



MEMO TO: Borough of Sayreville Planning Board
FROM: Jay B. Cornell, P.E. – Borough Engineer's Office *JBC*
DATE: September 6, 2023
SUBJECT: Colonial Gardens Builders, LLC Minor Subdivision
 Block 2; Lots 54 to 59
 Our File No. PSAP00002.01

In accordance with your authorization, our office has reviewed the revised sketch plat submitted for the above referenced minor subdivision as prepared by Amertech Engineering, Inc. and dated May 24, 2023 and last revised July 31, 2023 and offer the following comments:

1. The subject application was recently determined to be complete by the Board's Technical Review Committee. We refer to the report of the Board Planner for his review of the variances, conformance schedule, and zoning ordinance associated with this project.
2. The Applicant is proposing the creation of two (2) 75' x 125' lots which front on John Street in the Old Bridge Section of the Borough via the subdivision of a 150' x 125' lot known as Block 2, Lots 54 to 59. This property currently contains a single family home and has 150' of frontage on John Street and 125' of depth. As a result of the proposed subdivision, the existing single family home will be demolished and two (2) 75'x125' lots each with a new dwelling unit are proposed to be created.
3. In order to assist the Board in understanding this application, the below listed Conformance Schedule can be utilized:

	<u>REQUIRED</u>	<u>PROVIDED</u>	
		<u>Proposed Lot 54.01</u>	<u>Proposed Lot 54.02</u>
Min. Lot Area (Interior)	7,500 SF	9375 SF	9375 SF
Min. Lot Width (Interior)	75 FT	75 FT	75 FT
Min. Lot Depth	100 FT	125 FT	125 FT
Min. Front Yard Setback	20 FT	33 FT	33 FT
Min. Side Yard Setback	8 FT	20 FT	10 FT
Min. Side Yard Setback (Total)	20 FT	45 FT	45 FT
Min. Rear Yard Setback	25 FT	48.8 FT	48.8 FT
Max. Building Coverage	20%	13.3%	13.3%
Max. Lot Coverage (Imperv.)	45%	22%	22%
Max. Building Height	35 FT/2.5 Story	3 Story *	3 Story *

* Variance Condition (Proposed) -
 Ordinance Section 26-81.5

As a result of the proposed subdivision, a total of two (2) new variances are proposed to be created.



Borough of Sayreville Planning Board
September 6, 2023
Page 2

4. Our office has prepared the attached "Technical Engineering Review" based on the plans submitted. The comments contained in this review should be addressed in further detail by the Applicant.

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

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

JBC/blr
Enclosure

cc: All Board Members
Amertech Engineering, Inc.
Casper P. Boehm, Jr., Esq.



**BOROUGH OF SAYREVILLE
COLONIAL GARDENS BUILDERS, LLC MINOR SUBDIVISION**

- TECHNICAL ENGINEERING REVIEW -

Our File No. PSAP0002.01

1. As per Borough Ordinance requirements, concrete curb and sidewalk is required to be installed along the frontage of the property. The majority of the lots in this area do not contain curb or sidewalk. The Applicant is requesting a waiver of this requirement. (Ordinance 26-97.1 t + u)
2. The Zoning Table should be revised to indicate the correct side yard setbacks for each proposed lot.
3. The Applicant will be required to obtain any applicable permits from the NJDEP for the proposed construction in the flood area.
4. The Applicant will be required to comply with the requirements of Borough Ordinance for the proposed construction in the flood area.
5. The proposed lot grading should be revised to provide a minimum 2% slope as required by Borough Ordinance.
6. The Tree Replacement Ordinance calculations should be revised to exclude street trees. Additional trees should be planted on the site to comply with the Ordinance requirements or a contribution to the Tree Bank will be required.
7. Existing sanitary sewer laterals may be available to service the proposed dwellings. This should be further reviewed with the Borough Sewer Department.
8. Metes and bounds descriptions for the proposed lots should be provided to our office for review prior to the filing of the deeds for this minor subdivision.
9. In order to comply with the requirements of the Map Filing Law the following plan revisions will be required:
 - a. Provide a minimum of three (3) coordinate pairs around entire tract.
 - b. Provide a property corner between proposed lots and right-of-way of John Street.
10. The lot numbers for the proposed lots should be provided by the Tax Assessor's Office.