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TO: Borough of Sayreville Planning Board

FROM: Michael P. Fowler, AICP/PP, Board Planner *MPF*

DATE: August 30, 2024

SUBJECT: Wallentine Minor Subdivision
Block 83.17, Lot 12
Block 98.03, Lots 1 and 2
43 Pershing Avenue
Aka. Bailey Place
Sayreville, NJ

We have reviewed the above referenced Minor Subdivision Plan prepared by Kurtz Engineers, Planners, Land Surveyor, dated February 3, 2021, last revised June 3, 2024, consisting of one sheet.

We have the following comments as provided below:

1. PROJECT

- A. The Application for Minor Subdivision consists of subdividing existing Block 83.17, Lot 12, into three lots in the R-10 Single Family Residential Zone. The property in question contains an existing single-family dwelling, and other common residential improvements. The dwelling is in the center of the oversized lot. The total lot area is 1.12 acres or 52,272 SF, while the R-10 Zone requires a minimum lot area of only 10,000 SF. The Applicant proposes to create three lots, all of which will front on Bailey Place. The existing dwelling will be retained. New Lot 12.01 is 16,236 SF. It is vacant and contains a wooden platform, stone walls and a utility easement of varying width. New Lot 12.02 is 16,882 SF and contains an existing single-family dwelling and various site improvements to primarily provide pedestrian access around the home. A future sanitary sewer easement, 15 FT in width, is noted on the Plan but the location has not been depicted. New Lot 12.03 is 13,398 SF. It is vacant but contains some minor improvements such

as a retaining wall associated with the existing dwelling. New Lot 12.03 also contains a 15 FT wide Sanitary Sewer Easement running from the rear of the Lot to Bailey Place. A Driveway Easement is proposed on Lot 12.03 to the benefit of the existing dwelling on New Lot 12.02.

Where the property in question is not improved it is heavily wooded with steep slopes downgraded to the south.

- B. Existing Lots 1 and 2 are being dedicated as right-of-way to be added to Bailey Place.
- C. The surrounding area is developed with mostly single-family homes.

2. **MASTER PLAN**

- A. The Borough of Sayreville adopted its last Master Plan in February 2013 and completed and adopted a Re-Examination of the Master Plan in June 2023. The Master Plan identifies the property as Medium Density Residential on the Future Land Use Plan Map.

3. **ZONING**

- A. As previously stated, the subject site is in the R-10 Single Family Residential Zone, with a minimum lot area of 10,000 SF. The bulk standards for the R-10 Zone in comparison to the proposed lots are depicted in the Zoning Schedule shown on the Applicant's Minor Subdivision Plan and on page 1 of the Board Engineer's 9/4/2024 report.

The table indicates the proposed subdivision meets all the bulk standards except for the minimum front yard setback for New Lot 12.02. A minimum setback of 30 FT is required, and 20.3 FT is proposed. The variance is created by the dedication of Block 98.03, Lot 2 to the Borough for the widening of the Bailey Place right-of-way.

Also noted by the Board Engineer, the use of the proposed detached garage is in question, as it is out of scale for an accessory use when compared to the existing 1 ½ story dwelling and it must be utilized primarily for residential purposes.

- B. Waivers will be required from the Ordinances Design Standards related to Residential Districts. The waivers are described in the Board Engineer's Technical Review as stated below.
 - a) Curb and sidewalk are required along the property's roadway frontage and are not proposed.
 - b) The existing driveway will be less than minimum required 5 FT from the property line.

3. GENERAL COMMENTS

- A. The Applicant should state whether they will comply with all applicable Landscape Design standards listed in Section 26.96.7 of the Borough's Ordinance. Street Trees should be installed along the site's frontage. The Tree Preservation Plan should identify and save trees along Bailey Place to serve as Street Trees.
- B. The Applicant has not provided the location and style of homes proposed for New Lots 12.01 and 12.03. The Applicant should agree to comply with Section 26-96 – General Design Standards in the Borough's Ordinance. Particular attention should be given to Sections 26-96.1 Guidelines, 26-96.3 Supplemental Design Standards in Residential Districts, and 26-96.9 Building Appearance.
- C. Lot 12.02 will be encumbered by a proposed 15 FT wide Sanitary Sewer Easement. The Easement's location is not depicted on the Subdivision Plan. The location of the easement should be provided on the Plan as a Condition of Approval should the Board act favorably on this Application.
- D. New Lots 12.01 and 12.03 contain improvements, such as a wooden platform, stone walls and a retaining wall. The disposition of these improvements should be addressed by the Applicant.
- E. The Plan depicts an Easement on New Lot 12.03 to allow New Lot 12.02 to utilize the existing driveway. Given the constraining location of existing utilities along the frontage of New Lot 12.03 and the sloping topography, we agree with the shared driveway recommendation in the Board Engineer's Technical Review for both lots.
- F. It has been noted that the property contains steep slopes grading downward toward the residential dwellings to the south. As stated in the Board Engineer's Technical Review, Tree Preservation, Site Grading, Stormwater Drainage and a Soil Erosion and Sediment Control Plan are required at the time Plot Plans are submitted along with Building Permit Applications for the future dwellings.
- G. All three Lots will contain various Easements. The Applicant should identify and describe the Easements to the Board.
- H. Approval of this Application is subject to all required outside agency approvals.
- I. The Applicant is subject to all applicable requirements of the Borough's Affordable Housing Ordinance – Chapter XXXV.
- J. The Applicant should provide adequate testimony to justify any variance and waiver relief. The testimony should include any hardship created by features of the site, better planning alternatives being proposed and the benefits thereof, advancing purposes of the MLUL, any possible detrimental impacts on neighboring properties, and impacts on the Borough's Master Plan and Zoning Ordinance.

We are available to answer any questions regarding this planning report.

Very Truly Yours,

Michael P. Fowler

Michael P. Fowler, AICP/PP

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