



SBRN-00206

August 27, 2025

Mr. Dennis Slavin, Capital Project Manager
South Brunswick Township Planning Department
540 Ridge Road
Monmouth Junction, NJ 08852

**Re: Darrow Ct., Dundee Rd. & Ritter Rd. Improvements
Preliminary Review Comments Response**

Dear Mr. Slavin:

T&M Associates is in receipt of the Township's three review memos dated August 12, 2025. We offer the following responses to your comments:

Memo from Dennis Slavin, Re: Plan Review Comments (plans dated 8-6-25)

GENERAL COMMENTS:

1. Provide Distribution of Quantities sheet. It would be helpful to have "Construct Items" on each sheet like Major Rd. project.

Will Comply.

2. Utilities Profile on sheets with Utility Construction Plan sheets would be helpful. Typically shows where concrete encasements are required. The proposed water main is very close to the sanitary sewer main in many locations.

Will Comply. Profiles have been added to the Grading Plans and Profiles sheets.

3. Include a Grading Plan.

Will Comply.

4. Provide a Sequence of Construction.

Will Comply. A sequence of construction schedule has been added to the Soil Erosion and Sediment Control Details.

5. Proposed water services and sanitary laterals should end at the curb stops and at the cleanouts.

Will Comply.

6. Include proposed locations of underdrains.

Will Comply.



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7. Label abandoned gas main and active gas main.

Will Comply.

8. Include a Project ID sign. We can provide a detail from a recent project.

Will Comply. The Project ID Sign detail has been added to the Traffic Control Details.

9. I want the flush curb of the handicapped ramps to be cradle curbs. Do we need to set up a pay item for this or do the details cover it?

The Curb Ramp Details on Page 32 show a cradle curb at the handicapped ramps. Cost is included in the cost of the concrete curb item.

10. File for a Freehold Soils Conservation Permit.

Will Comply.

SHEET 1 of 29 COMMENTS:

1. Change “Gas” under Utilities Owners to PSE&G New Brunswick.

Will Comply.

2. Add to “Gas” under Utilities Owners- Transcontinental Pipeline Corp.

Will Comply.

3. Change other owners under Utilities Owners- see Major Rd. project.

Will Comply.

4. Include “Mayor & Council”.

Will Comply.

SHEET 2 of 29 COMMENTS:

1. Add to General Notes:

A) Contractor shall provide a concrete washout as required by the Stormwater Best Management Practices

B) The face forming of curbing is not permitted

C) Short sectioning of curb arc is not permitted in curb radii sections at intersections

D) It is a requirement that the tree removal contractor has to be registered with the State of NJ Board of Tree Experts.

Will Comply.

SHEET 4 of 29 COMMENTS:

1. Show the 10-foot Drainage Easement at 20 Dundee.

Will Comply.



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2. Show the 25-foot Transcontinental Pipeline Corp. Easement at 15 Dundee.

Will Comply.

3. Include the stop sign (with label) at Stillwell intersection.

Will Comply.

4. Label the stop sign at Bedford intersection.

Will Comply.

5. Show the crosswalk sign at Sta. 27 + 52 left (near UP 63338).

Will Comply.

SHEET 5 of 29 COMMENTS:

1. Show the 20-foot Drainage Easement at 26 Dundee.

Will Comply.

2. Show the existing water main from Sta. 30 + 00 to Sta. 31 + 00.

Will Comply.

SHEET 6 of 29 COMMENTS:

1. Label the Yield sign at Stillwell intersection.

Will Comply.

2. Show the existing water main from Sta. 4 + 20 to cul-de-sac.

Will Comply.

SHEET 7 of 29 COMMENTS:

1. Install Yield bar at Stillwell intersection.

Will Comply.

2. Label the vertical concrete curb 6 X 8 X 18.

Will Comply.

3. Asphalt aprons will be replaced in kind.

Will Comply.

SHEET 8 of 29 COMMENTS:

1. Why are you showing combination curb and gutter at Stillwell intersection and at the Bedford intersection?

The typo has been corrected to remove the combination curb and gutter.



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2. Include the stop sign (with label) at Stillwell intersection.

Will Comply.

3. Show the 10-foot Drainage Easement at 20 Dundee.

Will Comply.

4. Show the 25-foot Transcontinental Pipeline Corp. Easement at 15 Dundee.

Will Comply.

5. Asphalt aprons will be replaced in kind.

Will Comply.

6. Add a proposed stop bar on Bedford Rd. at the Dundee intersection.

Will Comply.

SHEET 9 of 29 COMMENTS:

1. Show the 20-foot Drainage Easement at 26 Dundee.

Will Comply.

2. Asphalt aprons will be replaced in kind.

Will Comply.

3. Remove 6 X 18 concrete vertical curb note from BBC areas.

Will Comply.

SHEET 10 of 29 COMMENTS:

1. Install Yield bar at Stillwell intersection.

Will Comply.

2. Can we connect the sidewalk at the end of the cul-de-sac instead of putting in handicapped ramps?

Will comply.

SHEET 11 of 29 COMMENTS:

1. Storm sewer pay items with new castings could specify the size of the curb piece. Say 4 inch or 6 inch when close to proposed handicapped ramps.

Will Comply. 6" has been noted as the typical height except where called out otherwise.

2. Proposed water main in cul-de sac runs through a sanitary sewer manhole.

Will Comply.



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SHEET 12 of 29 COMMENTS:

1. Show the 10-foot Drainage Easement at 20 Dundee.

Will Comply.

2. Show the 25-foot Transcontinental Pipeline Corp. Easement at 15 Dundee.

Will Comply.

3. Storm sewer pay items with new castings could specify the size of the curb piece. Say 4 inch or 6 inch when close to proposed handicapped ramps.

Will Comply. 6" has been noted as the typical height except where called out otherwise.

4. What is the pay item for the inlet across from Bedford Rd.?

The inlet has been called out for "Set Inlet Type 'B' Curb Piece."

SHEET 13 of 29 COMMENTS:

1. Show the 20-foot Drainage Easement at 26 Dundee.

Will Comply.

2. What is the pay item for the inlets near Sta. 29 + 40?

The inlets have been called out to be reconstructed.

SHEET 14 of 29 COMMENTS:

1. Storm sewer pay items with new castings could specify the size of the curb piece. Say 4 inch or 6 inch when close to proposed handicapped ramps.

Will Comply. 6" has been noted as the typical height except where called out otherwise.

2. Show the existing water main from Sta. 4 + 20 to cul-de-sac.

Will Comply.

3. What is the class of the 21-inch RCP?

Per NJDOT Standard Specifications, all RCP is Class III unless called out otherwise..

SHEET 17 of 29 COMMENTS:

1. Set/ Reset Manhole Casting Detail note: "Mortar inside and outside surfaces after the Twp. Utilities Dept. inspects the work".

Will Comply.

SHEET 21 of 29 COMMENTS:

1. Trench Construction and Water Main detail (Paved Roadway): change Backfill Soil Aggregate (I-13) to DGA. No excavated material can be used as backfill.

Will Comply.



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Memo from Dennis Slavin, Re: Construction Cost Estimate Review

1. Add water-related pay items i.e. gate valves (with diameter), abandonment of existing water services, abandonment of existing water line (main/ hydrant) with cap and concrete thrust block, abandonment of existing water main valve/ hydrant valve, remove and salvage existing water system material and all appurtenances, etc.

Payment for this work is included in the water main pipe item.

2. Reduce item 6 (Police Traffic Directors) allowance to \$50,000. We only want to use this pay item for mill/ pave operation and for possible road closures.

Will Comply.

3. Item 16- what is the class of the pipe?

Per the NJDOT Specs, all concrete pipe is Class III unless specified otherwise.

4. Item 23- include asphalt aprons in this pay item.

Will Comply.

5. Item 27- 6" X 8" X 18".

Will Comply.

6. Item 33- Fire Hydrant Assembly.

Will Comply.

7. Add a pay item for a Project Identification Sign.

Will Comply.

Memo from James Asprocolas (Public Works Inspector), Re: Ritter Rd, Darrow Ct and Dundee Rd Storm Drain Inspection and Plan Review

- Add storm drain inlet at house #25 Dundee to be reconstructed and install new design head

Will Comply.

- Public Works will replace any signs needed within the project limits

Noted. The item has been removed from the contract.

- We wrote the storm drain inlet located at house #20 Dundee to have a new design head and grate to be installed and concrete work to the walls, however, it is not shown on the plans

Will Comply.



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If you have any questions or require additional information, please feel free to contact myself or Dennis Mantlick.

Very truly yours,

T & M ASSOCIATES

Ralph Squillante
RALPH SQUILLANTE, P.E.
TECHNICAL SPECIALIST

RFS

cc: DJM, File

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