

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
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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



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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
KEITH CHIARAVALLO, PE, CME

MEMO TO: Borough of Sayreville Planning Board
FROM: Jay B. Cornell, P.E., Borough Engineer's Office 
DATE: March 6, 2024
SUBJECT: South 9 Realty, LLC Site Plan
Block 439; Lot 6, 7 and 8
Our File No. PSAP0439.10

In accordance with your authorization, our office has reviewed the revised site plan submitted for the above referenced project as prepared by Hammer Land Engineering and dated July 13, 2023 and last revised October 27, 2023 and offer the following comments:

1. The subject application was recently determined to be complete by the Board's Technical Review Committee. We would refer to the report of the Board Planner for his review of the variances, conformance schedule, and zoning ordinance associated with this project.
2. The subject property consists of Block 439, Lot 6, 7 and 8, is .71 acres in size, and is located on the southbound side of Route 9 south of Bordentown Avenue. The property contains two (2) existing uses. Lot 6, which is a .27 acres in size, contains a one (1) story single family dwelling. Lots 7 and 8, which are .47 acres in size, contain a one (1) story masonry building which is utilized as an auto repair garage.
3. In terms of background, in 1986 a use variance was granted by the Borough Zoning Board to allow for the construction of a Meineke Muffler on Lots 7 and 8 which were vacant at that time. The application consisted of the construction of a 40'x 50' building with an office, off-street parking and other site related improvements. A copy of the Resolution of Approval is attached for the information of the Board.
4. The current application before the Board proposes the demolition of the existing single family dwelling and the construction of a new expanded vehicle parking lot and associated site related improvements. As a result of the proposed parking lot expansion a total of thirty-three (33) parking spaces will be provided on the property.
5. Our office has prepared the attached updated "Technical Engineering Review" based on the revised plans submitted. The comments contained in this review should be addressed in further detail by the Applicant.

At this time, it would be the recommendation of our office that any action taken by the Board on the subject application be contingent upon the resolution of the aforementioned items.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

JBC/blr
Enclosure

cc: All Board Members
James Mackevich, Esq.
Hammer Land Engineering

CONSULTING AND MUNICIPAL ENGINEERS

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

3141 BORDENTOWN AVENUE • PARLIN, NEW JERSEY 08859-1162 • (732) 727-8000



**BOROUGH OF SAYREVILLE
SOUTH 9 REALTY LLC SITE PLAN**

- UPDATED TECHNICAL ENGINEERING REVIEW -

Our File No.: PSAP0439.10/600.01

A. SITE GRADING AND GENERAL COMMENTS

1. The Applicant will be required to obtain the following governmental approvals necessary to implement this project:
 - a. Borough of Sayreville – Tree Preservation Permit,
 - b. Borough of Sayreville – SESC Plan Certification,
 - c. Borough of Sayreville Board of Health – Abandon Septic System;
 - d. NJDOT – Access Permit/Drainage Permit/Driveway Permit/Curb Permit
2. Our office would defer to the report of the Board Planner for his review of any signage for this project.
3. A Deed of Lot Consolidation should be filed for the project. A metes and bounds description should be provided for review. The new block and lot numbers should be obtained from the Borough Tax Assessor.
4. As per Borough Ordinance requirements, a minimum 50 foot landscaped buffer area should be provided where a non-residential use abuts any residential use or residentially-zoned lot. No structures, activity, storage of materials, or parking of vehicles shall be permitted within the buffer area. The plans are not in accordance with these requirements. The Applicant is requesting a waiver of this requirement.
5. As per the requirements of the Borough Ordinance, a loading area with minimum dimensions of 50' x 12' should be provided for all non-residential buildings. In addition, loading areas are not permitted to be located in the front yard area. The plans are not in accordance with these requirements. The Applicant is requesting a waiver of these requirements.
6. As per the requirements of the Borough Design Standards, sidewalk is required to be installed along the frontage of the site, between parking areas and principle structures, and along aisles and driveways. The plans are not in accordance with this requirement. The Applicant is requesting a waiver of this requirement.
7. As per the requirements of the Borough Ordinance, no parking areas shall be constructed in the front yard setback area. A number of the proposed parking spaces are not in accordance with this requirement. The Applicant is requesting a waiver of this requirement.



Technical Engineering Review
South 9 Realty, LLC Site Plan
Page 2 of 2

8. The Applicant's Engineer should indicate required signage and striping of fire zones as may be required by the Fire Official.

B. SANITARY SEWER SYSTEM

1. Borough records indicate that Block 439, Lot 6 may be served by a septic system. If present, the abandonment of the septic system should be approved by the Board of Health.

C. STORM SEWER SYSTEM

1. It appears that the proposed site plan is not considered a major development since less than one (1) acre of land disturbance and less than $\frac{1}{4}$ (0.25) acre of additional impervious surfaces are proposed. Accordingly, the project is exempt from the water quality, and recharge requirements of the Stormwater Control Ordinance.
2. The Drainage Report has proposed to maintain the existing drainage pattern, and attenuate the peak rate of runoff by providing an underground extended detention basin. An MTD (Manufactured Treatment Device) Aqua-Swirl Model XC-3 has also been proposed as pretreatment for the detention basin. A letter dated January 21, 2020 from NJDEP confirming the certification of the proposed Aqua-Swirl Model XC-3 has been submitted.
3. As per Borough Ordinance, RCP storm sewer pipe is required to be installed. A waiver for the use of HDPE pipe is being requested.

D. LANDSCAPING AND LIGHTING

1. In accordance with Borough Ordinance requirements, the lighting intensity throughout the parking lot should not be less than 0.5 footcandles. The Applicant is requesting a waiver of this requirement for the proposed site lighting.

E. PARKING LOT IMPROVEMENTS AND MISCELLANEOUS

1. Information on the proposed hours of operation of the existing business should be provided. In addition, information on anticipated traffic patterns, deliveries, garbage pick-up, etc should also be provided.
2. Any changes in the operation of the existing business that will result from the proposed parking lot expansion should be further reviewed with the Board.

RESOLUTION

WHEREAS,NICHOLAS BORRUSO.....

..... & Lappa Court, Parlin.....

Appellant, has applied to the Zoning Board of Adjustment of the Borough of Sayreville, for permission to: construct a Meineke Muffler Shop on a vacant parcel of land, requiring a major site plan

at premises know as Lot ..7, 8....., Block ..439..... side of situated on the ..Route 9 and Bordentown Avenue..... which premises are inB-3..... Zone and,

WHEREAS, Appellant has complied with all jurisdictional requirements necessary to proceed with this appeal and,

WHEREAS, the Board, after carefully considering the evidence presented by Appellant and of the adjoining property owners and general public, has made the following factual findings:

1. Applicant is owner of property, located next to a car wash.
 2. All taxes are paid.
 3. Application is for a major site plan approval.
 4. Property was previously the subject of a Use Variance granted in Oct., 1985 by the Board.
 5. Applicant requires variances from the bulk schedule.
 6. There is no additional land for purchase in the immediate area.
 7. Because of the size of the parcel, the building is smaller than the minimum required by Ordinance.
 8. Applicant requests a reduction from the rear buffer zone because of its location on Route 9 , and requirements of a 50 ft. set back required by the State.
 9. Application was reviewed by David Samuel, Boro Engineer by letters of Feb. 12 and March 12, 1986 and by letters of Thomas Sheehan, Boro Planner by letters of February 10 and April 7, 1986, attached hereto.
 10. Applicant agreed to swale the southerly edge of the property in accordance with the requirements of Boro Engineer.
- *** cont'd.

WHEREAS, the Board has determined that the relief requested by Appellantcan..... be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Sayreville for the following reasons:

There is no additional land for purchase in the immediate area.
There will be an increased tax ratable to the Borough.

***FINDINGS OF FACT cont'd.

11. Lighting shall be directed away from the adjacent residential home, and shall be slanted to prevent a glare to the neighboring home.
12. A 5 ft. solid fence shall be placed upon the north and west side of the property.
13. Landscaping shall be 8 ft. center to center, and Hicks Yews or a denser species shall be placed along the rear parking lot on the North and West side, as agreed to by applicant.
14. Dumpster shall be located at the discretion of the Borough Engineer.
15. Objectors were present objecting to the development of the vacant parcel of land.

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Sayreville on this 14 day of May 1986, that approval of the appeal of Nicholas Borrusso is hereby , subject to the following conditions:

Subject to the plans and specifications as submitted heretofore.

Subject to all requirements of the Zoning Ordinance, Building and Fire Codes and specifications and all Borough Ordinances, except as set forth herein.

Applicant shall post all necessary fees, bonds and inspection fees as required by the Borough Ordinance and Borough Engineer and pay all taxes that are due.

Subject to the terms and conditions as agreed to by applicant, the the recommendations of Boro Engineer and Boro Planner.

Subject to installation of handicapped curb ramp and parking stall.

Subject to DOT approval.

Subject to lighting as agreed to by applicant will be on poles directed away from the neighboring homes.

The above Resolution was moved by H. Sutter and Seconded by D. Grobelny and on roll call vote

THOSE IN FAVOR H. Sutter, D. Grobelny, R. Brauchle, T. Kuczynski, E. O'Connell, P. Hoffman

THOSE OPPOSED

I certify the foregoing to be a true copy of resolution adopted by the Zoning Board of Adjustment of the Borough of Sayreville at its meeting on May 14, 1986

Secretary, Board of Adjustment HENRY SUTTER

cc: Mark Williams, Esq.