



February 28, 2025

Ms. Beth Magnani, Board Secretary
Borough of Sayreville Planning Board
167 Main Street
Sayreville, NJ 08872

Re: Borough of Sayreville Planning Board Application No. **PB-24-05**
Applicant: Prestige Plumbing & Heating, Inc.
Application: Preliminary & Final Major Site Plan Approval
Zone: B-3: Highway Business District
Block/Lots: 422/8.01
Site Address: 2060 NJ State Highway Route 35, Sayreville, NJ
Borough of Sayreville, Middlesex County, New Jersey
Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB24-05

Dear Ms. Magnani:

Enclosed please find a technical review for the above referenced application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Checks:
 - a. Check#40974 - \$5,082.00, signed by applicant, dated 07/25/2024;
 - b. Check#40973 - \$2,050.00, signed by applicant, dated 07/25/2024;
2. Standard Development Application, consisting of 3 pages, filled out and signed by applicant, dated 06/26/2024;
3. W-9 Form, filled out and signed by applicant, dated 06/25/2024;
4. Proof of Taxes Paid through 06/25/2024;
5. Cover Letter prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 11/20/2024;
6. Cover Letter prepared by David B. Himelman, Attorney at Law, signed by David B. Himelman, Esq., dated 06.26/2024;
7. Disclosure Ownership Form, unsigned, undated;
8. Disclosure Ownership Form CRB Realty, LLC, unsigned, undated;
9. Preliminary Earthwork Letter prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;
10. Letter of No Interest prepared by the NJDOT, signed by Larry D. Cotton, CPM, dated 04/10/2024;
11. Owners Consent Form, signed by Robert Bruno, dated 07/25/2024;
12. Signage Information Letter prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;
13. Solid Waste Letter prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;
14. Stormwater Statement prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;
15. Traffic Statement prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;
16. Tree Preservation Report prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;

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17. Water & Sewer Report prepared by East Point Engineering, LLC, signed by Marc. S. Leber, P.E., P.P., C.M.E., dated 08/08/2024;
18. Completeness Review Letter prepared by CME Associates, signed by Jay B. Cornell, P.E., dated 07/10/2024;
19. Technical Review Letter prepared by CME Associates, signed by Jay B. Cornell, P.E., dated 01/13/2025;
20. Subsurface Investigation Report, signed by Joseph H. Stanick, P.E., dated 02/18/2025;
21. **Architectural Plans** entitled, "Foundation Plan" consisting of (5) sheets, prepared by Lawrence Mandarino Architect, PLLC, signed by Lawrence Mandarino, dated July 2023;
22. **Survey** entitled, "Topographic Survey of Tax Lot 8.01, Block 422, Located in the Borough of Sayreville, Middlesex County, NJ" consisting of (1) sheet, prepared by James P. Deady Surveyor, LLC, signed by John C. Ritt, P.L.S., dated 09/08/2017, last revised 01/05/2023;
23. **Site Plans** entitled, "Preliminary & Final Major Site Plan, 2060 Route 35 – Prestige Plumbing & Heating, Block 422, Lot 8.01, Borough of Sayreville, Middlesex County, NJ" consisting of (7) sheets, prepared by East Point Engineering, LLC, signed by Marc S. Leber, P.E., P.P., dated 05/16/2024;

Due to the prior **Completeness** determination by CME Associates in their 01/13/2025 letter, Morgan Municipal's review is limited to technical items. Additionally, we note that any comments made by CME Associates within their 01/13/25 Technical Letter are to be omitted and subsequently superseded by any/all comments set forth within our (Morgan Municipal's) review letter herein.

B. SUMMARY

The subject property is located on the northeastern side of NJ State Highway Route 35 adjacent to a jughandle. The parcel consists of Block 422, Lot 8.01, and contains a total tract area of 20,889 SF (0.48 acres). The property is currently developed with a 2-story frame building, concrete loading pad/access to the northwest of the building, asphalt parking area in the front of the lot, and a concrete block wall in the southern part of the lot encompassing the jughandle turn.

The Applicant is seeking Preliminary and Final Major Site Plan Approval for the renovation, extension and partial demolition of the existing 2-story frame building, the addition of a rear yard gravel storage area, and a small-scale infiltration basin in the rear of the property. The project is stated to be serviced by public water and a private septic system.

C. PLANNING & ZONING

1. The subject property is located entirely within the B-3 (Highway Business District) Zone. The subject property is surrounded by the B-3 (Highway Business District) Zone in all directions.
2. **B-3 "Highway Business District" Zone (Per Zoning Schedule I-B "Use Regulations – Commercial Districts")**
 - a. We note that the proposed use of '2-Story Office Building' is a permitted use within the zone.
 - b. "Outdoor Storage" is a permitted accessory use within the zone.

RELIEF REQUIRED

Variance(s)

The following variances have been requested:

1. **Minimum Front Yard Setback (Corner Lot)** – where 50 FT is required, and 40 FT is proposed for Lot 8.01. (Per Zoning Schedule II-B "Bulk Regulations – Non-Residential Districts").

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2. **Minimum Lot Width (Corner Lot)** – where 100 FT is required, and 88.22 FT is proposed for Lot 8.01. **(Per Zoning Schedule II-B “Bulk Regulations – Non-Residential Districts”).**
3. **Minimum Parking Requirement** – where 17 parking spaces are required, and 10 are proposed for lot 8.01. **(Per Ordinance Section #26-88)**

It appears the following variance relief is also required:

1. **Minimum Setback to Principal Structure (Accessory Structure/Outdoor Storage)** – where a minimum of 10 FT of separation from accessory structure to principal building is required, while approximately 2 FT of separation from the outdoor storage area to the principal building is proposed. **(Per Ordinance Section #26-82.6(a.3)).**
2. **Minimum Side Yard Setback (Accessory Structure/Outdoor Storage)** – where one-half (5 FT) of the side yard setback is required for non-residential uses, while less than (2) FT are proposed to the northern property boundary. **(Per Ordinance Section #26-82.6(a.8)).**

Any and all other variances required at the board hearing.

Waiver(s)

Submission Waivers:

1. Preliminary Checklist #14 – A Soil Erosion and Sediment Control Plan.
2. Preliminary Checklist #15 – Tree Save Plan, however, it should be noted the applicant's professionals provided a Tree Preservation Report.
3. Preliminary Checklist #16 – A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.

Design Waivers:

1. **Sidewalk Requirement (Property Frontage)** – where sidewalk at a minimum of (4 FT x 4 FT) is required, and no sidewalk is proposed in the front of the property. **(Per Ordinance Section #26-97.1(u)).**
2. **Parking Lot Curbing Requirement** – where concrete or Belgium block curbing around the perimeter of the parking area is required, and no curbing around the parking area is proposed. **(Per Ordinance Section #26-98.1(b.5)).**
3. **Parking Area Setbacks** – where no off-street parking or loading area shall be located in a minimum required front yard setback area or within five (5) FT feet of a property line, while the proposed parking area is located within a minimum required front yard setback & within (5) FT of the northern and southern property lines. **(Per Ordinance Section #26-98.1(b.8)).**
4. **Drive Aisle Width** – where 20 FT is required, and approximately 10 FT is proposed to the front of the property. **(Per Ordinance Section #26-98.1(b.2)).**
5. **Loading Area Requirements** – where no loading zone/access can occupy any part of the required side yard setback area, while the loading/access zone is located within 10 FT side yard setback. **(Per Ordinance Section #26-98.2(b.1)).**

Any and all other waivers required at the board hearing.

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D ENGINEERING COMMENTS

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. General Comments

- a. Applicant to provide testimony on all previous approvals for the subject lot.
- b. Applicant to provide testimony on all existing or proposed easements.
- c. Applicant to provide testimony on any active and/or anticipated approvals from outside agencies.
- d. Applicant to provide testimony regarding any encroachments from adjacent properties onto the subject property and how those encroachments will be handled.
- e. We note that a Borough of Sayreville Soil Removal/ Fill Placement Permit is required for the proposed site work.
- f. The aesthetics of the proposed building to be constructed should be reviewed by the Board
- g. The ownership of the retaining wall along the Route 35 jughandle should be further reviewed as it appears this wall may be under the jurisdiction of the NJDOT. The presence of an easement for this wall should be further reviewed. Testimony on the jurisdiction of the retaining wall shall be provided.
- h. Per Ordinance Section #26-82.10 - Where a non-residential use abuts any residential use or residentially zoned lot, a fifty (50) foot wide landscaped buffer shall be provided.
 - 1.The applicant shall provide testimony on the adjacent uses to determine the applicability of this ordinance section for this project. If ordinance section is found to be applicable, then the applicant shall require variance relief. (**Per Ordinance Section #26-82.10**), and in accordance with the requirements set forth in Ordinance Section #26-96.6 for Buffer Design.
- i. 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, etc. should also be provided.
- j. The way in which deliveries to the site are proposed to be made should be further reviewed.

General Township Ordinances Comments

1. Off-Street Parking and Loading #26-88

- a. We note that the off-street parking calculation provided by the applicant is not in accordance with the requirements set forth within this ordinance section.
 - 1.The square footage calculation for the storage area is said to be excluded to be conservative. This outdoor area should be included within the square footage calculations as it is labeled to be used for equipment and material storage. By including the outdoor area, the total parking space requirement will increase to roughly (17) spaces.
 - 2.The applicant is deficient in the total parking spaces proposed with (10), when (17) are required. We note that the applicant has requested a variance for this.

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3. Testimony shall be provided clarifying how the additional (2) parking spots will be accessed if/when the first (8) parking spaces are all occupied as it seems the southern parking spots will need to be vacant in order to be able to access the aforementioned (2) spots on the side of the building.

4. Applicant to provide testimony as to the adequacy of the concrete pathway to handle the weight, width and heights of the proposed vehicles which have been listed to be stored in the outdoor storage area such as: Ford Transit Van, Small Earth Moving Equipment, Skid Steer, Mini Excavators, Ford F-550 Dump Truck.

a) Additionally, Applicant shall provide testimony on how the equipment in the storage area will be accessed when the (2) left-most parking spaces in front are occupied.

b. We note that the applicant has proposed (1) ADA handicapped accessible parking space, where (1) is required.

1. The ADA handicapped parking space should be relocated to one of the diagonal spaces fronting the property for easier access. It does not appear that a handicapped accessible van or large vehicle would be able to pull in or out of the space.

2. Applicant to provide testimony on what material will be located underneath the handicapped parking spot. The area where the space is proposed is currently only half improved with concrete.

3. Applicant to provide testimony on compliance with ADA guidelines with regard to maximum slope requirements for the proposed access ramp in the front of the building.

c. We note (Per Ordinance Section #26-88.2), (1) off-street loading area is required.

1. We note that (Per Ordinance Section #26-98.2), a loading area of dimension (50 FT x 12 FT) is required. The applicant has provided a loading area of approximately (51 FT x 18.76 FT) and is in accordance with this ordinance section.

2. Traffic & Circulation

a. We note that the applicant has not submitted a traffic & circulation plan as a part of this application.

b. The Applicant has submitted a Traffic Statement along with a Letter of No Interest from the NJDOT, which states that the proposed Prestige Plumbing & Heating, Inc. will not create a "significant increase in traffic" and a new access permit is not required.

3. Soil Report:

a. We note that the applicant has submitted a Subsurface Investigation Report that details the methods used and results found for a soil boring log taken in the rear of the site. The soil log was taken up to a depth of approximately 10.5 FT, included permeability testing and was found to have a K-3 permeability rating. During the excavation no standing water was encountered.

b. We note fill material was discovered on site up until a depth of approximately 8 FT. Below 8 FT the site was found to be primarily composed of Sandy Loam.

4. Tree Preservation Report:

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- a. We note the Tree Preservation Report provided is in accordance with the Tree Conservation and Reforestation requirements set forth in Ordinance Chapter 30. Where the applicant does not propose to remove any trees within the proposed disturbance area and is proposing to plant (29) new trees on the property.
 1. We note the proposed tree plantings satisfy the additional tree planting requirement of (1) tree planted for every (2) parking spaces proposed, which would require a total of (5) trees that need to be planted.
5. **Installation of Improvements or Guarantees #26-112** – Applicant to provide testimony on compliance with posting the required performance guarantees necessary for the improvements proposed. Performance guarantees and inspection fees will be required per NJ MLUL.
6. **Architectural Plan Comments:**
 - a. (none).
7. **Survey Comments:**
 - a. (none).
8. **Engineering Site Plan Comments:**
 - a. Water –
 1. The applicant has provided a Water & Sewer Report calculating the average water demand for the property and we find the calculation to be in accordance with N.J.A.C. 7:10 regulations.
 2. Within the Water & Sewer Report, the applicant states that the existing building is currently connected to the public water supply. The existing water line is not shown on the plans. Applicant shall revise plans to accurately indicate where the water line is located.
 3. Applicant to provide testimony if the existing water service and its connection point will remain after the improvements to the 2-story building are finished, or will the service need to be relocated. If relocation is necessary, then it should be indicated on the plans.
 - b. Sanitary Sewer –
 1. The applicant has provided a Water & Sewer Report stating that the current site is served by an individual septic system. There is no septic system shown on the plans. Applicant shall revise the plans to indicate where the existing septic system is located.
 2. Within the report, the applicant states that the expansion of the building will require the construction and installation of a new septic system. No septic system has been proposed on the plans.
 - a) Applicant shall revise the plans to include the proposed location of the new septic system.
 - b) Applicant to add a detail of the proposed septic system design with cross-sectional dimensions.
 - c) Applicant shall provide testimony as to how the existing septic system will be abandoned and replaced.

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3. Additionally, a calculation of the proposed demand for the new septic system is required and in accordance with N.J.A.C. regulations.

c. Grading & Drainage –

1. **Stormwater Statement –**

- a) We note that the site improvements will not disturb more than an acre of land, nor will they increase impervious surfaces on-site by $\frac{1}{4}$ acre or more.
- b) We note that a recharge basin is proposed in the southeast corner of the site.
- c) The design infiltration rate should be half of the tested infiltration rate. The stormwater report includes an analysis which utilizes an infiltration rate of four (4) inches per hour which would coincide with a tested rate of eight (8) inches per hour. The supplied soils report indicates that the testing rate was 5.1 inches per hour which would correlate to a design rate of 2.55 inches per hour. The stormwater design shall be updated accordingly.
- d) The stormwater design has utilized a standard ten (10) minute time of concentration. The regulations no longer permit times of concentration which have not been calculated. The stormwater design shall be updated to provide the actual time of concentration based upon the land use and topographic site conditions.
- e) The Proposed Trench Cross Section A-A on Sheet 4 of 7 indicates that the seasonal high water table is at elevation XXX.00. The actual elevation for the seasonal high water table should be added to the cross section.
- f) The 10- and 100-year rainfall depths are slightly off and should be adjusted with the additional revisions contained within this letter. The 10-year rainfall depth shall be 5.14 and the 100-year rainfall depth shall be 8.68 consistent with the NOAA Atlas 14 Point Precipitation Frequency Estimates.
- g) The plans do not depict a top of berm elevation for the stormwater basin on the east side of the site. The plan and cross-section detail shall be updated to include this information.
- h) A groundwater mounding analysis shall be provided consistent with Chapter 13 of the NJ BMP manual.
- i) The Stormwater Statement shall be updated to include drainage area maps. It appears that there is off-site runoff located south of the property that will direct runoff into the proposed stormwater basin. The stormwater basin, while not required to reduce the runoff from this off-site drainage area, is required to be able to adequately handle this additional runoff and pass it through the basin without failure.
- j) The stormwater analysis appears to utilize a composite curve number whereas separate runoff totals shall be calculated for pervious and impervious land covers. The stormwater analysis shall be revised to eliminate the use of a composite curve number.
- k) Testimony shall be provided regarding the roof drains for the building. For instance, will the roof drains be piped into the stormwater basin.

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- l) Post-construction testing must be conducted on the as-built infiltration basin to verify that it operates as intended. If the testing indicates a longer drainage time than specified in the design, corrective measures must be implemented, and the basin should undergo retesting. Additionally, a note outlining this requirement should be included in the infiltration basin cross-section.
- m) Applicant to provide an Operation and Maintenance Manual, prepared in accordance with NJAC 7:8-5.8, for the proposed infiltration basin.
- n) This office reserves the right to make additional comments upon receipt of revised documents.

d. Lighting –

- 1.The lighting design shall be adjusted as currently the northernmost angled parking space and the southernmost tandem parking spaces are not properly illuminated.
- 2.There are portions of the outdoor storage area which are not adequately illuminated. Testimony shall be provided relative to the use of this outdoor storage area to determine if additional lighting is necessary.

e. Site Layout –

- 1.Testimony shall be provided regarding the condition of the asphalt in front of the building. This office recommends full-depth reconstruction as the asphalt appears in disrepair.
- 2.Existing asphalt appears to encroach into the State's right of way to the south. This asphalt shall be removed.
- 3.Testimony shall be provided as to whether the existing concrete access on the northwestern side of the building will be removed and replaced, as it does not appear to be at the same grade shown on the plans and looks dilapidated.

f. Construction Details –

- 1.Details for the proposed site improvements shall be added to the plan. Details which appear to be missing are striping, concrete wheel stops, and the proposed handicap ramp. The applicant's engineer should review the plans to ensure all necessary construction details are on the plans.

E. CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

- 1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
- 2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
- 3. Any and all conditions specifically desired by the board.
- 4. Payment of any/all escrow fees.
- 5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:
 - i. Borough of Sayreville Sewer and Water Department
 - ii. Borough of Sayreville Fire Department

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- iii. Borough of Sayreville Construction Official
- iv. Borough of Sayreville Board of Health
- v. Middlesex County Planning Board
- vi. Freehold Soil Conservation District
- vii. NJDOT Major Access Permit

6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

Respectfully submitted,



By: **MATHEW R. WILDER, P.E., P.P., C.M.E., C.F.M.**
MORGAN MUNICIPAL, LLC
PLANNING BOARD ENGINEER

MRW:CJA

CC: Peter Van den Kooy, P.P., Board Planner
David B. Himelman, Esq., Applicant's Attorney
(620 Cranbury Road, Suite 216, East Brunswick, NJ 08816)
Marc S. Leber (East Point Engineering), Applicant's Engineer
(11 South Main Street, Marlboro, NJ 07746)
Prestige Plumbing & Heating, Inc., Applicant
(26 Johnson Street, Staten Island, NY 10309)

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