



Via E-Mail Only

July 1, 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. **PB25-05**
Applicant: Sayreville School District – Board of Education
Application: Capital Review for Eisenhower Elementary School
Zone: P: Prime Zone
Block/Lots: 428/1, 2, 2.01
Site Address: 601 Ernston Road, Parlin, NJ 08859
Borough of Sayreville, Middlesex County, New Jersey
Engineering Review Letter
Morgan Municipal, LLC - Project No. SAYRPB25-05

Dear Ms. Magnani:

Enclosed please find a Capital Review for the above-referenced application.

A. COMPLETENESS

The following documents were reviewed in support of this report:

Initial Submission

1. Planning Board Informational Submission dated May 29, 2025, prepared by Brian Eaves, A.I.A., LEED AP of Spiezle Architectural Group, Inc.
2. Site Plan entitled "Parking Lot Expansion at Eisenhower Elementary School; 601 Ernston Road, Parlin NJ, 08859; Borough of Sayreville, Middlesex County, NJ for Sayreville Public Schools; 298 Ernston Road, Parlin, NJ 08859" prepared by Besrick G. Plummer, P.E., of B&G Engineering, LLC, and Spiezle Architectural Group, Inc., dated May 12, 2025, consisting of twelve (12) sheets.

The above referenced Application has been reviewed for administrative completeness in accordance with Township ordinances and the Municipal Land Use Regulations and has been found to be **COMPLETE**.

B. SUMMARY

The applicant is seeking to expand the existing parking lot at Eisenhower Elementary School located at 601 Ernston Road. The project scope will include demolition and removal of existing asphalt, concrete curb, concrete sidewalk, drainage pipe and drainage structures. Site demolition will make way for the proposed capital improvements consisting of new pavement, ADA compliant concrete sidewalk, ADA compliant ramps & crosswalks, new striping & signage, various drainage structures, a 100' x 50' underground detention basin, and a designated student drop off area.

It is our understanding this is a project being submitted on behalf of the Sayreville Board of Education for the purpose of reconfiguring and expanding the existing parking lot in an effort to improve site circulation. As it relates to Capital Reviews, we want to remind the Board that the review process is geared toward aligning the objectives of the Borough and Board of Education to best serve the public. Educational entities in similar cases are typically afforded special/generalized exemptions which do not undermine key planning/zoning elements and facilitate the creation of infrastructure supporting the educational use.

We take no exception to the intent of the scope of the work, however, given the nature and anticipated impact, we offer the following comments and recommendations to the board in the form of this Capital Review.

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C. ZONING

1. The subject property is located within the “P” Prime Zone.
 - a. No variance relief is required with the proposed application.

D. PLANNING COMMENTS

1. (none)

E. ENGINEERING COMMENTS

Our office has reviewed the submittals and documents submitted to the New Jersey Department of Education.

We note the submission has been completed in accordance with NJAC 6A:26-3.29(c). We offer the following comments for Board consideration:

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 the Eisenhower Elementary as well as the existing and proposed parking provided. A parking calculation has not been provided at this time.
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.
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.
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.
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.
6. Pedestrian crossing signs should be added at all locations where conflicts between pedestrians and vehicles are possible.
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.
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.
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.
10. Testimony regarding the adequacy of the circulation provided.
11. Testimony regarding the anticipated queuing lane and potential impacts to the parking lot during the AM/PM peak hour.

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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.
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.
3. The applicant shall confirm the following regarding the overall project impacts:
 - a. The overall limit of disturbance created by the proposed improvements to the existing parking lot.
 - b. 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.
 - c. 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.
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.
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.
6. Additional drainage flow arrows should be provided throughout the site.

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.
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.
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.

Miscellaneous:

10. Based on the extent of the proposed improvements, the following outside agency approvals are anticipated:
 - a. Middlesex County Planning Board.

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- b. New Jersey Department of Education.
- c. New Jersey Department of Environmental Protection.

Prior to construction, the Applicant shall obtain all necessary approvals from the Township's Zoning & Building Departments.

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:TJL

cc: Peter Van den Kooy, P.P., Board Planner (peterv@acuitytoday.com)
Alexander Fisher, Esq., Board Attorney (fisher@centraljerseylaw.com)
Brian Eaves, A.I.A., Applicant's Architect (briane@spiezle.com)

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