



MEMO TO: Borough of Sayreville Planning Board
FROM: Jay B. Cornell, P.E., Borough Engineer's Office *JBC*
DATE: September 4, 2024
SUBJECT: Wallentine Minor Subdivision
 Block 83.17, Lot 12
 Block 98.03, Lots 1 and 2
 Our File No.: PSAP0083.01

In accordance with your authorization, our office has reviewed the revised minor subdivision plan submitted for the above referenced project as prepared by Kurtz Engineering and dated February 3, 2021 and last revised June 3, 2024 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 approximately 1.12 acres and is located on the south side of Bailey Place. The property currently contains one (1) existing single family dwelling. The balance of the property is heavily wooded and contains steep slopes.

The Applicant is proposing to subdivide the property and create three (3) conforming residential lots. One (1) lot will contain the existing dwelling. No development is proposed on the other two (2) lots in conjunction with this application.

The Applicant also owns Block 98.03, Lots 1 and 2 which are located along the frontage of Block 83.17, Lot 12. The Applicant is proposing to dedicate these parcels to the Borough in order to provide for a consistent right-of-way width on Bailey Place.

3. In order to assist the Board in understanding the current application, the below listed Conformance Schedule can be utilized:

	<u>REQUIRED</u>	<u>PROVIDED</u>		
		<u>Proposed Lot</u> <u>12.01</u>	<u>Proposed Lot</u> <u>12.02</u>	<u>Proposed Lot</u> <u>12.03</u>
Min. Lot Area	10,000 SF	16,236.21 SF	16,882.18SF	13,398.67 SF
Min. Lot Width	100 FT	123.10 FT	122.20 FT	112.10 FT
Min. Lot Depth	100 FT	164.70 FT	133.5 FT	105.8 FT
Min. Front Yard Setback	30 FT	30 FT	20.3 FT*	30.0 FT
Min. Side Yard Setback	10 FT	10 FT	11.30 FT	10 FT
Min. Side Yard Setback (Total)	25 FT	25 FT	28.80 FT	25 FT
Min. Rear Yard Setback	25 FT	25 FT	34.7 FT	25 FT
Max. Building Coverage	20%	20%	17.7%	20%
Max. Lot Coverage (Imperv.)	40%	40%	35%	40%
Max. Building Height	35 FT/2.5 Story	35 FT	2 Story	35 FT

* Denotes variance to be created as a result of right-of-way dedication.

As a result of the proposed subdivision, one (1) new variance is proposed to be created.



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4. Our office has prepared the attached "Technical Engineering Review" based on the 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

cc: All Board Members
Casper Boehm, Esq.
Kurtz Engineering



**BOROUGH OF SAYREVILLE
WALLENTINE MINOR SUBDIVISION
- TECHNICAL ENGINEERING REVIEW -**

Our File No. PSAP0083.01

1. In order to provide for a right-of-way width closer to 50' on Bailey Place as required by Borough Ordinance, the Applicant is proposing to dedicate Block 98.03, Lots 1 and 2 to the Borough. This will increase the right-of-way width from 34' to approximately 47'. As a result of this dedication, a front yard setback variance will be created for the existing dwelling located on proposed Lot 12.02.
2. As per Borough Ordinance requirements, concrete curb and sidewalk is required to be installed along the frontage of the property. Currently curb is present along the frontage of the property but sidewalk does not exist. The majority of the lots in this area do not contain sidewalk. The Applicant is requesting a waiver of this requirement.
3. The existing driveway is not located five feet (5') off the proposed property line as required by the Borough Design Standards. This driveway is proposed to be provided with an access easement across proposed Lot 12.03. The Applicant is requesting a waiver of this requirement.
4. The number of bedrooms within the existing dwelling should be provided. The Applicant should confirm that the off-street parking requirements of the Residential Site Improvement Standards (RSIS) will be provided for the existing and proposed lots.
5. Metes and bounds descriptions for the proposed lots, easements, and right-of-way dedication should be provided to our office for review prior to the filing of the deeds for this minor subdivision.
6. The existing grading on the proposed undeveloped lots is in excess of the 10% recommended for a residential driveway (Lot 12.01-45% and Lot 12.03-20%). Prior to the issuance of a building permit, a plan which details the proposed driveway layout / grading should be provided for review for each lot. For Lot 12.03 the use of a shared driveway with Lot 12.02 or a driveway along the westerly property line west of the existing utility pole should be provided.
7. The existing chain link fence located on the property to be dedicated to the Borough should be removed.
8. Prior to the issuance of any future building permits, drainage reports for Lots 12.01 and 12.03 which detail the manner in which stormwater runoff will be addressed so as not to increase runoff on the downstream lots should be provided for review. The use of detention systems may be required in order to protect the downstream properties.
9. Any future improvements should be required to be installed in accordance with the requirements of the Borough Design Standards. In addition, the Applicant will be required to submit a Site Grading Plan, a Soil Erosion and Sediment Control Plan, and a Tree Preservation Plan prior to the development of proposed Lots 12.01 and 12.03. The Applicant should be required to comply with these requirements at the time of the building permit application.