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February 12, 2025

Last Revised September 4, 2025

Borough of Sayreville Planning Board

167 Main Street, Second Floor
Sayreville, NJ 08872

Re: **Stormwater Management Letter**
Tenon Auto Service Inc.
2069 Highway 35
Block 428, Lots 1, 2, & 2.01
Borough of Sayreville, Middlesex County, New Jersey
FPA No. 18937.003

To Whom it May Concern:

French & Parrello Associates (FPA) has been retained to prepare Site Plans relating to the proposed site improvements located at 2069 Highway 35 within the Borough of Sayreville, Middlesex County, New Jersey. The project site is known as Block 428, Lots 1, 2, & 2.01 in the Borough of Sayreville. The subject property contains a total of 86,123 square feet (1.977 acres) and is located within the B-3 Zone.

The property currently contains a 2 ½ story frame dwelling, 1 story shop and storage area, frame garage, and existing storage bins. The limits of gravel on the site were previously expanded beyond the approved limits from an approved site plan "Site Plan for Applied Landscape Technologies Block 428, Lots 1, 2, & 2.01 situated in borough of Sayreville-County of Middlesex, New Jersey" prepared by James E. Cleary & Associates, Inc. dated July 2000, last revised July 26, 2001.

The applicant is proposing to use the site as a bus service and maintenance facility. The storage bins will be removed and existing areas which were gravel areas will be landscaped and/or seeded. This is to comply with the previously approved Site Plan conditions. The applicant proposes to keep 3,904 square feet of existing gravel in the proposed condition to facilitate bus maneuvering and storage.

The proposed project has a land disturbance area of 0.92 acres. The change in impervious numbers reported here will be compared to the 2001 approved Site Plan. There will be an increase in gravel, which Borough of Sayreville considers an impervious surface of 1,175 square feet (0.027 ac). The increase in motor vehicle surface is 153 square feet (0.004 ac). Since the project does not disturb more than 1 acre and creates less than one quarter acre of regulated impervious and regulated motor vehicle surface, the project is not



considered a major development under the State Stormwater Management Rules. Therefore, stormwater quantity, water quality, and groundwater recharge requirements are not applicable to this project.

If you have any questions or need additional information, please do not hesitate to contact our office.

FRENCH & PARRELLO ASSOCIATES, PA

A handwritten signature in black ink, appearing to read 'Lena', written over a light blue horizontal line.

Lena Balorda-Barone, P.E.

Senior Project Manager

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