

**BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION**

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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:

<input type="checkbox"/> <i>Informal Review</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i>	<input type="checkbox"/> <i>Interpretation</i>
<input checked="" 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 checked="" type="checkbox"/> <i>Minor Site Subdivision</i>		

1. APPLICANT:

Name Sayreville Power, LLC		Address 1360 Post Oak Boulevard, Suite 2000		
City Houston	State TX	Zip 77056	Fax	Telephone 832-910-9140

2. PROPERTY OWNER (if other than applicant)

Name SAME AS APPLICANT		Address		
City	State	Zip	Fax	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name Steven J. Tripp, Esq. Wilentz, Goldman & Spitzer, P.A.		Address 90 Woodbridge Center Drive, Suite 900		
City Woodbridge	State NJ	Zip 07095	Fax 732-726-6524	Telephone 732-855-6076

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:	Application No.
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4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address end of River Road	Block(s) and Lot(s) Numbers Block 174, Lot 1 Block 176, Lots 2.01, 3, 4, 4.01, 4.02, 5, 6 and 7
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Site Acreage (and Square Footage) 86.197 acres/3,754,748 square feet	Zone District(s) I - Industrial and MW - Marine Waterfront Planned Unit Development	Tax Sheet Nos. 67
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Present Use:

Proposed Development Name and Nature of Use
Existing power plant and electric sub-station uses to remain.

Number of Buildings Multiple buildings associated with the power plant and electric sub-station.	Sq. Ft. of New Bldg(s) N/A - - no new buildings proposed	Height Existing buildings range from 14.4 feet to 170.9 feet.	% of Lot to be covered by Buildings Existing coverage is less than 1%
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% of Lot to be Covered by Existing Pavement Existing coverage is 24%	Number of Parking Spaces and Dimensions 8 spaces at 10' x 20'	Dimensions of Loading Area(s) N/A
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Exterior Construction Material/Design

Total Cost of Building and Site Improvements \$1.2 million	Number of Lots Before Subdivision 9	Number of Lots After Subdivision 2	Are Any New Streets or Utility Extensions Proposed? No new streets; on-site utilities to be relocated.
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Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? N/A	Are Any Structures to be Removed? Administrative office complex to be relocated on site.	Number of Proposed Signs and Dimensions N/A
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Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards N/A	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? Yes Edison
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5. Are there any existing or proposes deed restrictions or covenants? Please Detail.
Existing and proposed easements and restrictions, as shown on the subdivision plan.

6. HISTORY OF PAST APPROVALS Check here if none

	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			

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7. NAMES OF PLAN PREPARERS

Engineer's Name Martin C. Ballod, PE Power Engineers		Address 2000 Crawford Place, Suite 600		
City Mt. Laurel	State NJ	Zip 08054	Telephone 856-914-5956	License # (NJ) GE30509
Surveyor's Name James D. Sens, PLS Control Point Associates, Inc., PC		Address 30 Independence Blvd., Suite 100		
City Warren	State NJ	Zip 07059	Telephone 908-668-0099 x2117	License # 24GS04322600
Landscape Architect or Architect's Name N/A		Address		
City	State	Zip	Telephone	License #

8. FEES SUBMITTED

Application Fees	\$2,250.00
Variance Fees	\$ 50.00
Escrow Fees	\$3,418.00
Total Fees	\$5,718.00

CERTIFICATION

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 hereby permit authorized Borough officials to inspect my property in conjunction with this application.

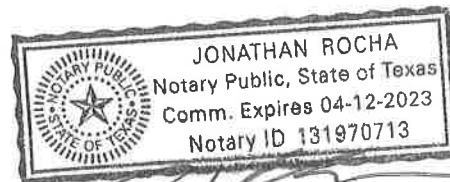
Sayreville Power, LLC

Sworn to and subscribed before me this date

By: _____

Signature of Applicant
Jonathan A. Sacks, Vice President

7/23/2020



Property Owner Authorizing Application if
Other Than Applicant

Notary Public

RIDER

TO APPLICATION OF SAYREVILLE POWER, LLC FOR MINOR SUBDIVISION AND PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL

Sayreville Power, LLC (the "Applicant") is the owner of property containing 86.197 acres, located at the end of River Road, along the Raritan River (the "Property"). The Property currently is comprised of nine (9) separate tax lots. The Property currently contains a power plant operated by the Applicant, as well as three (3) electric sub-stations, maintained and operated by First Energy Corporation, pursuant to a Lease with the Applicant.

The purpose of this application is to consolidate the various tax lots and subdivide the entire Property into two (2) separate lots. Proposed Lot A will be 14.32 acres in size and will contain the Applicant's power plant, administrative offices and other related infrastructure. Proposed Lot B will be 71.765 acres in size, and is to include a significant amount of vacant land. It will contain the three (3) sub-stations, as well as numerous vacant and obsolete structures relating to a prior power plant use on the Property. Proposed Lot B also will contain several structures associated with the Applicant's power plant: (1) a relay house and a gas circuit breaker, with cables connecting the circuit breaker and relay house to the power plant located within proposed Lot A; and (2) transmission lines from the power plant to the gas circuit breaker. Easements will be provided for access and maintenance to cover these structures, lines and cables.

The Applicant is seeking minor subdivision approval to create the two (2) proposed lots. The Applicant also is seeking preliminary and final major site plan approval in connection with certain site improvements. The four connected modular buildings that contain the administrative offices currently are located within an area that will become part of proposed Lot B. They will

either be relocated or replaced with comparable modular buildings. The new location will be the existing foundation of Tank #3, in proposed Lot A. (Tank #3 has been demolished.) Due to current flood protection requirements, the buildings must be elevated to one foot above flood level, which is about 8 feet above the top of the foundation. Therefore, a support structure and access stairways will be installed for the facility. There will be no changes to grading or impervious coverage.

A portion of the existing tank containment wall will be demolished to provide building access and lines of sight between the buildings and the gas turbines that are part of the power plant. Exterior lighting will be installed for new platforms, stairways and access walkways. Certain utilities will be relocated in order to service the administration facility at its new location, including electrical, communications, water supply and sewer. New electric lines will be run in an underground conduit from an existing distribution panel within Lot A to the building foundation. Similarly, fiber optic communication cables will be installed from an existing fiber junction box near the electrical distribution panel to the communications room in the facility. A new water supply line will run from the existing city line within Lot A to the building water connection. It will be routed underground below the containment wall, and then above the foundation to the building connection. Sanitary sewer will flow by gravity to a new lift station just outside the building foundation, and will be pumped into the underground line to the existing site sewage pump pit near the guardhouse for discharge to the public sewer system.

The Property, as it currently exists, has no frontage on a public street. Access is via a blanket right-of-way access easement that connects the Property to River Road. Since the subdivision is technically creating two (2) land-locked lots, variance relief is required from §26-82.3 of the Sayreville Land Development Ordinance and N.J.S.A. 40:55D-35 of the Municipal

Land Use Law, both of which require that lots with principal buildings have direct access to a public street. Here, access to proposed Lot A will continue to be provided via the existing blanket right-of-way access easement. Access to proposed Lot B, will be through a new easement across a portion of proposed Lot A.