



March 26, 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-24-02**
Applicant: CP MD Jernee Mill Road Urban Renewal, LLC
Application: Preliminary & Final Major Site Plan & Minor Subdivision Approval
Zone: SED: Special Economic Development Zone
Block/Lots: 58/2.01, 9
Site Address: Jernee Mill Road
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
Morgan Municipal, LLC - Project No SAYRPB25-03

Dear Ms. Magnani:

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

A. COMPLETENESS

The following documents were reviewed in support of this report:

1. Checks:
 - a. Check#000013 - \$2,250.00, signed by applicant, dated 03/04/2025;
2. Letter of Transmittal, prepared by Bob Smith & Associates directed to Beth Magnani, signed by Tim Arch, Esq., dated 03/05/2025;
3. Standard Development Application, consisting of 3 pages, filled out and signed by applicant's attorney, dated 03/05/2025;
4. Preliminary Major Subdivision and Site Plan Checklist, consisting of 5 pages, unsigned, undated;
5. Cover Letter prepared by Bob Smith & Associates, LLC, signed by David B. Himelman & Notary Public, dated 04/12/2024;
6. Cover Letter prepared by Bob Smith & Associates, LLC, signed by Glen R Skarzynski & Notary Public, dated 04/12/2024;
7. Certificate of Ownership, signed by Applicant, dated 03/03/2025;
8. Organizational Chart, unsigned, undated;
9. Waiver Request List, prepared by Colliers Engineering & Design, unsigned, dated 02/19/2025;
10. List of Required Permits, unsigned, undated;
11. JCP&L Response to Request for Service Letter, signed by George F. Salazar, RGH, dated 03/04/2025;
12. Will Serve Letter from PSE&G, unsigned, dated 09/07/2023;
13. Response Letter to Will Serve Request from Borough of Sayreville Office of Water/Sewer Utilities, signed by David Leitner, Superintendent, dated 09/15/2023;
14. Sketch of Jernee Mill Road, unsigned, last revised March 2020;
15. NJDEP License Renewal Letter, signed by Madhu Guru, P.E., dated 06/06/2014;
16. Revocable License (A Rental Agreement from the State of New Jersey, signed by Madhu Guru, P.E., dated 06/05/2014;
17. W-9 Form, filled out and signed by applicant, dated 04/26/2024;
18. Fee and Escrow Calculation, unsigned undated;
19. Political Contribution Disclosure for Colliers Engineering & Design, signed by Tereza Mirkovic, dated 03/03/2025;

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20. Political Contribution Disclosure for Bob Smith & Associates, signed by Timothy M. Arch, Esq., dated 03/05/2025;
21. Political Contribution Disclosure for CP MD Jernee Mill Road, LLC, signed by Jeff Baston, dated 04/17/2024;
22. Deed of Easement for Peter & Donna Roehsler to Middlesex County Sewerage Authority, dated 12/27/1978;
23. **Stormwater Management Report**, prepared by Colliers Engineering & Design, signed by Daniel W. Busch, P.E., dated June 2023, last revised February 2025;
24. **Stormwater Management Operations and Maintenance Manual**, prepared by Colliers Engineering & Design, unsigned, dated August 2023, last revised February 2025;
25. **Geotechnical Report**, prepared by Geo-Technology Associates, Inc., signed by Kyle T. Plaza, P.E. and Robert Dykstra, P.E., dated 03/29/2024;
26. **Architectural Plans** entitled, "CP MD Jernee Mill Road Urban Renewal, LLC" consisting of (2) sheets, prepared by RKB Architects, Inc., signed by David L. Melo, R.A., dated 03/04/2025;
27. **Survey** entitled, "ALTA/NSPS Land Title Survey for Block 58, Lots 2.01 & 9, Jernees Mill Road, Borough of Sayreville, Middlesex County, NJ" consisting of (2) sheets, prepared by Colliers Engineering & Design, signed by Jeffrey D. Bunce, P.L.S., dated 09/07/2022, last revised 01/22/2025;
28. **Site & Subdivision Plans** entitled, "Amended Preliminary and Final Major Site Plan and Minor Subdivision for Jernee Mill Industrial, Block 58, Lots 2.01 & 9, Borough of Sayreville, Middlesex County, NJ" consisting of (29) sheets, prepared by Colliers Engineering & Design, signed by Daniel W. Busch, P.E., dated 06/12/2023, last revised 03/04/2025;

Based upon our review, we recommend that this application be deemed **COMPLETE** subject to the applicant paying all applicable fees and complying with all applicable notification requirements as set forth in the Borough of Sayreville Land Use Ordinance and the Municipal Land Use Law. Applicant to contact Planning Board Secretary to be placed on the next available meeting.

B. SUMMARY

The subject property is located on the western side of Jernee Mill Road and is bordered to the west by the South River. The existing property was previously consolidated, resulting in the combination of Block 58, Lots 1.01 & 2.02/ Block 57.02, Lot 1/ Block 57.04, Lot 1/ Block 57.05, Lot 1/ Block 58, Lots 6 & 7 to create Block 58, Lot 9. The current parcel consists of Block 58, Lot 9, and contains a total tract area of 2,024,895 SF (46.485 acres).

The majority of the site is a part of the former Sayreville Landfill #3. It was formerly operated as a solid waste disposal facility from 1971 to 1977 by the borough of Sayreville. In 1983 the USEPA included the site on the Federal Superfund National Priority List (NPL) based upon the presence of hazardous waste on site (EPA ID #NJD980505754). The site is under the oversight of NJDEP (NJEMS Preferred ID #5286). Remedial action activities were completed in 1999 with the installation of a composite cap system and passive ventilation system. The site is entirely covered by the Classification Exception Area (CEA) for groundwater and landfill gas monitoring for methane and has been ongoing since 2000.

In addition to the remaining composite cap and passive ventilation systems, the southeast corner of the property currently includes a 1 story building, block curb and concrete pads, all of which are to be removed.

The Applicant is seeking Preliminary & Final Major Site Plan and Minor Subdivision Approval. The subdivision seeks to create 2 new lots within Block 58, denoted as Proposed Lots A & B. On Lot A, the Applicant proposes a 255,466 sf Freezer Space Building with combined Office and Warehouse uses, and Lot B contains no proposed improvements. The project is proposed to be serviced by public water and a sanitary sewer, connecting to the respective utilities within Jernee Mill Road.

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C. PLANNING & ZONING

1. The subject property is located entirely within the SED (Special Economic Development) Zone.
2. **SED “Special Economic Development” Zone (Per Zoning Schedule I-C “Use Regulations – Industrial Districts”)**
 - a. We note that the proposed use of “Warehouse/Storage” is a permitted use within the zone.
 - b. “Office Space” is a permitted accessory use within the zone.

RELIEF REQUIRED

Variance(s)

We note no variances are being requested by the Applicant at this time.

Waiver(s)

Design Waivers:

1. **Minimum Footcandle Intensity (Sidewalk)** – where a minimum of (1) footcandle is required for all lengths of sidewalk, and (0) footcandles are proposed for the length of sidewalk along Jernee Mill Road. **(Per Ordinance Section #26-96.8(h.5)). This office does note that there are existing utility poles with pole mounted lights on the east side of Jernee Mill Road and when analyzed, those existing fixtures may provide adequate illumination for the proposed sidewalk. Testimony shall be provided.**
2. **Maximum Light Fixture Height Requirement** – where a maximum of 25 ft is permitted, and 35 ft is proposed for Pole Mounted Fixture “E”. **(Per Ordinance Section #26-96.8(d)).**
3. **Maximum Number of Monument Signs** – where a maximum of (1) sign is permitted, and (2) signs are proposed in the front yard along Jernee Mill Road. **(Per Ordinance #26-89 (Sign Schedule II)).**

Any and all other waivers required at the board hearing.

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/uses of the subject lots.
 - b. Applicant to provide testimony on all existing and proposed easements.
 - c. Applicant to provide testimony on the status of approvals from outside agencies.
 - d. We note that a Borough of Sayreville Fill Placement and Soil Removal Permit is required for the proposed site improvements.
 - e. The aesthetics of the proposed building to be constructed should be reviewed by the Board.
 - f. Information on the proposed hours of operation and number of employees should be provided. In addition, information on anticipated traffic patterns, deliveries, etc. should also be provided.

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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 in accordance with the requirements set forth within this ordinance section.
 - 1.The Applicant has proposed (88) car parking spaces, where (88) parking spaces are required. Calculated using combined:
 - a) Office Use – $7,705 \text{ sf} \times (1 \text{ space per } 300 \text{ sf gross floor area}) = 26 \text{ spaces.}$
 - b) Warehouse Use – Maximum 56 employees $\times (1 \text{ space per employee} + 10\%) = 56 + 6 = 62 \text{ spaces.}$
 - 2.The Applicant has proposed (4) ADA handicapped accessible parking spaces, where (4) are required when the total number of parking spaces is between (76-100).
 - 3.The Applicant has proposed (4) EV parking spaces, where only (3) are required when the total number of parking spaces is between (76-100).
 - 4.Applicant to provide testimony on compliance with ADA guidelines with regard to maximum slope requirements for the proposed access ramp in the southwestern corner and southern façade of the building.
- b. We note (Per Ordinance Section #26-98.2(b)), the proposed off-street loading facilities have been reviewed and are designed in accordance with the requirements set forth within this section.
 - 1.We note that a loading area of dimension (50 ft x 12 ft) is required. The applicant has provided (29) loading areas on the western side of the building that are (60 ft x 15 ft).
 - 2.We note the proposed loading access of 75 ft provides a sufficient turning radius for trucks to traverse within the site and is in accordance with Borough requirements.

2. Traffic & Circulation

- a. We note that the applicant has submitted (3) traffic & circulation plans as a part of this application. Including:
 - 1.Truck Circulation Plan
 - 2.Refuse Vehicle Circulation Plan
 - 3.Emergency Vehicle Circulation Plan
- b. It appears that at several locations the truck circulation mode for the fire truck implements “turn wheels from stop” or “turn on spot”. The truck circulation should be revised to exclude that option unless at a stopped intersection.
- c. The geometry of the southern Jernee Mill Road driveway should be reviewed. The vehicle turning into that access point conflicts with exiting traffic. The driveway may need to be widened and an island introduced to ensure the emergency vehicles can access the site with another vehicle exiting.
- d. We defer to the Borough Fire Official for additional concerns or comments relative to the proposed truck circulation.

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- e. The garage vehicle is shown as backing into the northmost dock position on the west side of the building. The plans do not label what is located within that dock. If that symbol represents a trash compactor, a label should be added along with a detail. If not a compactor, testimony shall be provided relative to where trash will be stored as no trash enclosure is shown on the plans.

3. Signs #26-89

- a. We note the applicant proposes 2 freestanding monument signs in the front of the property along Jernee Mill Road and are within the required 25 ft setback from the eastern property line.
 1. The Applicant shall revise plans or will require relief for proposing two (2) Monument Signs when a maximum of one (1) is permitted.

4. Tree Preservation Plan

- a. We note that a Borough of Sayreville Tree Removal Permit is required for the proposed site improvements.
- b. 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 is proposing to plant (241) new trees on the property and provide contribution to the Borough Tree Bank in the amount of (1,985) trees.

1. Calculation Based on Borough Requirements Within This Chapter for Replacement Trees Required:

- a) For Tree Plots (4"-16" DBH) – 704 Trees Required.
- b) For Tree Plots (16" DBH or greater) – 1,187 Trees Required.
 - a. Industrial Use Requirement Factor – $(1,187 + 704 \text{ Trees Required}) \times (1.15\%) = 2,175 \text{ Trees Required}$.
- c) Additional Planting Requirement for Proposed Parking ((1) Tree Planted for Every (2) Parking Spaces Proposed) – 44 Trees Required.
 - a. Industrial Use Factor – $(44 \text{ Trees Required}) \times (1.15\%) = 51 \text{ Trees Required}$.
- d) Total Trees **Required** – **2,226 Trees**.
- e) Total Trees **Proposed** – **241 Trees**.
 - a. 91 Shade Trees
 - b. 131 Evergreen Trees
 - c. 19 Flowering Trees
- f) $(2,226 - 241) = \underline{\underline{1,985 \text{ Remainder of Trees to Be Provided to Borough of Sayreville Tree Bank}}}$.

5. Landscape Design #26-96.7 –

- a. Applicant to provide testimony on compliance with all applicable landscaping design requirements within this ordinance section. We note the proposed improvements depicted on Sheets #15 & #16 appear to comply with this ordinance section.

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6. Lighting Design #26-96.8 –

- a. Testimony shall be provided to confirm the proposed poles and light fixtures are aesthetically compatible with the surrounding environment.
- b. We note the maximum pole mounted fixture height for the project is 25 ft. As such, pole mounted fixture “E” is not acceptable, as the fixture and pole are proposed to be 35 ft high. Applicant to revise plan or seek relief.
- c. We note the minimum permitted footcandle intensity requirement for sidewalk is 1 footcandle for the entire length of sidewalk. The plans propose (0) footcandles on the entire length of sidewalk along Jernee Mill Road. Applicant to revise plans or seek relief.
- d. We note the applicant is proposing lights with a color temperature of 3000 kelvin which produces an aesthetically pleasing color.

7. Installation of Improvements or Guarantees #26-112 – Applicant shall post the required performance guarantees necessary for the improvements proposed. Performance guarantees and inspection fees will be required per NJ MLUL.

8. Stormwater Management –

a. Soil Report:

1. We note that the applicant has submitted a geotechnical Investigation Report that details the methods used and results found as noted in the stormwater management report.
2. We note that season high water tables are listed on the bioretention basin detail on sheet 23 of the site plans, however corresponding testing and information is not shown on the plans or in the stormwater management report.
3. The soil testing information and locations should be shown on the grading plans for location and test number to review boring information and compliance with NJDEP BMP, chapter 12, and design parameters.

b. Green infrastructure

1. In accordance with the NJDEP’s adopted N.J.A.C. 7:8 Stormwater Regulations, a major development shall utilize green infrastructure best management practices (BMP’s (Section 5.4) and stormwater runoff quality standards (Section 5.5). Green infrastructure can improve the appearance and overall function of a site by using a set of stormwater management practices to mimic the natural water cycle by capturing, filtering, absorbing, and/or reusing stormwater. The proposed stormwater management design does comply with the NJDEP Best management practices as outlined in this review letter.
2. We note that the proposed project utilizes small-scale bio-retention basins and individual subsurface systems for the roof runoff to satisfy the green infrastructure requirement.

c. Stormwater Quantity – (peak rate reduction)

1. We note that the site improvements will disturb more than an acre of land, and will they increase impervious surfaces on-site by ¼ acre or more therefor is considered a major development.

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2. The site discharges into a tidal water body and is exempt from runoff quantity analysis per N.J.A.C. 7:8-5.6(b).4.
3. The existing drainage area EX. DA-2 in the stormwater management report has a TC of shallow concentrated flow of 171 ft. and 0.6% and is noted in on the DA map as 85 ft and 0.023%, Please review and revise.
4. The stormwater report shall be revised to include the future rainfall events and associated calculations.
5. The Sub-catchments for UG-1 & UG-2 are listed with different TC sheet flow calculations. Please review as the TC paths on the drainage area maps, indicate flows from the mid-point of the roof.
6. The stormwater management report indicates for subsurface systems "UG 1&2", on the outlet devices, a 2.7' long, sharp-crested rectangular weir. This weir has a factor of times X (3). Please review and supply associated details to show how this will be constructed inside the manhole S-21.
7. In the stormwater management report the area calculations for Basin #3 are indicated as 0.231 ac. and in the plan view the area is 0.200 ac. Please review and revise for volume calculations.
8. In the stormwater management report for Basin #3, the outlet devices listed as an outfall grate of elevation 12.00, and 11.00 in the plan view. Also for quantity calculations the 100 yr storm event is listed as elevation 12.28 and being conveyed through OCS S-33, however the earth spillway is elevation 12.25 and also not modeled in the report hydrographs. Please review and revise.
9. The proposed depressed area along the road frontage adjacent to stormwater basins 4 & 5, has an outgoing pipe from headwall S-17A into basin #4. The basins are designed to handle storm events up to the 100 yr storm at elevation 15.51. Basins 4 & 5 will flow larger storm events into this depressed area through HW S-17A and over the front yard areas into Jernee Mill roadway. Please review and revise.
10. The stormwater basins #4 & 5 are both interconnected by the spillway between the basins. This spillway elevation is noted as 14.1. The basins are modeled in the stormwater management report with no conveyance to each other however in the plans they are connected. Please review as the basins have different 100 yr. water surface elevations but connect at a lower elevation of 14.1. Please revise.
11. In the stormwater management report for basins 4 & 5, the outlet devices do not include the emergency spillway. The plan view indicates a 130 ft. spillway that connects to each basin. Please include in the spillway and lengths in the routing calculations.
12. In the stormwater management report for basins # 4 & 5, the Primary outlet is listed as 15" culvert for the primary routing, however on the plans an 18" pipe is proposed. Please confirm the size as the plans and report should match.
13. In the stormwater management report for Basin #4 for the 100 year storm event is listed at elevation 15.37, and modeled conveying to OCS S-12C, however the 100 year event will be conveyed out of Inlet S-25 with a grate elevation of 15.25. Please review and revise.

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14. The stormwater management report indicates for basin #4 outlet device with a grate of 15.20, however in the utility plans, OCS S-12C is listed as 11.82. The OCS should list all pertinent outfall information. Please revise.

15. The stormwater management report indicates for basin #5 outlet device with a grate of 15.40, however in the utility plans, OCS S-11 is listed as 13.29. The OCS should list all pertinent outfall information. Please revise.

16. In the stormwater management report in appendix D, It appears that the hydraulic grade line in the pipe capacities profile analysis is greater than the pipe capacity. Please review.

d. Stormwater Quality – (water treatment)

1. The site includes the use of four (4) small-scale Bio-retention basins and two (2) sub-surface retention basins for roof runoff that are located throughout the site. The NJDEP BMP manual chapter 9.7, for the small-scale bio-retention basins should be designed to hold the water quality storm without overflow.

- a) The small-scale bioretention basin #2, with a basin bottom of elevation 15.00 indicates (2)-4" orifice at elevation 16.00, and a water quality storm event of 16.25. Please review compliance with BMP chapter 9.7, the water quality storm event should be a maximum of 1 ft. depth.
- b) Basin #4 will backflow through HW S-17A, prior to the water quality storm event peak elevation of 13.58. Please review how this water will be treated.
- c) Basin #5, with a basin bottom of elevation 12.60, indicates a water quality storm of elevation 13.80. This is more than the 1 ft. depth requirement. Please review.

2. The subsurface retention systems UG-1 & 2 have a bottom elevation of 9.75, and a lowest orifice of elevation 11.00, Please review as this system will retain water at a constant elevation of 11.00. Please review and revise.

e. Stormwater Recharge – (effects of recharge on groundwater)

1. Per N.J.A.C 7:8-5.4(b)3.i, The following types of stormwater shall not be recharge, areas where recharge would be inconsistent with a remedial action work plan approved pursuant to the administrative requirements for the remediation of contaminated site rules N.J.A.C 7:26C, or a department approved landfill closure plan.

f. Stormwater Operations & Maintenance Manual –

1. An Operations & Maintenance Manual has been provided and includes cost estimates for maintenance tasks in conformance with the BMP manual. We note the Operations & Maintenance Manual is acceptable.

2. If the Board looks favorably upon this application, the Operations & Maintenance Manual shall be recorded on the deed.

g. Grading and Drainage

1. Applicant to provide testimony on any grading impacts to surrounding properties.

2. The applicants engineer should revise the utility plans to include all the sanitary sewer pipe data including sizes, inverts and slopes. Crossing data for all the existing sanitary sewer mains with the proposed stormwater piping should be shown.

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3. Please provide how the existing sanitary manhole rims will be raised and include proposed rim elevations on the grading plans.
4. The grading and drainage plans should be revised to include basin access for maintenance per the BMP manual chapter 9.7, page 12, for each basin. Review should be made for the access width in the detail as well. NJDEP Design guidelines recommends 12 ft. wide access.
5. On the utility plan sheet 6, The Manhole S-26B for the invert in for (P-17) is elevation 12.62 this is lower than the out invert of 12.68.
6. On the utility plan sheet 7, the proposed manhole S-21 is listed as an outlet structure, The outlet structure information does not match the Stormwater management report. Please provide an outlet structure detail for the manhole S-21.
7. The outlet control structures should be reviewed from the utility plans to the grading plans as many of the grates and associated information differ between the plans and the stormwater management report. Please include all outlet structure information on the grading plans for elevation review.
8. The roof leaders should be shown on the plans and connection to the subsurface systems. A roof leader detail and typical connection should be provided. Roof leaders should comply with BMP standards with leaf screens and/or diverters.
9. The emergency spillway details should be reviewed for the stormwater management report and match the calculations to the plan view.
10. On sheet 6, piping is proposed to connect to the existing storm manhole "STM MH". Proposed rim elevations should be shown as this area is proposed for road widening at the intersection.
11. On sheets 6 & 7, where sanitary sewer pipe has a crossing with the storm sewer piping a crossing reference or vertical distance should be provided.
12. We recommend Pipe 104 on Sheet #6 be revised to not exceed 400 LF without being separated by a drainage structure.
13. The stormwater piping design should be revised to relocate scour hole #S-41 and the accompanying head wall out of the 100 ft wide sanitary sewer easement.
14. The invert elevations for drainage pipes and structures in the basins should be added to all grading plans.
15. On sheets 8 & 9, the proposed curbing along the frontage of Jernee Mill Road should include high and low point elevations and top and bottom of curb elevations should be provided.
16. On sheets 8 & 9, additional spot elevations should be provided along the curb PC and PT returns for all the access drives.
17. On sheet 8, additional grades should be provided along the property line in the area of MH S-24A between the depressed area and the back of walk.
18. On sheet 9, along the southern access driveway, inlets S39-A and S39B are on the high side of the driveway, Please review and revise.

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19. On the detail sheet page 22, it seems the headwall detail is mis-labeled to thrust block detail.
20. The bio-retention basin detail on sheet 23, indicates underdrain systems however piping should be shown on the utility plans and/or details for installation purposes.
21. The bio-retention detail should be reviewed to match the stormwater management report. For basin #2 the bottom of the soil media is listed at elevation 13.00 and the underdrain is listed as elev. 13.85, please review. Please also include the stone thickness under the sand layer. The underdrain piping is shown as 4" perforated pipe, however the gravel is 3" min. Please review and revise.
22. The subsurface roof system detail on sheet 23 should be revised to show the size of each system in the table and quantity of piping units in each system.
23. This office reserves the right to make additional comments upon receipt of the revised documents.
24. The Grading Plan lacks sufficient design information to allow for a review of the proposed handicap ramps. The plans shall be updated to include additional proposed grading information to demonstrate compliance.
25. Testimony shall be provided regarding the number of exterior doors proposed along with how many of these doors will be handicap accessible. The applicant shall confirm that a sufficient number of doors will be accessible in accordance with the Americans with Disabilities Act.

9. Architectural Plan Comments

- a. (none).

10. Survey Comments:

- a. Various lines/linetypes are shown on the survey as well as the Site Plan documents. While these lines are labeled on the survey, they are not labeled on the Site Plan documents. Additional callouts/labels should be added to all plan sheets identifying the various lines on the plans for clarity.

11. Engineering Site Plan Comments

- a. Utilities –

1. A crossing table should be provided for all utility crossings proposed within the site.
2. Improvements are proposed within the existing sanitary sewer easement. Confirmation shall be provided from the record holder of the easement that the proposed improvements are acceptable encroachments into this easement.
3. We recommend that applicant strongly consider implementing solar panels on the roof of the proposed building.

- b. Landscaping –

1. There are (3) "GT" Deciduous Trees located within the proposed 845 ft AASHTO sight triangle. Applicant shall revise plans to remove these specified trees to be out of the sight triangle, and to remove any/all other plantings that are within any of the proposed sight triangles.

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2. Applicant should revise plans to relocate/remove the proposed "CA" shrub that is located on the rip rap apron within Small Scale Bioretention Basin #2, as the current location of the shrub could partially block drainage flow into the basin and/or alter the usefulness of the rip rap apron.

3. Plans shall be revised to remove/relocate any proposed plantings from directly on top or in front of scour holes and rip rap aprons within the proposed basins. As the current locations of plantings could partially block drainage flow into the basin and/or alter the usefulness of the scour hole & rip rap apron. For example,

- a) #S-32
- b) #S-39C
- c) #S-50

4. Plantings should be provided around the outdoor mechanical equipment to screen them from view.

5. Plantings are proposed over top of the underground stormwater basins in several locations. While the plantings proposed and generally smaller plantings, we recommend shifting those plantings so they are not in conflict with these underground stormwater systems.

c. Lighting –

1. In the bottom left corner of Sheet #17, there is a pole mounted light fixture that is labeled as fixture "F", when it really should be fixture "E" seeing as though fixture "F" is building mounted and the fact that (1) proposed fixture "E" is missing on the plan per the proposed quantities within the Lighting Schedule. Applicant to revise plans accordingly.

d. Site Layout –

1. We note the applicant proposes sight distances along Jernee Mill Road per AASHTO guidelines. Applicant to provide testimony confirming the sight triangles proposed comply with County requirements.

2. Applicant to provide information relative to trash collection and pick-up.

e. Construction Details –

1. A detail for the proposed Monument Signs have not been. Applicant to revise plans to include a Monument Sign Detail.

f. Soil Erosion & Sediment Control

1. The durations within the sequence of construction should be reviewed. For a project of this scale, the durations seem

g. Minor Subdivision

1. Testimony shall be provided if the minor subdivision is going to be recorded by deed or by plat. This office recommends the subdivision be recorded by plat. If recorded by plat, a minor subdivision plan shall be prepared by a licensed surveyor in the State of NJ in accordance with the Map Filing Law/Recordation Act.

2. Metes and bounds descriptions shall be provided for the proposed lots along with lot closure calculations for review and approval.

March 26, 2025

Re: Borough of Sayreville Planning Board Application No. **PB-24-02**
Applicant: CP MD Jernee Mill Road Urban Renewal, LLC
Application: Preliminary & Final Major Site Plan & Minor Subdivision Approval
Zone: SED: Special Economic Development Zone
Block/Lots: 58/2.01, 9
Site Address: Jernee Mill Road
Borough of Sayreville, Middlesex County, New Jersey
Completeness & Technical Review Letter #1
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3.If the subdivision is to be recorded by deed, a deed of easement shall be provided for review and approval by the Board Attorney.

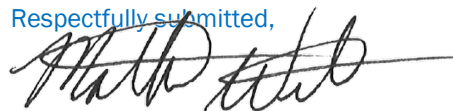
E. CONDITIONS OF APPROVAL

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 Planning Board
 - ii. Borough of Sayreville Sewer and Water Department
 - iii. Borough of Sayreville Fire Department
 - iv. Borough of Sayreville Construction Official
 - v. Borough of Sayreville Board of Health
 - vi. Middlesex County Planning Board
 - vii. Freehold Soil Conservation District
 - viii. US Environmental Protection Agency
 - ix. Sayreville Economic Redevelopment Authority
 - x. NJDEP (Freshwater Wetlands, Flood Hazard, etc.)
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
Bob Smith & Associates., Applicant's Attorney
(216 B-1 Stelton Road, Piscataway, NJ 08854)
Daniel W. Busch (Colliers Engineering & Design), Applicant's Engineer
(101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733)
CP MD Jernee Mill Road Urban Renewal, LLC., Applicant
(32 Mount Kemble Avenue, Morristown, NJ 07960)