

26-75.5 Standard Development Application

BOROUGH OF SAYREVILLE STANDARD DEVELOPMENT APPLICATION			
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GENERAL INSTRUCTIONS: To the extent possible, Applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.			
Indicate to which Board application is being made: <input checked="" type="checkbox"/> <i>Planning Board</i> <input type="checkbox"/> <i>Board of Adjustment</i>			
Indicate all approvals and variances being sought:			
<input type="checkbox"/> <i>Informal Review</i>	<input checked="" type="checkbox"/> <i>Prelim. Major Site Plan</i>	<input type="checkbox"/> <i>Interpretation</i>	
<input checked="" type="checkbox"/> <i>Bulk Variance(s)</i>	<input checked="" type="checkbox"/> <i>Final Major Site Plan</i>	<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>	
<input type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>	<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>	
<input type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final Major Subdivision</i>		
<input type="checkbox"/> <i>Minor Site Plan</i>	<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer (attach the denial/decision)</i>		
<input type="checkbox"/> <i>Minor Subdivision</i>			
1. APPLICANT			
Name Cara Van, LLC		Address 475 Division Street., Bldg 7	
City Elizabeth	State NJ	Zip 07201	Fax Telephone
2. PROPERTY OWNER (if other than applicant)			
Name PM Cara Holdings, Inc. & Caracappa Ventures, LLC		Address 95 Oakland Mills Road	
City Manalapan	State NJ	Zip 07726	Fax Telephone
3. APPLICANT'S ATTORNEY (if applicable)			
Name John S Wisniewski		Address 17 Main Street	
City Sayreville	State NJ	Zip 08872	Fax 732-651-0060 Telephone 732-651-0060
TO BE COMPLETED BY BOROUGH STAFF ONLY			
Date Filed:		Application No:	

BOROUGH OF SAYREVILLE

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4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address Co. of Kearney Rd & Rt 35 South Block(s) and Lot(s) Numbers Block 277 Lots 1-5 & 13-14

Site Acreage (and Square Footage) 2.059 acres 89,725 sq. ft.	Zone District(s) B-3	Tax Sheet Nos.
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Present Use

Vacant

Proposed Development Name and Nature of Use

Oil change, car wash & detailing

Number of New Buildings 1	Sq. Ft. of New Building(s) 9,477 sq. ft.	Height 33.6 ft.	% of Lot to be Covered by Buildings 11.1%
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% of Lot to be Covered by Pavement 24%	Number of Parking Spaces and Dimensions 16 spaces 9 ft x 18 ft	Dimensions of Loading Area(s) N/A
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Exterior Construction Material/Design

Block

Total Cost of Building and Site Improvements TBD	Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A	Are Any New Streets or Utility Extensions Proposed? No
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Number of Existing Trees, Two Inch Caliper or Greater, to be Removed N/A	Are Any Structures to be Removed? No	Number of Proposed Signs and Dimensions 1 freestanding 50 sq. ft. and 1 building sign less than 85 sq. ft.
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Is Soil Removal Or Fill Proposed? Specify Total in Cubic Yards N/A	Is the Property Within 200 ft. of an Adjacent Municipality? If so, which. N/A
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5. Are there any existing or proposed deed restrictions or covenants? Please detail.

None

6. HISTORY OF PAST APPROVALS

☒ Check here if none

	APPROVED	DENIED	DATE
Subdivision			
Site Plan			
Variance(s)			
Building Permit			

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7. NAMES OF PLAN PREPARERS

Engineer's Name Scott Turner, PE		Address 261 Cleveland Avenue		
City Highland Park	State NJ	Zip 08904	Telephone 732-846-8585	License # 43811
Surveyor's Name Gregory S. Gallas		Address 2865 US Route 1		
City North Brunswick	State NJ	Zip 08902	Telephone 732-422-6700	License # 36244
Landscape Architect or Architect's Name Thomas R. Canzani, RA		Address 21-00 Route 208 South, Suite 260		
City Fair Lawn	State NJ	Zip 07410	Telephone 201-265-5645	License # 08330

8. FEES SUBMITTED

Application Fees	\$ 2,000.00
Variance Fees	\$ 200.00
Escrow Fees	\$ 7,582.00
Total Fees	\$ 9,782.00

CERTIFICATION

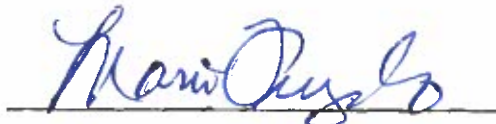
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.

Cara Van, LLC

Sworn to and subscribed before me this date

July 7, 2025
Michael Caracappa, Managing Member
Signature of Applicant

PM Cara Holdings, Inc. & Caracappa Ventures, LLC


Michael Caracappa, President & Managing Member
Property Owner Authorizing Application if Other
Than ApplicantMaria Pumo
Notary Public State of NJMy Comm. Exp. July 15, 2025
ID# 50131451