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**MEMO TO:** Borough of Sayreville Planning Board  
**FROM:** Jay B. Cornell, PE, Borough Engineer's Office   
**DATE:** March 1, 2023  
**SUBJECT:** Rocville LLC Site Plan  
Block 297, Lot 1; Block 332, Lot 1 to 4; Block 333, Lot 1  
Our File No.: PSAP0333.04

In accordance with your authorization, our office has reviewed the revised major site plan submitted for the above referenced project as prepared by Langan Engineering and Environmental Services, Inc. and dated December 20, 2019 and last revised December 16, 2022 and offer the following comments:

1. The subject application was recently determined to be complete by the Board's Technical Review Committee. We 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 23.10 acres and is located on the west side of Cross Avenue in the Melrose section of the Borough.

In terms of background, some Board members may recall prior discussions about this site and its inclusion in the Borough's Affordable Housing Plan. The Planning Board's recommendations concerning Affordable Housing options were initially approved by the Mayor and Council but later modified. This resulted in litigation and eventually a Settlement Agreement with the property owner.

As a result of this litigation a new Zoning District AH-3 was created for this property. A copy of the Settlement Agreement, which includes the AH-3 zoning requirements, has been attached for the information of the Board.

The current application before the Board proposes the construction of a total of 132 units comprised of 125 - 3 bedroom townhouses and 7 affordable units (2-1 bedroom, 3-2 bedroom, and 2-3 bedroom). The project will also include a tot-lot and sitting/picnic area. All associated roadway and utility infrastructure are also proposed to be constructed by the Applicant. In addition, improvements to Cross Avenue and the dedication of this roadway to the Borough are also proposed. The project has been designed in accordance with the AH-3 Ordinance and RSIS requirements.



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3. Upon submission of this site plan application to the Planning Board in 2019 and after the application was deemed complete, a detailed technical review was performed. At that time a thirteen (13) page list of outstanding items was prepared. A copy of this July 30, 2020 report is attached for the information of the Board. Upon receipt of this report, the Applicant took exception to a number of the Ordinance requirements cited in the report. This led to the Applicant filing litigation against the Planning Board and the Borough. As the Board is aware, this matter was recently resolved via the execution of a Settlement Agreement. A copy of this document is attached for the information of the Board.
4. The original Settlement Agreement contains specific requirements for the Affordable Housing units to be constructed as part of the project. More specifically, seven (7) units are required to be designated as affordable to very low, low, and moderate-income households. The distribution of units shall be very low (at least 13%), low (up to 37%) and moderate (no more than 50%). The Applicant should advise the Board as to the type and number of affordable units that will be provided for this project and verify compliance with these requirements.
5. Over the course of the past few months our office has been working with the Applicant and his Professionals in order to have this application deemed complete and have the numerous technical concerns initially raised by our office and subsequently resolved in the Settlement Agreement addressed. We have since been provided with revised plans and reports that have addressed the majority of the concerns initially raised by our office.
6. 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's Engineer.

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

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

JBC/blr

cc: All Board Members  
Langan Engineering  
Chad Warnken, Esq.



**BOROUGH OF SAYREVILLE**

**ROCVILLE, LLC SITE PLAN**

**- UPDATED TECHNICAL ENGINEERING REVIEW -**

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Our File No.: PSAP0333.04/600.01

**A. SITE GRADING & GENERAL COMMENTS**

1. The Applicant will be required to obtain the following governmental approvals necessary to implement this project:
  - a. Middlesex County Planning Board,
  - b. NJDEP Treatment Works Approval,
  - c. NJDEP Bureau of Safe Drinking Water,
  - d. NJDEP – Wetlands Letter of Interpretation,
  - e. NJPDES – Construction Activity Stormwater Discharge Authorization,
  - f. NJDOT – Drainage System Connection,
  - g. NJDOT – Slope Easement Improvements,
  - h. Borough of Sayreville – Soil Erosion and Sediment Control Plan Certification,
  - i. Borough of Sayreville – Soil Removal or Fill Placement Permit,
  - j. Borough of Sayreville – Tree Removal Permit,
  - k. Middlesex Water Company,
  - l. Off-Tract Utility Easements,
  - m. NJ LURP – Response Action Outcome (RAO),
  - n. Garden State Parkway,
  - o. City of South Amboy.
2. Our office would defer to the report of the Board Planner for his review of the Zoning Ordinance requirements for this project.
3. Details of the proposed tot lot and sitting/picnic area should be added to the plans.
4. As per Borough Ordinance sidewalk should be provided along both sides of Cross Avenue. The Applicant is requesting a waiver of this item.

**B. SANITARY SEWER SYSTEM**

1. Upper and lower invert elevations should be provided on the utility plans for all proposed sanitary laterals from each building. In addition, all clean-out locations should be provided with rim and invert elevations.
2. A conceptual plan for the pump station layout has been provided. This plan should be revised to provide for comminutors and an emergency generator. Detailed design drawings and calculations for the pump station will be required to be submitted. Since the current layout does not meet Borough requirements, this pump station will be required to be operated/maintained by the Developer and not the Borough.



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3. In accordance with the Borough design standards, force mains shall be either cement-lined ductile iron pipe or PVC pipe. A waiver will be required for the proposed HDPE force main.

**C. WATER DISTRIBUTION SYSTEM**

1. The proposed project will be serviced by a 12" water main that extends from Oak Street to the Raritan Street Water Tank. It is our understanding that this water main is to be constructed by the Developer of the Riverton project with the costs being shared between both parties. A copy of the Joint Agreement with the Riverton Developer concerning the installation of this water line should be provided.
2. Easements for the proposed 12" water main should be noted on the plans.

**D. STORM SEWER SYSTEM**

1. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) shall be submitted to this office for review and approval.