

KENNETH L. PAPE
PETER H. KLOUSER
JARED M. PAPE



516 HIGHWAY 33
MILLSTONE TOWNSHIP, NJ 08535

PHONE: 732-679-8844
FAX: 732-679-6554

www.heilbrunnpape.com

OF COUNSEL
JONATHAN M. HEILBRUNN
STEVEN KROPP

August 3, 2021

VIA HAND DELIVERY

Joan Kemble, Secretary
Sayreville Borough Zoning Board of Adjustment
167 Main Street
Sayreville, NJ 08872

RE: Sayreville Leasing and Repair Co., LLC
1965 Route 35
Lot(s) 6 & 7, Block 453
Sayreville, NJ
**PRELIMINARY AND FINAL SITE PLAN, WITH USE VARIANCE RELIEF
RESUBMISSION PLANS AND REPORTS**

Dear Ms. Kemble:

Please be advised that the undersigned continues to represent the interests of Sayreville Leasing and Repair Co., LLC with regard to application for Preliminary and Final Site Plan, with use variance relief, for the above-captioned premises.

Previously the Applicant received staff reports from the Zoning Board's professionals and had an opportunity to meet with the professional staff to review those reports and their concerns with regard to the plans and reports previously submitted by the Applicant.

I deliver herewith plans and reports that have been revised to be responsive to the comments and concerns raised by CME Associates in their May 24, 2021 letter and Heyer Gruel Associates in their May 24, 2021 letter. Specifically, I deliver the following:

- (1) Twenty (20) copies of the May 24, 2021 letter of CME Associates, which has been annotated by French and Parrello to include responses to the issues raised.
- (2) Twenty (20) copies of the May 24, 2021 letter of Heyer Gruel Associates, which has been annotated by French and Parrello to be responsive to the comments raised.
- (3) Fifteen (15) copies of the Boundary and Topographic Survey prepared by French and Parrello Associates, dated October 14, 2020, over the signature to Thomas J. Ertle, PLS, consisting of one (1) sheet.
- (4) Twenty (20) copies of the Stormwater Management Report prepared by French and Parrello, with revisions through July 29, 2021.

- (5) Twenty (20) copies of the Operations and Maintenance Manual prepared by French and Parrello, last revised July 29, 2021.
- (6) Twenty (20) copies of the Traffic Impact Statement prepared by French and Parrello Associates, over the signature of Andrew L. French, PE, dated March 24, 2021.
- (7) Twenty (20) copies of the Sanitary Sewer Report prepared by French and Parrello Associates, over the signature of Andrew L. French, PE, dated July 29, 2021.
- (8) Twenty (20) copies of the Water Design Report prepared by French and Parrello Associates, over the signature of Andrew L. French, PE, dated July 29, 2021.
- (9) Twenty (20) copies of the Earthwork Calculations prepared by French and Parrello Associates.
- (10) Twenty (20) copies of the Preliminary and Final Major Site Plan prepared by French and Parrello Associates, over the signature of Andrew L. French, PE, originally dated March 24, 2021, with revisions through July 29, 2021, consisting of sixteen (16) sheets.
- (11) Four (4) compact discs prepared by French and Parrello Associates containing the plans and reports referenced above.

This letter shall further confirm that this matter is scheduled to be heard by the Sayreville Zoning Board of Adjustment on Wednesday, August 25, 2021, at 7:30 pm.

Our office be certain to meet our publication and Legal Notice requirements for same.

Very truly yours,



KENNETH L. PAPE
For the Firm

KLP:dhm

Enc.

cc: Sayreville Leasing and Repair Co., LLC, Attn: Bhoopaul Baldeo w/o enc. (via e-mail: cbaldeo@optionline.net)
French and Parrello Associates, Attn: Andrew French, PE w/o enc. (via e-mail: andrew.french@fpaengineers.com)

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
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



TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
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

May 24, 2021

Heilbrunn, Pape
516 Highway 33
Suite 101
Millstone, New Jersey 08535

Attn: Mr. Kenneth Pape, Esq.

**Re: Borough of Sayreville
Sayreville Leasing and Repair Co., LLC Site Plan
Block 453; Lots 6 and 7
Our File No. PSAZ0453.04**

Dear Mr. Pape:

Transmitted herein for your use, please find one (1) copy of Completeness Reports prepared by our office for the above referenced project.

As indicated in the attached reports, a number of the site plan requirements of Borough Ordinance are outstanding and therefore the application cannot be determined to be complete at the present time. More specifically, the following items need to be provided:

1. A copy of a property survey must be provided. Survey is being provided.
2. Provisions for solid waste disposal must be addressed. See Note 18 on Cover Sheet.
3. Water System and Sanitary Sewer System design reports must be provided.
4. Preliminary earthwork calculations must be provided. Earthwork Calculations are provided
5. Details for any proposed signs must be provided. No signage is being proposed
6. A current Tax Payment Certification must be provided.
7. A list of all required permits must be provided.
8. Copies of easement/deed restrictions must be provided.
9. An Ownership Disclosure form must be provided.
10. All required application/escrow fees must be submitted.

RECEIVED

MAY 28 2021

French & Parrello Associates

CONSULTING AND MUNICIPAL ENGINEERS

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



Mr. Kenneth Pape, Esq.
May 24, 2021
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In December 2003, the Borough of Sayreville adopted the attached Ordinance 841-03 relative to contributions. As per Section 6 of the Ordinance, a Disclosure Statement must be filed in conjunction with this application.

In July 2007, the Borough of Sayreville adopted the attached Ordinance No. 25-07 relative to electronic submission of applications. The requirements of this Ordinance must be satisfied.

Upon receipt of the above noted items our office will further review your application for completeness.

Transmitted herein for your use, please find one (1) copy of a Technical Engineering Review for this project. The comments contained in this review must be addressed in the form of revised plans and engineering reports before the project can be scheduled for a Zoning Board hearing.

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

Very truly yours,

Jay B. Cornell, P.E.
Borough Engineer's Office

JBC/blr
Enclosure

cc: Zoning Board Secretary
John Barree – Board Planner
French & Parrello Associates

**BOROUGH OF SAYREVILLE
COMPLETENESS CHECKLIST
PRELIMINARY MAJOR SITE PLAN**

CME FILE NO. PSAZ0453.04

APPLICANT'S NAME: SAYREVILLE LEASING AND REPAIR CO., LLC APPLICANT'S ADDRESS: 105 NORTH ERNSTON ROAD, PARLIN, NEW JERSEY 08859
 OWNER'S NAME: SAYREVILLE LEASING AND REPAIR CO., LLC OWNER'S ADDRESS: 105 NORTH ERNSTON ROAD, PARLIN, NEW JERSEY 08859
 BLOCK & LOT NO.: BLOCK 453; LOT 6 & 7 DATE RCVD. BY BOARD SECY.: _____
 STREET ADDRESS: US ROUTE 35 SOUTH PROJECT NAME: SAYREVILLE LEASING AND REPAIR CO., LLC SITE PLAN

REFERENCE: SAYREVILLE LAND DEVELOPMENT ORDINANCE, ADOPTED 12/15/99

ADEQUATE	DEFICIENT		FOR USE BY APPLICANT
X		1. PLAT PREPARATION BY P.E., L.S., P.P., or R.A.	
X		2. SCALE: 1" = 30' OR AS APPROVED BY BOARD ENGINEER	
	X(A)	3. CURRENT SURVEY, SIGNED AND SEALED	
X		4. MAP SIZE: 8-1/2" x 13"; 15" x 21"; 24" x 36"	
	X(B)	5. TITLE, DATE & REVISIONS, NORTH ARROW W/REFERENCE, SCALES, PREPARER'S LIC. NO., NAME OF OWNER & APPLICANT	
	X(B)	6. KEY MAP @ 1"=500' MAX W/ZONES, LIST OF OWNERS W/IN 200 FT., SIGNATURE BLOCKS, ZONING CHART	
N/A		7. SUBDIVISIONS: SLOPES > 10%, 5 FT INTERVALS; SLOPES < 10%, 2 FT INTERVALS	
X		8. SITE PLANS: GRADING PLAN W/2 FT INTERVALS FOR EXIST & PROPOSED CONTOURS	
X		9. WATERCOURSES, NATURAL FEATURES, FLOODPLAINS, WETLANDS, SOILS TYPES ON-SITE & W/IN 50 FT.	
N/A		10. TRACT AREA TO BE SUBDIVIDED, PROPOSED LOT DIMENSIONS AND AREAS	
X		11. LOCATION OF EXISTING & PROPOSED BUILDINGS WITH SETBACKS	
X		12. LOCATIONS OF ALL STRUCTURES W/IN 200 FT OF PROPERTY	
X		13. STORMWATER MANAGEMENT PLAN	
N/A		14. SOIL EROSION AND SEDIMENT CONTROL PLAN	
X		15. TREE SAVE PLAN	
X		16. VEHICULAR AND PEDESTRIAN CIRCULATION PLAN	
	X(A)	17. POTABLE WATER & SANITARY SEWER EXTENSIONS AND CONNECTIONS	
X		18. OFF-STREET PARKING & LOADING W/DIMENSIONS, CIRCULATION, INGRESS/EGRESS	
	X(A)	19. LOCATION AND DETAILS OF SIGNS AND EXTERIOR LIGHTING	
	X(A)	20. PROVISION FOR STORAGE AND DISPOSAL OF SOLID WASTE	
	X(A)	21. FOR SITE PLANS: PRELIMINARY FLOOR PLANS AND PRELIMINARY BUILDING ELEVATIONS	
N/A		22. COMPLIANCE WITH FILL PLACEMENT & SOIL REMOVAL ORDINANCE DETAILS	
N/A		23. STAGING PLAN FOR PROJECTS > 10 ACRES	
X		24. DETAILS OF LANDSCAPING / FENCES / WALLS / PLANT MATERIALS, ETC.	
	X(A)	25. COPIES OF DEEDS FOR ALL EASEMENTS INCLUDING RESTRICTIONS	
N/A		26. COPIES OF GUARANTEES / MASTER DEEDS / COVENANTS FOR MAINTENANCE OF COMMON OPEN SPACE & FACILITIES	
	X(A)	27. LIST OF ALL LICENSES, PERMITS AND OTHER APPROVALS INCLUDING PROOF OF SERVICE	
	X(A)	28. LIST OF ALL OWNERS OF APPLICATION WITH > 10% INTEREST	
N/A		29. ENVIRONMENTAL IMPACT ASSESSMENT	
	X(A)	30. TRAFFIC IMPACT STATEMENT	
X		31. FIFTEEN (15) COPIES OF PLANS	

NOTES:
 (A) NOT PROVIDED AS PER ORDINANCE REQUIREMENTS (MAJOR)
 (B) INCOMPLETE AS PER ORDINANCE REQUIREMENTS (MINOR)

**BOROUGH OF SAYREVILLE
COMPLETENESS CHECKLIST
FINAL MAJOR SITE PLAN**

CME FILE NO. PSAZ0453.04

APPLICANT'S NAME: SAYREVILLE LEASING AND REPAIR CO., LLC APPLICANT'S ADDRESS: 105 NORTH ERNSTON ROAD, PARLIN, NEW JERSEY 08859
 OWNER'S NAME: SAYREVILLE LEASING AND REPAIR CO., LLC OWNER'S ADDRESS: 105 NORTH ERNSTON ROAD, PARLIN, NEW JERSEY 08859
 BLOCK & LOT NO.: BLOCK 453; LOT 6 & 7 DATE RCVD. BY BOARD SECY.: _____
 STREET ADDRESS: US ROUTE 35 SOUTH PROJECT NAME: SAYREVILLE LEASING AND REPAIR CO., LLC SITE PLAN

REFERENCE: SAYREVILLE LAND DEVELOPMENT ORDINANCE, ADOPTED 12/15/99

ADEQUATE		DEFICIENT	FOR USE BY APPLICANT
X		1. PLAT PREPARATION BY P.E., L.S., P.P., or R.A. BASED ON CURRENT SURVEY.	
X		2. SCALE: 1" = 30' OR AS APPROVED BY BOARD ENGINEER	
	X(A)	3. CURRENT SURVEY, SIGNED AND SEALED	
X		4. MAP SIZE: 8-1/2" x 13"; 15" x 21"; 24" x 36"	
X		5. TITLE BLOCK WITH: TITLE, DATE & REVISION DATES, SCALES, TAX MAP SHEET AND BLOCK & LOT NUMBERS, PREPARER'S NAME, ADDRESS AND LIC. NO.; NORTH ARROW W/REFERENCE, ZONES, NAME AND ADDRESS OF OWNER & APPLICANT	
X		6. TRACT BOUNDARY LINES, R.O.W. LINES, STREET NAMES, EASEMENTS, LOT LINES W/ ACCURATE DATA PER MAP FILING LAW	
X		7. PROPOSED EASEMENT / R.O.W. PURPOSE	
X		8. ALL BUILDING SETBACK LINES	
X		9. IMPROVEMENT PLANS IN COMPLIANCE W/BOROUGH STANDARDS	
N/A		10. STATEMENT THAT FINAL PLAN IS CONSISTENT W/PRELIMINARY PLAN; IF NOT, SPECIFY DEVIATIONS	
N/A		11. LISTING OF ALL AMENDMENTS/ REVISIONS TO FINAL PLAN REQUIRED BY BOARD AT TIME OF PRELIMINARY APPROVAL.	
N/A		12. STATEMENT FROM BOROUGH ENGINEER THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED.	
N/A		13. STATEMENT FROM BOROUGH CLERK THAT DEVEL. AGREEMENT EXECUTED, BONDS & ESCROW & INSPECTION FEES REC'D.	
	X(A)	14. PROOF THAT ALL TAXES AND ASSESSMENTS HAVE BEEN PAID.	
N/A		15. IF REQUIRED IMPROVEMENTS INSTALLED, STATEMENT FROM BOROUGH CLERK THAT MAINTENANCE BOND REC'D.	
X		16. FIFTEEN (15) COPIES OF THE PLANS.	

NOTES: (A) NOT PROVIDED AS PER ORDINANCE REQUIREMENTS (MAJOR)



BOROUGH OF SAYREVILLE
SAYREVILLE LEASING AND REPAIR CO., LLC

- TECHNICAL ENGINEERING REVIEW -

Our File No.: PSAZ0453.04/600.01

A. SITE GRADING AND GENERAL COMMENTS

1. The Applicant will be required to obtain the following governmental approvals necessary to implement this project:
 - a. Middlesex County Planning Board Approval,
 - b. Borough of Sayreville – Tree Preservation Permit,
 - c. Borough of Sayreville – Soil Erosion and Sediment Control Plan Certification,
 - d. Borough of Sayreville – Fill Placement or Removal Permit,
 - e. NJDEP – Construction Activity Stormwater General Permit,
 - f. NJDOT – Highway Access Permit.
2. The aesthetics of the proposed building should be reviewed by the Board.
3. 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 and the Applicant is requesting a waiver.
Applicant is seeking a waiver from providing sidewalks along the frontage of the site.
4. The proposed truck parking spaces do not qualify as off-street parking spaces. Accordingly, a waiver will be required for not providing the minimum amount of parking spaces as required by the Borough Ordinance. The applicant is seeking a waiver from providing the minimum amount of parking.
5. The proposed grading along the curb line between proposed Inlet #A-2 (b) and proposed Inlet #A-5 results in a slope that is less than the minimum 0.75% required by the Borough Ordinance and should be revised. The proposed grading has been revised to provide greater than 0.75% slope on pavement.
6. The proposed grading of the paved area located directly northeast of the residential building results in negative drainage patterns toward the building and should be revised.
The proposed grading has been revised to direct away from the residential building.
7. Preliminary floor plans and elevations for the existing/proposed buildings must be provided.
8. Provisions for solid waste disposal should be noted on the plans.
Please see note 18 on the cover sheet that documents the solid waste disposal.
9. Any proposed signage should be noted on the plans.
Signage is not being proposed at this time.

B. SANITARY SEWER SYSTEM

1. The Applicant's Engineer should provide a Sanitary Sewer Report which estimates the sewerage flows for the proposed use. The ability of the existing sanitary sewer system to handle the proposed flows should also be further reviewed. A Sanitary Sewer report is being provided.





Sayreville Leasing and Repair Co., LLC
Technical Engineering Review
Page 2 of 6

C. WATER DISTRIBUTION SYSTEM

1. The Applicant's Engineer should provide a Water Report which estimates the domestic demand and fire flow requirements for the proposed use. A water report is being provided.

D. STORM DRAINAGE SYSTEM

1. The project proposes 1.35 ac of land disturbance and 0.48 ac of new impervious surface. In accordance with the Borough Ordinance, this project is classified as a major development. Stormwater management measures for major developments must be designed to provide erosion control, groundwater recharge, stormwater quantity control and stormwater quality treatment.
2. The pre-development and post-development drainage area maps included in the drainage report should be revised to include all areas to be regraded within the limits of disturbance. In addition, based on aerial photos it appears that most of the area identified as lawn in existing drainage area DA-E2 is wooded. The maps should be revised to show the existing tree line.
The area is a lawn area with only a couple of trees.
3. The pre-development drainage area map should be revised to note the total proposed regulated impervious surface and the total regulated motor vehicle surface. In addition, the maps should show the point analysis for each watershed. The plans should be revised accordingly.
The drainage map was revised to address comment accordingly.
4. The time of concentration for existing watershed DA-E2 was computed using a manning coefficient for short grass. It appears that the flow path shown on the plan is located within a wooded area and the runoff coefficient should be woods with light underbrush. The runoff calculations should be revised accordingly. The area is a maintained lawn area, so time of concentration is correctly used.
5. To address water quality, the Applicant's Engineer proposes the use of a pervious paving system on the entire parking area. The porous pavement system includes a 6" layer of stone to provide storage for the runoff volume from the water quality storm event. Because the parking area is graded at a slope exceeding 3% it appears that approximately 90% of the storage volume is unusable for storage. Therefore the proposed stormwater management measures do not meet water quality standards and should be revised accordingly. The slope of the pervious concrete has been revised to be less than 3%.
6. The drainage report should be revised to provide calculations to determine the runoff volume for the water quality storm event and the usable storage volume provided by the pervious paving system. The drainage report should be revised accordingly.
The drainage report was revised to provide calculations for water quality runoff volume.
7. As per BMP Manual requirements, the bottom of the storage bed in a pervious paving system must be as level as possible in order to allow runoff to uniformly infiltrate into the subsoil. The proposed system is not in accordance and should be revised accordingly.
The bottom of the pervious pavement storage bed has been revised to be level as possible.
8. As per BMP Manual requirements, filter fabric is required along the sides of the storage bed. Filter fabric cannot be used along the bottom of the storage bed because it may result in a loss of permeability. The construction detail should be revised accordingly.
The pervious pavement construction detail was revised to provide filter fabric along the sides.
9. As per BMP Manual requirements, a minimum of one permeability test shall be performed at each profile pit. A minimum of two (2) permeability tests should be performed for the proposed porous pavement



within the limits of the infiltration area. The permeability test shall be conducted on the most hydraulically restrictive horizon to be left in place. One (1) permeability test was performed within the proposed infiltration area of the porous pavement. The Applicant should perform the required permeability testing in accordance with Chapter 13 of the BMP Manual.

The applicant has performed soil testing and agrees to provide additional testing as necessary.

10. The porous pavement construction detail should be revised to show the maximum water elevation for the water quality, 2-yr, 10-yr and 100-yr storm event. In addition, an overflow system must be provided to convey overflows downstream. The required details should be provided.

The detail was revised to provide the water quality storm maximum water elevation.

11. In accordance with BMP Manual requirements, a porous pavement system must include an outlet at the elevation of the water quality design storm to prevent infiltration of larger storm events. Additional storage above this elevation may be included to address water quantity control requirements. The construction details for the porous pavement should be revised accordingly.

An overflow outlet is being provided and construction details have been revised accordingly.

12. The porous pavement system must include at least two inspection ports, with removable cap, in the storage bed with its location shown on the plan. The inspection ports must be placed at least 3 ft. from any edge and extend down 4 – 6 inches into the subsoil, and the depth of runoff for the water quality designed storm must be marked up on each structure and its level included in the drainage report and the maintenance manual.

Inspection port location and details have been added to the plans.

13. In accordance with BMP Manual requirements, post-construction testing must be performed on the as-built infiltration basin and the porous pavement to ensure that the installed BMP functions as design. Where as-built testing shows a longer drain time than designed, corrective action must be taken and the basin should be retested. A note should be included on the site plan, grading plan and drainage and utilities plan stating this requirement.

A note reflecting this condition was added on sheet 4, Grading and Drainage Plan.

14. The construction detail for the porous pavement should be revised to include specifications for the choker material, porous surface course, base course, binder, storage bed aggregate and post-construction testing in accordance with BMP manual requirements.

Specifications were added to the construction detail as requested.

15. 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.

A Major Development Summary sheet was added to the Drainage Report.

16. The construction detail should be revised to provide the elevation of the bottom of the layer of stone in the porous pavement and the seasonal high water table.

The detail was revised to provide the seasonal high water table and required separation.

17. The porous pavement detail should be revised to include a choker course in accordance with BMP requirements. Material specifications should be added to the detail.

A choker course and material specification was added to the detail.

18. In accordance with the BMP Manual, to merit the approved TSS removal rate, pervious paving systems must be design to treat the WQDS and in accordance with all design criteria provided in the BMP Manual. The proposed porous pavement does not meet the required criteria and cannot be approved for 80% TSS removal at this time.

The plans and report have been revised to demonstrate that the pervious system does comply.

19. The Modified Rational Method recommends an antecedent precipitation factor of 1.25 for the 100-yr storm event. The peak flows and routing calculations for the 100-yr storm event should be revised accordingly. The drainage report was revised to include the 1.25 factor.





20. The groundwater recharge calculations included in Appendix E of the drainage report show a BMP area of 28,443 sf which appears to be the surface of the entire paved area. However due to the slope of the parking area, it appears that recharge will be limited to a maximum surface of approximately 4,500 sf. The groundwater recharge analysis should be revised accordingly.
The slope of the parking area was revised to be compliant with the BMP manual for pervious systems.
21. The drainage report should be revised to address compliance with green infrastructure instead of low impact development as required by the Borough Ordinance.
The drainage report was revised to address Green Infrastructure compliance.
22. Page 3 of the drainage report indicates that the proposed underground detention basin/recharge basin consists of perforated pipe and stone to provide recharge. It should be noted however that infiltration basins with underdrains do not receive credit for groundwater recharge. The drainage report should be revised accordingly.
The underdrain has been removed from the underground detention system.
23. The drainage report should be revised to include water quality calculations to determine that the porous pavement and/or infiltration basin provides storage for the water quality storm and to demonstrate compliance with BMP Manual.
The drainage report was revised to include the requested calculations.
24. Structural calculations for any oversized drainage structure and the outlet structure should be provided to this office prior to construction. A note should be added to the plan indicating same.
A note was added to the construction detail as requested.
25. In accordance with the Borough Ordinance, a maintenance plan for the stormwater management measures incorporated into the design of the proposed development shall be prepared and submitted to this office for review. A maintenance manual has been prepared and submitted for this project.

E. SOIL EROSION AND SEDIMENT CONTROL

1. The soil erosion and sediment control plan should be revised to note the dimensions of the stabilized construction entrance consistent with dimensions provided in the construction detail.
The construction entrance is now consistent on the detail and plan.
2. The construction schedule provided on sheet 10 should be revised to include construction of the porous pavement and infiltration basin.
The sequence of construction was updated to include installation of pervious system and basin.
3. A construction detail of the proposed scour hole should be provided. In addition, the drainage report should be revised to include apron sizing calculations for the scour hole. The report and plans should be revised accordingly.
The report and plans were updated to provide the size of the scour hole.
4. A hydraulic and hydrologic data base summary form should be prepared and submitted to this office for the proposed pervious pavement and infiltration basin.
The basin summary sheet was added and included in the Drainage Report.
5. The Soil Erosion and Sediment Control Plan should be revised to address site preparation and seedbed preparation for Temporary Vegetative Cover for Soil Stabilization.
The Soil Erosion plan was updated to include the Temporary Vegetative Cover standards.
6. The pavement adjacent to Route 35 should be kept in place for a minimum of 10 ft and the proposed Stabilized Construction Access should be provided in addition to the paved area. The Soil Erosion and Sediment Control Plan should be revised accordingly.
The plan was revised to document this condition of keeping 10 feet of pavement at the entrance.





7. It appears that the property in question is located in the Magothy Formation which is known to contain high acid-producing deposits. Therefore the Soil Erosion and Sediment Control Plan should be revised to address the Standard for Management of High Acid-Producing Soils.
The plan was revised to include Acid Producing Soil notes to manage during construction.
8. A construction detail of the stockpile for high acid producing soils should be provided.
A detail of the stockpile for acid producing soils has been added to the detail sheet.
9. A note should be added to the SESC Plan stating that the Applicant will either perform compaction testing or mitigation and will report the results to the Borough Engineer's office on a soil compaction verification form prior to requesting a SESC final inspection. The verification form is available at <https://freeholdsoil.org/wp-content/uploads/2019/02/compaction-test-form-2017-.pdf>.
A note was added to the Soil Erosion Plan on sheet 9.
10. According to the information provided on the SESC Plan, a portion of the area to be disturbed consists of a wooded area. The Applicant should obtain a Tree Removal Permit from the Borough of Sayreville prior to disturbance.
The applicant agrees to obtain a Tree Removal Permit for this work.
11. The permanent seeding specifications should be revised to specify the correct type of fertilizer (10-10-10) in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.
The seeding specifications have been revised as requested.

F. LANDSCAPING AND LIGHTING

1. The Tree Replacement Calculations should be revised to indicate the tree diameter ranges consistent with the Borough Ordinance tree diameter ranges.
The Tree Replacement Calculations have been revised to be consistent with ordinance.
2. In accordance with the Borough Ordinance, street trees shall be provided along all site frontages at a spacing of fifty (50) feet. The plans do not comply with this requirement and should be revised.
Street trees have been added to the plans to comply with this requirement.
3. In accordance with the Borough Ordinance, at least twenty (20%) percent of the subject site shall be landscaped with at least five (5%) percent of the required landscaping located along the right of way areas. The Applicant's Engineer should verify compliance with this requirement.
Notes have been added to the Landscape plan to document compliance of this requirement.
4. In accordance with the Borough Ordinance, evergreen trees do not qualify as replacement trees. The tree replacement calculations should be revised accordingly.
The tree replacement calculations have been revised accordingly.
5. A number of the proposed plantings located to the north of the maintenance and storage building do not appear to be identified and should be further reviewed and revised accordingly.
the labels have been added for these landscape plantings.
6. In accordance with the Borough Ordinance, the maximum lighting intensity at all property lines shall be 0.5 foot-candles. The proposed lighting intensity along a portion of the western property line does not satisfy this requirement and a waiver will be required for same.
We have added a house side shield and will seek a waiver from this requirement.
7. In accordance with the Borough Ordinance, free-standing light fixtures shall be no higher than 25 ft. or the height of the building, whichever is less. The proposed pole-mounted light fixtures do not meet this requirement and a waiver will be required for same.
The building height is 23 feet and light fixtures are 25 feet, we are seeking a waiver.





G. ROADWAY IMPROVEMENTS AND MISCELLANEOUS

1. The Applicant's Engineer should indicate any required signage and striping of fire zones as may be required by the Borough Fire Official. A note indicating same should be added to the plans.
A note has been added to the Site plan to document this requirement.
2. Guiderail should be provided behind the curbs for both the proposed 7 truck parking spaces and the proposed 3 car parking spaces located in the southeast portion of the site.
Concrete wheel stops were added for car parking spaces, truck area does not require a guiderail.
3. Additional width dimensions should be provided on the site plan at the following locations:
The Site plan was revised to add the width dimensions as requested.
 - a. The access aisle between the residential building and the maintenance/storage building,
 - b. The access aisle between the 4 car parking spaces and the truck parking spaces,
 - c. The striped islands for both truck parking areas.
4. Reserved parking signs should be provided for the two (2) required residential use parking spaces.
Reserved parking signs have been added to the Site plan.
5. The following construction details should be revised in accordance with the Borough standard details for same:
The Borough standard details have been added to the plans.
 - a. Curb and Sidewalk Detail,
 - b. Concrete Apron Detail,
 - c. Precast Standard Storm Manhole.
6. The Type 'B' Inlet detail should be revised to indicate a Type "N" curb piece.
The detail was revised to indicate Type "N" curb piece.

H. TRAFFIC

1. A Traffic Impact Study should be submitted for the project.
A traffic impact statement is being submitted for this project.
2. Information on the proposed hours of operation and number of employees of the proposed business should be provided. In addition, information on anticipated traffic patterns, deliveries, garbage pick-up, etc should also be provided.
Testimony shall be provided regarding the operation of the project site.
3. The loading area requirements of Borough Ordinance have not been addressed.
A loading area has been added to the Site plan.
4. The manner in which deliveries to the site and refuse pick-up are proposed to be made should be further reviewed. In addition, the turning movements for the Borough Emergency vehicles, should be further reviewed.
Testimony will be provided regarding deliveries and turning template for emergency vehicles on sheet 16
5. The Applicant should verify to the Board that no loading or unloading of materials will be performed in the proposed parking areas. A note should be added to the plans indicating same.
Please see note 21 on cover sheet.
6. The Applicant should verify to the Board that no trailers will be utilized for permanent storage in conjunction with the proposed use. A note should be added to the plans indicating same.
Please see note 22 on cover sheet.
7. The proposed size and number of trailers anticipated to be stored at the site should be noted on the plans. Please see note 23 on cover sheet.



litical organization" includes, but is not limited to, organizations otherwise defined as "political committee," "joint candidates committee," and "legislative leadership committee."

Property of the Municipality means buildings, land, vehicles, phones, fax machines, computers or other office equipment or supplies and other real or personal property owned, leased or controlled by the municipality, except for public roads and open park land.

Solicit means to seek by oral or written communication a contribution as same is defined in this subsection. (Ord. #580-98, S 2)

2-54.3 General Regulations.

a. *Prohibition Against Soliciting or Accepting Political Contributions on Public Property.*

1. No municipal official, employee or appointee may solicit, commit to pay, or receive payment of or a commitment to pay any contribution for any candidate, elected official or political organization while in or on the property of the Municipality.

b. *Prohibited Forms of Fundraising.*

1. Prohibited forms of fundraising shall include but are not limited to:

(a) Soliciting or accepting contributions using municipal telephones, fax machines or computers;

(b) Soliciting or accepting contributions using personal car phones in the parking lot while on the property of the municipality;

(c) Soliciting or accepting contributions through the use of publicly-owned computers or privately-owned personal computers while on the property of the Municipality;

(d) Using Municipal letterhead to solicit or accept contributions;

(e) Sending correspondence from any Municipal building or by use of any Municipal services, equipment or postage, by which contributions are solicited;

(f) Face-to-face soliciting of an individual or an owner or representative of a business entity while on the property of the Municipality;

(g) Use of automobiles owned or leased by the Municipality to accept or solicit contributions.

c. *Reporting Requirements.* It shall be the responsibility of any employee or appointed or elected official, who observes any prohibited forms of fundraising, to report such conduct to the Municipal Ethics Board, if one exists, or in the alternative, to the Municipal Prosecutor and the Municipal Clerk who shall report same to the governing body.

d. *Whistleblower Provision.* It shall be unlawful for any employee, elected official or appointee to be dismissed, reprimanded, retaliated against or otherwise intimidated for complying with the reporting requirements mandated by this section.

e. *Violation.* Violation of any provision of this section shall be punished by a period of community service not exceeding ninety (90) days or imprisonment in the county jail for a term not exceeding ninety (90) days or a fine not exceeding one thousand (\$1,000.00) dollars. (Ord. #580-98, S 3)

2-54A

REGULATIONS ON CONTRIBUTIONS.*

2-54A.1 Prohibition on Awarding Public Contracts to Certain Contributors.

a. To the extent that it is not inconsistent with State or Federal law, the Borough of Sayreville (the "Borough") and any of its purchasing agents, departments, and instrumentalities as the case may be, shall not enter into any agreement or otherwise contract to procure services from any professional business entity or procure services or goods from any vendor, if such professional business entity or vendor has solicited or made any contribution of money, or pledge of a contribution, including in-kind contributions, to: (1) a campaign committee of any Borough candidate or holder of public office having ultimate responsibility for the award of a contract; (2) to any Borough or Middlesex County party committee; or (3) to any political action committee (PAC) that is organized for the purpose of promoting or supporting Borough municipal candidates or municipal officeholders, in

excess of the thresholds specified in paragraph d. of this subsection within one (1) calendar year immediately preceding the date of the contract or agreement.

b. No professional business entity or vendor who submits a proposal for, enters into negotiations for, or agrees to any contract or agreement with the Borough or any departments thereof, for the rendition of professional services, or goods and services, as the case may be, shall knowingly solicit or make any contribution of money, pledge of contribution, including in-kind contributions, to: (1) any Borough candidate or holder of public office having ultimate responsibility for the award of a contract; or (2) to any Borough or Middlesex County party committee; or (3) to any PAC that is organized for the purpose of promoting or supporting Borough municipal candidates or municipal officeholders, between the time of first communication between that professional business entity or vendor and the Borough regarding a specific professional services agreement or goods and services agreement, as the case may be, and the later of the termination of negotiations or rejection of any proposal, or the completion of the contract or agreement.

1. For the purposes of this section, a professional business entity shall also include any contractor and/or redeveloper as that term is defined under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., that seeks to enter into any contract whatsoever with the Borough of Sayreville or any entity, agency or public authority created by the Borough of Sayreville under the laws of the State of New Jersey as may be revised and amended. The proscriptions set forth hereunder shall also apply to any professional, consultant or lobbyist contracted and/or employed by any contractor and/or redeveloper, for the purpose of rendering and/or performing any services, or providing any goods that may arise under any aspect of a contract and/or redevelopment agreement, including any lobbying of government officials that may precede or arise from any contract or redevelopment agreement and/or any anti-

ciated contract or redevelopment agreement as set forth in subsection 2-54A.8 of this section. No professional business entity as defined in this subsection shall make any contribution in contravention of this section between the time that the property that is the subject of the redevelopment project has been included in a memorializing resolution adopted by the Borough of Sayreville directing the Planning Board to conduct a preliminary investigation to determine if the site is in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and the date of entering the redevelopment agreement, or the twelve (12) months prior to entering into the redevelopment agreement, whichever period is shorter.

c. For purposes of this section, a "professional business entity" and a "vendor" seeking a public contract means an individual, including the individual's spouse, if any, and any child living at home; person; firm; corporation; professional corporation; partnership; organization; or association. The definition of a business entity and vendor includes all principals who own ten (10%) percent or more of the equity in the corporation or business trust, partners and officers in the aggregate employed by the entity or vendor, as well as any subsidiaries directly controlled by the business entity or vendor.

d. Any individual meeting the definition of "professional business entity" or "vendor" under this section may annually contribute a maximum of four hundred (\$400.00) dollars each for any purpose to any candidate, for mayor or council, or five hundred (\$500.00) dollars to the Sayreville Borough or Middlesex County party committee or to a PAC referenced in this section, without violating paragraph a. of this subsection. However, any group of individuals meeting the definition of "professional business entity" or "vendor" under this section, including such principals, partners, and officers of the entity or vendor in the aggregate, may not annually contribute for any purpose in excess of two thousand five hundred (\$2,500.00) dollars to all Sayreville Borough can-

didates and officeholders with ultimate responsibility for the award of the contract, and all Sayreville Borough or Middlesex County political parties and PACs referenced in this section combined, without violating paragraph a. of this subsection.

e. For purposes of this section, all prohibitions and limitations on contributions to a "Borough candidate or holder of public office having ultimate responsibility for the award of a contract" shall be applicable, in the case of dual officeholding, to contributions to or for the benefit of the dual officeholder regardless of office.

f. For purposes of this section, the office that is considered to have ultimate responsibility for the award of the contract shall be:

1. The Borough of Sayreville Council, if the contract requires approval or appropriation from the Council;

2. The Mayor of the Borough of Sayreville, if the contract requires approval of the Mayor, or if a public officer who is responsible for the award of a contract is appointed by the Mayor. (Ord. 967-06, S 1)

2-54A.2 Contributions Made Prior to the Effective Date. No contribution of money or any other thing of value, including in-kind contributions, made by a professional business entity or vendor to any Sayreville Borough candidate for Mayor or Council, or Sayreville Borough or Middlesex County party committee or PAC referenced in this section shall be deemed a violation of this section, nor shall an agreement for property, goods or services, of any kind whatsoever, be disqualified thereby, if that contribution was made by the professional business entity or vendor prior to the effective date of the ordinance codified in this section. (Ord. 967-06, S 2)

2-54A.3 Contribution Statement by Professional Business Entity and Vendor.

a. Prior to awarding any contract or agreement to procure services with any professional business entity and any contract or agreement to procure goods and services from a vendor, the Borough or its purchasing agents and departments, as the case may be, shall receive a sworn

statement from the professional business entity or vendor, made under penalty of perjury, that the professional business entity or vendor has not made a contribution in violation of subsection 2-54A.1 of this section.

b. The professional business entity and vendor shall have a continuing duty to report any violations of this section that may occur during the negotiation, proposal process or duration of a contract. The certification required under this subsection shall be made prior to entry into the contract or agreement with the Borough of Sayreville, or prior to the provision of services or goods, as the case may be, and shall be in addition to any other certifications that may be required by any other provision of law. (Ord. 967-06, S 3)

2-54A.4 Return of Excess Contributions—Professional Business Entity, Vendor, Borough Candidate or PAC. A professional business entity, vendor, or Borough candidate or officeholder, or Borough or Middlesex County party committee or PAC referenced in this section, may cure a violation of subsection 2-54A.1 of this section, if, within thirty (30) days after a cited violation hereunder, the professional business entity or vendor notifies the Borough Council in writing and seeks and receives reimbursement of the contribution from the relevant Borough candidate or officeholder, Borough or Middlesex County political party or PAC referenced in this section. (Ord. 967-06, S 4)

2-54A.5 Limitation on Employee Contributions.

a. To the extent that it is not inconsistent with State or Federal law, no Borough employee shall knowingly solicit or make any contribution of money, pledge of contribution, including in-kind contributions, to: (1) any Borough candidate or holder of public office; (2) to any Borough or Middlesex County party committee; or (3) to any PAC that is organized for the purpose of promoting or supporting Borough municipal candidates or municipal officeholders, in excess of the thresholds specified in subsection 2-54A.1.d. of this section. (Ord. 967-06, S 5)

2-54A.6 Disclosure Required on Major Subdivision and Site Plan Applications. At the time of filing an application for major subdivision and site plan approval, all applicants therefor shall also file with the Borough of Sayreville Zoning Board of Adjustment or Planning Board, as the case may be, a disclosure under penalty of perjury, setting forth the amounts of all contributions to: (a) any Borough candidate or holder of public office; (b) to any Borough or Middlesex County party committee; or (c) to any PAC referenced in this section, made by such applicant within two (2) calendar years of the date of such application. (Ord. 967-06, S 6)

2-54A.7 Penalty.

a. All Sayreville Borough professional service agreements, vendor contracts or other contracts and/or agreements of any nature whatsoever, including all redevelopment agreements, shall provide that it shall be a breach of the terms of the government contract for a professional business entity or vendor to violate subsection 2-54A.1 of this section or to knowingly conceal or misrepresent contributions given or received, or to make or solicit contributions through intermediaries for the purpose of concealing or misrepresenting the source of the contribution.

b. Any professional business entity or vendor as defined in subsection 2-54A.1 of this section who knowingly fails to reveal a contribution made in violation of this section, or who knowingly makes or solicits contributions through intermediaries for the purpose of concealing or misrepresenting the source of the contribution, shall be disqualified from eligibility for future Sayreville Borough contracts, agreements, or provisions of goods and services, for a period of four (4) calendar years from the date of the violation. (Ord. 967-06, S 7)

2-54A.8 Contribution Restrictions and Disclosure Requirement Applicability to Consultants.

a. The contribution and disclosure requirements in this section shall apply to all professional business entities as well as professionals, consult-

ants or lobbyists contracted or employed by the business entity ultimately designated as the redeveloper to provide services related to the:

1. Lobbying of government officials in connection with the examination of an area and its designation as an area in need of redevelopment or in connection with the preparation, consultation and adoption of the redevelopment plan or any other Borough public contract;

2. Obtaining the designation or appointment as redeveloper or any other contractor or vendor;

3. Negotiating the terms of any contract and/or redevelopment agreement or any amendments or modifications thereto; and/or

4. Performing the terms of any contract and/or any redevelopment agreement.

b. It shall be a breach of the consultant's contract, and shall require immediate termination, for a consultant to violate the contribution limits and/or disclosure requirements in this section.

c. A professional business entity that participates in, or facilitates, the circumvention of the contribution restrictions through consultants or professionals shall be deemed to be in breach. (Ord. 967-06, S 8)

2-54A.10 Return of Excess Contributions—Redeveloper, Municipal Candidate or PAC.

a. A redeveloper or municipal candidate or officeholder or municipal or County party committee or PAC referenced in this section may cure a violation of subsection 2-54A.1 of this section and deemed not to be in breach, if within thirty (30) days of filing the applicable New Jersey Election Law Enforcement Commission (N.J.E.L.E.C.) report, the redeveloper notifies the Municipal Council in writing and seeks and receives reimbursement of a contribution from the municipal candidate or municipal or county political party or PAC referenced in this section.

b. Furthermore, any professional business entity, including a redeveloper that violates any prescription set forth hereunder shall be disqualified from eligibility for future Borough of Sayreville redevelopment agreements for a period of four (4)

calendar years from the date of the violation. (Ord. 967-06, S 10)

2-54A.11 Severability. If any provision of this section, or the application of any such provision to any person or circumstances, shall be held invalid, the remainder of this section to the extent it can be given effect, or the application of such provision to persons or circumstances other than those to which it is held invalid, shall not be affected thereby, and to this extent the provisions of this section are severable. (Ord. 967-06, S 11)

* Prior ordinance history: Ordinance #41-03.

2-55 LENGTH OF SERVICE AWARDS PROGRAM

2-55.1 Authority to Establish Program. A Length of Service Awards Program (LOSAP) is herewith created in accordance with Chapter 388 of the Laws of 1997, to reward members of the volunteer Sayreville Fire Department, the volunteer Sayreville Emergency Squad, and the volunteer Morgan First Aid Squad for their loyal, diligent, and devoted services to the residents of the Borough of Sayreville. (Ord. #624-99, S 1)

2-55.2 Authority to Allow for Contributions. The LOSAP shall provide for fixed annual contributions to a deferred income account for each volunteer member that meets the criteria set forth below; that such contributions shall be made in accordance with a plan that shall be established by the Borough pursuant to of the P.L. 1997, c. 388; and that such plan shall be administered in accordance with the laws of the State of New Jersey, the U.S. Internal Revenue Code, and this section. (Ord. #624-99, S 2)

2-55.3 Criteria Required for Contributions. The LOSAP shall provide for annual contributions for each volunteer member that meets the criteria as provided in the LOSAP Point System in Schedule A, annexed to the ordinance codified in this section. (Ord. #624-99, S 3)

2-55.4 Basis for Contributions. That the LOSAP shall provide for contributions based upon prior years of qualified service for no more than five (5) years service for each eligible volunteer who is

certified by the volunteer service unit of which he/she is a member as having been a qualified, active member in good standing during each year for which a contribution is to be made. (Ord. #624-99, S 4)

2-55.5 Cost of Program. That the estimated cost of the program has been calculated to be not more than three hundred thirty-two thousand five hundred (\$332,500.00) dollars for the first year the LOSAP is in effect and the estimated cost of the program has been calculated to be not more than one hundred seventy-five thousand five hundred (\$175,500.00) dollars for each subsequent year. The estimated cost of the program has been determined based upon an analysis of the present membership of the volunteer Sayreville Fire Department, the volunteer Sayreville Emergency Squad and the volunteer Morgan First Aid Squad. The calculations for the estimated cost of the program are estimated as follows:

a. For regular annual services, the estimated cost of the program has been calculated to be one hundred seventy-five thousand five hundred (\$175,500.00) dollars. This calculation is based upon an estimated cost of seven hundred fifty (\$750.00) dollars per qualified active volunteer member per year. It is estimated that based upon membership in the volunteer fire department, the volunteer emergency squad and the volunteer first aid squad at the present time a maximum of two hundred thirty-four (234) active volunteer members could qualify by earning at least sixty (60) points under LOSAP Point System in Schedule A, annexed to the ordinance codified in this section.

b. For prior years service, the estimated cost of the program has been calculated to be one hundred fifty-seven thousand (\$157,000.00) dollars. This calculation is based upon an estimated cost of two hundred (\$200.00) dollars per qualified active volunteer member per prior year of service, for each of the previous five (5) years. It is estimated that based upon membership in the volunteer fire department, the volunteer emergency squad and the volunteer first aid squad at the present time a maximum of one hundred fifty-

26-72 CONDITIONAL USE APPROVAL.

The submission requirements and review process for conditional use applications shall be the same as for a major site plan, except as set forth below.

a. The Board shall grant or deny an application for conditional use approval within ninety-five (95) days of submission of a complete application or within such further time as may be consented to by the applicant.

b. The Board shall approve or deny a conditional use application simultaneously with any accompanying subdivision and/or site plan application. The longest time period for action by the Board, whether it be for subdivision, conditional use or site plan approval, shall apply. Whenever approval of a conditional use is requested by the applicant, notice of the hearing on the application shall include reference to the request for conditional use approval. (Ord. #637-99)

26-73 COUNTY APPROVAL.

a. Whenever review or approval of a development application by the County Planning Board is required by N.J.S.A. 40:27-6.3 or 40:27-6.6, the Board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board. The County Planning Board's failure to report thereon within the required time period provided by law shall be considered a favorable response.

b. Whenever County Planning Board review or approval is required, the applicant shall be responsible for filing all necessary applications, plans, reports and other documents directly with the County Planning Board. (Ord. #637-99)

26-74 SIGNING AND DISTRIBUTION OF APPROVED PLANS.

a. When all conditions of any minor, preliminary or final approval have been met, the applicant shall submit to the Board Secretary eight (8) copies of the approved plan(s) with all revisions required by the conditions of approval. The approved plan(s) shall then be signed by the Board Chairman, Secretary and Engineer. Two (2) signed copies shall be

returned to the applicant and the remaining copies shall be distributed by the Board Secretary.

b. In addition to the foregoing, whenever any subdivision is to be perfected by the filing of the approval plat with the County Register in conformance with the Map Filing Law, the applicant shall submit to the Board Secretary, simultaneously with the plans described in paragraph a. above, two (2) mylars and at least eight (8) paper prints of the plat intended for recording. Provided that it conforms to the Map Filing Law, the plat intended for recording shall be signed by the Board Chairman, Secretary and Engineer simultaneously with the signing of the approved plans submitted pursuant to paragraph a. above. After signing, one (1) mylar and all paper prints of the plat so signed shall be returned to the applicant for recording with the County Register.

c. Following the filing of any approved subdivision plat or minor subdivision deed with the County Register, the applicant shall promptly deliver to the Board Secretary at least six (6) copies of the filed plat or recorded deed, as the case may be. The Board Secretary shall then distribute copies of the same.

d. Whenever any subdivision is to be perfected by the filing of the approved plat with the County Register, and when the engineering review of such subdivision has been performed by the Board Engineer, the plat intended for recording shall be signed by the Board Engineer. For purposes of such signatures as the municipal engineer, the Board Engineer shall be deemed to act as an Assistant Borough Engineer.

e. The Board Secretary shall return in the Board's files at least one (1) true copy of all signed and approved site plans and subdivision deeds and all signed, approved and filed subdivision plats. (Ord. #637-99)

26-75 CHECKLISTS AND APPLICATIONS.

No application for development shall be deemed complete unless the items, information, and documentation listed in the applicable checklist are submitted to the Board. If any required item is not submitted, the applicant must make a request in writing

for a waiver and state the reasons supporting each such request. Furthermore, in addition to the current required submittals, all drawings associated with the preliminary and final application of Major Site Plans, Minor Subdivisions and Major Subdivisions, and their applicable reports shall be submitted in Adobe portable document format (pdf) at four hundred (400) by four hundred (400) dpi. All other documents such as, but not limited to application, escrow sheet, completion checklist, environmental impact study, traffic study, stormwater report, sewer and water report, reforestation or woodland management plan, and permits associated with the application shall be submitted in Adobe portable document format (pdf) at three hundred (300) by three hundred (300) dpi. All revisions and resubmissions shall also be submitted in these formats.

All filed Maps and required Final As-Built Plans shall be submitted in one (1) of the following formats: AutoCAD Drawing File (dwg) ESRI Shapefile (shp), Drawing Exchange Format File (dxf) or Microstation drawing file (dgn) and contain coordinate values for at least three (3) identifiable boundary corners, preferably in the 1983 New Jersey State Plane Coordinate System. Exceptions may be granted by the approving Board for circumstances where production of a Cad file presents an undue hardship. (Ord. #637-99; Ord. #25-07, S 1)

TO: Ken Pape, Esq

CC: Jay Cornell, PE, PP, CME
Andy Mashanski, Zoning Officer

FROM: John Barree, PP, AICP, LEED Green Associate

RE: ZB 21-11 Sayreville Leasing and Repair Co., LLC
1965 Route 35
Block 453, Lots 6 & 7
Use Variance and Preliminary and Final Site Plan

DATE: May 24, 2021

As requested, we have reviewed the following materials:

- Site Plan consisting of fifteen (15) sheets prepared by Andrew L. French, PE, of French and Parrello Associates, dated March 24, 2021.
- Borough of Sayreville Development Application.

Fee Review

The applicant has submitted application and escrow fees that satisfy the ordinance requirements.

Project Overview

The applicant is seeking use variance and preliminary and final site plan approval to modify and expand an existing site with a 4,200 square foot commercial building and a separate detached residential structure. The proposed uses of the property for truck maintenance and repair, and a residential dwelling are not permitted in the B-3 Zone.

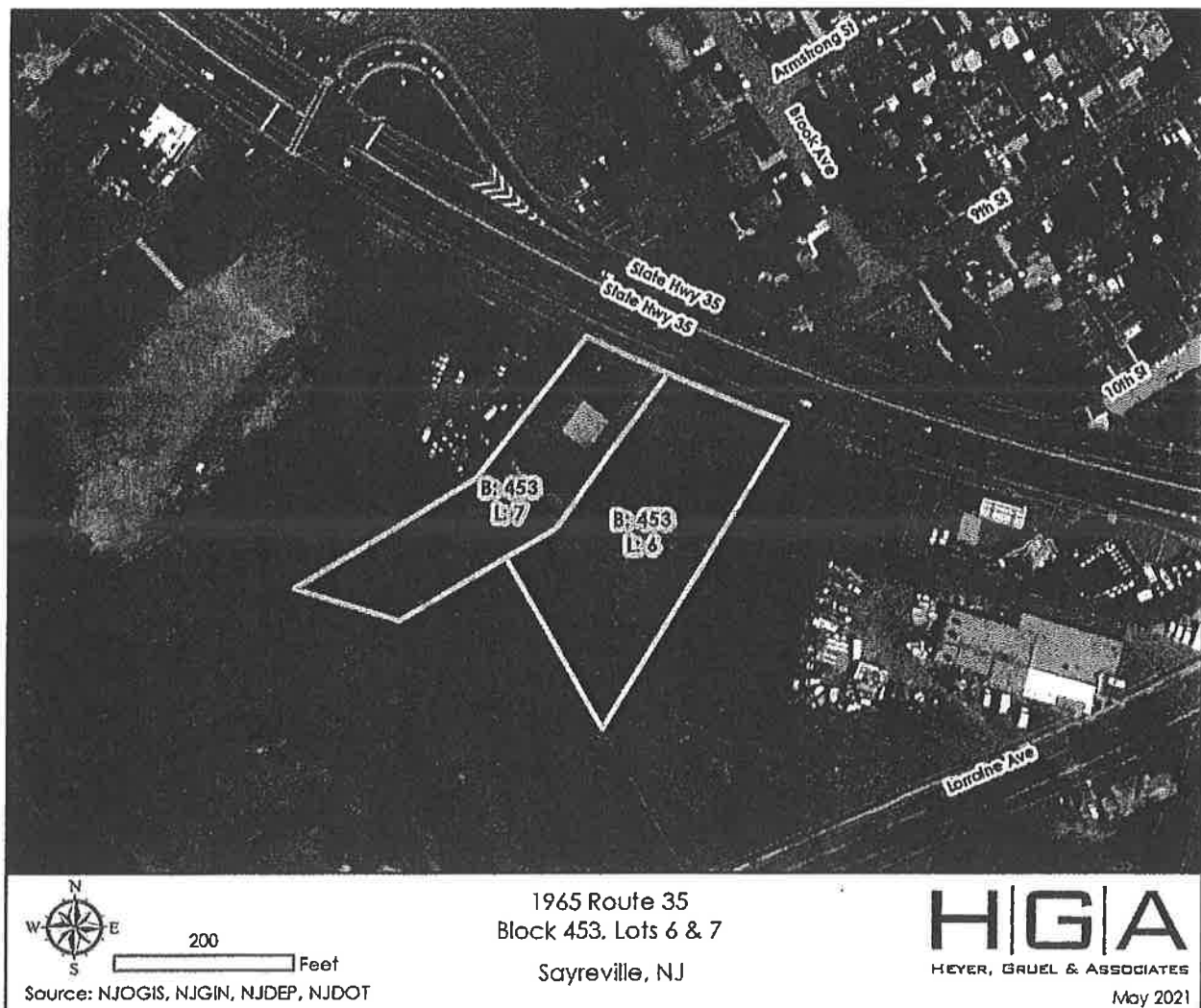
The applicant is proposing to expand the on-site parking and circulation area with eleven (11) truck / trailer spaces and twelve (12) standard vehicle spaces. Renovations to the existing repair and maintenance facility are proposed. New landscaping is proposed around the perimeter of the parking lot. New pole and building-mounted lighting are proposed throughout the property.

Site Description

The subject property is an approximately 2.2-acre site on the south side of Route 35 in the Morgan section of Sayreville. The site is developed with the existing maintenance garage and residential

dwelling. The remainder of the property, include a portion that extends south and west toward Ernston Road is wooded and encumbered by wetlands.

The property is due south of the Morgan First Aid Squad, which is located on the opposite side of the highway. The recently approved BKD residential project at the former Ikon nightclub is two lots to the northwest of the site. Other nearby uses along the south side of Rt. 35 include vehicle maintenance, equipment sales, and a gas station.



Zoning

The property is in the B-3 Highway Business Zone. The proposed Truck Repair and Maintenance facility is not a permitted use. The existing residential unit is a pre-existing non-conforming use. Two unrelated principal structures on the same property are not permitted. The following bulk standards apply to this application:

B-3 Highway Business Zone			
	Ordinance Requirements	Existing	Proposed
Min. Lot Area	20,000 SF	94,838 SF	94,838 SF
Min Lot Width	100 feet	249 feet	249 feet
Min. Lot Depth	100 feet	248 feet	248 feet
Min. Front Setback	50 feet	21.9 feet (ENC)	21.9 feet (ENC)
Min. Side Setback	10 feet / 20 feet (both)	7.9 feet (ENC) / 185.6 feet	7.9 feet (ENC) / 185.6 feet
Min. Rear Setback	25 feet	60 feet	60 feet
Max. Building Cover	25%	6.5%	6.5%
Max. Impervious Cover	85%	15.2%	38.3%
Max. Building Height	35 feet	16 feet	23 feet

Variations and Waivers Required

Use Variations

- The proposed truck repair and maintenance facility is not a permitted use in the B-3 Zone. D(1) use variance relief is required for the proposed use.
- Per Ordinance Section 26-82.4 "Principal Buildings. Only one (1) principal building may be erected on each lot in the R-20, R-10, R-7, R-5, PD-10 and PD-7 residential zones. In all other zones, related compatible buildings under one (1) management may be erected, used or occupied, provided that all yard, open space, setback and coverage requirements of this article are met." Two principal structures are present on the property today. The expansion of the facility and continuation of the two uses may be considered a d(2) use variance.

Bulk Variations

- Existing non-conforming front and side yard setbacks will remain unchanged.

Planning Comments:

Variations and Exceptions

- 1) This application requires use variance relief to permit the proposed truck repair and maintenance facility. Having two unrelated principal structures on a property in the B-3 Zone is not permitted. The application requires d(1) use variance relief, and may require d(2) expansion of a non-conforming use relief if that relief is not subsumed into the d(1) proofs.

- 2) The applicant must offer testimony to satisfy the positive and negative criteria associated with the grant of a use variance in accordance with the MLUL (NJSA 40:55D-70.d) and applicable case law. Testimony will be provided to satisfy this criteria.

Operations

- 3) The applicant should provide testimony to the Board about the repair facility operation. Testimony addressing at least the following should be provided:
 - a) The proposed nature of the business and scope of services offered. The application represents the business as a truck repair operation. Will leasing, rentals, or other similar services be offered as well? Testimony will be provided regarding the operation but there is no leasing or rental services.
 - b) What are the anticipated hours of operation?
Generally 6 am till 6 pm Monday through Saturday.
 - c) How many employees will be on site?
Generally there are two to three employees on site.
 - d) What types of vehicles are anticipated to be serviced?
Tractor trailer flat bed trucks
 - e) Is work anticipated to be done entirely within the building or will work be done outside as well? Work is intended to be within the building.
 - f) Is any outdoor storage proposed?
No outdoor storage.
 - g) Are vehicles or equipment (forklifts, tractors, etc.) used in the operation of the business that will be stored on site? If so, where will they be parked / stored?
The trucks shall be parked on site and any equipment used will be stored in the building.
 - h) Where is refuse proposed to be stored?
In the building and then picked up by private company.

Architecture

- 4) The site plan indicates that details for the structures will be provided on the architectural plans. Architectural plans have not been submitted to this office. Plans should be provided for review.
- 5) Are any modifications proposed to the residential dwelling?
- 6) Floor plans of the residential dwelling should be provided to confirm the number of bedrooms.

Parking and Loading

- 7) The applicant is proposing 11 truck parking spaces that are either 55 or 65 feet in length. Is it anticipated that multiple vehicles may be stacked in these spaces, or are they intended to accommodate trailers?
The truck parking spaces are for the tractor trailer flat bed trucks.

- 8) Ordinance Section 26-98.1.b.6 requires sidewalks and crosswalks between parking areas and principal structures. A design exception is required because sidewalks and crosswalks are not proposed. **The applicant is seeking a design waiver.**
- 9) The residential dwelling requires 3 parking spaces. The plan indicates that there is a one-car garage. Will at least 2 other parking spaces be reserved for the residential unit?
Yes, 2 parking spaces are being reserved for the residential unit.
- 10) The plans do not show a designated loading area, which will require a design exception from the Ordinance. What are the anticipated types and frequency of deliveries?
The site plan has been revised to show a loading area.

Landscaping

- 11) The applicant is proposing to remove a total of 20 trees. Per the Ordinance Tree replacement requirements, 38 trees with a minimum caliper diameter of 3 inches are required to be planted on-site. **Yes, we agree and applicant will comply.**
 - a) 26 trees are required as replacement for those to be removed, as indicated on page 2 of the site plan set.
 - b) 12 trees are required to be planted at a rate of 1 per 2 parking spaces (23 new parking spaces = 12 trees).
- 12) The applicant is proposing 15 new deciduous trees with a caliper of at least 3 inches. The 29 proposed evergreens do not satisfy the requirements for replacement plantings in Ordinance Chapter 30 Tree Conservation and Reforestation. The applicant shall plant 23 additional trees with a caliper of at least 3 inches or make the required contribution in lieu of planting in the Ordinance. **Yes and applicant agrees to comply.**

Lighting

- 13) Per Ordinance Section 26-96.8, the maximum permitted illumination level at property lines is one-half (0.5) foot-candle. The illumination level at the western property line is 0.8 foot-candles. The applicant shall revise the plans to comply with the Ordinance or seek a design exception from the Board. **Applicant is seeking a waiver.**
- 14) Are the lights proposed to be reduced or extinguished outside business hours? The full site lighting may be a nuisance to the residential property. Dimmers or motion sensors should be considered to reduce the on-site illumination.
The site lighting can be deemed after hours for security purposes.

Signage

- 15) The applicant has not provided information about free-standing or building-mounted signage. Are any signs proposed? Signage is not being proposed at this time.

Development Fee Ordinance

- 16) The applicant shall comply with the applicable provisions of the Borough's Development Fee Ordinance (Section 26-111). Yes, applicant agrees to comply.

EXCLUSIVE USE OF MAINTENANCE TRUCKING LLC., FOR THE DESIGN OF SITE IMPROVEMENT ONLY. THIS SURVEY AND THE INFORMATION CONTAINED HEREON CANNOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED PROFESSIONAL.

MAP REFERENCES:

1. MAP ENTITLED "SURVEY OF PROPERTY, LOT 6 & 7 BLOCK 453, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY A. ZELENAK , (DATE NOT LEGIBLE).
2. MAP ENTITLED "SURVEY OF PROPERTY, LOT 6 & 7 BLOCK 453, SITUATED IN SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY J.Y. LAND SURVEYING, DATED APRIL 6, 2018.
3. THE OFFICIAL TAX MAPS FOR THE BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, IN THE STATE OF NEW JERSEY, SHEET NO. 127


DEED REFERENCES:

DEED BOOK 5171 - PAGE 368: LOTS 6 & 7, BLOCK 453

THE USE OF THIS SURVEY IN ITS PRESENT FORMAT IS SUBJECT TO THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ADMINISTRATIVE RULES AND REGULATIONS TITLE 13 CHAPTER 40 SUBCHAPTER 8 SECTION 13:40-8.2(e) "NO PERSON SHALL REMOVE A TITLE BLOCK FROM ANY PRINT OR REPRODUCTION" AND SECTION 13:40-8.3(a)5 "THE HANDWRITTEN SIGNATURE OF THE PERSON(S) IN RESPONSIBLE CHARGE AND DATE WHEN SIGNED".

BOUNDARY AND TOPOGRAPHIC SURVEY
 PREPARED FOR
LOTS 6 & 7, BLOCK 453
 SITUATED IN THE
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY


DATE: 10-14-2020	DESIGNED BY:	SCALE: 1"=20'	PROJECT NUMBER: 16082.001
DRAWN BY: A.V.R.	CHECKED BY: T.J.E.	FIELD BOOK	SHEET: 1 of 1



FRENCH & PARRELLO ASSOCIATES

Corporate Office:
 1800 Route 34, Suite 101
 Wall, New Jersey 07719
 732.312.9800
 FPAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

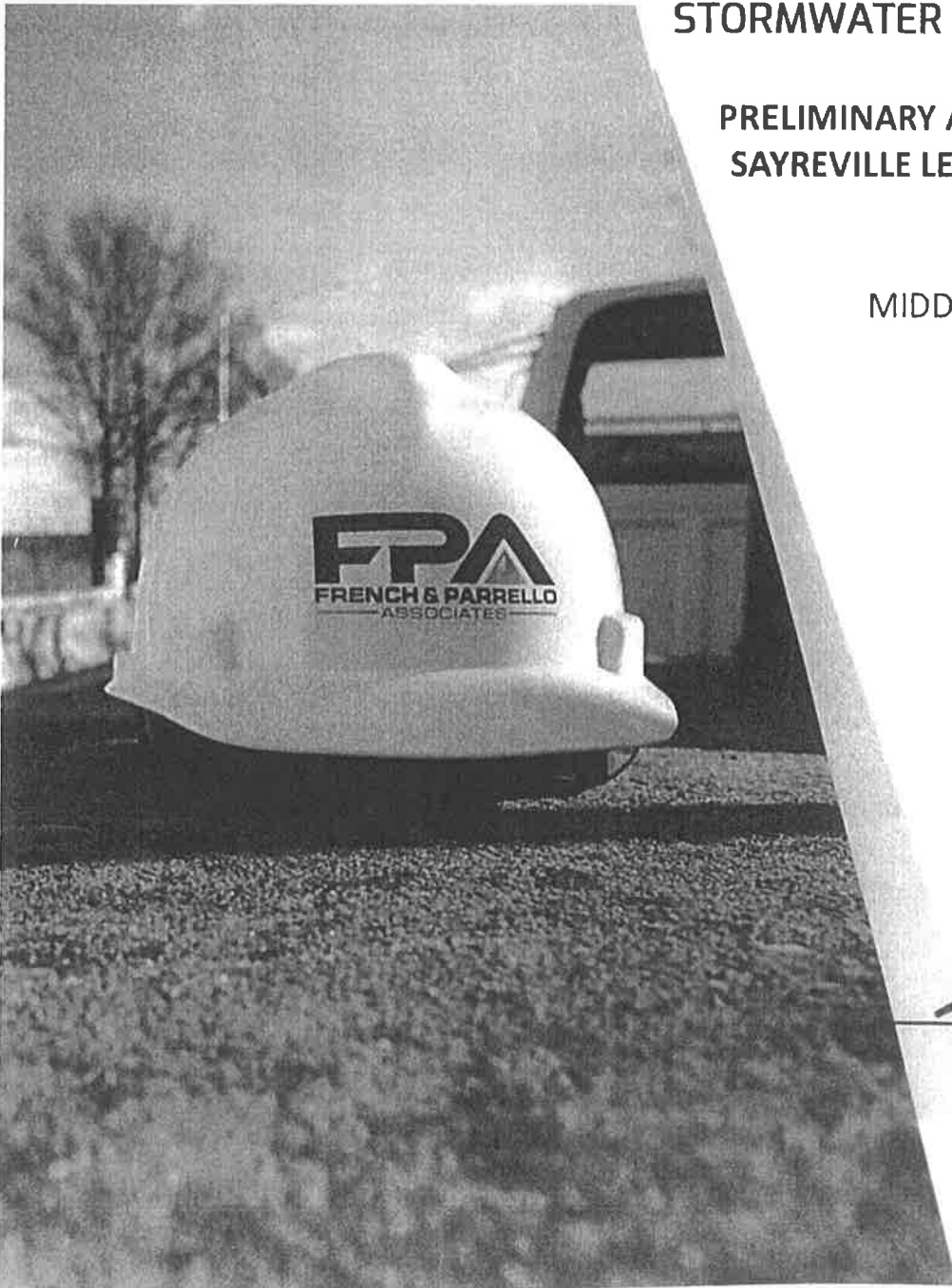


THOMAS J. BERTLE, PLS
 PROFESSIONAL LAND SURVEYOR, NJ LIC. No. 24GS03583400

Revised By Checked By



Advancing Our Client's Vision
IMPROVING OUR WORLD



STORMWATER MANAGEMENT REPORT

For
**PRELIMINARY AND FINAL MAJOR SITE FOR
SAYREVILLE LEASING AND REPAIR CO., LLC**
BLOCK 453, LOTS 6 & 7
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

A handwritten signature in black ink, appearing to read 'Andrew L. French', written over a horizontal line.

Andrew L. French, PE
NJPE License No. 42894

March 24 2021
Last Revised 7-29-2021
FPA No. 16082.001



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OPERATIONS & MAINTENANCE MANUAL

For
**PRELIMINARY AND FINAL MAJOR SITE FOR
SAYREVILLE LEASING AND REPAIR CO., LLC
BLOCK 453, LOTS 6 & 7
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY**



A handwritten signature in black ink, appearing to read 'Andrew L. French', is written over a horizontal line.

Andrew L. French, PE
NJPE License No. 42894

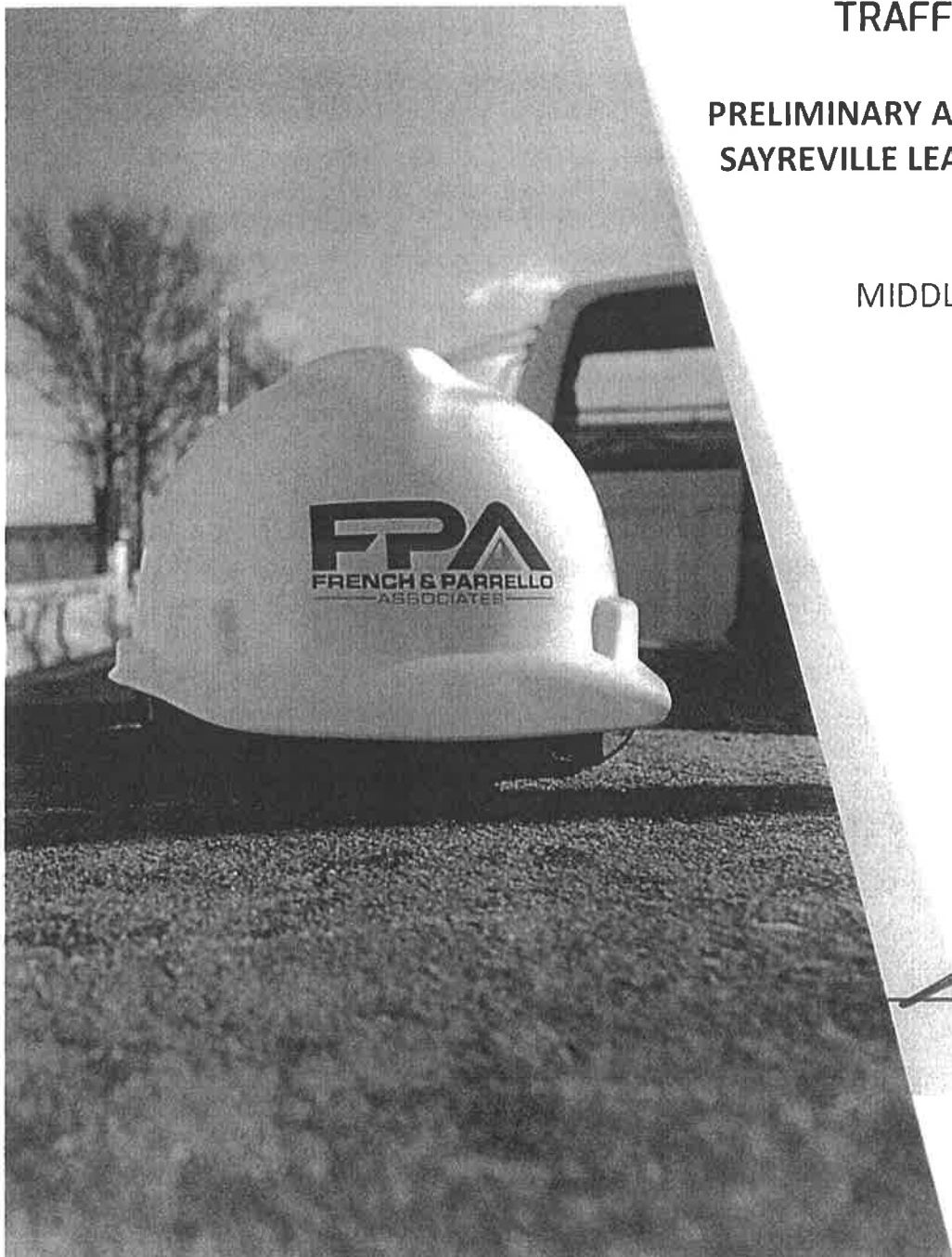
March 24 2021
Last Revised 7-29-2021
FPA No. 16082.001



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TRAFFIC IMPACT STATEMENT

For
**PRELIMINARY AND FINAL MAJOR SITE FOR
SAYREVILLE LEASING AND REPAIR, CO. LLC**
BLOCK 453, LOTS 6 & 7
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY



A handwritten signature in black ink, appearing to read 'A. French', written over a horizontal line.

Andrew L. French, PE
NJPE License No. 42894

March 24, 2021
FPA No. 16082.001

Introduction

The project site is Block 453, Lots 6 and 7 in the Borough of Sayreville, Middlesex County, New Jersey. The subject property contains 2.18 acres and is located within the B-3, Highway Business Zone. The property has frontage on State Highway Route 35, which is a divided highway at this location. The current use of the property is an existing residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The maintenance/storage building is 4,200 square feet. There are nine (9) employees at the Truck Maintenance facility, which includes seven (7) truck drivers. The applicant is proposing to maintain both uses, renovate the existing commercial building to provide another service bay for a total of three service bays and improve the site with new access driveway and parking for trucks and passenger vehicles.

The proposed improvements to be constructed on Lots 6 and 7, Block 453 will be 12 passenger vehicle parking spaces, 7 truck parking spaces, 4 trailer parking spaces, an improved access driveway on Route 35. There are currently multiple driveways onto Route 35 that will be closed and the applicant is proposing to construct a new access driveway consisting of a right in and right out only to accommodate the flat bed tractor trailers to be used for the trucking company.

Trip Generation

The existing Residential use of a 3 bedroom single family residence shall have 10.1 daily vehicular trips based on the Residential Site Improvement Standards (RSIS) N.J.A.C. 5.21-4.1, table 4.1.

The trip generation for the Trucking Maintenance Facility can be calculated several ways, based on number of employees or square footage of building.

Comparison

A trip generation analysis was conducted to determine the number of trips generated by the existing development on the project site, which includes the 4,200 square feet warehouse building and nine (9) employees. The trips generated by the proposed land uses were determined utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual,

10th Edition. The ITE Report is a compilation of national traffic data surveys utilized to estimate traffic volumes for various land uses. A Warehouse land use (ITE Land Use Code 150) was used in this analysis.

Trip Generation by building size:

**Table 1-A
Trip Generation (per Warehousing 150)**

Land Use	Development Units	Units	Average Trips Weekday
			Total
Building 4,200 s.f.	1000 SF GFA	5	9

Therefore, the Total Average Vehicle Trip Ends based on building size is 9.

Trip Generation by employees:

**Table 1-A
Trip Generation (per Warehousing 150)**

Land Use	Development Units	Units	Average Trips Weekday
			Total
Warehouse Trucking	Employees	9	46

Therefore, the Total Average Vehicle Trip Ends based on employees is 46.

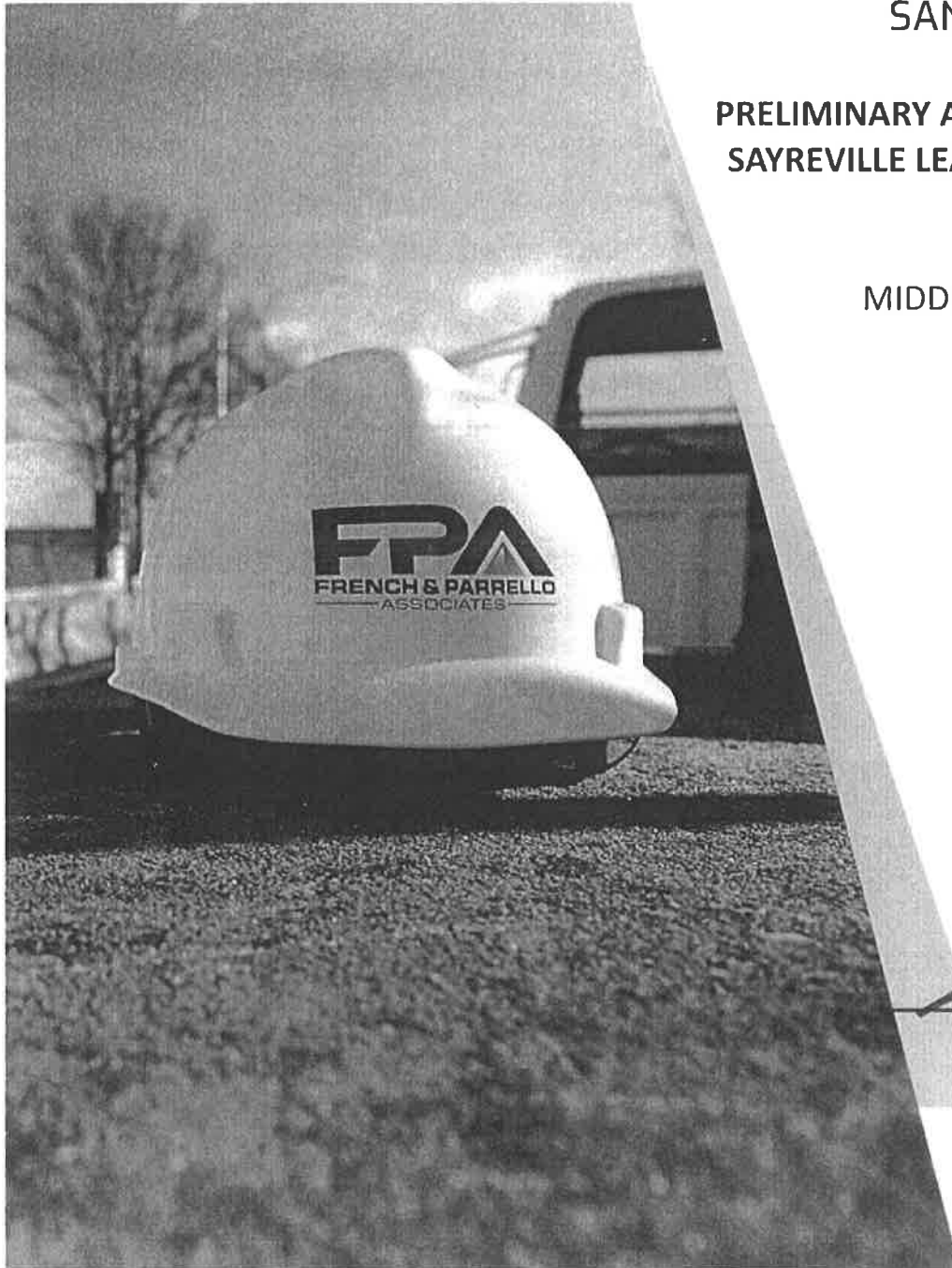
The number of Tractor Trailer Trucks for the current operation is 7 trucks, which leave the property once in the morning and return at the end of the day or approximately 14 trips per day. Also, the truck drivers enter the site in the morning in their own vehicles, then leave at the end of the day for another 14 trips per day. The other two (2) employees shall enter in the morning, leave and return from lunch and leave at the end of the day for approximately 8 trips per day. Delivery trucks and garbage/recycling pick up is approximately 4 trips per day. Therefore, based on the anticipated trips per day for this operation, the trucking company would have approximately 40 daily trips.

Summary

Therefore, the total daily trips shall be 57 for both the residential use and Truck Maintenance facility. The total site traffic is below the threshold and shall not be considered a “major traffic generator” and/or a “significant increase in traffic” per NJDOT. As such, the project will have a de minimus impact on the operation of the adjacent roadway network. The proposed access driveway should be considered for a Minor Access Permit and the applicant will apply for approval from NJDOT to construct the right in and right out access driveway for the project site and to close the other existing driveways onto Route 35.



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SANITARY SEWER REPORT

For
**PRELIMINARY AND FINAL MAJOR SITE FOR
SAYREVILLE LEASING AND REPAIR, CO. LLC**
BLOCK 453, LOTS 6 & 7
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

A handwritten signature in black ink, appearing to read 'A. French', is written over a horizontal line.

Andrew L. French, PE
NJPE License No. 42894

July 29, 2021
FPA No. 16082.001

Introduction

The project site is Block 453, Lots 6 and 7 in the Borough of Sayreville, Middlesex County, New Jersey. The subject property contains 2.18 acres and is located within the B-3, Highway Business Zone. The property has frontage on State Highway Route 35, which is a divided highway at this location. The current use of the property is an existing residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The applicant is proposing to maintain both uses, renovate the existing commercial building to provide another service bay for a total of three service bays and improve the site with new access driveway and parking for trucks and passenger vehicles.

The proposed improvements to be constructed on Lots 6 and 7, Block 453 will be 12 passenger vehicle parking spaces, 7 truck parking spaces, 4 trailer parking spaces, an improved access driveway on Route 35. There are currently multiple driveways onto Route 35 that will be closed and the applicant is proposing to construct a new access driveway consisting of a right in and right out only to accommodate the flat bed tractor trailers to be used for the trucking company.

Existing Conditions

The subject property currently consists of a residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The maintenance/storage building is 4,200 square feet. There are nine (9) employees at the Truck Maintenance facility, which includes seven (7) truck drivers, and two (2) employees that remain in the building. The existing building is serviced by public water and sanitary sewer of Sayreville.

The existing sanitary sewer flowrate was determined in accordance with the New Jersey Administrative Code, Section 7:14A 23.3 as follows:

<u>Type of Establishment</u>	<u>Measure Unit</u>	<u>Gallons Per Person</u>
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Existing Dwelling:

Residential Dwellings (Age Restricted)	3 bedroom	225 per dwelling
Existing Dwelling = 1 unit X 225 gpd per dwelling = 225 GPD		

Existing Trucking Company:

Factories/warehouses (add processed water)	Employee	25 per employee
---	----------	-----------------

Existing Trucking Company = 2 employees X 25 gpd per dwelling = 50 GPD

Total existing flowrate = 225 GPD + 50 GPD = 275 GPD

The total existing sanitary sewer flowrate for the existing dwelling and existing trucking company on Block 453 Lots 6 & 7 is 275 gallons per day or 0.0004 cubic feet per second.

Proposed Conditions

The applicant is proposing to maintain both uses of the building, existing dwelling and maintenance/storage building with two service bays, and renovate the existing commercial building to provide another service bay for a total of three (3) service bays and improve the site with new access driveway and parking for trucks and passenger vehicles. The proposed renovations will not have an impact on the number of employees or number of bedrooms at the existing building, maintaining the existing sanitary sewer flowrate and will have no impact to the existing utilities on site.

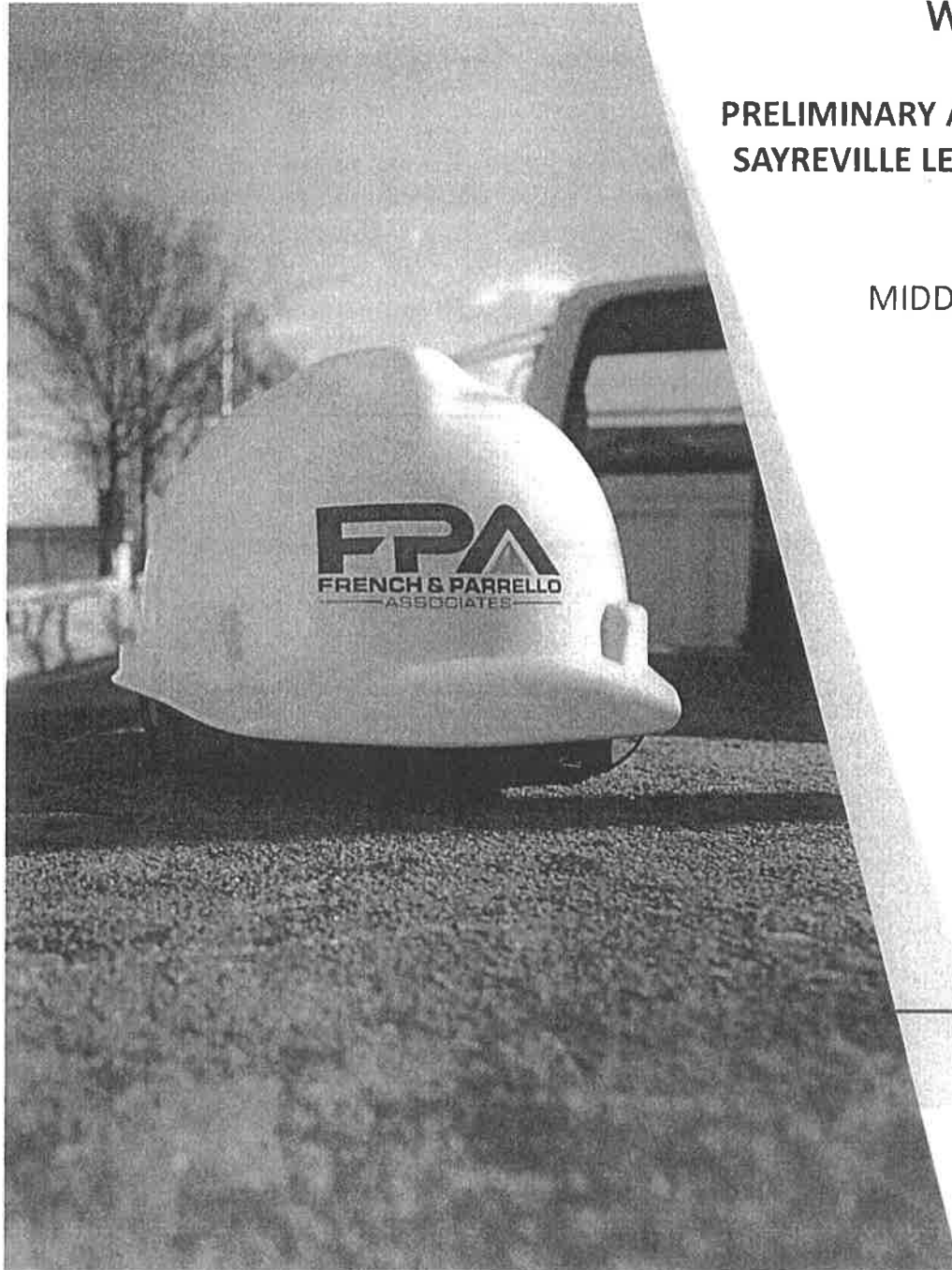
Summary

The subject property currently consists of a residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The maintenance/storage building is 4,200 square feet. There are nine (9) employees at the Truck Maintenance facility, which includes seven (7) truck drivers, and two (2) employees that remain

in the building. The applicant is proposing to add another service bay totaling three (3), and improve the site with new access driveway and parking for trucks and passenger vehicles. There are no modifications being done that will impact the number of bedrooms or number of employees at the building, nor any impact to the existing utilities. As such, the proposed conditions will have no impact to the sanitary sewer flowrate.



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WATER SERVICE REPORT

For
**PRELIMINARY AND FINAL MAJOR SITE FOR
SAYREVILLE LEASING AND REPAIR, CO. LLC**
BLOCK 453, LOTS 6 & 7
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY, NEW JERSEY

A handwritten signature in black ink, appearing to read 'A. French', written over a horizontal line.

Andrew L. French, PE
NJPE License No. 42894

July 29, 2021
FPA No. 16082.001

Introduction

The project site is Block 453, Lots 6 and 7 in the Borough of Sayreville, Middlesex County, New Jersey. The subject property contains 2.18 acres and is located within the B-3, Highway Business Zone. The property has frontage on State Highway Route 35, which is a divided highway at this location. The current use of the property is an existing residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The applicant is proposing to maintain both uses, renovate the existing commercial building to provide another service bay for a total of three service bays and improve the site with new access driveway and parking for trucks and passenger vehicles.

The proposed improvements to be constructed on Lots 6 and 7, Block 453 will be 12 passenger vehicle parking spaces, 7 truck parking spaces, 4 trailer parking spaces, an improved access driveway on Route 35. There are currently multiple driveways onto Route 35 that will be closed and the applicant is proposing to construct a new access driveway consisting of a right in and right out only to accommodate the flat bed tractor trailers to be used for the trucking company.

Existing Conditions

The subject property currently consists of a residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The maintenance/storage building is 4,200 square feet. There are nine (9) employees at the Truck Maintenance facility, which includes seven (7) truck drivers, and two (2) employees that remain in the building. The existing building is serviced by public water and sanitary sewer of Sayreville.

The existing water demand was determined in accordance with the New Jersey Administrative Code, Section 5:21-5.1 Table 5.1 Water Demand/Generation by Type/Size and 7:10-12.6 as follows:

<u>Type of Establishment</u>	<u>Measure Unit</u>	<u>Gallons Per Person</u>
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Existing Dwelling:

Single-family Detached	3 bedroom	225 per dwelling
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Existing Dwelling = 1 unit X 225 gpd per dwelling = 225 GPD

Existing Trucking Company:

Industrial facility (8 hour shift)	Per Person	25 per employee
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Existing Trucking Company = 2 employees X 25 gpd per dwelling = 50 GPD

Total existing flowrate = 225 GPD + 50 GPD = 275 GPD

The total existing water demand for the existing dwelling and existing trucking company on Block 453 Lots 6 & 7 is 275 gallons per day or 0.0004 cubic feet per second.

Proposed Conditions

The applicant is proposing to maintain both uses of the building, existing dwelling and maintenance/storage building with two service bays, and renovate the existing commercial building to provide another service bay for a total of three (3) service bays and improve the site with new access driveway and parking for trucks and passenger vehicles. The proposed renovations will not have an impact on the number of employees or number of bedrooms at the existing building, maintaining the existing water demand and will have no impact to the existing utilities on site.

Summary

The subject property currently consists of a residential dwelling with 3 bedrooms and a trucking company that has a maintenance/storage building with two service bays. The maintenance/storage building is 4,200 square feet. There are nine (9) employees at the Truck Maintenance facility, which includes seven (7) truck drivers, and two (2) employees that remain

in the building. The applicant is proposing to add another service bay totaling three (3), and improve the site with new access driveway and parking for trucks and passenger vehicles. There are no modifications being done that will impact the number of bedrooms or number of employees at the building, nor any impact to the existing utilities. As such, the proposed conditions will have no impact to the water demand.

EARTHWORK CALCULATIONS

Cut/Fill Report

Generated: 2021-07-29 16:39:12
By user: mark.kalusz
Drawing: O:\16K\16000\16082 - Maintenance Trucking
Concept\CADD\DWG\O:\16K\16000\16082 - Maintenance Trucking
Concept\CADD\DWG\16082.001 - SP.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Earthwork Analysis	full	1.000	1.000	40190.15	1178.22	458.20	720.01<Cut>

Totals					
		2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total		40190.15	1178.22	458.20	720.01<Cut>

* Value adjusted by cut or fill factor other than 1.0

ACCORDANCE WITH THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS IS NOT TO BE CONSIDERED FOR CONSTRUCTION UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN APPROVED BY THE APPROPRIATE AGENCIES.

ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THE LATEST AVAILABLE DATA.

RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND TV SERVICE LOCATIONS AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATIONS. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS, ONLY. CONTRACTOR SHALL CALL "NJ 811" PRIOR TO CONSTRUCTION.

ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE BOROUGH OF SAYREVILLE. TRASH AND WASTE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. BUILDING SERVICE WILL BE PROVIDED BY A PRIVATE CARRIER.

GRADED AREAS MUST BE GRADED WITH LIGHTWEIGHT CONSTRUCTION EQUIPMENT.

MINIMUM GRADE SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 3' HORIZONTALLY TO 1' VERTICALLY ACROSS ALL LAWN AREAS AND AWAY FROM THE BUILDING. GRADING IN PAVED AREAS MUST BE A MINIMUM OF 0.75%.

PAVING MATERIALS WILL BE PERFORMED IN THE PROPOSED PARKING AREAS.

CONCRETE SHALL BE PERFORMED FOR PERMANENT STORAGE IN CONJUNCTION WITH THE PROPOSED USE.

TRAILERS ARE TO BE STORED AT THE SITE.



Corporate Office:
1800 Route 34, Suite 101
Wall, New Jersey 07719
732.312.9800
FPAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

ANDREW L. FRENCH, P.E.

PROFESSIONAL ENGINEER, N.J. LIC. No. 42894

COVER SHEET

**FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
SAYREVILLE LEASING AND REPAIR CO., LLC
LOTS 6 & 7, BLOCK 453
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY NEW JERSEY**

DATE: 3-24-2021	DESIGNED BY: WGS	SCALE: 1" = 200'	PROJECT NUMBER: 16082.00
DRAWN BY: WGS	CHECKED BY: ALF	FIELD BOOK	SHEET: 1 of