

June 29, 2026

Borough of Sayreville
Sayreville Planning Board
167 Main Street
Sayreville, NJ 08872

Re: 955 Route 9 LLC
Minor Site Plan
Block 413, Lot 9
955 Route 9
Planning Review #1

Dear Board Members:

In accordance with your authorization, our office has reviewed materials for the above-referenced development application, including the following:

- Borough of Sayreville Standard Development Application, and Site Plan Checklist;
- A Traffic Statement, prepared by McDonough & Rea Associates (MRA), dated May 04, 2026;
- Minor Site Plans, prepared by Van Cleef Engineering Associates, last revised June 02, 2026;
- Car Depot Sign Plans, prepared by Manhattan Signs, dated May 05, 2026;
- Architectural Plans, prepared by Graviano & Gills Architects & Planners, dated April 16, 2026;
- A Water-Sewer Report, prepared by Van Cleef Engineering Associates, dated June 03, 2026;
- Zoning Board of Adjustment Resolution #98-20, dated March 24, 1999.

We offer the following comments for the Board's consideration:

1. Project Description

The proposed project site, located along Route 9 Northbound in Sayreville, New Jersey, includes Block 413, Lot 9 ("Subject Property"). The subject property is an interior lot located within the Highway Business (B-3) zone. The proposed project includes the conversion of an existing 16,800 SF office building to an automobile sales office and sales floor for a car dealership with 153 parking spaces.

2. Site Description and Surrounding Uses

The site is an interior lot along Route 9. The property is surrounded by residential uses to the east and south, and commercial uses to the north and east. The site is served by right-in and right-out driveways to Route 9 northbound lanes.

3. Master Plan

The Borough's 2013 Master Plan designates the Subject Property as Highway Business, consistent with the Business Zoning. The Applicant shall provide testimony describing how the project does not impair the intent or purpose of the Borough's Master Plan.

4. Zoning Compliance

The proposed project is located within the Highway Business (B-3) zone. Automobile sales are listed as a permitted use within the B-3 zone. The Applicant shall provide testimony describing how the project does not impair the intent or purpose of the zone plan.

The bulk standards for the B-3 Highway Development Zone are detailed below:

Standard	Required	Existing	Proposed
Minimum Lot Size	20,000 SF	143,868 SF	143,868 SF
Minimum Lot Width	100 FT	486.06 FT**	486.06 FT**
Minimum Lot Depth	100 FT	382.98 FT	382.98 FT
Minimum Front Yard	50 FT	81.0 FT**	81.0 FT**
Minimum Side Yard/Combined	10 FT	142.7 FT	142.7 FT
Maximum Height	35 FT	>35 FT**	>35 FT**
Maximum Building Coverage	25%	11.68%	11.68%
Maximum Impervious Lot Coverage	85%	57%	57%
** Pre-existing non-conformity.			

5. Planning Comments

A. General

1. The Applicant should explain prior approvals for the subject property and all proposed amendments.
2. The Applicant should explain how proposed plan amendments remain compatible with the goals and objectives of the Zone Plan and demonstrate consistency with specific goals and objectives of the Zone Plan.
3. Applicant should explain the day-to-day operation of the proposed business, the hours and days of operation, and the maximum number of employees.
4. The applicant shall provide testimony describing the vehicle delivery and on-site vehicle servicing operations associated with the proposed use, including:
 - a) Whether vehicles will be delivered by tractor-trailer or another transport method.
 - b) Where deliveries will occur, including the specific unloading location(s) on the site.
 - c) The anticipated timing, frequency, and hours of vehicle deliveries and unloading activities.

- d) Whether any vehicle repairs, maintenance, or preparation will be performed on site and, if so, the types of work that will be conducted.
- e) Whether any on-site activities will involve fluids, oils, fuels, solvents, coolants, or other chemicals and, if so, the types of materials involved.
- f) The proposed measures for the containment, storage, spill prevention, and disposal of any fluids, chemicals, or related waste generated by on-site vehicle servicing or maintenance activities, including compliance with applicable environmental regulations.

B. Parking, Loading, and Circulation

- 1. The applicant has proposed 153 parking spaces for the proposed automobile sales use. The ordinance requires 153 total parking spaces. The applicant should clarify whether operational needs require additional parking spaces.

C. Signs

- 1. The applicant is seeking relief for the minimum sign setback whereas 25 FT is required and 17.37 FT is proposed. The applicant shall provide testimony addressing this relief.
- 2. The applicant should confirm that the proposed signs demonstrate minimal additional visual clutter or distraction.

D. Landscaping

- 1. The landscape design shall comply with the requirements of the Borough Ordinance at 26-96.7. The Applicant should address compliance with the Ordinance.

E. Variances

- 1. The applicant is seeking relief for the minimum sign setback whereas 25 FT is required and 17.37 FT is proposed.

F. Miscellaneous

- 1. Applicant is subject to all applicable outside agency approvals.
- 2. We defer to the Board Engineer regarding lighting, grading, drainage, utilities, traffic, and any conditions of approval.

We reserve the right to present additional comments, variances, and/or design waivers pending the receipt of revised plans and/or the testimony of the applicant before the Board. Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

Acuity Consulting Services



Peter Van den Kooy, PP, AICP
Planning Board Planner