000 sf for mid-rise vehicle sales on a pad site to the north of the proposed location of the Bass Pro Shops Outdoor World building. The building is proposed to be approximately eighty-four (84') feet high for a storage tower for vehicle merchandise.

2. Highway Services. Applicant proposes the development of six (6) proposed buildings along the southern part of the Property south of the intersection of Peter Fisher Boulevard and the Main Street Extension, generally described as follows:

- a. Building 1110 – An approximately 5,600 sf convenience store with associated fuel services under an adjacent canopy to service eight (8) pumps.
- b. Building 1120 – An approximately 13,500 sf pharmacy with a drive-thru lane.
- c. Building 1130 – An approximately 5,300 sf single-story restaurant with drive-thru lane.
- d. Building 1140 – An approximately 6,000 sf retail building, which as proposed could be up to eighty-four (84') feet high.
- e. Building 1150—An approximately 2,075 sf drive-thru restaurant.
- f. Building 1160—An approximately 3,500 sf bank with drive-thru lanes.

Each of these buildings, except as noted for Building 1140, is proposed to be between nineteen (19') and twenty (20') feet in height.

3. Village East. Applicant proposes a mixed-use hub with the following components:

a. Hotel and Conference Center – A 300-key hotel, totaling approximately 164,250 sf with a height of approximately 142' feet, and an attached conference center of approximately 49,000 sf with approximately 26,000 sf of retail space.

b. Movie Theater – An approximately 158,480 sf movie theater in a building with a proposed height of sixty (60') feet.

c. Restaurants – Two areas for restaurants: one of approximately 46,000 sf and another of 7,237 sf. The heights of these buildings would be between forty (40’) and forty-five (45’) feet.

d. Retail and Office Building—A nine-story, approximately 258,000 sf building for retail and office space. A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development.

e. Mixed-Use Residential Building—A five (5) story residential and retail building with an included parking structure. The building is proposed to be approximately seventy (70’) feet tall, and will include approximately 285 residential units, along with approximately 65,324 sf of retail space, and 4,800 sf for residential amenities on the ground floor.

f. Parking Structures. Applicant proposes two (2) parking structures. Building P1 is a proposed structured parking deck measuring 5 stories with an overall height of 57’4”. The building will measure approximately 72,758 sf and house approximately 1,140 parking spaces. Building P2 is a proposed structured parking deck measuring 5 stories with an overall height of 57’4”. The building will measure approximately 100,917 sf and house approximately 1,636 parking spaces.

g. Sanitary Sewer Lift Station. Applicant further proposes a sanitary sewer lift station to connect into the existing sewer lines on the Property. In addition, as part of the Application, Applicant proposes installation of a roadway network, utility infrastructure, lighting, landscaping, drainage and stormwater management, grading, parking (surface and structured), signage, public gathering spaces, and other associated project amenities and facilities.

Applicant seeks relief (i) to allow for sidewalks that are closer to the buildings than permitted; and (ii) for proposed light poles of 27’, where the municipal code (if deemed applicable) imposes a maximum height of 25’.

The subdivision proposes the creation of three major arterials, and a number of the associated minor roadway infrastructure as well. Specifically, it creates the extension of Chevalier Avenue into the Village (labeled as Street C); Peter Fisher Avenue, which will connect the existing Main Street Extension into Riverton Village; and the roadway currently referred to as “Drive A”. Each of these roadways are described below, and described more fully in the Traffic Impact Study prepared by Maser Consulting, P.A. and submitted herewith:

- Chevalier Avenue/Street C: This is the extension of existing Chevalier Avenue, and accesses the Property just south of Bass Pro, extending to the intersection with Peter Fisher Boulevard. The roadway is typically two lanes in each direction, with additional turning lanes at intersections with Peter Fisher Boulevard, Drive A, and Main Street. Chevalier Avenue also

serves as the point of direct access from the Garden State Parkway into Riverton, with a slip ramp from the southbound off-ramp.

- Peter Fisher Boulevard: Peter Fisher Boulevard is the main boulevard thoroughfare in Riverton Village. This roadway has two lanes of traffic in both directions, and extends from the intersection with the Main Street Extension at the southeast, at the boundary of the redevelopment tract and the adjacent Epic Church, along the southern border of the Epic Church, and then turns north to establish the eastern edge of the Village East area. Future development will extend Peter Fisher Boulevard further north into the remainder lot as part of a future phase of development.
- Drive A: This roadway serves as the principal north-south connection between Peter Fisher Avenue to the south and Chevalier. It is a boulevard-style roadway, with two lanes in both directions and a median. Drive A extends from the highway services area north along the western edge of the Bass Pro Shops area.
- Street B: Street B establishes the western edge of the Village East, and connects Streets D and H, running north-south. It also extends down to the establish the western edge of a proposed parking area for the cinema in the Village East, and may be extended in the future.
- Street C: Street C is the principal east-west roadway through the Village East, extending from the intersection of Peter Fisher Boulevard and Chevalier Avenue to Street B.
- Street D: Street D is the northern boundary of the Village East, extending from Peter Fisher Boulevard to Street B.
- Street E & E2: Street E is the north-south connection within the Village East between Streets C and D. Street E2 is the east-west connection from Street E to Peter Fisher Boulevard, dividing Building 7000 and the parking deck to its north.
- Street G & G2: Street G is a two-way, single lane roadway without any median running north-south from the eastern edge of the proposed parking area for the cinema, and terminating at Building 6000. Street G2 is an associated east west roadway connecting Street G and Peter Fisher Boulevard, running between Building 6000 and the parking area to its south.
- Street H: This is a two-way, single lane roadway with a median connecting Peter Fisher Boulevard with the proposed pumphouse, creating a rough southern boundary for the Village East.

At this stage of the development, no traffic signals are anticipated for the internal roadway network.

Water, electric, gas, and phone/internet service will be either beneath the roadway network or in easements adjacent to the roadway network, as shown on the civil engineering Plans. SSA is in the process of securing will serve letters from PSE&G for Natural Gas Service, JCPL for Electric Service, MCUA for Sanitary Sewer Service, and the Sayreville Water Department.

Sanitary sewer service within Riverton Village will be provided by way of a gravity sanitary sewer system running throughout the proposed development. The gravity system lines are directed to

an on-site lift station which connects directly to the neighboring Middlesex County Utilities Authority (“MCUA”) treatment facility via force main.

As set forth in the associated Stormwater Management Report prepared by Maser Consulting, P.A., submitted by the applicant, SSA has designed a wet pond for purposes of assuring the appropriate water quality and removal of 80% of total suspended solids. This basin is located adjacent to the Raritan River, and is designed in accordance with all applicable NJDEP standards for water quality and stormwater management.

The proposed utility main trunk line either below or adjacent to the primary roadways will be designed and installed during this Development phase with sufficient capacity to accommodate all future Riverton Development Phases.

WHEREAS, the applicant requires waivers or variances from the Waterfront Redevelopment Plan as follows:

Sidewalks and Circulation:

| Standard | Justification for Waiver Requested |
|--|---|
| <p>Redevelopment Plan, p. 21 (1999): “Sidewalks shall be a minimum of four (4) feet in width, exclusive of car overhang areas, and shall be set back a minimum of five (5) feet from all buildings.”</p> | <p>Applicant proposes less than five (5’) feet in distance between the buildings and the sidewalk area for portions of the Highway Services and Village area in the proposed development.</p> |

Lighting Height

| Standard | Justification for Waiver Requested |
|---|---|
| <p>Redevelopment Plan, p. 19 (1999): Lighting on the Property shall be “adequate to promote a sense of security.”</p> <p><i>To the extent applicable, two Borough Code standards:</i></p> <ul style="list-style-type: none"> - <i>Borough Code, sect. 26-96.8(d):</i> “The maximum height of freestanding lights should not exceed the height of the principal building or twenty-five (25’) feet, whichever is less.” - <i>Borough Code, sect 26-96.8(k)(2):</i> “The maximum allowable pole height shall be thirty-five (35’) feet measured from the highest point of pole and fixture to finished grade.” | <p>Applicant provides appropriate and adequate lighting for the proposed use. Specifically, the Applicant’s lighting plan shows light poles that are twenty-seven (27’) feet in height within the area of the proposed Bass Pro, where the Borough’s code suggests a maximum height of 25’.</p> |

Utilities

| Standard | Justification for Waiver Requested |
|--|---|
| <p><i>Redevelopment Plan does not expressly address utility standards and construction standards.</i></p> <p>Borough Code, sect. 26-99: Establishes Borough Standards for Utility Construction.</p> | <p>Applicant proposes the use of alternative materials and standards in construction, as detailed on the plan set. Specifically, this includes appropriate materials and processes for working in remediated soils on the Property.</p> |

WHEREAS, the project proposes the following improvements:

1. Bass Pro – Phase 1A
 - a. Bass Pro Shops Outdoor World

The building is proposed on Lot A as a single story with a limited mezzanine and an overall height of 53’ from the ground to the ridge peak of the highest roof. Architectural renderings of this proposed building have been prepared by Meyer Design and are submitted herewith. An excerpt of such plans shows the following:



Bass Pro Shops Outdoor World, totaling 205,000 sf, is an experiential retail space, making the building itself a destination. Bass Pro is a leading retailer for fishing, hunting, boating, and outdoor sporting goods. Within the proposed building, approximately 134,000 sf will be dedicated to retail service, including the sales of boats, clothing, camping equipment, hunting equipment, toys, outdoor sports equipment and water sports equipment (including boats, kayaks, canoes, etc.). There is also a proposed archery range within the building, which will be segregated from the retail space, but will be accessible through the Bass Pro portion of the building. As noted on the plans, a portion of the proposed building is for sales of boats.

Additionally, to broaden the retail experience within the building, SSA proposes developing the Bass Pro portion of the Property with an attached restaurant and bowling alley on the eastern wing of the building. Specifically, this area is approximately 26,000 sf, and includes twenty (20) lanes of bowling and an associated bar and restaurant. This portion of the building will be physically separated from the Bass Pro retail sales portion of the building.

Approximately 10,500 sf are proposed to accommodate the necessary business and back office functions associated with the two operations on-site. This includes office space, training, restrooms, and other flex space.

Parking and Loading Area

Parking on-site is provided consistent with the obligations of the Waterfront Redevelopment Plan. Specifically, SSA is proposing 1,128 parking spaces, which includes the required parking for disabled persons, in the adjacent surface parking areas, which is greater than required under the

Waterfront Redevelopment Plan (811 parking spaces). Additionally, loading spaces are provided in the southeast corner of the proposed development to accommodate the deliveries for the Bass Pro Shop. The boats will be moved in and out through loading doors on the eastern side of the building as well. A refuse and recycling area have been identified adjacent to the bowling alley and kitchen area on the eastern side of the building.

Associated with the Bass Pro site will be a proposed boat storage area at a location east of the stormwater management basin. The Boat Storage Area will be approximately 1.25 acres paved for the dry storage and display of watercraft. Bass Pro will operate and maintain this facility.

Signage

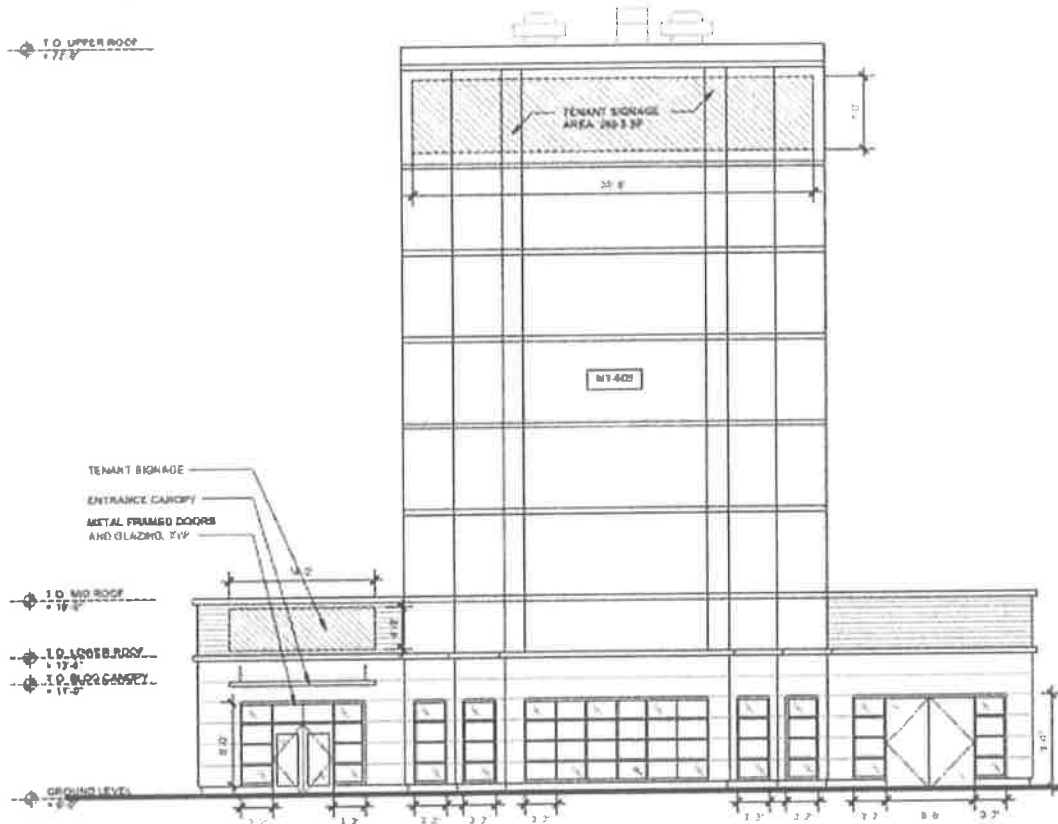
Signage is controlled by the Waterfront Redevelopment Plan. The proposed development proposes the following by way of signage, which is detailed on page A7 of the architectural plans prepared by Meyer Design and submitted herewith:

| Front Elevation | |
|-------------------------|-----------------------------------|
| Sign Area | Sign Description |
| +/- 134.74 sf | American Flag |
| +/- 194.70 sf | Bass Pro Shop Logo |
| +/- 147.21 sf | Outdoor World Logo |
| +/- 144.74 sf | Tracker Boats Logo |
| +/- 173.66 sf | Red Head Logo |
| +/- 131.20 sf | White River Logo |
| +/- 173.16 sf | Uncle Bucks Fishbowl & Grill Logo |
| +/- 117.54 sf | Fishbowl Logo |
| Side 1 Elevation | |
| Sign Area | Sign Description |
| +/- 563.01 sf | Roof Mural / Logo |
| +/- 194.70 sf | Bass Pro Shop Logo |
| +/- 137.49 sf | Boat Service Signage |
| Side 2 Elevation | |
| Sign Area | Sign Description |
| +/- 563.01 sf | Roof Mural / Logo |
| Rear Elevation | |
| Sign Area | Sign Description |
| +/- 194.70 sf | Bass Pro Shop Logo |
| +/- 147.21 sf | Outdoor World Logo |
| +/- 48.67 sf | Bass Pro Shop Logo (small) |
| +/- 16.97 sf | Customer Pick Up Sign |

All of the proposed signage is in keeping with the design standards set forth in the Plan. Design of the proposed signage is consistent with the aesthetic of a Bass Pro Shop Outdoor World architectural themes and will be used as tenant identification signs. All signage is mounted on the building and is oriented toward the surrounding roadways and parking areas to aid with tenant identification and wayfinding on site.

b. Mid-Rise Vehicle Sales

SSA additionally proposes the construction and development of a 6,000-sf building for mid-rise vehicle sales on a pad site to the north of the proposed Bass Pro Shop Outdoor World. The building itself is proposed with a height of approximately eighty-four (84') feet for the storage tower. The building is proposed to be accessed from Drive A and through the parking lot of the Bass Pro building; this proposed building is more in the style of a "pad site," relying on access through the otherwise existing roadway network within and adjacent to proposed Lot A. A proposed view of the southern façade of the proposed building is below:



The proposed development stacks vehicles vertically, to avoid the need for additional ground level storage or parking on site. Loading is dedicated to two parking spaces on the southern end of the proposed parking area, totaling approximately 558 sf. The development proposes fifty-five (55) parking spaces, where approximately 24 are required for the proposed retail use.

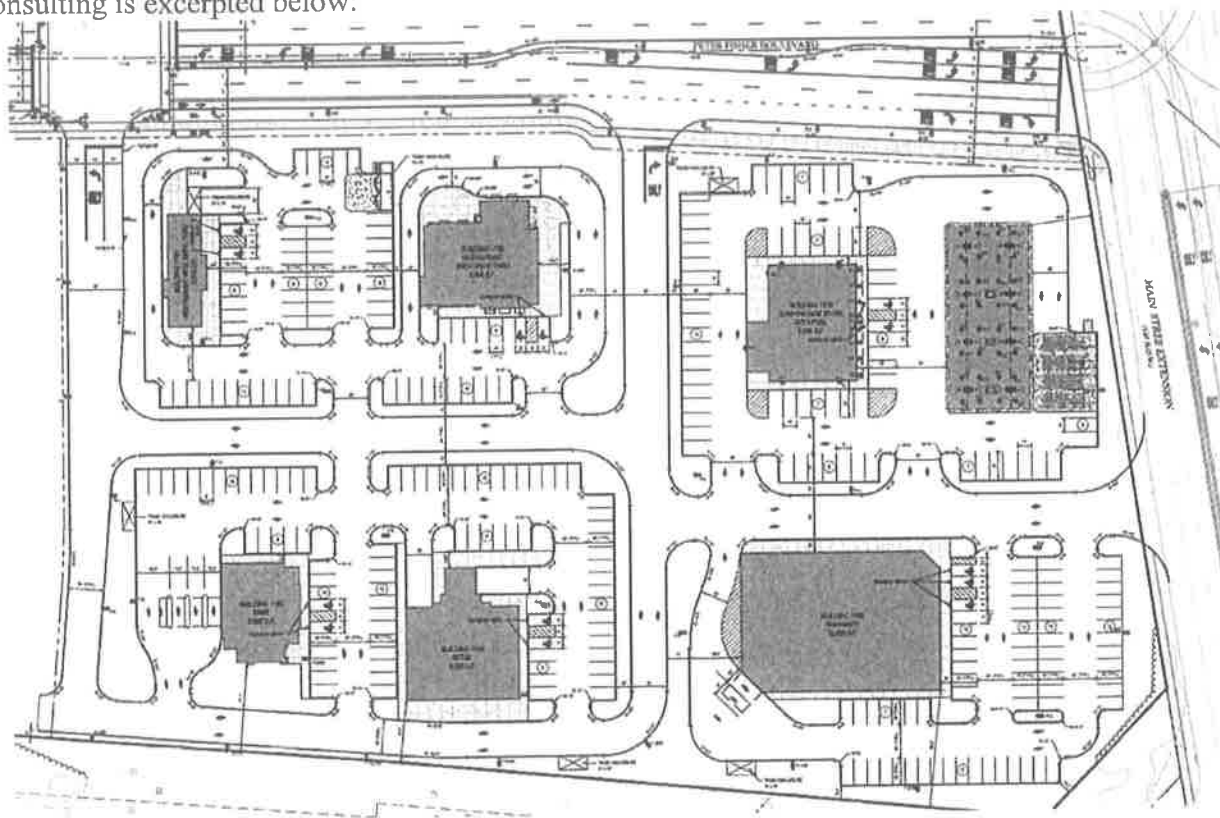
Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

Signage is proposed on the base of the proposed building with a fifty-six (56) sf sign over the main retail door. The top of the proposed tower will have signage on all four sides, with area of 269.5 sf on each side.

3. Highway Services – Phase 1B

The area of the Property in proposed Lot G provides amenity establishments and convenience services for use by the Riverton community, other Sayreville residents as well as passing commuter traffic or otherwise serve the adjacent highways. Each of these proposed uses are described below. A

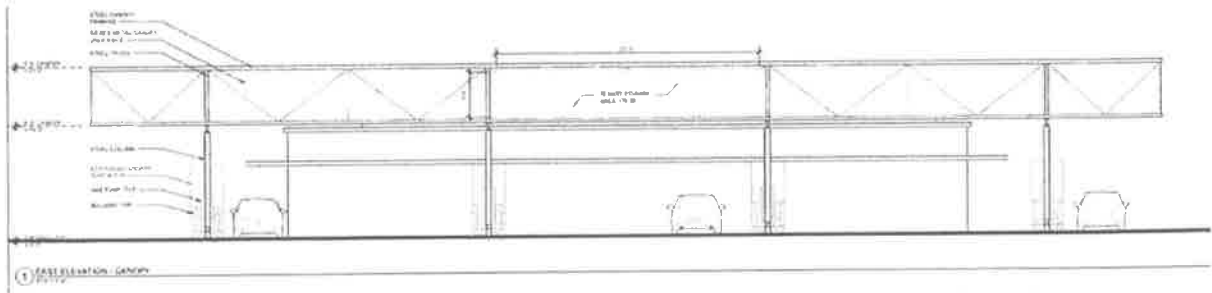
key map showing each of the six (6) proposed buildings from the civil site plan set prepared by Maser Consulting is excerpted below:



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

Building 1110 – Convenience Store with Fuel

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



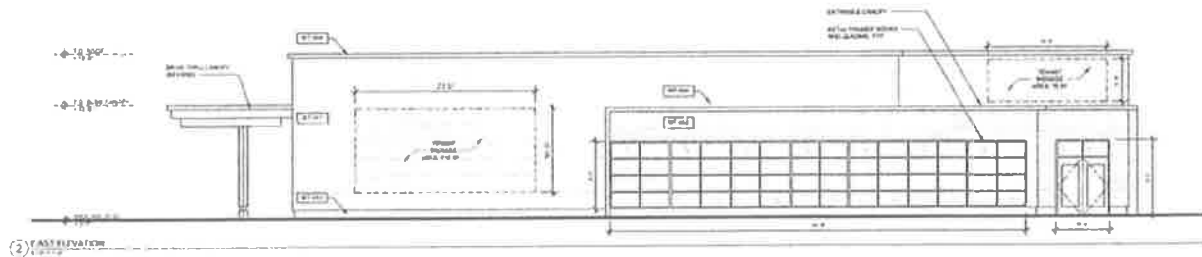
The design proposes three (3) signs on the building or canopy. A 176-sf sign is proposed on the canopy to identify the tenant on the eastern façade. Two wall signs (one of 88 sf on the northern façade, one of 86 sf on the eastern façade) each are proposed to identify the tenant on the building itself.

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

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

a. Building 1120 – Pharmacy

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

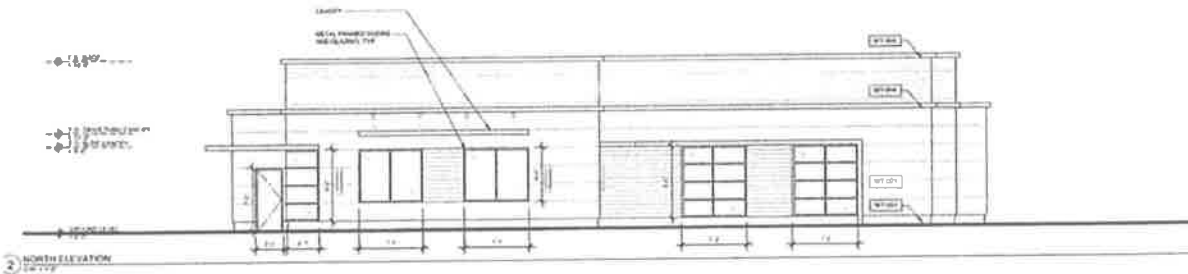


The proposed design also includes a drive-thru lane for the pharmacy area, and proposed signage as well. Here, the proposal includes two large mural areas on the east and south walls comprising proposed signs of 210 sf and 280 sf respectively. In addition, four smaller tenant identification signs are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

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

b. Building 1130 – Restaurant with Drive Thru

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



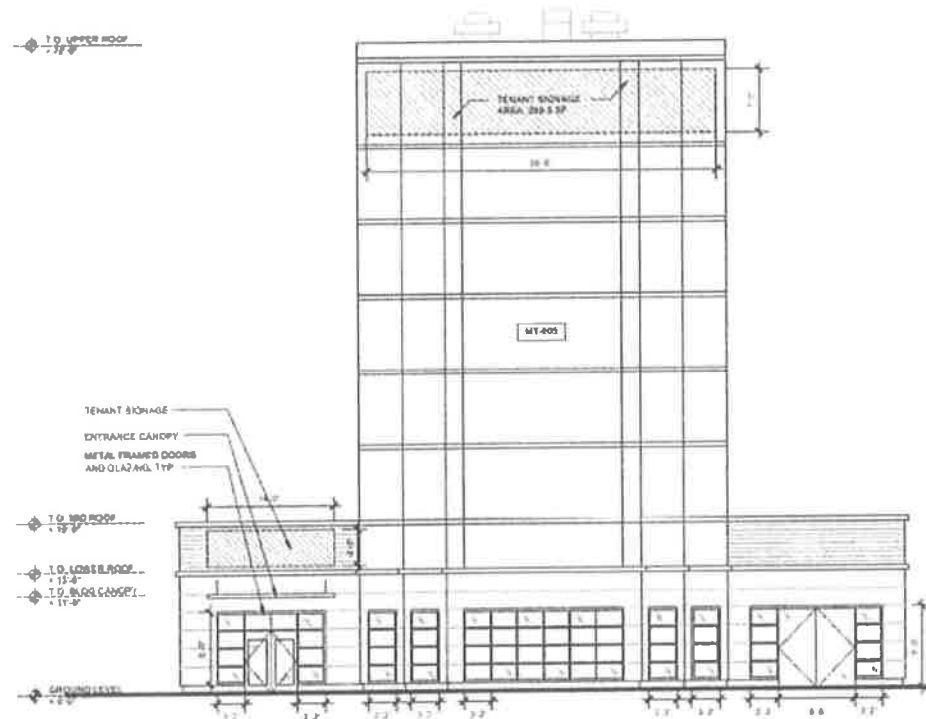
SSA proposes 30 parking spaces associated with this use, where the Plan would otherwise require 22. A drive-thru lane is proposed to run along the northern and western faces of the proposed building. No dedicated loading area is proposed, but loading will be arranged to not interfere with the business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

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

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

c. Building 1140 – Retail

SSA proposes the development of a building with a footprint of approximately 6,000 sf for retail space and associated parking and improvements. The building is proposed to be accessed from the other internal roadway networks within Lot G; this proposed building is more in the style of a “pad site,” relying on access through the otherwise existing roadway network within and adjacent to proposed Lot G. A concept plan for the proposed building is shown below:

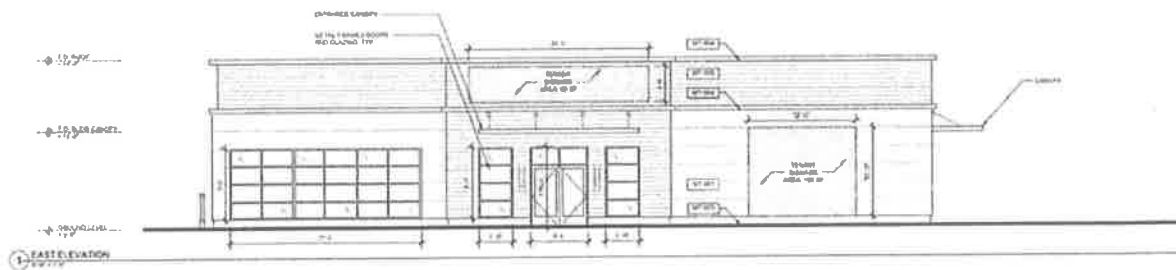


The development proposes forty-three (43) parking spaces, where approximately 24 are required for the proposed retail use. Loading areas are proposed along the northern elevation, totaling approximately 2,020 sf.

Refuse and recycling services are provided adjacent to the site in a 10' x 20' pad.

d. Building 1150 – Restaurant with Drive-Thru

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

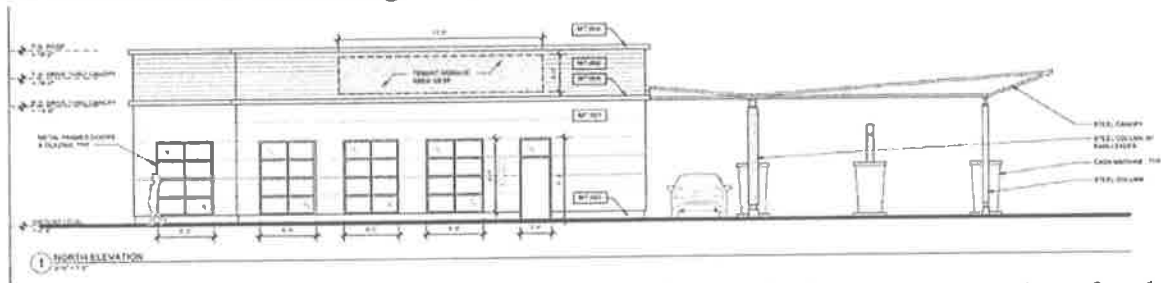


Parking for the development is proposed to provide forty-nine (49) spaces, where the Plan requires nine (9) spaces. A trash enclosure is proposed on the northeast portion of the proposed parking area which would be shared between Buildings 1130 and 1150.

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

e. Building 1160 – Bank

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

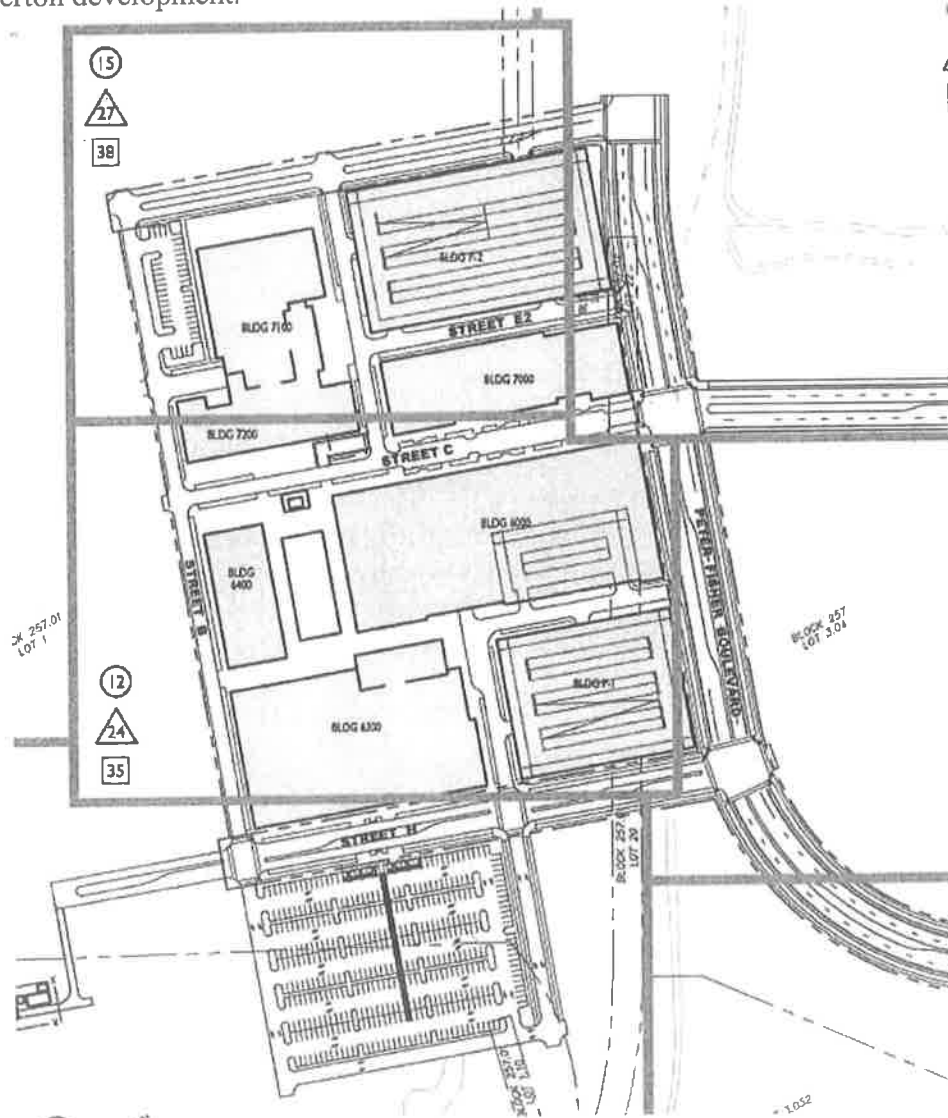


The signage for the proposed building includes an 88-sf sign on the northern façade, and two signs of 176 sf and 86 sf on the eastern façade.

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

Village East- Phase 1C

As part of this proposed development, SSA also proposes the construction of RE within an area designated as the "Village East." The Developer is currently preparing Civil Engineering, Landscaping and Architectural Plans for the "West Village," which will be submitted as part of a future application. Together, the East and West Village will serve as the main mixed-use hub in the downtown of the proposed Riverton development.



a. Building 6000 – Multi-Family Residential and Retail

SSA proposes a five (5) story residential and retail building with an included parking structure. A total of 370,740 sf of residential space is proposed (approx. 285 units), along with 65,324 sf for retail and 4,800 for ground floor level residential amenities. An additional 128,500 sf is proposed for parking, refuse, and recycling areas on site.

The overall height of the proposed building is seventy (70') feet. A perspective view of the proposed development is below, as shown on the plans prepared by dwell design studio:



The Plan requires 425 parking spaces, and SSA proposes 428 on site in a parking deck.

Tenant identification signage will be proposed when eventual tenants are identified for the retail spaces. A building mounted blade sign is proposed with an area of approximately 168 sf. Additional signage will be required for any retail tenants, and the size and location of such signage will be determined as those tenants are identified.

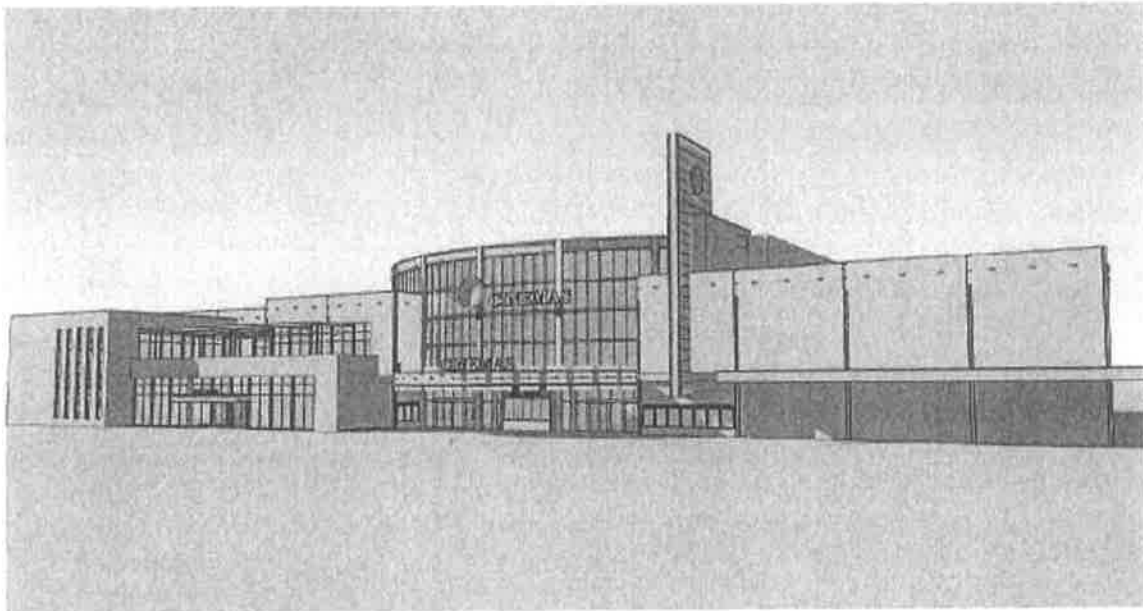
Two loading areas are proposed as part of this building. The residential building has a proposed loading area of approximately 1,860 sf, which is shared with the refuse and recycling collection area, with the parking garage on-site. The retail space has approximately 13,309 sf of loading area, also shared with the refuse and recycling collection area on site.

b. Building 6200 - Restaurant

Building 6200 is a proposed 7,237 sf restaurant, which is attached to the proposed cinema in Building 6300. The building would be approximately 45' feet high. It would share loading and refuse facilities with the attached cinema. Signage is proposed for a 28-sf wall-mounted sign.

c. Building 6300 – Proposed Movie Theater

SSA proposes the construction of approximately 158,480 sf for the development of a movie theater. The overall building is proposed to be about 88,480 sf on the first floor and a mezzanine style second floor of up to 70,000 sf. The overall proposed building height is sixty (60') feet.

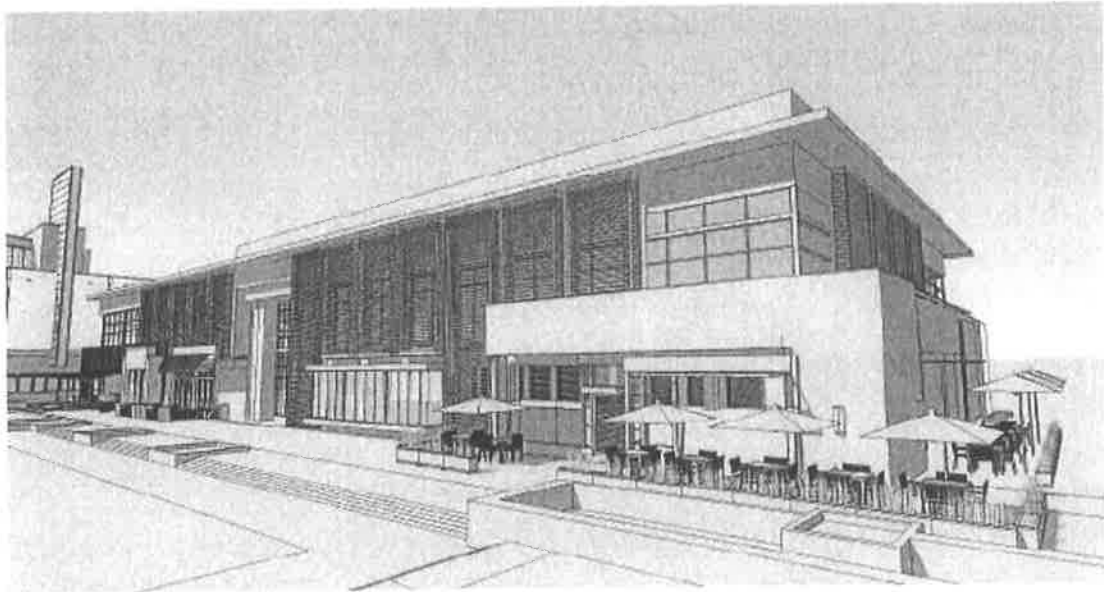


Approximately 624 parking spaces would be required by the proposed movie theater, which is accommodated by the parking area to the south and the proposed parking deck (P1) to the east. Loading is accommodated by the shared loading and refuse facilities with the attached restaurant in Building 6200, and consists of two areas on the eastern face of the building of 480 sf and 720 sf as reflected on the architectural and engineering plans.

Signage is shown as illustrative on the proposed architectural plans and would be finalized once the tenant operator is identified for the movie theater. However, the proposed square footages for such signage are currently proposed to include a 440 sf sign at the cinema entrance to be wall-mounted, an 88 sf sign mounted on the canopy at the building entrance, a 32 sf sign also mounted on the canopy, and a 96 sf wall-mounted sign on the side wall of the proposed movie theater.

d. Building 6400 – Restaurant

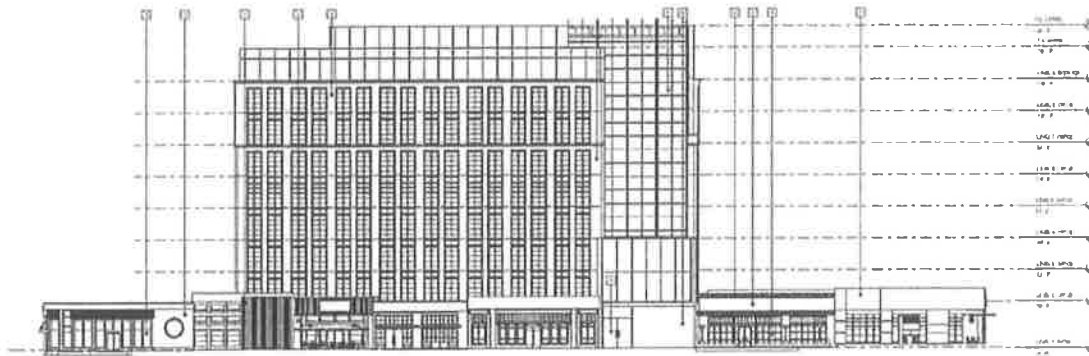
Building 6400 is proposed for one or more restaurants and will consist of approximately 46,000 sf on two stories. The height of the building will be approximately 40 feet, 4 inches.



Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the western face of the building. Signage as necessary will be determined by the tenants.

e. Building 7000 – Retail/Office Building

Building 7000 is a proposed office tower with ground floor space reserved for retail or restaurant use. The overall height of the building is proposed to be 141' 5" and nine stories. The office space is proposed to measure approximately 207,360 sf, with an additional 49,288 sf for ground floor retail or restaurant users.



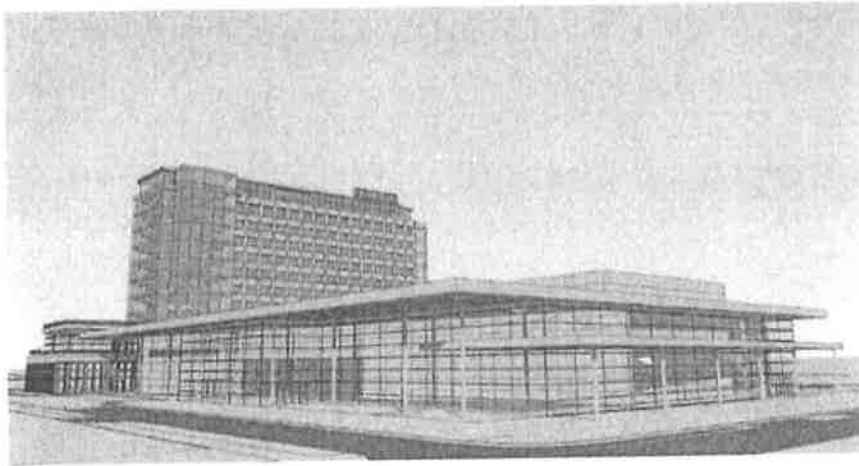
A rooftop sign of approximately 1,542 sf is proposed to identify the Riverton development and this building.

Parking for this building will be located in the adjacent parking decks. Loading and refuse areas are on the ground floor of the building along the northern face of the building, in a shared space with other surrounding buildings.

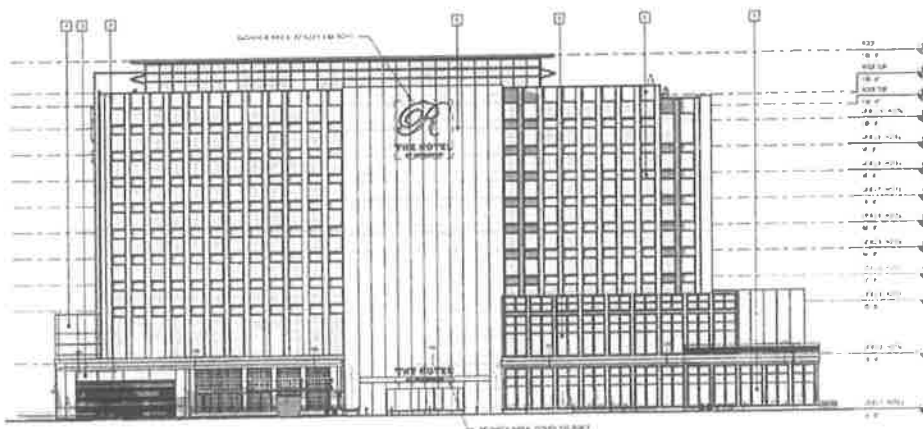
f. Buildings 7100 & 7200– Hotel and Conference Center

Buildings 7100 and 7200 are the proposed hotel and conference center. The hotel is proposed to be 164,520 sf, with 10 stories measuring just over 142'. The attached restaurant or retail space is proposed to be 25,627 sf, and the proposed conference center is proposed to be 48,667 sf.

A proposed rendering is included with the plans prepared by Wakefield Beasley & Associates, and excerpted below:



The hotel will feature two (2) 484-sf wall mounted signs and a 420-sf wall mounted sign facing the rear of the hotel, as well as proposed signage over the entry canopy, as reflected on the below perspective of the southern elevation. These entry signs will total approximately 132 sf on the canopy. The conference center proposes a 224-sf sign to be wall-mounted over its entrance.



Forty-one (41) parking spaces are dedicated to the conference center space, in addition to the surrounding parking decks.

- g. P1- Parking Deck: Building P1 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure 72,758 sf and house approximately 1,140 parking spaces. There will be two identification signs.
- h. P2- Parking Deck: Building P2 is a proposed structured parking deck measuring 5 stories with an overall height of 57'4". The building will measure 100,917 sf and house approximately 1,636 parking spaces. There will be four identification signs.

WHEREAS, the new construction activities and proposed facilities are consistent with and will provide significant local and regional benefits to New Jersey residents; and

WHEREAS, the application is consistent with the goals and objectives of the Waterfront Redevelopment Plan that, among other things, advances the Borough's affordable housing obligation, functionality of the site, provides recreational opportunities, improves the physical appearance of the area, provides economic opportunity and improves residential quality; and

WHEREAS, a public hearing was held on said site plan application before the Planning Board of the Borough of Sayreville on December 10, 2019 in accordance with local ordinance and the laws of the State of New Jersey; and

WHEREAS, the Planning Board of the Borough of Sayreville reviewed the application, site plan, subdivision plan, documentation and exhibits submitted and having listened to the applicant's witnesses, and after receiving reports and input from its professional staff, and any testimony by members of the public in favor or opposition thereto, does make the following findings of fact and conclusions of law:

1. The plans conform to the requirements of the Sayreville Land Use and Development Ordinance relative to Site plans.
2. Notice as required under the Municipal Land Use Law has been given and the Planning Board has jurisdiction to hear and decide the application.
3. Jennifer Phillips Smith, Esq. of the law firm of Gibbons, P.C., registered her appearance as attorney for the applicant. Ms. Smith stipulated to the admission of the Borough's professional reports into evidence. Ms. Smith represented that the applicant will comply with the terms and conditions contained in the reports of the Borough's professional staff, and will provide revised plans to the Borough consistent with this resolution and as directed by the Borough. Ms. Smith indicated that the application before the Board was prepared following review by SERA as well as conceptual plans previously reviewed by the Planning Board several months ago. Ms. Smith indicated that Exhibit A-2 sets forth the three (3) design waivers being requested by the applicant.

4. Kevin Polston was sworn to testify. Mr. Polston testified that he is the project executive for the Riverton site. Mr. Polston testified that he is responsible for the oversight of the day-to-day activities of the redevelopment plan. The site consists of three (3) parcels. Parcel A is to the east of the Route 35 bridge that has been deeded to the State and County as open space, subject to the reservation of a small portion for future roadway improvements. Parcel B is the subject of future development that is not part of the application before the Board. Parcel C, west of the Driscoll Bridge is the primary development parcel in the near future with the Riverton site plan components being considered before the Board in this application. Sayreville Seaport Associates ["SSA"] was designated as the redeveloper for the project. The site was the subject of remediation since 2009 and after a development plan was approved in 2014, the market evolved and North American Properties became associated with the development of the site and redesigned the plans. The current plan before the Board is a subset of the concept plan dated February 28, 2019. Mr. Polston testified that Parcel A of the site that has been remediated and capped. Financing the improvements will come from a state economic development growth grant that is pending as well as a local pilot program.

5. John Kirk of Cooper Robertson was sworn and qualified to testify as an architect licensed in the State of New Jersey. Mr. Kirk testified that Phase 1 includes 15 projects. They are seeking tenants for the six (6) proposed buildings and working out the architectural details required to maintain the Riverton look. The Riverton Proposed Buildings are described on page 14 of the Riverton Exhibit marked as A-1. The buildings include a variety of uses, including, convenience store and fueling station, pharmacy, restaurant (2) with drive-thru, bank, retail stores, movie theater, Bass Pro Outlet, hotel and conference center, vehicle sales, office space, residential units, parking becks and boat storage area.

6. George Wilson was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Wilson's testimony addressed the Bass Pro Outlet. Mr. Wilson testified that the Bass pro is 205,000 square feet with various amenities, including retail, bowling alley, restaurant and bar area that will provide a unique experience for patrons.

7. Brian Tolman was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Tolman's testimony addressed the architecture within the village. Mr. Tolman testified as to the configuration of the proposed buildings depicted on the plans and contained in

Exhibit A-1, pages 16-21. Mr. Tolman testified about the two (2) proposed parking decks for the village area with 1140 spaces and 1636 respectively.

8. Stephen Moriak was sworn and qualified to testify as a licensed architect in the State of New Jersey. Mr. Moriak's testimony addressed the design of the residential and retail building located in the village. Mr. Moriak testified that there will be five (5) levels consisting of one (1) retail level with 65,000 square feet of retail space and four (4) residential apartment levels with 285 units and a 5-level parking deck for the residential uses. The exterior is a mixture of masonry, veneer, cementitious siding and panel, store front and windows. Mr. Moriak testified that the design of the building with landscaping and streetscape look presents a vibrant community feel. Mr. Moriak testified that the residential use contains affordable housing units that are spread out in the various buildings and supply a portion of the Borough's housing obligation under the Borough's settlement with the Fair Share Housing Center.

9. David Floyd was sworn and qualified to testify as a registered landscape architect in the State of New Jersey. Mr. Floyd's testimony addressed the . Mr. Floyd testified that his firm designed the landscape and hardscape of the site to combine the experience of lighting, music, experiential elements that bring magic to the project. The design provides for interactive sidewalks and outdoor dining, pedestrian traffic with seamless activities that provide a village type experience that creates a sense of community.

10. Daniel W. Busch, P.E., P.P., CME, of Maser Consulting, P.A., was sworn and qualified to testify as a licensed professional engineer and planner in the State of New Jersey. Mr. Busch provided testimony about the site plan and subdivision plan before the Board. The plan proposes the creation of seven (7) lots on Parcel C with the various amenities previously testified to by the architects. The proposed buildings are interconnected with roadways and sidewalks that provide a village type look and feel. Mr. Busch testified that phase 2 will be a subsequent application before the Board. The site will all tie in with the new Garden State Parkway Interchange 125. The site plan provides for pedestrian access and bike compatibility with dedicated bike lanes along Peter Fisher Boulevard. The shared roads extend all the way to the waterfront walkway. All streets with the exception of a portion of Chevalier Avenue when you first enter the site. Mr. Busch opined that the design waiver for a maximum sidewalk distance of 5 feet from buildings where 4 feet is proposed in a number of locations. The design waiver for height of the lighting where a maximum of 25 feet is permitted and 27 feet is proposed so as to provide uniform lighting of the Bass Pro parking lot area.

The applicant also seeks a design waiver for the type of materials to be used for the utilities to be suitable for types of soil conditions. Mr. Busch addressed utility and stormwater issues raised by the CME report. Mr. Busch testified he agreed the applicant will comply with the terms and conditions contained in the Borough's CME report and planner's report made a part of the record. Mr. Busch opined that the application submitted meets all of the goals of the waterfront redevelopment plan and specifically goal #8 to create a new mixed-use area and goal #15 to improve the public elements of the streetscape through landscaping, street furniture, paving, lighting and pedestrian walkways. The design waivers for the maximum height of the free-standing light poles, sidewalks adjacent to buildings and utility materials can be granted since they were previously granted when Bass pro was previously approved by resolution dated march 19, 2014 and conditions have not changed. The relief is necessary to proceed with the development.

11. Michelle Briehof, P.E., of Maser Consulting, P.A., was qualified to testify as a professional traffic engineer, licensed by the State of New Jersey. Ms. Briehof opined that her opinion is based upon full development even though this application is directed at Phase 1 only. The off-site traffic and roadway improvements have already been constructed. The construction of the 125 southbound off ramp and the 125 southbound on ramp infrastructure is in place and operational. Ms. Briehoff testified she forecasted traffic based upon current industry standards with peak hours on the roadway and the intersections that will operate at satisfactory levels. A dedicated right turn slip ramp is proposed at the Chevalier intersection. The roadway improvements will be more than sufficient to support Phase 1 of any future development phase. Ms. Briehof opined that 80% of the traffic will be destined towards the regional roadway networks with about 12% traveling along Main Street that would mainly be Sayreville traffic.

12. Mark Fetah was sworn and testified that he is part of the project team for this application. He is responsible for overseeing the construction schedule and to coordinate the permitting, safety and quality for the project. Upon approval they will move quickly to the bidding and award process with New Jersey based labor.

13. The hearing was opened for public comment and a member of the public came forward. Carolyn Pravlik began questioning the applicant's professionals about a proposed marina and a scour hole off the wet pond. She was questioning the remediation of river sediments. It was then determined that Ms. Pravlik is from Washington, DC and claimed she represents local organizations who are trying to get eh river sediments cleaned up. Ms. Pravlik also admitted that there is pending litigation

over this issue and she is representing plaintiffs in the litigation seeking to have NL remediate the river sediments. Upon inquiry by the Board attorney, Ms. Pravlik admitted that she does not own or have an interest in property in the Borough of Sayreville. As such, Ms. Pravlik was not an “interested person” as that term is defined in the Municipal Land Use Law and therefore is and was not entitled to proffer comment during the public portion of the meeting. Accordingly, her comments and further participation was not permitted.

The public portion of the meeting was closed.

Mr. Macagnone made a motion to approve the application with all conditions agreed to during the hearing and with all the conditions set forth in the Borough’s professional reports. Mr. Davis made the second to the motion.

WHEREAS THE BOARD FURTHER FINDS:

14. The Board considered the testimony of the applicant’s witnesses and professionals and determined that the applicant demonstrated that the application substantially complies with the bulk and design standards of the Waterfront Redevelopment Plan adopted by the Borough for this property. The board found as a fact that the three design waivers requested and made part of the application can be granted without adverse impact to the redevelopment plan or the master plan of the Borough of Sayreville. In all other respects, the applicant meets the development standards set forth in the Waterfront Redevelopment Zone. Further, the Board finds that this application represents the Borough’s effort to meet its affordable housing obligation and resolution of recent litigation in that regard. The Board accepted the testimony of the applicant’s professional witnesses and was satisfied that the applicant met the burden of proof under the Municipal Land Use Law and granted preliminary and final major site plan and final subdivision approval of the application, subject to conditions imposed in this resolution. Further, Mr. Busch testified that the proposed relief can be granted without impairing the intent and purpose of the zone plan, the master plan or the Waterfront Redevelopment Plan and without substantial detriment to the public good. The Board finds that based upon the testimony and exhibits provided, the three (3) waivers and relief requested by the applicant can be granted without substantial detriment to the zone plan and redevelopment plan adopted for this site. The Board finds that the project substantially complies with the Redevelopment Plan and advances the purposes of the redevelopment plan and zoning. The site plan also promotes a desirable visual environment through creative development techniques and specific design arrangement.

NOW, THEREFORE, LET IT BE RESOLVED, that the Planning Board of the Borough of Sayreville does hereby grant Preliminary & Final Major Site Plan and Final Major Subdivision approval and relief indicated herein to **SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, LP**, hereinafter referred to as the applicant, to construct Riverton Village – Phase One, locating within Parcel C of the site, located in the Waterfront Redevelopment Zone, more particularly known and proposed as Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.10, 4, 5, 6, 20 and 30.12; Block 257.02, Lots 1.01 and 22 on the tax map of Borough of Sayreville, Middlesex County, New Jersey, subject to the following conditions:

1. The applicant shall comply with the terms and conditions set forth in the report from John Leoncavallo, P.P., LA. Community Planning Consultant & Landscape Architect dated November 27, 2019 and December 3, 2019 and submit revised plans as required.
2. The applicant shall comply with the terms and conditions set forth in the report from Jay Cornell, P.E., of CME Associates dated December 10, 2019 and submit revised plans as required. The applicant will obtain approval from CME with respect to the materials used for the water main systems.
3. Approval herein is subject to further review and submission of revised plans as required by the terms of this resolution and the record at the public hearing on December 10, 2019.
4. Preliminary & Final Major Site Plan and Final Major Subdivision approval is based upon the facts and evidence presented to the Board at the time of the hearing. In the event that it is determined that the applicant presented facts or evidence that may have erroneous or incorrect, the Board reserves the right to rescind this approval under the provisions of the Municipal Land Use Law and cases interpreting same and/or require the applicant to return to the Board for further hearing.
5. Approval of a major subdivision shall expire ninety-five (95) days from the date of signing of the plat unless within such period the plat shall have been duly filed by the developer with the county recording officer in accordance with N.J.S.A. 40:55D-54(a). No subdivision such plat shall be accepted for such filing by the county recording officer until it has been approved by the Planning Board as indicated on the instrument by the signature of the chairperson and secretary of the planning board or a certificate has been issued pursuant to sections 35, 38, 44, 48, 54 or 63 pf P.L. 1975, c.291.
6. The general terms and conditions, whether conditional or otherwise, upon which approval is granted, shall not be changed for a period of two (2) years after the date of approval.

7. In accordance with Section 1-1.8.2 of the Rules and Regulations of the Sayreville Planning Board, the relief granted herein is conditioned upon payment all delinquent taxes and/or water/sewer assessments prior to the issuance of a building permit by the appropriate official. This provision is a condition of final approval granted by the Board.

8. The approval of the Board herein is subject to other necessary and applicable governmental approvals required for this usage and the construction of improvements on the property. The applicant to submit to the Secretary of the Board and the building department of the Borough of Sayreville such additional governmental permits and/or approvals as received by the applicant in this case.

9. Prior to any work at the property the applicant is to obtain all required municipal permits and/or county approvals for the work to be undertaken on the property, including demolition and construction permits.

10. Prior to the commencement of any work at the property the applicant is to present for reasonable review, requirements and approval of the Board Engineer and the Borough Engineer a plan for any and all demolition and/or construction work to be undertaken at the property pursuant to the approvals now granted to the applicant herein. Further, all construction work at the property shall at all times be subject to the reasonable review, requirements and approval of the Building Department and the Borough Engineer for the Borough of Sayreville.

11. All construction work and activities at the property shall be strictly in accordance with the plans, evidence and testimony in this case – the applicant agrees to apply to the Board for any further change in any of the construction and site plan details and work now allowed and the usage of the property overall prior to undertaking same and if such usage and/or work be contrary to the terms of this resolution, increase any non-conformity at the property, or which would otherwise not be in compliance with the Land Development Ordinance for the Borough of Sayreville.

12. The applicant shall post a performance bond and/or maintenance bond to assure installation and maintenance of improvements that have been approved as part of the application consistent with the ordinances of the Borough of Sayreville adopted pursuant to N.J.S.A. 40:55D-53.


13. The action taken by the Planning Board and the decisions made by it shall be effective pursuant to appropriate ordinance and statutory provisions; and whether statutorily required, it shall be the applicant's duty to make the filings with the Middlesex County Recording Officer.

14. The applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of mailing of a copy of this Resolution to the

applicant. Preliminary & Final Major Site Plan and Final major Subdivision and variance/waiver approval is hereby granted effective **December 10, 2019** pursuant to a motion adopted by the Planning Board of the Borough of Sayreville.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopted by the Planning Board of the Borough of Sayreville at a public meeting held on **January 8, 2020**.

ADOPTED: January 8, 2020


Beth Magnani, Secretary, Planning Board
Borough of Sayreville

Roll Call: [Yes For Approval]

YES: Robert Davis, Kevin Kelly, Michael Macagnone, Anna O'Leary, Thomas Tighe,

NO: None

Abstain: None

Application: GRANTED

EXHIBIT 7



| | | | |
|----------------------------------|--|------------------------------|---|
| Block/Lot/Qual: | 257.01 1. | Tax Account Id: | 7149 |
| Property Location: | CHEVALIER AVENUE | Property Class: | 1 - Vacant Land |
| Owner Name/Address: | SAYREVILLE ECONOMIC % NA PROPERTIES 1000 CHEVALIER AVENUE SAYREVILLE, NJ 08872 | Land Value: | 17,801,100 |
| | | Improvement Value: | 0 |
| | | Exempt Value: | 0 |
| | | Total Assessed Value: | 17,801,100 |
| | | Additional Lots: | 1.01,1.10,4,20&30.12 B257/3.04&3.052+++ |
| Special Taxing Districts: | | Deductions: | |

Taxes Utilities

| <div style="display: flex; justify-content: space-around;"> Make a Payment View Tax Rates View Current Bill Project Interest </div> | | | | | | | |
|---|------------|------|------------|------------|----------|------------|--------|
| Year | Due Date | Type | Billed | Balance | Interest | Total Due | Status |
| 2023 | 02/01/2023 | Tax | 233,430.64 | 0.00 | 0.00 | 0.00 | PAID |
| 2023 | 05/01/2023 | Tax | 233,430.64 | 233,430.64 | 1,279.29 | 234,709.93 | OPEN |
| Total 2023 | | | 466,861.28 | 233,430.64 | 1,279.29 | 234,709.93 | |
| 2022 | 02/01/2022 | Tax | 241,707.33 | 0.00 | 0.00 | 0.00 | PAID |
| 2022 | 05/01/2022 | Tax | 241,707.29 | 0.00 | 0.00 | 0.00 | PAID |
| 2022 | 08/01/2022 | Tax | 226,332.70 | 0.00 | 0.00 | 0.00 | PAID |
| 2022 | 11/01/2022 | Tax | 223,975.23 | 0.00 | 0.00 | 0.00 | PAID |
| Total 2022 | | | 933,722.55 | 0.00 | 0.00 | 0.00 | |
| 2021 | 02/01/2021 | Tax | 235,580.92 | 0.00 | 0.00 | 0.00 | PAID |
| 2021 | 05/01/2021 | Tax | 235,580.86 | 0.00 | 0.00 | 0.00 | PAID |
| 2021 | 08/01/2021 | Tax | 247,833.72 | 0.00 | 0.00 | 0.00 | PAID |
| 2021 | 11/01/2021 | Tax | 247,833.70 | 0.00 | 0.00 | 0.00 | PAID |
| Total 2021 | | | 966,829.20 | 0.00 | 0.00 | 0.00 | |
| Last Payment: 02/08/23 | | | | | | | |

[Return to Home](#)

EXHIBIT 8

FEE AND ESCROW CALCULATIONS

**Riverton Village – Amended Preliminary and Final Major Site Plan
Bass Pro Shops**

Application Fees

| | | |
|---|------------|--------------------|
| Amended Preliminary and Final Major Site Plan | \$1,000.00 | |
| <i>TOTAL APPLICATION FEES</i> | | <i>\$ 1,000.00</i> |

Escrow Fees

| | | |
|---|-------------|--------------------|
| <i>Amended Preliminary Major Site Plan Review</i> | | |
| 198,500 sf of proposed retail development | \$19,850.00 | |
| • \$0.10 per sf | | |
| Amended Review fees are 75% of Original Fees | \$14887.50 | |
| <i>Amended Final Major Site Plan Review</i> | | |
| 20% of Amended Preliminary | \$2,977.50 | |
| <i>TOTAL ESCROW FEES</i> | | <i>\$17,865.00</i> |

EXHIBIT 9

DEVELOPMENT TEAM AND PROFESSIONALS

Sayreville Seaport Associates Urban Renewal L.P.

Development Consultants

North American Properties – Atlanta, LTD
1000 Chevalier Ave
Sayreville, New Jersey 08872

PESW Program Management, LLC
1000 Chevalier Ave
Sayreville, New Jersey 08872

Project Engineers

Maser Consulting, P.A.
101 Crawfords Corner Road Suite 3400
Holmdel, New Jersey 07733

Project Counsel

Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102

Project Architects

Insight Design Architects, LLC
112 S. Main Street
Nixa, Missouri 65714

Site Solutions, LLC
3715 Northside Pkwy
Northcreek 300, Suite 720
Atlanta, Georgia 30327

EXHIBIT 10