

JOHN H. ALLGAIER, 1983-01  
DAVID J. SAMUEL, P.E., P.P.  
JOHN J. STEFANI, P.E., L.S., P.P.  
JAY B. CORNELL, P.E., P.P.  
MICHAEL J. McCLELLAND, P.E., P.P.  
GREGORY R. VALES, P.E., P.P.



TIMOTHY W. GILLEN, P.E., P.P.  
BRUCE M. KOCH, P.E., P.P.  
ERNEST J. PETERS, JR., P.E., P.P.  
LOUIS J. PLOSKONKA, P.E.  
TREVOR J. TAYLOR, P.E.  
BEHRAMTURAN, P.E.

MEMO TO: Borough of Dunellen  
Planning Board

FROM: Louis Ploskonka, P.E. &  
Bruce J. Rydel, P.P., AICP  
Office of the Planning Board Engineer & Planner

DATE: July 24, 2008

SUBJECT: **Grayrock Partners, LLC**  
**Subdivision**  
**Lot 27.01; Block 57.02**  
**Our File No.: PDNP0057.01**

In accordance with our authorization, we have reviewed the subdivision plan for the referenced application, prepared by Titus Surveying & Engineering, P.C., dated February 29, 2008 revised through April 29, 2008, consisting of six (6) sheets and we are reporting herein.

The applicant is proposing to subdivide existing Lot 27.01 in Block 57.02, located on Center Street near the intersection with High Street into proposed Lot 27.01 (sic) and proposed Lot 27.03. Proposed Lot 27.01 is 65 feet wide by approximately 127 feet deep and 8,292 square feet in area. Proposed Lot 27.03 is 65 feet wide by 347 feet deep, and is 22,593 square feet in area. The existing Lot 27.01 and proposed Lot 27.03 abut Block 57.02, Lot 26.05 fronting on High Street shown on the Borough Tax Map as "Borough of Dunellen Exempted".

Existing Lot 27.01 contains a 1-family dwelling with accessory structures. The applicant is proposing to subdivide the existing lot into two unequally sized new lots while retaining the existing lot number for one of the new lots - typically new lots are assigned new lot numbers by the Borough to avoid any confusion. Proposed Lot 27.01 would have a lot frontage of 65 feet along Center Street, and the applicant is proposing to construct a 2-family home on that lot. Proposed Lot 27.03 has no frontage on an improved street and the applicant also proposes to construct a 2-family dwelling on that proposed lot as well. It is our understanding that the Borough Zoning Officer has deemed the site to be situated in the RB (Residential) Zone, where 2-family residences are a permitted use. The plan indicates that the dwelling on proposed lot 27.03 will be served by public water and public sanitary sewer service coming off High Street through the Borough owned lot.

**Concerning our review of the subdivision plans for conformance with the Borough subdivision and zoning ordinances, and the Residential Site Improvement Standards (R.S.I.S.), we have the following comments:**

**A. Completeness**

The application has been deemed complete and accordingly, we have no objection to this application being included in the Board's agenda subject to the concurrence of the Board Attorney.





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**B. Planning & Zoning**

1. Pursuant to the Land Development Ordinance for the Borough of Dunellen Chapter 115A, Section 115A-4 Definitions, a minor subdivision is "any subdivision containing not more than two (2) lots fronting on an existing street and not involving any new street, road or the extension of any off-site improvements." (emphasis added)

According to the definition of a minor subdivision, the proposed subdivision of Lot 27.01 cannot be classified as a minor subdivision because it requires the extension of off-site improvements.

2. Applicant is proposing to construct a driveway over an un-improved Borough lot in order to provide access to the proposed lot 27.03. The applicant's proposed driveway off High Street to serve proposed Lot 27.03 does not meet the requirements for a public roadway in a public right-of-way. Applicant shall address this deficiency in testimony.
3. Pursuant to the Land Development Ordinance for the Borough of Dunellen Chapter 115, Section 115-34, the minimum bulk requirements for two-family dwellings in the RB Zone are as follow:

	<b>REQUIRED RB Zone</b>	<b>PROPOSED LOT 27.01</b>	<b>PROPOSED LOT 27.03</b>
Min. Lot Area:	7,500 sq. ft.	8,292 sq. ft	22,593 sq. ft.
Min. Lot Width	75 feet	<b>65 feet</b>	<b>40 feet</b>
Min. Lot Depth:	100 feet	150 feet	<b>65 feet</b>
Min. Front Yard Setback:	25 feet	25 feet	25 feet
Min. Side Yard Setback	10 feet	10 feet	20 feet
Min. Aggregate 2 Side Yard Setback:	15 feet	20 feet	164.7 feet
Min. Rear Yard Setback:	20 feet	49.7 feet	<b>10 feet</b>
Max. Building Height	2-1/2 stories, 35 feet	2-Story/ Less than 35 ft.	2-Story/ Less than 35 ft.
Max. Building Coverage	25%	24.9%	14.4%
Max. Impervious Coverage	75%	33.0%	25.4%

Proposed Lot 27.01 requires a variance for **lot width**.

Proposed Lot 27.03 requires variances for **lot width, lot depth and rear yard**.

Borough Code Section 115-21 requires that the average front yard setback observed by dwellings on the same side of the street, within 200 feet in both directions of the lot, shall determine the required setback of the building on the lot. The applicant should demonstrate conformance to this requirement.





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4. Applicant shall testify regarding intentions to utilize the roughly 5,850 square feet northerly portion of the proposed Lot 27.03 shown on the plans submitted as simply remaining vacant.
5. Applicant shall provide floor plans for each of the proposed two-family dwellings and building elevations to evidence compliance with zone height restrictions.
6. The proposed dwellings shall conform to the Land Development Ordinance for the Borough of Dunellen Chapter 115, Section 115-34 occupancy requirements.
7. Applicant shall provide evidence that the Borough Tax Assessor has approved the lot numbering. We recommend that proposed Lot 27.01 be numbered 27.04.
8. Applicant shall discuss conformance with parking requirements in accordance with RSIS. Pursuant to RSIS (N.J.A.C. 5:21-4.16), a two-bedroom unit requires 1.5 parking spaces. Applicant has not provided floor plans for the proposed dwellings, therefore utilizing the maximum allowed bedrooms units (2-bedrooms) the two proposed two-family dwellings each require 3 parking spaces. The applicant should discuss in testimony the potential to utilize the northerly portion of proposed lot 27.03 for vehicle parking of that lot.
9. Applicant shall discuss the trash and recycling provisions for the 2 two-family dwellings.
10. Applicant shall discuss the location of any proposed air conditioning units and the location and specifications of proposed outdoor lighting.
11. Applicant shall provide testimony regarding compliance with the State mandated affordable housing obligation pursuant to the Council on Affordable Housing (COAH) rules.
12. Applicant shall provide testimony regarding the character of the neighborhood as regards to single family homes versus two-family homes.

**C. Minor Subdivision**

1. If the applicant is proposing to file the subdivision plat, the plat should be revised to conform to the requirements of the Map Filing Law and resubmitted to the Borough for review and approval.





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2. If the subdivision is to be filed by deed, the applicant should submit deeds clearly describing the approved subdivision lots, suitable for recording at the County Clerk's Office. The deeds should be submitted to the Planning Board Attorney for review and the metes and bounds descriptions should be submitted to our office for review. When approved, they are to be signed by the Chairman and Secretary of the Planning Board prior to filing.
3. A survey monument should be set along the proposed subdivision line.
4. The applicant's surveyor should provide lot closure calculations to this office.
5. The subdivision plan shall be signed by the licensed New Jersey Land Surveyor.
6. The Key Map shall include all zoning boundaries and areas within 1000' of the site.
7. The Ordinance requires profiles of existing conditions a minimum distance of 200' beyond the subdivision boundaries.
8. Wooded areas on the tract should be indicated on the plans.
9. A copy of the deed and any protective covenants or restrictions applying to the land shall be submitted to the Board.
10. Proposed landscaping shall be indicated on the plan.
11. Minimum building setback lines shall be indicated on the plan.
12. Cross sections and profiles of proposed streets and curbs shall be provided.

**D. Proposed Improvements**

1. Additional lot grading information should be provided on the plans to ensure that runoff will not be directed toward the proposed dwelling or the adjacent properties. The lot grading should provide a minimum of 5% away from the dwelling for the first 5 feet, and 2% on all other turf/landscaped areas.
2. Additional grading information should be provided on the plans for the proposed improvements on Borough owned lot 26.05.
3. As-built grading plans should be submitted prior to the issuance of certificates of occupancy.





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4. Shade trees shall be provided if and where required by the Board. We note there are no shade trees along the frontage of the existing lot.
5. The applicant should discuss the condition of the existing sidewalks, and curbing, along the frontage of the site on Center Street and the need for improvement of the same. The plans should show the limits of any new curb, as well as any sidewalk and pavement that must be replaced due to a deteriorated condition, the construction of driveways, water services, gas services, sewer laterals, etc.
6. The Construction Details should be revised as follows:
  - a. The driveway pavement detail shall consist of a 4 inch asphalt base course and a 2 inch surface course.
  - b. Stabilized base for pavement replacement shall be 6" thick.
  - c. Cleanout caps shall be brass.
  - d. Sewer connections shall be made utilizing 90° strap on saddles with gray cast iron bodies.
  - e. Trench backfill shall be compacted to 95% modified proctor density.
7. The applicant's engineer shall provide a stormwater drainage report comparing the runoff rates and quantities before and after the proposed development. If soil conditions permit, we recommend that drywells be installed to control roof runoff, and provide a measure of stormwater quality improvement and recharge.
8. The proposed water service is shown on the plans only 1 foot from adjacent lot 26.02, which is not part of this development. This services should be relocated a minimum of 5 feet from the property line to ensure adjacent properties are not disturbed.
9. Consideration should be given to requiring the applicant to provide landscaping to buffer the new residential dwelling and site access from the adjacent single family dwellings and properties.
10. The applicant should demonstrate that the public sanitary sewer system has adequate capacity to accept the flows from the proposed development. Additionally, the applicant should demonstrate that the water system has adequate pressure and capacity for the expected demand and necessary fire flows for the proposed development.





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11. All structures are subject to the review of the Borough Construction Code Official's office.
12. The applicant should discuss approvals by all other agencies having jurisdiction including the Freehold Soil Conservation District and the Middlesex County Planning Board. Copies of applications and approvals, certifications, waivers, and/or letters of no interest from all other agencies having jurisdiction, as may be required, should be provided as a condition of final approval and prior to the site disturbance.
13. Proposed streets, if any, shall be signed. Street names shall be as required by the Board.
14. The Applicant should address the need for improvements on Lot 26.05 including roadway pavement, utilities, curbs, sidewalks, driveway apron, storm drainage, street trees, and provisions for a cul-de-sac at the terminus pursuant to RSIS requirements.
15. The adequacy of the width of Lot 26.05 for a road right of way should be discussed by the applicant.
16. The need for street lights at the proposed intersection on High Street should be discussed.
17. All utilities shall be installed underground. Intent to Serve letters shall be submitted to the Board for all utilities.
18. The adequacy of the access to proposed Lot 27.03 for firefighting purposes as well as the location of fire hydrants are subject to the review and approval of the Borough Fire Subcode Official.
19. Tree preservation and protection should be discussed by the Applicant.
20. The Ordinance requires that all lots have private walkway access to the public sidewalks. Proposed service walks shall be shown on the plan.
21. The need for easements on Lot 26.05 should be addressed by the Applicant.
22. The Applicant should discuss the proposed abandonment of the inground pool on the site. All imported soils shall be tested for priority pollutants +40 prior to delivery to the site and shall be compacted to a minimum 90% modified proctor density. Testing intervals shall be one test per each source of material, if source is from undisturbed natural ground. Testing interval for all other sources shall be determined upon volume of fill to be imported.





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Finally, any approval should be contingent upon the submission of revised plans in accordance with the above comments; proof of approval and/or waivers from all other agencies having jurisdiction; the filing of the subdivision plat in accordance with the latest Map Filing Law or deeds for the subdivision in a form approved by the Planning Board Attorney, duly signed by the Chairman and the Secretary of the Board, the descriptions of which must be reviewed by our office; submission of cost estimates for performance guarantees, posting of performance guarantees and inspection escrow amounts; the posting of any fair share contributions deemed necessary by the Mayor and Borough Council; and the applicant's payment of any outstanding professional fees of the Board and the Borough. The applicant should also be required to post any fair share contributions for affordable housing requirements as may be currently mandated by COAH or the Borough.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

cc: Board Members  
John Lore, Esq.  
Scott Luthman  
Applicant  
Applicant's Engineer

