



July 29, 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-25-01**
Applicant: Tenon Auto Services, Inc.
Application: Preliminary & Final Major Site Plan Approval
Zone: B-3: Highway Business Zone
Block/Lots: 428/1, 2, 2.01
Site Address: 2069 NJ State Highway 35
Borough of Sayreville, Middlesex County, New Jersey
Technical Review Letter #2
Morgan Municipal, LLC - Project No SAYRPB25-04

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. Response Letter, prepared by French & Parrello Associates, signed by Kiera Nissen, PhD, PE, dated 07/23/2025;
2. Cover Letter prepared by Applicant's Attorney, signed by Kenneth L. Pape, ESQ., dated 03/05/2025;
3. **Stormwater Management Letter**, prepared by French & Parrello Associates, signed by Lena Balorda-Barone, P.E., dated 02/12/2025, last revised 07/22/2025; and
4. **Site Plans** entitled, "Preliminary and Final Major Site Plan for Tenon Auto Service, Inc., Block 428, Lots 1, 2 & 2.01, Borough of Sayreville, Middlesex County, NJ" consisting of (8) sheets, prepared by French & Parrello Associates, unsigned, dated 02/12/2025, last revised 07/22/2025.

B. SUMMARY

The subject property is known as Block 428, Lots 1, 2 and 2.01 in the Borough of Sayreville and is located along the southern side of NJ State Highway 35. The subject property contains a total of 1.977 acres (86,123 square feet) and is located within the B-3 (Highway Business) zoning district.

The property is currently developed with a two and a half-story dwelling, a garage, and a one-story shop and storage area that was previously used as a landscaping yard. An existing driveway is located on Route 35 and will remain as part of the proposed development.

The applicant is seeking Preliminary & Final Major Site Plan Approval for modifying the site use from Landscape Supply Yard to Bus Service and Maintenance Facility. The applicant intends on utilizing the existing structures for storage, bus service, and maintenance, as well as maintaining a gravel bus storage area on the western property boundary. The project will be serviced by existing utilities such as electric, gas, public water & sanitary sewer.

We note that the site was previously expanded beyond the limits granted by Planning Board approval. In an effort to mitigate the expansion and comply with the previously approved plan, the applicant intends on removing the existing storage bins/area and restore the portions of the site with grass and landscaping

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features.

C. PLANNING & ZONING

1. The subject property is located entirely within the B-3 (Highway Business) Zone.
2. **B-3 "Highway Business" Zone (Per Zoning Schedule I-B "Use Regulations – Commercial Districts")**
 - a. We note that the proposed use of "Automobile Repair" is a permitted use within the zone.
 - b. "Outdoor Storage" is a permitted accessory use within the zone.

RELIEF REQUIRED

Variance(s) Requested

1. (none).

Variance(s) Required

1. **Per Ordinance Section #26-82.6(a.4)) - Front Yard Setback (Accessory Structure/Outdoor Storage)** where no accessory structure(s) shall be located in a required front yard or in any area, such as the "side" front yard of a corner lot, where front yard setbacks apply, while the eastern portion of the proposed outdoor bus storage area encroaches into the 50 ft front yard setback abutting the jughandle.

Any and all other variances required at the board hearing.

Waiver(s) Requested

Submission Waivers:

1. Preliminary Major Site Plan Checklist
 - a. Addressed Per Revised Documents – Received 07/23/2025
 - b. Addressed Per Revised Documents – Received 07/23/2025

Design Waivers:

1. **Per Ordinance Section §26-98(i) - Minimum Parking Landscaping Requirement** – where a minimum of ten 10% of any surface parking facility shall be landscaped about the interior and shall include one (1) shade tree for every twenty (20) parking spaces, where none are proposed.
2. **Per Ordinance Section §26-98.1(B.1) - Hairpin Striping Requirement** – where hairpin striping is required for new parking spaces, and none are proposed.
3. **Per Ordinance Section §26-98.1(B.5). - Parking Area Curbing Requirement** – where all parking lots and all loading areas shall have concrete or Belgian block curbing, in accordance with the Borough's standard details, around the perimeter of the parking and loading areas, where concrete curbing is only provided where the parking stalls abut the building.
4. **Per Ordinance Section §26-98.1(B.6) - Sidewalk Requirement** – where sidewalks are required between parking areas and principal structures, along aisles and driveways, and wherever pedestrian traffic shall occur, and shall be provided in accordance with the Borough's standard details, with a minimum width of four (4') feet of passable area and shall be raised six (6") inches or more above the parking area, except when crossing streets

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or driveways, guardrails, and wheel stops permanently anchored to the ground shall be provided in appropriate locations. While the applicant proposes none along the aisle and driveways of the entrance to the site.

5. **Per Ordinance Section §26-98.1(B.7) - Lot Surfacing Requirement** – where all off-street parking areas, interior driveways and loading/unloading areas shall be surfaced with bituminous concrete pavement, while the applicant plans to utilize the existing pavement and gravel areas on site.

Waiver(s) Required

Submission Waivers:

1. **Addressed Per Revised Documents – Received 07/23/2025**

Design Waivers:

1. **Per Ordinance Section §26-97.1(u) - Sidewalk Requirement (Property Frontage)** – where sidewalk at a minimum of (4 FT x 4 FT) is required, whereas no sidewalk is proposed in the front of the property.
2. **Per Ordinance Section §26-96.8(h.2) - Minimum Lighting Requirement (Parking Area)** – where 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 are required for commercial parking lots, where none appear to be provided.

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 for the subject lot.
- b. Applicant to provide testimony on all existing or proposed easements, deed restrictions, covenants. As it is currently shown, the plan depicts a sanitary sewer and water main easement(s).
- c. Applicant to provide testimony on any active and/or anticipated approvals from outside agencies. We note that the proposed development results in land disturbance exceeding 5,000 square feet, therefore, approval from Freehold Soil Conservation District shall be required.

Applicant has stated a LONI from Middlesex County has been obtained. This LONI shall be provided to our office for confirmation.

General Township Ordinances Comments

1. Ordinance Section §26-88 - Off-Street Parking and Loading

- 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.

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1. We note per **Ordinance Section §26-88.1(a.1)** for unscheduled uses, states off-street parking requirements for uses not listed in Parking Schedule I shall be established by the Board, based upon accepted industry standards.
 - a) As the use of “Automobile Repair” is not included in the Parking Schedule, it is up to the board to determine acceptable requirements per industry standards.
 - b) We note the applicant proposes (12) car parking spaces with dimensions (9 ft x 18 ft), one of which being handicapped van accessible with dimension (11 ft x 18 ft) with an additional (5 ft x 18 ft) shoulder.
 - c) The Applicant has provided that the maximum number of workers at peak shift will be (5) employees and has stated that the requirement for the existing shop is (8) parking spaces.
 - d) It appears that the amount of parking proposed will effectively meet the expected parking capacity for the site. With the condition of the Boards approval, our office takes no exception to the amount of parking spaces proposed by the applicant.
 - e) Applicant to provide testimony on compliance with ADA requirements for handicapped accessibility to the building as it appears no ramp is provided. If no ADA compliant access is provided, then the plans shall be revised to propose one.

Applicant has stated that only the employees will be using the parking lot, there will be no customers from the general public anticipated to visit the site, and that ADA access will be provided through the roll-up door.

- b. We note that the development provides an existing 30-ft wide two-way drive aisle in the parking lot. The drive aisle provided is in accordance with Borough Requirements and it appears vehicles will be able to adequately circulate the site.
- c. We recommend the applicant conduct pavement core testing to confirm the adequate thickness of existing asphalt is present on site. In accordance with **Section §26-98.1.b.7.(c)**, heavy truck trafficked areas shall be paved with a total of 7” of pavement. 2” of surface course and 5” of base course. **Within the applicant's July 23rd, 2025, response letter it is stated that the asphalt is in good condition and has held up to truck use. We take no exception to this response; however, we recommend the applicant walk the site with this office as any condition of approval to identify any portions of the existing parking lot which require maintenance.**

2. Traffic & Circulation

- a. We note that the applicant has submitted a Traffic Impact Statement in accordance with **Section §26-64** along with a “Details and Turning Template Plan” as a part of this application.
- b. Traffic Impact Statement
 1. Applicant to provide testimony on the trip generation calculations used for both the Nursery (Wholesale) & Automobile Care Center.
 - a) The provided traffic impact statement indicates that the AM peak hour will not be impacted from the proposed development and the PM peak hour will be reduced by 10 trips. The proposed development will result in an overall reduction of 10 trips generated at the site.
 - b) We note that based on the proposed traffic impact, the development is not considered a major traffic generator as defined by NJDOT.

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2. Applicant to provide testimony that the proposed change in use of the development will have a de minimus impact on NJ State Highway 35.

c. "Details and Turning Template Plan"

1. Applicant shall provide testimony confirming that the City Transit Bus used in the turning template accurately represents the vehicles that will be accessing and stored within the site.

We note that the applicant has revised their Details and Turning Template Plan to account for a 45 ft long coach bus. The applicant states that this will be the largest bus size stored within the site.

2. **Addressed Per Revised Documents – Received 07/23/2025**

3. **Signs §26-89**

- a. We note the only sign denoted on the plans is a proposed building mounted ADA Van Accessible sign. As no other signs are indicated on the plan, the applicant appears to be in compliance with Borough regulations regarding signage.
- b. Applicant shall provide testimony as to any other building mounted or detached signs that exist or are proposed on the property to ensure compliance with Borough requirements for number of signs, location of signs, etc.

4. **Tree Preservation Plan §30-7**

- a. A Tree Preservation Report has not been provided as a part of this application. We note the applicant will only be planting new trees on the property, and the existing trees are to remain, with the exception of selectively removing/ thinning out diseased or dead branches. **The plans have been updated to provide a 100 foot buffer from the southern property line which exceeds the required 50 foot buffer. Additionally, plantings have been added where feasible within that buffer area. A portion of the buffer is not able to be planted due to the presence of an existing underground stormwater detention system.**

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 Sheet #4 appear to comply with this ordinance section.

6. **Lighting Design §26-96.8**

a. **Addressed Per Revised Documents – Received 07/23/2025**

- b. Since no lighting is shown except for the existing poles along NJ State Highway 35, then it appears that the rear and front parking area will not be sufficiently illuminated as well as the proposed storage area. **Testimony shall be provided as to the appropriateness for the proposed lighting design. This testimony shall include a summary of the use including the hours of operations, at a minimum.**

1. For Commercial parking lots: 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 is required.

We note the applicant has proposed additional building mounted lights, and one pole mounted light, but there are still portions of the parking, drive aisle, and storage areas that

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are not adequately illuminated. The applicant has requested a waiver from providing additional lighting near the storage area, stating that the proposed storage area does not need illumination. Aside from the storage area, the drive aisle in the northwestern portion of the property, and the rear loading area are not illuminated. Testimony shall be provided in support of this lighting design. On specific concern at this time is the illumination of the trash enclosure. Testimony shall be provided on the timing of trash pick up to determine if additional lighting is needed in that area.

7. Installation of Improvements or Guarantees §26-112

- a. Applicant to provide testimony on compliance with posting the required performance guarantees necessary for the improvements proposed. Performance guarantees and inspection fees will be required per NJ MLUL.

8. Stormwater Control §26-99.6 & Stormwater Management

- a. We note the proposed site improvements do not result in more than an acre of disturbance or create more than a quarter acre increase in impervious surface and therefore is not considered a major development. The site appears to maintain the overall existing drainage patterns of the site.

9. Survey Comments

- a. (none).

10. Engineering Site Plan Comments

a. Utilities

1. As a condition of approval, it is recommended that the applicant employs the services of a subsurface utility investigation company to confirm the location, size and depth to utilities servicing this site. This office also recommends that the sewer lateral be inspected via camera to ensure that it is still in acceptable condition when considering the age of the line and the historic use of the property.
2. The applicant shall provide testimony confirming the capacity of the existing utilities will meet the demand of the proposed automobile maintenance use, existing dwelling and existing shop.

Applicant has stated that the 2-inch water and 4-inch sewer lines are adequate for the applicant's low intensity use.

b. Landscaping

1. The applicant shall provide testimony clarifying no trees are proposed to be planted within any sight triangle easements along NJ State Highway 35.

Applicant states there will be no trees proposed to be planted within any sight triangles.

2. We note that the applicant intends to thin out the existing evergreen buffer of dead/diseased/dying trees and branches. This office takes no exception; however, special care shall be taken when performing this work to not impact nearby health vegetation.
3. When supplementing the existing vegetation as depicted on the Site Plan, special care shall again be taken to not impact nearby healthy vegetation.

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c. Lighting

1. The plans shall be revised to provide adequate lighting for the parking area, where 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 is required.

See Comment 6.1.b on Page 6 of this letter.

2. The plans shall be revised to provide lighting that adequately illuminates all parts of the proposed bus storage area as well as an lighting schedule and details for all proposed site lighting features.

Applicant has requested a waiver for this requirement.

d. Site Layout

1. The applicant shall revise plan to denote where the proposed refuse area will be located for the site.

a) **Addressed Per Revised Documents – Received 07/23/2025**

- b) Additional testimony shall be provided on who will be picking up refuse from the site, and the frequency at which the pick-ups will take place.

We note that the applicant indicates that refuse pickup is by a private hauler. The number of pick ups per week and the time of pick-up should be provided. Due to the presence of nearby residential properties, we recommend trash pick up only occur between the hours of 8 AM and 6 PM.

2. The plan shall be revised to provide a detail outlining the cross section of the proposed gravel parking area shall be provided on the plans to ensure it is adequate enough to accommodate large busses or other vehicles that will be stored at the site for an extended period of time. The detail shall specify stone size and stone layer thickness/depth. **This office is generally acceptable to the implementation of gravel parking due to gravel producing less stormwater runoff than asphalt or concrete. Testimony shall be provided confirming that the existing gravel surface is suitable for the proposed use and the maintenance procedures which will be implemented to ensure the gravel remains in good condition. Any ruts or displacement of gravel should be addressed immediately**

3. **Addressed Per Revised Documents – Received 07/23/2025**

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

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- 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. Freehold Soils Conservation District

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 (Via Email)
Kenneth L. Pape, Applicant's Attorney (Via Email)
Jelena Balorda-Barone, P.E. (French & Parrello Associates), Applicant's Engineer (Via Email)
Tenon Auto Services, Inc., Applicant
(1641 Loretta Avenue, Suite A, Trevose, PA 19053)