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TO: Borough of Sayreville Planning Board

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

DATE: June 2, 2023

SUBJECT: InSite Development Partners, LLC
Preliminary and Final Site Plan
Proposed Self-Storage Facility
Block 425, Lot 2.02
1970 NJSH Route 35
Sayreville, New Jersey

We have reviewed the above referenced Preliminary and Final Site Plan prepared by Dynamic Engineering Consultants, PC, dated September 16, 2022, and last revised March 17, 2023, consisting of twenty-two Site Plan sheets. We have also reviewed the Architectural Plans prepared by TAO Architecture and Design, dated September 8, 2022, consisting of ten Plan sheets.

Based on our review of the Application and Plans, we have the following comments as provided below:

A. PROJECT

1. The subject property is located within the 1970 Route 35 Redevelopment Area. The Application for Preliminary and Final Site Plan approval is for the construction of two Self-Storage Buildings consistent with the 1970 Route 35 Redevelopment Plan, dated May 20, 2022. The larger of the two buildings (Building 1) is 3 stories high, with a footprint of 40,233 SF and a floor area of 120,699 SF. The smaller building (Building 2) is proposed at one story with a floor area/footprint of 9,463 SF. The plans also include outdoor Boat/RV storage, in addition to parking, lighting, and landscaping. The plans depict site improvements to the Borough's Morgan First Aid property on adjacent Lot 2.01.

B. EXISTING CONDITIONS

1. As noted in the Board Engineer's report dated June 7, 2023, "The subject property consists of a 3.17-acre parcel known as Block 425, Lot 2.02 located on the northbound site of Route 35. The site presently contains Club Pure which was a banquet hall type use for teen events. The site is

the former location of originally Mel's Lounge and then Club Abyss which were night clubs that existed on the property dating back to the 1970's.

The subject site is in the 1970 Route 35 Redevelopment Area. As the Planning Board may recall the 1970 Route 35 Redevelopment Plan was reviewed by the Board in June 2022 and adopted by the Mayor and Council in August 2022.

Since the subject application is located within a Redevelopment Area, Borough Ordinance requires the execution of a Redevelopment Agreement between the Applicant and the Sayreville Economic Redevelopment Agency (SERA) before the application can be deemed complete by the Planning Board. This Redevelopment Agreement has recently been executed by both parties.”

The Subject Property, as previously mentioned, is 3.17 acres and is fully developed primarily containing a one story, 9,330 square foot building, presently identified as Club Pure, a combination night club and catering facility. The Club Pure building is surrounded by paved parking, with no landscaped islands or drainage facilities, with the exception of a single inlet located at the rear of the site. The only landscaping is a 15-foot-wide buffer strip that runs along the rear of the property separating it from the adjacent residents. The northern third of the site is occupied by a separate use, not clearly identifiable and not necessarily associated with the Club Pure facility. This northern section of the Subject Property contains a one-story brick dwelling, a storage building, garage, and a refrigeration building, totaling approximately 1,000 square feet. This area can be accessed from a driveway located to the north of the Club Pure building and contains little in the way of site improvements.

The main parking lot shows signs of deterioration, with worn and cracked undulating pavement and potholes throughout the parking fields. There is evidence of a sinkhole, associated with a drainage inlet in the rear of the parking area.

Beneath the site's surface, existing fill material was discovered that generally consisted of silty clay, sand, and gravel with variable amounts of debris. The debris encountered included wood, brick, asphalt, metal, plywood, buried topsoil, concrete, glass. Also, a 36" storm sewer pipe traverses the site, generally from northeast to southwest through the middle of Lot 2.02. The pipe lacks an easement.

With respect to the surroundings, the Subject Property has several abutting land uses. To the northeast, single family residential development lines the site. To the southwest, the site abuts Route 35 North. Across Route 35 from the site is a single-family home, a Night Club/Lounge, an Auto Body Shop, and a truck storage/parking area set back from the roadway between the Lounge and Auto Body Shop. The Morgan First Aid Squad is adjacent to the site to the southeast, and a Used Car Dealership abuts the site to the northwest. There is no vacant property adjacent to the property in question.

C. MASTER PLAN

1. The Borough's 2013 Master Plan designates the Subject Property as Highway Business. The Highway Business District area includes portions of the existing highway commercial uses along Route 9 and 35. The designation currently permits retail sales, service uses, business and other commercial uses.

D. ZONING

1. The subject site is in the 1970 Route 35 Redevelopment Area. However, the underlying zoning is B-3 Highway Business, consistent with the Master Plan's Highway Business designation. It appears there are no variances created by the proposed buildings and site reconfiguration. The Zoning Schedule is provided on Sheet 4 of the Applicant's Site Plan set.

The Goals and Objectives for the Redevelopment Plan are listed below:

- Provide for the comprehensive redevelopment of a former commercial property with an outdated nightclub use and other structures.
 - Implement modern stormwater management design while redeveloping a previously disturbed site.
 - Create improvements to the site access along Route 35.
 - Provide adequate fencing and landscape buffering to shield neighboring residential properties from the commercial use.
 - Promote the economic well-being of the Borough of Sayreville by attracting a strong commercial ratable that will have minimal impact on municipal services.
 - Maintain access to existing utilities for future maintenance.
 - Ensure that the Morgan Rescue Squad can use and access overflow parking that historically been available to its members.
2. The Board Engineer's June 7, 2023, memorandum identifies several inconsistencies between the site plan and the Redevelopment Plan requirements to be addressed at the Hearing.

E. GENERAL COMMENTS

1. The Applicant should address the general operating procedures for the developed site. Such as, the hours the site will be staffed, the number of employees and the hours available to the public. What are the security measures? Where will loading and unloading occur at the 3-story building and what happens when more than one truck is on-site to utilize the loading area? Is there back-up power?

2. It is recommended that the parking stall in the northeast corner of the site adjacent to the First Aid Squad building be designed as handicapped accessible.
3. An easement addressing cross access/shared parking between the Applicant and Borough relative to the First Aid Squad Site should be provided for review and approval by the Board and Borough attorneys. In addition, the process and timing for the installation of the improvements to the First Aid Squad site as depicted on the Applicant's Plans should be a condition of approval.
4. The provision and location of EV charging stations should be addressed by the Applicant.
5. The Applicant should explain how vehicular circulation on the site will function without conflicting movements. It appears that the one-way circulation and angled spaces create circulation problems.
6. The routes that moving trucks and boat trailers will follow to safely maneuver about the site should be presented to the Board.
7. The Redevelopment Plan states that one loading space, large enough to accommodate an SU-30 box truck, shall be provided in a location appropriate for loading and unloading items into the storage facility.
8. The Redevelopment Plan requires that a solid fence, 6 feet in height, shall be constructed along property lines abutting residential properties for screening and privacy purposes. The proposed chain link fence abutting residential Lot 1.01 should be changed to a solid fence matching the solid fence proposed along the rear property line.
9. A utility easement, a minimum of 20 feet in width centered on the existing 36" RCP storm sewer pipe that traverses the site, shall be established, and recorded. The easement shall provide the Borough of Sayreville with rights to access the storm pipe for maintenance, inspection, and other necessary activities. No structures shall be permitted to be constructed within the easement area. The easement agreement should be reviewed and approved by the Board's Professionals and the Borough Attorney.
10. Roof-mounted mechanical equipment shall be screened with parapet walls or other architectural features to limit visibility at the property line. The roof on the main building will contain elevator and stair bulkheads and many condensing units which should be screened as required for aesthetic reasons and to reduce noise emitted on the residential side of the building.
11. It is required that a landscape plan be provided for the front yard that includes ground cover and shrubs in an attractive, low-maintenance design to be reviewed and approved by the Board. The landscaping proposed within the site's frontage appears sparse and should be supplemented to meet the intent of the Redevelopment Plan.
12. The Redevelopment Plan states that the landscape design shall comply with the requirements of the Borough Ordinance at 26-96.7 with some exceptions. The Applicant should address

compliance with the Ordinance.

13. As per the Redevelopment Plan, street trees shall be provided to the extent feasible, and permitted by NJDOT, in accordance with Ordinance Section 26-97.2.c.
14. Since there is no area remaining for street trees between the proposed parking area pavement and the front property line on the southern half of the site, it is recommended that the Applicant seek approval from the NJDOT to plant several trees on the north side of the Route 35 jughandle island.
15. All freestanding and wall mounted lighting in proximity to the residential areas should contain house-side shields. In addition, as stated in the Plan, lighting shall be reduced after operating hours by at least fifty (50%) percent throughout the site. Motion-sensor security lighting or other lighting needed for safety purposes shall be permitted to exceed this threshold if the redeveloper demonstrates that it is necessary.
16. In the Sustainability section of the Redevelopment Plan it states that the installation of roof-mounted solar panels is encouraged, but not required. The Applicant should address any plans for solar panels or any other green energy improvements both active and passive.
17. As noted in the Board Engineer's review, approval of this project is subject to all applicable outside agency approvals.
18. The Site Plans should be reviewed and approved by the Borough's Bureau of Fire Safety and Division of Traffic Safety.
19. The Applicant shall recognize that it is subject to any affordable housing fees and/or other obligations per the Borough's Affordable Housing Ordinance and/or the Redevelopment Plan/Agreement.
20. The Applicant should provide adequate testimony to justify any variance or waiver relief. The testimony should include any hardship created by features of the site, better planning alternatives being proposed and the benefits thereof, advancing purposes of the MLUL, any detrimental impacts on neighboring properties, and impacts on the Borough's Master Plan and Redevelopment/Zone Plan.

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

Very Truly Yours,

Michael P. Fowler

Michael P. Fowler, AICP/PP
Board Planner