



Middlesex County Planning Board
 Development Review Committee (DRC)
 Electronic Plan Review --

Memorandum To: Beth Magani, Planning Board Secretary
From: Alex Zakrewsky, Principal Planner
MCOP File#: SY-SP-228
Municipality: Sayreville
Project Name: 212, 214 & 216 ERNSTON ROAD, SAYREVILLE
Date: 01/11/2024

On 01/09/2024, the Development Review Committee (DRC) of the Middlesex County Planning Board reviewed and considered the following application:

Type of Application: Site Plan

Plan Title: "Tax Lots 23, 24, 25 & 28 Block 444.04 212, 214 & 216 Ernston Road Borough of Sayreville Middlesex County, New Jersey" dated February 2, 2022, revised through October 25, 2023, and prepared by AWZ Engineering, Inc.

The action of the Development Review Committee (DRC) for this application was: **Conditional Approval.**

The following conditions listed under Reviewer Comments must be satisfied for County approval and prior to the issuance of a county road opening permit.

Department		Reviewer Comments
1	General Engineering	Submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the submitted survey will be forwarded to the applicant upon receipt. The site plan shows the proposed right-of-way easement/dedication; provide deed description and drawing.
2	General Engineering	The entire property frontage must meet current Title 2 ADA requirements. Provide ADA certification after construction.
3	General Engineering	The provided truck turning radius plan includes SU-30 design vehicle only. If the applicant's engineer shall confirm that that is the largest vehicle entering/exiting the site. If that changes in future, the updated truck turning radius plan needs to be provided which may include redesigning of the driveway to accommodate all the applicable turns.
4	General Engineering	Provide sight distances for both driveways located on a County Road as per AASHTO.
5	General Engineering	Remove reference to "By Others" from the Utility Plan and specify the name of the applicant or the utility company responsible for all utilities.
6	General Engineering	Plans show lateral utility trenching. Mill and repave full width of pavement between all the utilities and extend it 50 feet on each side, 50 feet west from the

		sewer line and 50 feet east from the drainage pipe. Clearly show and label the area on the drainage and utility plan.
7	General Engineering	Clearly indicate the dimension and type for the proposed drainage pipe. Only reinforced concrete pipes are allowed within the County's ROW. Provide a drainage certification.
8	General Engineering	The applicant is responsible for maintenance of landscaping proposed within the County's right-of-way. Provide maintenance agreement for the same.
9	General Engineering	Update the traffic report, page two, last paragraph. Modify the language so that it states left-out restriction for the western driveway.
10	Traffic Engineering	The Traffic Impact Study bearing latest revision date August 8, 2023, is acceptable. No additional traffic information is required at this time.
11	Traffic Engineering	Add No Stopping or Standing signs along the Ernston Road frontage. The Borough of Sayreville will need to adopt an ordinance accordingly.
12	Planners	All existing and required County improvements must be situated within the County right-of-way with a 2-5-foot buffer. The approved property survey will indicate the extent that right-of-way dedication will be needed. A deed of dedication, legal description and exhibit must be submitted for approval and recorded with the County clerk for the right-of-way dedication. The right-of-way dedication must be indicated on revised plans.
13	Planners	All applicable State and County standard details must be shown on revised plans. Please refer to the Land Management webpage on the Middlesex County website for links to the current details.
14	Planners	The application is subject to review and approval by the Mosquito Extermination Commission.
15	Planners	The applicant's Engineer shall submit a cost estimate of the required improvements within the County right-of-way. The County will use the accepted estimate to determine the amount of the performance guarantee.
16	Planners	A performance guarantee will be required to cover the construction of required improvements along the County Road. The amount of the guarantee will be based upon the approved cost estimate and determined after the above items have been satisfactorily addressed and/or shown on revised plans.
17	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the right-of-way and/or any specific area under Middlesex County's jurisdiction. The applicant may apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.
18	Planners	In furtherance of the County's Vision Zero Action Plan to eliminate all fatal and serious injuries on roadways within the County, the following is recommended, but not required: 1) bike racks should be provided near the front building entrance; and 2) pedestrian access in the form of a sidewalk should be provided from the street to the building.
19	Planners	Revised plans resulting from conditions of the Development Review Committee's approval shall be accompanied by a fee, which is based on 33% of the original fee for the first revision only. The fee shall be submitted at the time of resubmission and made payable to "Middlesex County – Treasurer".

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Should you have any questions regarding this memorandum, please contact me at your convenience at alex.zakrewsky@co.middlesex.nj.us.

c: Khalid Anjum, Department Head, Middlesex County Department of Transportation
Linda Weber, AICP, PP, Director, Land Management, Middlesex County Office of Planning
Mrunali Shah, Senior Engineer, Middlesex County Office of Engineering
Mohamed Shameer, Shameer Properties, LLC, Applicant
Adnan A. Khan, AWZ Engineering, Inc., Applicant's Engineer