



LETTER OF RESPONSE

July 5, 2025

Borough of Sayreville Planning Board
167 Main Street
Sayreville, NJ 08872

Attn: Beth Magnani, Board Secretary

Re: Parking Lot Expansion at Eisenhower Elementary School
Sayreville Public Schools
Spiezle Commission No. 25K011
Planning Board Application No.: PB25-05

Dear Ms. Magnani,

We are in receipt of the Borough of Sayreville Planning Board letter dated July 1, 2025, provided by Mr. Mathew R. Wilder, Planning Board Engineer. We have reviewed the planning board's comments for the above-mentioned project. Please find below our responses which are enumerated to match the original item numbers in the letter. We hope the following satisfy any further comments or questions and we look forward to working with you in the future.

A. COMPLETENESS

No response. Comments issued for information only.

B. SUMMARY

No response. Comments issued for information only.

C. ZONING

No response. Comments issued for information only.

D. PLANNING COMMENTS

No response. Comments issued for information only.

E. ENGINEERING COMMENTS

PARKING, LAYOUT, & CIRCULATION

1. §26-88.1, Parking Schedule I of the Borough Ordinance indicates that for elementary school uses, at least 1 parking space shall be provided for each employee. The applicant shall confirm how many employees are affiliated with Eisenhower Elementary as well as the existing and proposed parking provided. A parking calculation has not been provided at this time.

A Parking Tabulation is now shown on sheet SW-3 based on Ordinance requirements.

2. Based on how it is currently shown, it is unclear how wide the proposed drive aisle, travel lanes or drop of lanes are. We recommend the plan be revised to clearly depict the proposed aisle widths and confirm compliance with §26-98.1B and §26-98.3.C of the Borough Ordinance outlines typical one-way and two-way driveway dimensions.

Sheet SW-3 has been revised to show the proposed dimensions of drive aisles and drop off lanes as requested.



3. §26-98.g of the Borough Ordinance states that where buses are a design factor, the Board shall consider special bus identification slots off of the roadway to allow passengers to enter and exit quickly and safely. We recommend the applicant consider implementing the special bus locations into the design. Furthermore, the applicant shall provide testimony on the proposed site circulation and how the site will be accessed by various types of vehicles throughout the course of a typical school day.

The Applicant will provide testimony on current and future traffic circulation throughout the site.

4. The applicant is proposing to construct a concrete slab to provide a refuse storage area in a new location. We recommend some type of enclosure be provided to contain and visually screen the refuse area.

The Applicant will take this into consideration, however this work would be completed outside of the project.

5. A Do Not Enter sign and supportive striping should be added to the eastbound one-way drive aisle on the south side of the site.

A "Do Not Enter" sign is proposed at the exit driveway for buses at its intersection with Ernston Road.

6. Pedestrian crossing signs should be added at all locations where conflicts between pedestrians and vehicles are possible.

Sheet SW-3 has been revised to provide the appropriate signage as requested.

7. It appears that the proposed directional arrows associated with the full movement driveway need to be adjusted. As shown, there is an egress lane sandwiched between two ingress lanes. If that is the intent for the driveway, testimony shall be providing how that will safely operate.

The lane striping and pavement markings and Sheet SW-3 have been revised to provide for a more efficient traffic flow.

8. The plans depict a variable-width access easement which appears to provide access from Ernston Road to adjacent Lot 21.3. Improvements, such as the proposed trash enclosure are located within this easement. It should be confirmed if that easement permits structures.

The Applicant will review and advise.

9. The two-way on the eastern side of the site is 50 feet in width. This office recommends seeing if that can be narrowed slightly to create a dedicated drop-off area with appropriate striping.

Sheet SW-3 has been revised to show a dedicated drop-off area along with additional pavement markings at the area in question.

10. Testimony regarding the adequacy of the circulation provided.

The applicant will provide testimony as requested.

11. Testimony regarding the anticipated queuing lane and potential impacts to the parking lot during the AM/PM peak hour.

The applicant will provide testimony as requested.

GRADING/DRAINAGE

1. The applicant is proposing to construct ADA curb ramps and crosswalks which appear to be designed in accordance with the current ADA slope requirements.

1R. No response. Comments issued for information only.

2. The site currently drains west to east and primarily relies on overland flow for conveyance of the stormwater generated onsite to isolated catch basins which ultimately provide pipe conveyance offsite. We note that the applicant is proposing to maintain the site drainage patterns and install additional drainage structures, including a 100 ft x 50 ft underground manifold system for long-term detention.

2R. No response. Comments issued for information only.

3. The applicant shall confirm the following regarding the overall project impacts:

- 3a. The overall limit of disturbance created by the proposed improvements to the existing parking lot.

The limit of disturbance associated with the Existing Parking Lot is 0.88 Ac. The Limit of disturbance associated with the proposed parking lot is 0.68 Ac.

- 3b. The applicant shall confirm the net increase in vehicular motorway created as a result of the proposed improvements. A net increase resulting in 0.25 acres or triggers NJDEP major development criteria. Based on a measurement of the submitted plan, it appears that more than a 0.25 acres of vehicular motor surface is being proposed. Given, the increase will result in more than 0.25ac of new vehicular motorway, the applicant shall be required to adhere to §26-99.3 Storm Drainage Facilities & §26-99.6 Stormwater Control.

Section 26-99.3 Storm Drainage Facilities require that the proposed project achieve flood control, groundwater recharge, and pollutant reduction using stormwater management measures.

26-99.6.e Table 1 identifies Stormwater Best Management Practices (BMPs) that satisfy green infrastructure, groundwater recharge, stormwater runoff quality and quantity standards of the New Jersey Stormwater BMP Manual. The proposed underground stormwater management system qualifies as a Small-Scale Infiltration Basin (drainage area = 0.688 acres < 2.50 acre maximum) and therefore provides 80% TSS removal and is adequate to meet Stormwater Runoff Quantity and Groundwater Recharge.

26-99.6.r(2)c – Stormwater Quantity requires 2-year (50%), 10-year (75%), and 100-year (80%) runoff reductions from the area that is attributable to the portion of the site on which the proposed development is to be constructed. In this case, these are EX-DA01 and Prop-DA-01. Please refer to the below table:

Storm	Existing (cfs)	Reduction	Target (cfs)	Proposed (cfs)
2-year	0.00	50%	0.00	0.00
10-year	0.16	75%	0.12	0.01
100-year	1.48	80%	1.184	0.704

The underground stormwater management system fully infiltrates the 2-year and 10-year storm events along with 84% of the 100-year storm event for the proposed developed area.

Storm	Existing (AF)	Proposed (AF)	Subsurface Recharge
2-year	0.002	0.062	0.062
10-year	0.022	0.136	0.136
100-year	0.103	0.308	0.260

- 3c. The applicant shall prepare and submit a Stormwater Management Report outlining the measures taken to adhere to green infrastructure requirements and address stormwater quality, quantity and groundwater recharge reductions as required by the Borough Ordinance and NJAC 7:8.

A Stormwater report addressing the Borough's SWM standards is included here-in.

4. Testimony regarding the adequacy of stormwater drainage with proposed conditions. We note that a full storm management report has not been provided. The Design Engineer shall confirm all proposed improvements are in accordance with the current NJDEP Stormwater Management regulations.



The proposed stormwater management system fully meets the NJDEP Stormwater Management Regulations for quality, quantity, and groundwater recharge. The proposed underground stormwater management system functions as a Small-Scale Infiltration basin, providing 80% TSS Removal. The proposed underground stormwater management system meets flow reduction requirements for the developed area for the 2-year, 10-year, and 100-year storm events. The proposed underground stormwater management system fully infiltrates the increase in stormwater runoff volume for the two-year storm event.

5. The top of bottom of curb elevations for the curb on the south side of the northern parking lot should be reviewed. For instance, the TC 73.67/BC 73.17 appears to be in an area where the asphalt on both sides of the curb are approximately 73.7 +/- . If 6" curb is proposed at this location, this office has concerns relative to this being a tripping hazard. This office recommends, where possible, that the curb be depressed and concrete bollards introduced into the design.

The Site Plans have been revised as applicable to include a section of depressed curb and bollards in the area in question.

6. Additional drainage flow arrows should be provided throughout the site.

The Grading Plan has been revised to show additional drainage flow arrows as requested.

LIGHTING/LANDSCAPING

7. §26-96.8.h.2 of the Borough Ordinance requires a minimum of 0.5 footcandles throughout, maintained with established depreciation factor calculated into lighting level at a maximum to minimum illumination ratio not to exceed 15:1. We note that the proposed lighting plan has a minimum illumination depicted at 0.3 footcandles. We recommend the lighting be improved in the areas currently not meeting the Borough requirement.

15-foot poles shall be used in lieu of the specified 12-foot poles which will provide the necessary lighting levels as requested.

8. The applicant has not provided a Landscaping plan at this time. We recommend landscaping be provided on-site in accordance with §26-96.7 of the Borough Ordinance.

The district will consider plantings and other landscaping outside of the construction project.

9. §26-98.i of the Borough Ordinance states a minimum of ten (10%) percent of any surface parking facility shall be landscaped about the interior and shall include one (1) shade tree for every twenty (20) parking spaces. The applicant has not provided a landscaping plan at this time. The applicant shall confirm the parking area is sufficiently landscaped in accordance with the Borough requirement.

The district will consider plantings and other landscaping outside of the construction project.

MISCELLANEOUS

10. Based on the extent of the proposed improvements, the following outside agency approvals are anticipated:

10a. Middlesex County Planning Board.

Ernst Road in the area of the Site is a county road. Plans will be submitted to Middlesex County for review.

10b. New Jersey Department of Education.

Submission to NJDOE was made on or about 5/30/25. To date, no comments have been received. Given that this project has no 'educational component', we do not anticipate comments from NJDOE. This is typical on a project such as this.

10c. New Jersey Department of Environmental Protection.

The NJDEP has issued an RFA permit for the subject site.



Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian M. Eaves". The signature is fluid and cursive, with the first name "Brian" being more prominent.

Brian M. Eaves, AIA, LEEDap
Spiezle Architectural Group, Inc.
Project Manager

Cc: Richard Labbe, Sayreville Public Schools, District Superintendent
Erin Hill, Sayreville Public Schools, Business Administrator & Board Secretary
Steven Siegel, Spiezle Architectural Group
Besrick Plummer, B&G Engineering, LLC, Site/Civil Engineer

Encl: Copy of Stormwater Management Report dated July 8, 2025