



**Law Offices of
Richard Schkolnick, LLC**

75 Main Street, Suite 201
Millburn, NJ 07041

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

May 14, 2026

By Overnight Delivery and Email

Beth Magnani, Planning Board Secretary
Borough of Sayreville
167 Main Street
Sayreville, New Jersey 08872

**RE: Application of 955 Route 9 LLC
955 Route 9
Block 413, Lot 5**

Dear Ms. Magnani:

This Firm represents 955 Route 9 LLC, owner of the subject property. In support of this application for minor site plan approval and one 'c' variato permit the renovation and conversion of an existing office building into a sales office and showroom for a car dealership, enclosed please find four sets of the following for a completeness review:

1. Standard Development Application.
2. Minor Site Plan Checklist.
3. Zoning Board of Adjustment Resolution #98-20 for use variance and site plan approval, dated March 24, 1999.
4. Copy of email from the Zoning Officer, Andrew Mashanski, stating that there are no outstanding fines on the property, dated March 2, 2026.
5. List of property owners, dated March 6, 2026.
6. Statement that taxes are current through the 2nd quarter of 2026, dated May 12, 2026.

7. Topographic Survey, prepared by Lakeland Surveying, dated January 19, 2026.
8. Traffic Statement, prepared by McDonough and Rea Associates, dated May 4, 2026.
9. Architectural Plans (5 sheets), prepared by Graviano & Gillis Architects & Planners, dated April 16, 2026.
10. Car Depot Sign Plan (3 sheets), prepared by Manhattan Signs, dated May 5, 2026. (11" x 17" plans)
10. Minor Site Plan (4 sheets), prepared by Van Cleef Engineering Associates LLC, dated May 5, 2026.

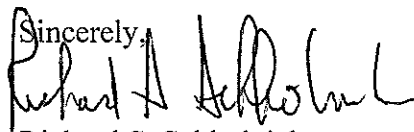
Pursuant to N.J.S.A. 40:55D-48.1, the persons with a 10% or greater interest in the Applicant are Mostafa H. Othman (40%); Hamdi H. Othman (30%); and Taha H. Othman (30%), all with a business address of 955 Route 9, South Amboy, New Jersey 08879.

The property is located in the Borough's B-3 Zone, which permits automobile sales. The applicant proposes interior renovations and conversion of the existing building from an office use to a sales office and sales floor for a car dealership. Exterior renovations include façade improvements, the installation of a wall sign and exterior wall lighting, and the construction of a freestanding sign on the north side of the entrance driveway. There are no anticipated changes to the existing driveways, circulation or parking spaces.

The application requires a variance from Section 26-89 Sign Schedule II Minimum sign setback from the front property line (25 feet required (1/2 of the required 50 foot setback); setback of 17.37 feet proposed).

I have enclosed an escrow check of \$2,500.00 and a minor site plan application fee of \$300.00 (\$250 + \$50 for variance), payable to the Borough of Sayreville. The W-9 will be sent in a separate email for confidentiality purposes.

Thank you for your consideration of this matter.

Sincerely,

Richard S. Schkolnick

RSS/lp
Enclosures
cc: 955 Route 9 LLC (via email)

BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION

(Page 1 of 3)

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 be 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:

☒ *Planning Board* ☐ *Board of Adjustment*

Indicate all approvals and variances being sought:

- | | | |
|--|---|--|
| ☐ <i>Informal Review</i> | ☐ <i>Prelim. Major Site Plan</i> | ☐ <i>Interpretation</i> |
| ☐ <i>Bulk Variance(s)</i> | ☐ <i>Final Major Site Plan</i> | ☐ <i>Fill or Soil Removal Permit</i> |
| ☐ <i>Use Variance</i> | ☐ <i>Prelim. Major Subdivision</i> | ☐ <i>Waiver of Site Plan Requirements</i> |
| ☐ <i>Conditional Use Variance</i> | ☐ <i>Final major Subdivision</i> | |
| ☒ <i>Minor Site Plan</i> | ☐ <i>Appeals from Decision of Admin. Officer</i>
(attach the denial/decision) | |
| ☐ <i>Minor Site Subdivision</i> | | |

1. APPLICANT:

Name 955 Route 9 LLC		Address 955 Route 9		
City South Amboy	State N.J.	Zip 08879	Fax	Telephone 973 232-5061 (attorney)

2. PROPERTY OWNER (If other than applicant)

Name Same as applicant		Address		
City	State	Zip	Fax	Telephone

3. APPLICANT'S ATTORNEY (If applicable)

Name Richard Schkolnick, Esq.		Address Law Offices of Richard Schkolnick 75 Main St., Suite 2		
City Millburn	State N.J.	Zip 07041	Email: rick@schkolnick law.com	Telephone 973 232-5061

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed:	Application No.
-------------	-----------------

BOROUGH OF SAYREVILLE
Standard Development Application - (Page 2 of 3)

4. SUBJECT PROPERTY (attach additional sheets if necessary)

Street Address 955 Route 9	Block(s) and Lot(s) Numbers 413, Lot 5
--------------------------------------	--

Site Acreage (and Square Footage) 3.3 acres (143,868 sf)	Zone District(s) B-3 zone	Tax Sheet Nos. 119
--	-------------------------------------	------------------------------

Present Use: Vacant office building and accessory parking. A billboard is also located on site

Proposed Development Name and Nature of Use The applicant proposes to renovate the existing building and convert it to offices and showroom for a used car sales office. The parking lot will be used for car display. Proposed changes are limited to a wall sign, freestanding sign and lighting on the building facade.

Number of New Bldg(s) One	Area of New Bldg(s) Existing building is approx. 16,800 sf	Height Two stories	% of Lot to be covered by Buildings Existing and proposed building coverage is 11.68
-------------------------------------	--	------------------------------	--

% of Lot to be Covered by Existing and proposed lot coverage is 57%	Number of Parking Spaces and Dimensions 153 parking spaces	Dimensions of Loading Area(s)
---	--	-------------------------------

Exterior Construction Material/Design

Total Cost of Building and Site Improvements	Number of Lots Before Subdivision NA	Number of Lots After Subdivision NA	Are Any New Streets or Utility Extensions Proposed? No
--	--	---	--

Number of Existing Trees, Two Inch Caliper or Greater, to be Removed? None	Are Any Structures to be Removed? No	Number of Proposed Signs and Dimensions
--	--	---

Is Soil Removal or Fill Proposed? Specify Total In Cubic Yards No	Is the Property Within 200 ft. of an Adjacent Municipality? If so, Which? No
---	--

5. Are there any existing or proposes deed restrictions or covenants? Please Detail.

6. HISTORY OF PAST APPROVALS ☐ Check here if none

	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>	Office building approved		Resolution dated March 24, 1999 (ZBA #98-20)
<i>Variance(s)</i>	Use variance for office		
<i>Building Permit</i>	building		

BOROUGH OF SAYREVILLE**Standard Development Application - (Page 2 of 3)****7. NAMES OF PLAN PREPARERS**

Engineer's Name	Address
Michael Goldstein, P.E.	Van Cleef Engineering Associates, LLC 1705 Route 37 East,

City	State	Zip	Telephone	License #
Toms River	N.J.	08753	732 573-0490	24GA28132300

Surveyor's Name	Address
William C. Bochuk, P.L.S.	Lakeland Surveying 4 West Main Street

City	State	Zip	Telephone	License #
Rockaway	N.J.	07866	973625-5670	NJ24GS04341900

Landscape Architect or Architect's Name	Address
Thomas W. Gillis, R.A. Graviano & Gillis Architects	P.O. Box 3341

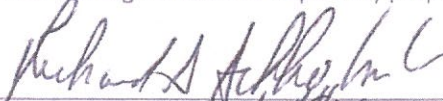
City	State	Zip	Telephone	License #
Long Branch	N.J.	07740	732 816-4151	NJ1834700

8. FEES SUBMITTED

Application Fees	\$250.00
Variance Fees	\$50.00
Escrow Fees	\$2,500.00
Total Fees	\$2,800.00

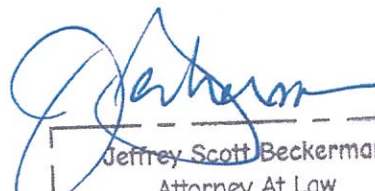
CERTIFICATION

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.


Signature of Applicant

Sworn to and subscribed before me this date

5-12-2026


Jeffrey Scott Beckerman
Attorney At Law
State of New Jersey

Property Owner Authorizing Application if
Other Than Applicant

Notary Public

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 1 of 3)		Submitted	Not Applicable	Waiver Requested
	(Note: for details of all submissions, see Article III. Applicant should check off all items as submitted, not applicable, or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)			
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	✓		
2.	Scale: 1" = 30' or as approved by Board Engineer.	✓		
3.	Current survey upon which plat or plan is based.	✓		
4.	Map size: 8—½" x 13" 15" x 21" 24" x 36" 30" x 42"	✓		
5.	Key map: 1,000' radius, street names, zoning districts.	✓		

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 1 of 3)		Submitted	Not Applicable	Waiver Requested
6.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan, signed and sealed g. Name and address of owner of record and applicant, if different from the owner	✓		
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	✓		
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.	✓		
9.	The name of all adjoining property owners as disclosed by the most recent Borough tax records.	✓		
10.	Names of adjoining municipalities within 200 feet.		✓	

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 2 of 3)		Submitted	Not Applicable	Waiver Requested
11.	The location of existing and proposed, including details: a. Property lines b. Streets c. Buildings (with an indication as to whether existing buildings will be retained or removed) d. Buildings within 200 feet of the site e. Parking spaces and loading areas. f. Roadways, driveways and curbs g. Water courses h. Railroads i. Bridges j. Drainage pipes and other improvements k. Natural features and treed areas, both on the tract and within fifty (50) feet of its boundary l. Sewer, water and other utilities m. Lighting including photometrics and landscaping n. Signage including details o. Refuse areas p. Soil Erosion and Sediment Control Plan q. Compliance with Soil Removal and Fill Placement requirements r. Subsurface structures demolition s. Tree save plan	✓		

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 2 of 3)		Submitted	Not Applicable	Waiver Requested
12.	Area in square feet of all existing and proposed lots.	✓		
13.	Bearings and distances of all existing and proposed property lines.	✓		
14.	Sufficient elevations or contours at 2-foot intervals, including finished grades and finished floor elevations.	✓		
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.	✓		
16.	Front, side, and rear setback lines.	✓		
17.	Chart of the zoning requirements for the zone, what is proposed, and variances indicated.	✓		
18.	Delineation of flood plain and wetlands areas.	✓		
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.		✓	
20.	Tax payment certification		✓	
21.	Fifteen (15) sets of folded plans		✓	

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 3 of 3)		Submitted	Not Applicable	Waiver Requested
22.	For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in item 23 below.		✓	
23.	For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s):		✓	
24.	If a property is located within the "Waterfront Redevelopment Area," "Crossway Creek Redevelopment Area," or "Jernee Mill Road Redevelopment Area," a copy of the following shall be submitted: a. A fully executed redevelopment agreement and any amendments thereto; and b. Written verification that SERA has reviewed and approved the proposed development plans.		✓	
25.	Proof that all taxes and assessments for local improvements on the property have been paid		✓	

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 3 of 3)		Submitted	Not Applicable	Waiver Requested
26.	Proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s), unless the application was otherwise authorized by court order, settlement and/or agreement with the Borough, or a waiver is granted by the appropriate Board based on adequate justification having been shown.		✓	
Checklist prepared by <u>Michael Goldstein, PE</u> Checklist revised by Board: _____ Application found complete on: _____ Application found incomplete on: _____		Date: <u>April 23, 2026</u> Date: _____		

**Resolution 98-20
Sayreville Zoning Board of Adjustment**

WHEREAS, DCH Investment Inc. is the owner of a parcel of property designated as Lot 5 in Block 413, on the Tax Map of the Borough of Sayreville, and is located on Route 9 in a northbound direction, Sayreville, NJ; and

WHEREAS, the applicant has applied to the Zoning Board of Adjustment of the Borough of Sayreville with a proposal to build a three (3) story, 35' high, 48,140 sf (originally 47,578 sf) corporate office building and a Saturn car dealership on the site. One hundred and seventy one (171) on site parking spaces are proposed (originally 161). One ingress only and one egress only driveway are proposed along Route 9. Some off-site improvements to the Cheesequake Road and Pillar Drive intersection are proposed. The architectural drawings identify eight (8) service bays within the auto service area;

WHEREAS, the Zoning Board of Adjustment has reviewed the reports of the Borough Planner dated June 16, 1998, July 16, 1998 and August 24, 1998 as well as the reports of the Borough Engineer dated June 24, 1998, July 22, 1998 and August 26, 1998; and

NOW THEREFORE BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Sayreville through testimony presented at public hearings held on July 8, 1998, July 22, 1998 and August 26, 1998, that:

1. The site is located in a B-3 Highway Business Zone
2. The site contains 3.3 acres on the east (northbound) side of Route 9 across from the Sayreville Plaza Shopping Center. The site is mostly open field with some mature trees concentrated along the south property line. There is a commercial billboard located in the southwest corner of the site. The plan identifies wetlands in the southeast corner of the site. A gasoline station, car wash, and food shop (mini-mart) was previously approved on this site.
3. The applicant proposes to build a three (3) story, 35' high 48,140 sf corporate office building and a Saturn car dealership on the site. One hundred and seventy one (171) on-site parking spaces are proposed. One ingress only and one egress only driveway are proposed along Route 9. Some off-site improvements to the Cheesequake Road and Pillar Drive intersection are proposed. The architectural drawings identify eight (8) service bays within the auto service area.
4. Automobile dealerships and office buildings are not permitted in a B-3 Zone, and as a

result thereof, a Use Variance is required. There are no proposed bulk violations which exist.

5. Initially the applicant was proposing a dealership as well as corporate offices and a parking garage, but have since eliminated the parking garage in its entirety.

6. The applicant presented testimony of Lawrence Lam, a professional architect, who has done design work for Saturn dealerships since 1983 and proposed the office on the south side of the lot with the dealership located on the north side of the lot. As originally proposed, there would be 21% of lot coverage which would be within the required amount and also provide for 50' buffers.

7. Testimony was presented as to the lighting and their ability to meet the existing borough lighting requirements and also provide for a drop off of the lighting on the easterly side so as not to interfere with the neighbors.

8. The proposed corporate office would provide two (2) floors of offices with central elevators to the second and third floors and also provide for the second floor to extend over the dealership for a large conference room. Third floor would provide for a lounge and luxury offices of approximately twenty eight thousand (28,000) sf. each. As to the Saturn dealership, it would provide for a front show room with the rear area being utilized as a service area with customers going in and entering on the north side of the property in question. It was agreed that there would be no entrance doors on the Eugene Boulevard side.

9. Testimony further provided that the height of the structure would be approximately thirty four feet six inches (34' 6") wherein 35' is permitted, thereby not requiring any variance.

10. As proposed, there would be a large standard Saturn sign which would comply with ordinance requirements and would be approximately twenty five feet (25') high and contain internal lighting on the main sign (only one free standing sign). All additional lighting on the perimeter of the paved areas would provide a minimal amount of lighting directed towards the paved area and would be brighter as you get closer to the building, for safety reasons. Along the southern and eastern sides of the property, the lighting would be reduced to almost zero as you approach the neighbors' properties. There would be a designation on the signage as "Saturn of Sayreville" and also a designation for DCH Investment Inc. and directional signs at the site for safety reasons.

11. Applicant had produced a color rendition of the proposed development, marked as

A-1 as well as a site diagram, marked as A-2.

12. Lawrence Lam also testified via an exhibit marked A-3, a proposed parking chart, indicating that the highest usage would be at or around 12:00 noon and would be estimated to be approximately 67 cars. When questioned about the building itself, it was indicated that the building would be white in color, similar to a stucco appearance.

13. Also testifying was John Craber, a licensed landscape architect, who indicated various landscaping requirements along the east and southern boundaries and the northern portion of the property in question. His testimony covered both the type of landscaping and evergreens as well as the shrubbery to be placed throughout the site and around a six foot (6.0') high board-on-board fence (as originally proposed).

14. Another witness produced by the applicant was Greg Holway, the assistant general manager at Saturn of Freehold, where he has been located for the past nine (9) years. His testimony indicated the type of proposed Saturn operation to be performed at this location and explaining in more detail how the show room would be set up in the front and service department in the rear with no rear openings, vents or anything adjoining the neighbors' property to the back of the building.

15. The applicant also testified that all employees would sign and confirm a test driving route for any proposed vehicles and had agreed not to go into the residential areas, but rather would travel along Route 9 to Bordentown Avenue to Route 35, then to Lorraine Avenue, and returning via Ernston Road, which route would be approximately 4.5 long.

16. Greg Holway further testified as to the operations itself, whereby the administrative people would commence at or about 8:00 AM in the morning to service customers and then the sales staff and support people arriving at or about 9:00 AM. This would be during the week and on Saturdays there would not be any administrative personnel there, but rather a smaller service staff available to accommodate everyone. The proposed hours of operation for the sales department would be 9:00 AM to 9:00 PM on Monday through Friday and 9:00 AM to 6:00 PM on Saturdays, with the facility being closed on Sunday and as to the service department, from 8:00 AM until 5:00 PM on Monday, Wednesday and Friday, from 8:00 AM until 7:00 PM on Tuesdays and Thursdays and 8:00 AM to 3:00 PM on Saturdays, again, the service facility being closed on Sunday.

17. Testimony was presented that the facility would provide a waste disposal area behind

the service area which would be fenced in and comply with any board requirements. As to the number of the employees, it was testified as follows: Service Department - 5 technicians, 2 service writers, 1 manager for parts and service and 1 parts personnel. As to the Sales Department, it would be anticipated to be 6 salesmen, 2 managers, 1 delivery man and a receptionist, but it was noted that the entire payroll staff would not all be working at the same time.

18. Additional testimony was presented by a Ronnie Lau, who is employed by DCH Investments, Inc. as the construction manager, who testified that DCH Investments Inc. was looking to move their corporate headquarters from Manhattan to Sayreville and to provide the corporate management with "luxury offices". His testimony further indicated that the second floor of the building would be mostly conference rooms and the third floor used by the corporate directors and the high level managers as well as to display the various trophies and/or awards which they may have received. His testimony also indicated that DCH Investments Inc. employees would amount to approximately 28 - 30 personnel on a daily basis and their hours of operation are normally 9:00 AM to 5:00 PM on Monday through Friday, and closed on both Saturday and Sunday. When questioned as to the estimated number of clients at the site utilizing the DCH Investments, Inc. headquarters at any one time, he testified including all employees it would be approximately 40 individuals.

19. Further testimony was presented by Mr. James Cleary, a professional engineer, who is familiar with the properties in question and who described the present condition of the property and the drainage situation that currently exists as well as the proposals for eliminating a great deal of the water problems at the site in question. Based upon his testimony and documentation provided, he indicated that the drainage of run-off water would be decreased along the southeastern portion of the property and would be increased towards Route 9. It was also acknowledged that approvals would also be needed from the Middlesex County Planning Board as well as the Department of Environmental Protection, since a wetlands permit would be needed for the rear of the properties and the Department of Transportation for approval of the proposed ingress and egress properties.

20. Subsequent to meeting with the Board Professionals, Mr. Cleary further testified at the August 26, 1998 meeting that the applicant was proposing to construct a minor wall

along the edge of the proposed parking to the south and easterly side of the site and then to keep the natural vegetation as it currently exists on the southern and eastern boundary lines, thereby not disturbing the existing buffer and it would remain in the same condition as currently exists with the exception of the drainage to take place in the southeast corner of the property.

21. Mr. Cleary further testified that there would be a loading area in which they would alter the original front drive curb line for a ten foot (10.0') loading area that would be approximately 120' long so that cars could be unloaded without hindering the parking and travel of vehicles entering the property in question. He also testifies as to the swail to be installed along the southeastern side of the problem and a 50' transition area beyond the wetlands location so there would be a wetlands transition buffer approximately 75' from the existing wetlands area. As to fencing, Mr. Cleary confirmed that the applicant was more than willing to install any fencing, wherever the board deemed it necessary, as well as whatever type of fencing the board would want in order to provide proper buffer from the neighboring properties.

22. Mr. Lawrence Lam was re-called at the August 26, 1998 meeting and testified that 119 trees were to be replaced and would now be added back into the "bald areas" of the buffer and to supplement the existing buffer area. It was his opinion that he would create a thick wall of green and then remove the proposal of a board-on-board fence and replace it with a chain link fence since the fence would meander through the area so the property can be maintained on both sides of the same.

23. It was also testified that the front sign would be moved back in order to accommodate the Board Planner's request for relocation of the sign (which would be 25' high). Also produced at the August 26, 1998 meeting was a A-5, a new landscape chart as well as further testimony that in the event the within building was to be occupied by anyone other than DCH Investments, whether by way of sale, lease, sub-lease or other change, the new occupant would be obligated to come back before the Sayreville Board for approvals for their type of operation that they will utilize, especially keeping in mind the issue of parking, since as presented, the offices would be of a luxury nature and would not require as many parking spaces. It was also agreed upon that there would be no new Certificate of Occupancy issued without full review by the Board.

24. It was also agreed that in the event there was to be any dealership changes, the new dealer would be obligated to return back to the Board under the local Change of Use Ordinance and present whatever changes, modification that they may want.

25. Also testifying on behalf of the applicant was Elizabeth Dolan, a licensed professional engineer in New Jersey, Pennsylvania and Delaware, more specifically a Traffic Engineer, who testified as to the number of vehicles that would be utilizing the property in question as well as the immediate area on both the inbound and outbound section along with the circulation of the vehicles ingressing and egressing from the property in question. Testimony was also presented as to the re-configuration of the local intersection, commonly known as the Cheesequake intersection and the construction of a concrete island at the same.

26. The final witness of the applicant was Leonard Nebenzahl, a licensed professional planner in New Jersey, who had made an analysis of the site in question and testified as to the uses at said facility as well as in the immediate area and explained both the positive and negative criteria and special reasons for the development of the property in question.

27. Various objectors appeared at each of the meetings and testified as to their concern to the height of the building, the buffered areas, the water problems that existed, the over-intensification of the proposed property in question and any and all modifications that would be needed to the Cheesequake intersection.

28. The applicant testified that three (3) different proposals as to the intersection were submitted to the Department of Transportation and they would still need final approval from the Department of Transportation as it pertained to the same.

29. Applicant further agreed to comply with the stipulation of the Borough Engineer as set forth in his reports as well as the Borough Planner, along with the requirements needed for the Department of Transportation and any and all other Local, County, State or Federal Agencies.

For all the reasons set forth above, it is therefore, RESOLVED by the Zoning Board of Adjustment of the Borough of Sayreville, on this 26 day of August, 1998 that the application of DCH Investments, Inc. be and is hereby GRANTED in accordance with the submitted plans and revised plans subject to the following:

1. The large Saturn sign shall be set back in accordance with the Board Planner's request so that the center of said sign shall be 25.0' back and shall be 25.0' high with internal lighting.
2. The vehicle test driving route shall not impose upon the residential area but shall proceed along Route 9, through Bordentown Avenue, to Route 35, through Lorraine Avenue and to

Ernst Road. (The Saturn dealership shall not utilize Eugene Boulevard or other local residential streets for test drive routes.)

3. The hours of operation for the Saturn dealership shall be as follows:

A. Sales Division - Monday through Friday from 9:00 AM until 9:00 PM and Saturday from 9:00 AM to 6:00 PM, closed on Sundays.

B. Service Division - Monday, Wednesday and Friday from 8:00 AM until 5:00 PM, Tuesday and Thursday from 8:00 AM to 7:00 PM, Saturdays from 8:00 AM to 3:00 PM and closed on Sundays

4. The number of employees for the Saturn dealership shall be 19 individuals, which are anticipated to be allocated as follows:

A. Service Division - 5 technicians, 2 service writers, 1 manager for parts and service and 1 parts employee.

B. Sales Division - 6 salesman, 2 managers, 1 delivery personnel and 1 receptionist.

5. The hours of DCH Investments, Inc. shall be Monday through Friday from 9:00 AM to 5:00 PM and will be closed on Saturdays and Sundays.

6. DCH Investments, Inc. shall employ 30 employees on a daily basis.

7. The Saturn dealership shall store a maximum of eighteen (18) new vehicles on the site.

8. The natural vegetation to be located in the buffer area along the southern and eastern boundary lines shall remain in its natural condition as it exists today, except for the drain area located in the southeastern corner of said property. The existing buffer shall not be disturbed as more specifically set forth in the revised plans and reports of the Borough Planner and Borough Engineer.

9. A loading area shall be designated in the front of the Saturn building and shall be along the front drive curb line, allowing a 10.0' loading area that will be approximately 120.0' long in order for vehicles to be loaded and/or unloaded out of the lane of parking and/or traffic.

10. Applicant shall erect any type of fencing as may be required by the Board Professionals to be installed along the buffer and/or boundary lines of the properties in question.

11. The Saturn dealership shall not provide for any type of entrance doors/garage doors on the Eugene Boulevard side of said building.

12. In the event there is a change in dealerships at said site, the new tenant/owner would be obligated to appear before the appropriate Borough's Board under its Local Change of Use

Ordinance.

13. The within approval is conditioned upon the fact that in the event said office building shall be occupied by anyone other than DCH Investments, Inc. as a result of a sale, lease, sublease, or any other reason, said new owner (and/or tenant) shall be obligated to appear back before the appropriate Sayreville Board for compliance with the existing Land Use Ordinances then in effect as well as to address any modifications as to the parking within the property in question and there shall be no Certificate of Occupancy issued without this further review by the appropriate Board.

14. The within approval is hereby subject to compliance with the various reports of the Borough Planner, namely Sheehan Consulting Group, P.A. as well as the Borough Engineer, namely CME Associates.

15. This application is subject to all relevant ordinances, statutes, and the applicant having obtained approval, if required, from the Middlesex County Planning Board, Freehold Soil Conservation District, New Jersey Department of Environmental Protection, and all other relevant governmental agencies.

16. All required fees, escrows, bonds, and inspection fees are to be paid pursuant to Borough Ordinance

The above Resolution was moved by Henry Sutter and seconded by Thomas Kuczynski and on a roll call vote:

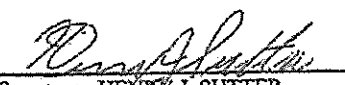
THOSE IN FAVOR: William Amaczi, Dennis Grobelny, Daniel Kilcomons, Thomas Kuczynski, Henry Sutter, Tom Kelly and Daniel Newcomer.

THOSE OPPOSED: None

THOSE ABSTAINED: None

The application was approved 7-0.

I certify the above to be a true copy of the Resolution adopted by the Zoning Board of Adjustment of the Borough of Sayreville at its meeting of August 26, 1998 and memorializes the motion and vote taken by the Zoning Board of Adjustment on September 23, 1998.


Secretary - HENRY J. SUTTER
Zoning Board of Adjustment

5/30
620

Resolution 98-20 (II)
Sayreville Zoning Board of Adjustment

WHEREAS, DCH Investment Inc. is the owner of a parcel of property designated as Lot 5 in Block 413, on the Tax Map of the Borough of Sayreville, and is located on Route 9 in a northbound direction, Sayreville, NJ; and

WHEREAS, the applicant has applied to the Zoning Board of Adjustment of the Borough of Sayreville with a proposal to build a three (3) story, 35' high, 48,140 sf office building and automobile dealership in phases. Phase 1 and 2 will consist of construction of a 20,725sf one (1) story portion of the building (includes two mezzanines totaling 4,105sf). Phase 1 occupancy will be for interim office use. Phase 2 occupancy will be for a permanent automobile dealership. Phase three (3) will include the buildout of the remainder of the structure for office use. On-site parking will consist of 155 spaces for Phase 1, 176 spaces for Phase 2 and 170 spaces for Phase 3. There will be one (1) ingress only and one (1) egress only driveway along Route 9.

WHEREAS, the Zoning Board of Adjustment has reviewed the reports of the Borough Planner dated February 22, 1999 as well as the reports of the Borough Engineer dated February 24, 1999; and

NOW THEREFORE BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Sayreville through testimony presented at public hearings held on February 24, 1999 that:

1. The site is located in a B-3 Highway Business Zone.
2. The site contains 3.3 acres on the east (northbound) side of Route 9 across from the Sayreville Plaza Shopping Center. The site is mostly open field with some mature trees concentrated along the south property line. There is a commercial billboard located in the southwest corner of the site. The plan identifies wetlands in the southeast corner of the site. A gasoline station, car wash, and food shop (mini-mart) was previously approved on this site.

On August 26, 1998, a use variance and site plan approval was granted to this applicant to build a three (3) story, 48,140sf office building, and, a Saturn dealership, with 171 parking spaces.

3. The applicant is now proposing to build a three (3) story, 35' high 48,140 sf office building and automobile dealership in phases. Phase 1 and 2 will consist of construction of a 20,725sf one (1) story portion of the building (includes two mezzanines totaling 4,105sf). Phase 1

occupancy will be for interim office use. Phase 2 occupancy will be for a permanent automobile dealership Phase three (3) will include the buildout of the remainder of the structure for office use. On-site parking will consist of 155 spaces for Phase 1, 176 spaces for Phase 2 and 170 spaces for Phase 3. There will be one (1) ingress only and one (1) egress only driveway along Route 9.

4. Automobile dealerships and office buildings are not permitted in a B-3 Zone. A use variance was granted on August 26, 1998.

5. Testimony was presented that Phase I would include the occupancy of the Saturn Dealership, initially by DCH Investments, Inc. with no changes to the approved building, except for items such as service doors, etc. (the footprint would remain identical to the prior approval). Phase II would then result in the conversion of the temporary DCH Investments, Inc. headquarters to the automobile dealership building with Phase III being the final completion of the corporate headquarters for DCH Investments, Inc. as was previously approved by the Board. It was noted that all site improvements would be done with Phase I work and completed in their entirety.

6. Mr. Ronnie Lau, the Construction Manager for DCH Investments, Inc. testified that the use of the dealership building for corporate headquarters would be for an approximate period of two to three years. He further confirmed that all landscaping, site work and improvements required to be done would be completed with the Phase I construction. The only difference would be that the rear parking area which would be paved, would be striped differently but the pavement would in fact be completed.

7. Testimony was also presented by Mr. Lawrence Lam, a professional architect, again confirming that all landscaping, planning and engineering would be completed with the exception of the construction of the two story office building in Phase I. He also testified that they would utilize some temporary light posts in the area where the office building would ultimately be constructed until Phase II construction is completed. Any and all temporary lighting would be restricted to the lot area itself and will be directed downwards and not towards any of the property lines.

8. Lawrence Lam further testified that along with Phase I, a sign in the same square footage as was originally proposed for the Saturn of Sayreville, would be utilized for designating the DCH Investment building in place of the actual Saturn sign until Phase II is completed.

9. Lawrence Lam further testified that upon completion of Phase I, the property will have the appearance of a finished building and all site elements would be completed just as if it were a Phase III completion, including the improvements to Pillar Drive.

10. Testimony was also presented by Mr. James Cleary, a professional engineer, again confirming that there would be no changes to the site plan and confirmation that all site improvements shown on the prior plans would be completed in conjunction with Phase I and that this would include but not be limited to the landscaping, curbing, off-site improvements, paving, etc.

11. Applicant had further agreed that the maximum period for the Phase I occupancy would be three (3) years and in the event it were to exceed said three year period, the applicant would be obligated to request an extension for additional time. The other approvals that were granted as to Phase II and Phase III would continue without the necessity of returning to the Board of Adjustment.

For all the reasons set forth above, it is therefore, RESOLVED by the Zoning Board of Adjustment of the Borough of Sayreville, on this 24 day of March, 1999 that the application of DCH Investments, Inc. be and is hereby GRANTED in accordance with the submitted plans and revised plans subject to the following:

1. All site improvements shown on prior plans are still required including, but not limited to the landscaping, curbing, off-site improvements, pavement, etc. and shall be completed in conjunction with Phase I and shall be approved by the appropriate parties prior to a Certificate of Occupancy being issued for Phase I completion.

2. The Phase I approval shall be for a period of three (3) years from the issuance of the Certificate of Occupancy and in the event the applicant is in need of Phase I use for longer than three years, they would be obligated to return to the Board of Adjustment and request an extension of time for the same.

3. Any and all other approvals previously granted shall remain in full force and effect for a Phase II and Phase III completion of the remaining buildings without the necessity of returning to the Sayreville Zoning Board of Adjustment.

Applicant shall include six (6) handicapped parking spaces in front of the dealership building with one (1) being van accessible for handicapped purposes for the use during Phase I construction and upon completion of all three phases, the handicapped parking spaces shall return

OK
PLAN

to the location where they were originally approved.

5. Subject to submission of revised site plans.

OK SEE LETTER SHEEHAN CONSULT
AUG 5, 1999

6. The within approval is hereby subject to compliance with the various reports of the
Borough Planner, namely, YES - SEE LETTER AUG 5 Sheehan Consulting Group, P.A. as well as the YES - SEE LETTER AUG 2 Borough Engineer,

namely CME Associates.

7 This application is subject to all relevant ordinances, statutes, and the applicant
having obtained approval, if required, from the Middlesex County Planning Board, Freehold Soil
Conservation District, New Jersey Department of Environmental Protection, and all other relevant
governmental agencies.

MUST HAVE BEEN
SUBMITTED
OR BE NOT REQUIRED
AUG 5 PER LHM
LETTER.
JUL 26
LETTER

8 All required fees, escrows, bonds, and inspection fees are to be paid pursuant to
Borough Ordinance

The above Resolution was moved by Henry Sutter and seconded by William Amaczi and
on a roll call vote:

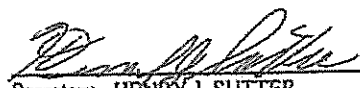
THOSE IN FAVOR: William Amaczi, Dennis Grobelny, Thomas Kuczynski, Henry
Sutter, Robert Waitt, Daniel Newcomer and John Maher.

THOSE OPPOSED: None

THOSE ABSTAINED: None

The application was approved 7-0.

I certify the above to be a true copy of the Resolution adopted by the Zoning Board of
Adjustment of the Borough of Sayreville at its meeting of February 24, 1999 and memorializes the
motion and vote taken by the Zoning Board of Adjustment on March 24, 1999.


Secretary - HENRY J. SUTTER
Zoning Board of Adjustment

955 Route 9 Sayreville (Block 413, Lot 5)

3 messages

Lisa Phillips <lphilplan@gmail.com>
To: Andy Mashanski <andym@sayreville.com>
Cc: "Richard Schkolnick, Esq." <rick@schkolnicklaw.com>

Fri, Feb 27, 2026 at 10:38 AM

Hi Andy,

Attached is a PDF of an email from November 2025 that you had sent regarding 949 and 955 Route 9. We had requested a review of the building department files to determine if there were any outstanding fines or violations per the new requirements of the land use boards.

Since a few months have passed I would like for you to confirm that 955 Route 9 does not have any violations or outstanding fines. We are hoping to file a Planning Board application for that property shortly.

If you have any questions please let me know.

Thank you,
Lisa

Lisa Phillips, P.P., AICP
LPhilplan@gmail.com
(201) 819-1444

 Email from Z.O. - no fines on site(s) - 949 and 955 Route 9 (Block 413 Lots 4 and 5).pdf
148K

Andy Mashanski <andym@sayreville.com>
To: Lisa Phillips <lphilplan@gmail.com>

Mon, Mar 2, 2026 at 8:50 AM

There are no outstanding fines.

From: Lisa Phillips <lphilplan@gmail.com>
Sent: Friday, February 27, 2026 10:39 AM
To: Andy Mashanski <andym@sayreville.com>
Cc: Richard Schkolnick, Esq. <rick@schkolnicklaw.com>
Subject: 955 Route 9 Sayreville (Block 413, Lot 5)

[EXTERNAL EMAIL] This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

[Quoted text hidden]

Lisa Phillips <lphilplan@gmail.com>
To: Andy Mashanski <andym@sayreville.com>

Mon, Mar 2, 2026 at 9:19 AM

Thank you for letting me know.

Lisa Phillips, P.P., AICP
LPhilplan@gmail.com
(201) 819-1444

The Borough Of Sayreville

TAX ASSESSOR'S OFFICE

167 MAIN STREET • SAYREVILLE, NJ 08872

TEL: 732-390-7080

List of property owners within a 200' radius of Block 413 Lot 5 (Law Offices of Richard Schkolnick LLC):

BLOCK LOT	413 2	G Petro Group LLC 935 Route 34, Suite 3-A Matawan, NJ 07747
BLOCK LOT	413 3	Lot947 LLC 707 Chestnut Street Union, NJ 07083
BLOCK LOT	413 4	949 Route 9 LLC 955 Route 9 South Amboy, NJ 08879
BLOCK LOT	413.02 7	Marianne Murphy 13 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 8	Priscilla Ramos & Titus Quinones 15 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 9	Jason E. Ciak & Ann Marie H. Estok 17 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 10	Thomas Crowley & Candice Teal 19 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 10.01	Borough of Sayreville 167 Main Street Sayreville, NJ 08872
BLOCK LOT	413.02 11	Ashley N. Davis & Kelly M. Eustice 21 Eugene Boulevard South Amboy, NJ 08879

Succeed in Sayreville

Sayreville is an Equal Opportunity Employer

www.sayreville.com

-2-

BLOCK LOT	413.02 12	Richard S. & Rachael M. Headden 23 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 13	Barbara J. Minch 25 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 14	Estevon H. & Beth Ann Torres 27 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOTS	413.02 14.01 & 16.01	Borough of Sayreville 167 Main Street Sayreville, NJ 08872
BLOCK LOT	413.02 15	Miguel A. Marmolejos 29 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 16	Christa De Lucia 31 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 17	Rocco Fionda, Jr. & Clara Caputo 33 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 18	Ariel Pena & Kayla Rodriguez-Pena 35 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 19	Waldemar Stalenyj 37 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.08 1	Howard Marvin Pieters 1698 Cheesequake Road South Amboy, NJ 08879
BLOCK LOT	413.08 2	Joan K. Carney 1700 Old Cheesequake Road South Amboy, NJ 08879

-3-

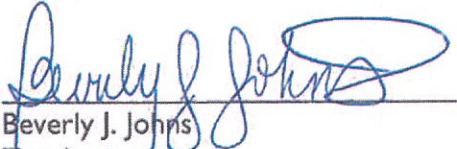
BLOCK LOT	413.08 3	Jean A. Sabin 2 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 4	Christopher James Smith 4 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 5	Jennifer G. Russo & Dominick Russo & Mary L. Grein 8 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 6	Patricia Kuziemski & Anthony Szatkowski 10 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 7	Clarissa Williams & Samantha Williams 9 Pillars Drive South Amboy, NJ 08879
BLOCK LOT	413.08 8	Elizabeth Collow 7 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 9	Nicholas & Stephanie Tennaro 5 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 10.01	Jeffry A. Gonzalez Reynoso 3 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 10.02	Susan McSweeney 1 Pillar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 11	Premium Spot LLC 17 Eric Court Parlin, NJ 08859
BLOCK LOT	413.08 13	Luis R. Santiago 1760 Cheesequake Road South Amboy, NJ 08879

-4-

BLOCK LOT	439.01 4	MK Associates, LLC 932 Route 9 South Amboy, NJ 08879
BLOCK LOT	439.01 5	Verizon PO Box 152206 Irving, TX 75015
BLOCK LOT	439.01 6	Sayreville Plaza, LLC 275 North Franklin Turnpike Ramsey, NJ 07446
BLOCK LOT	439.01 6.02	McDonalds Corporation 2109 Heck Avenue, Suite 1 Neptune, NJ 07753

This is to certify that the preceding list of names, addresses and block and lot numbers are, to the best of my knowledge, within a 200' radius of property known as Block 413 Lot 5, as identified on the Official Borough of Sayreville Tax Map.

Dated: March 6, 2026


Beverly J. Johns
Tax Assessor

Be advised that these records may contain information governed by L. 2015, c. 226 and L. 2020, c. 125, which include civil and criminal penalties for improper disclosure.

LIST OF SAYREVILLE UTILITIES (2026):

NJDEP

36 West State Street
P.O. Box 42
Trenton, NJ 08625

Middlesex County Planning Board

75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812

NJDOT

David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625

New Jersey Natural Gas Company

1415 Wyckoff Road
Wall Township, NJ 07727

Cablevision

275 Centennial Avenue CN8805
Piscataway, NJ 08855-6805
Attn: Construction Department
732-583-0606

Middlesex County Landfill

53 Edgeboro Road
East Brunswick, NJ 08816-1636
732-246-4313

Consolidated Rail Corporation

330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054

Verizon New Jersey

540 Broad Street – 20th Floor
Newark, NJ 07102

OR:

P.O. Box 152206
Irving, TX 75015

PSE&G

15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000

OR:

80 Park Plaza
P.O. Box 570
Newark, NJ 07102

JCP&L c/o FirstEnergy

300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attn: Corporate Properties
732-723-6609 or 1-800-662-3115

Borough of Sayreville Water & Sewer

3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060

Middlesex County Utilities Authority (MCUA)

2571 Main Street
Sayreville, NJ 08872-0086

Transcontinental Gas Pipeline Corporation

315 Cold Soil Road
Lawrenceville, NJ 08540
Attn: Robert Ford
1-800-440-8475

OR:

P.O. Box 1396
Houston, TX 77251

Home News Tribune

92 East Main Street, Suite 202
Somerville, NJ 08876

Tax Account Maintenance

Block: 413 Lot: 5
Owner: 955 ROUTE 9 LLC
Qualifier:
Prop Loc: 955 ROUTE 9 Account Id: 00009403

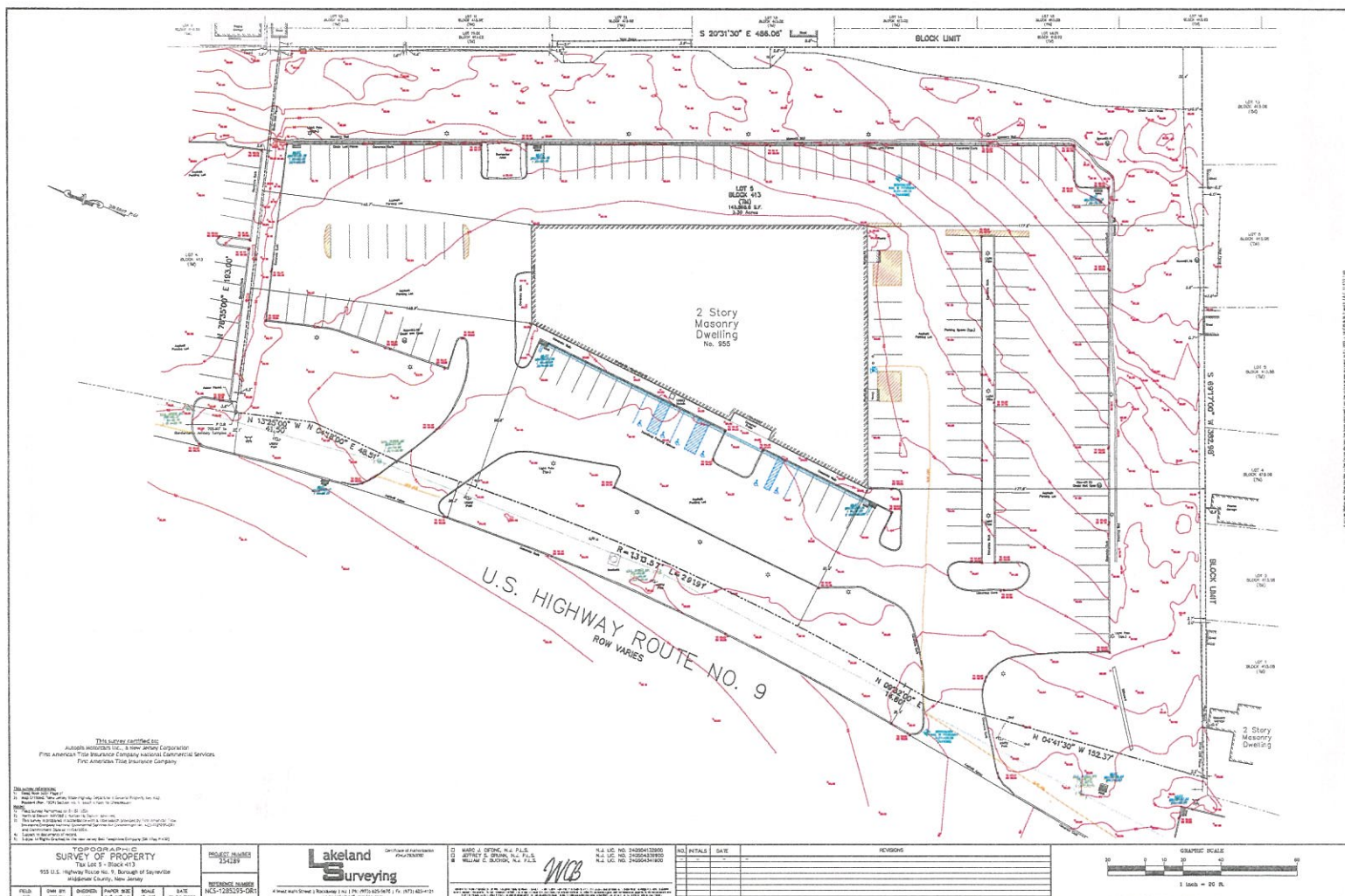
Buttons: Add Edit Close Delete Previous Next Detail Letter Help
Tax Bill PTR Form Restricted Edit Notes Exist

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2026	2		19,168.19	.00	.00	.00		
2026	1		19,168.19	.00	.00	.00		
2026		Total	38,336.38	.00	.00	.00		
2025	4		19,639.81	.00	.00	.00		
2025	3		19,639.81	.00	.00	.00		
2025	2		18,696.56	.00	.00	.00		

Other Delinquent Balances: 50.07 Interest Date: 05/12/26
Other APR2 Threshold Amt: 50.07 Per Bienn: .0000 Last Payment Date: 04/29/2026

TOTAL TAX BALANCE DUE

Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:	.00	Total:	.00





McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

Kevin P. McDonough (1953-1994)
John H. Rea, P.E.
Jay S. Troutman, Jr., P.E.
Scott T. Kennel

May 4, 2026

Sayreville Borough Planning Board
167 Main Street
Sayreville, New Jersey 08872

Re: Traffic Statement
955 Route 9 Redevelopment
Lot 5 in Block 413
Sayreville Borough, Middlesex County
MRA File No. 26-131

Dear Board Members:

McDonough & Rea Associates (MRA) has been asked to prepare a *Traffic Statement* for plans to repurpose a 18,868 SF 1 ½ story office building to *Autopia Motors*, a used car sales facility on the noted property. In addition, the plans call for minimal site improvements and the parking supply of 153 spaces will remain. The property has frontage along Route 9 and is located between Ernston Road and Bordentown Avenue. The site is served by a right-in and a right-out driveway to Route 9 northbound lanes.

SCOPE OF STUDY

In order to prepare a thorough *Traffic Statement* for the existing building repurposed for an automobile sales use, MRA conducted the following tasks:

1. Made field visits to the site to establish existing roadway and traffic conditions in the area.
2. Prepared trip generation estimates for the proposed uses based upon Institute of Transportation Engineers (ITE) data.
3. Conducted a trip generation comparison analysis comparing the trip generation of the prior use to the proposed use.
4. Reviewed the *Site Plan* with respect to parking, site layout and conformance to proper traffic engineering principles.

Please reply to:

- ☒ 1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
☐ 105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

1431 Lakewood Road, Suite C, Manasquan, NJ 08738 • (732) 528-7078 • Fax (732) 528-6673
105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181

Sayreville Borough Planning Board

-2-

May 4, 2026

The following report sets forth the database accumulated and the conclusions reached with respect to the redevelopment of the site.

EXISTING CONDITIONS

The subject property is bounded by Route 9 to the west and is approximately 3.3 acres. Access exists to and from the northbound lanes of Route 9 via two 1-way driveways. The existing building currently contains 18,868 SF of office space. The site provides 153 parking spaces as well as loading areas on the south side of the building.

Route 9 is a north/south 6-lane State principal arterial highway and is a divided roadway in the vicinity of the site access with a posted speed limit of 50 MPH.

TRIP GENERATION

Estimates of traffic to be generated by the redevelopment of the site/building were made after consulting the 12th Edition of the ITE *Trip Generation Manual*. The Applicant plans to occupy 18,868 SF of the building with an automobile sales business.

Therefore, based on the above, ITE Land Use Code 841, *Automobile Sales (Used)*, was utilized.

Table I illustrates the anticipated weekday AM peak street hour and PM peak street hour and weekend trip generation based on the ITE trip data.

TABLE I
TRIP GENERATION
LUC 841-16,868 SF

<u>AM PSH</u>			<u>PM PSH</u>			<u>WEEKEND PH</u>		
<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
28	8	36	30	34	64	34	34	68

A trip generation comparison analysis was conducted comparing the peak hour trip generation of the prior use (ITE LUC 710, *General Office*) to the proposed use as detailed in Table II.



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181

Sayreville Borough Planning Board

-3-

May 4, 2026

TABLE II
TRIP GENERATION COMPARISON
EXISTING VERSUS PROPOSED

<u>USE</u>	<u>WEEKDAY</u>		<u>WEEKEND</u>
	<u>AM PSH</u>	<u>PM PSH</u>	<u>PH</u>
Existing	39	48	15
Proposed	<u>36</u>	<u>64</u>	<u>68</u>
Net Change	-3	+18	+53

The redevelopment proposal was compared with the NJDOT Letter of No Interest (LONI) criteria and it was determined that the redevelopment proposal would qualify for a LONI since the proposed use will generate less than 100 additional peak hour trips.

SITE PLAN AND PARKING

A *Site Plan* prepared by VanCleeef Engineering (VCE), details a total of 153 parking spaces well distributed throughout the site, including 6 ADA parking spaces. The Sayreville Borough ordinance requires 63 parking spaces according to the VCE plan. A significant portion of the site will be utilized for vehicle inventory to supplement the vehicles on display in the showroom area of the building.

The *Site Plan* provides positive on-site circulation for passenger and large wheel-based vehicles serving the site.

The site will continue to be served by the existing right-in and right-out driveways to Route 9. U-turn movements for traffic originating from the north will utilize the Ernston Road interchange south of the subject property. U-turn movements for traffic leaving the site and having destinations to the south will utilize the Bordentown Avenue interchange north of the subject property.

CONCLUSIONS

It is concluded based on the analysis set forth in this report, that plans to redevelop the existing building, to an automobile sales facility on the noted property, can be approved and operate compatibly with future traffic conditions in the area. The *Site Plan* provides proper traffic engineering principles to accommodate delivery vehicles and the proposed parking supply will accommodate the anticipated demand.



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

1431 Lakewood Road, Suite C, Manasquan, NJ 08738 • (732) 528-7078 • Fax (732) 528-8873
105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181

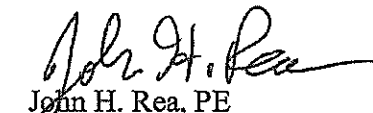
Sayreville Borough Planning Board

-4-

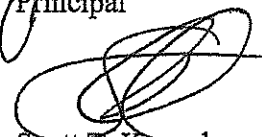
May 4, 2026

We hope the foregoing information is helpful.

Very truly yours,



John H. Rea, PE
Principal



Scott T. Kennel
Sr. Associate

cc: Mickey Othman
Nick Graviano, PP
Michael Goldstein, PE

APPENDIX



McDONOUGH & REA ASSOCIATES

TRAFFIC AND TRANSPORTATION CONSULTING

FIGURE 1

JOB NO.

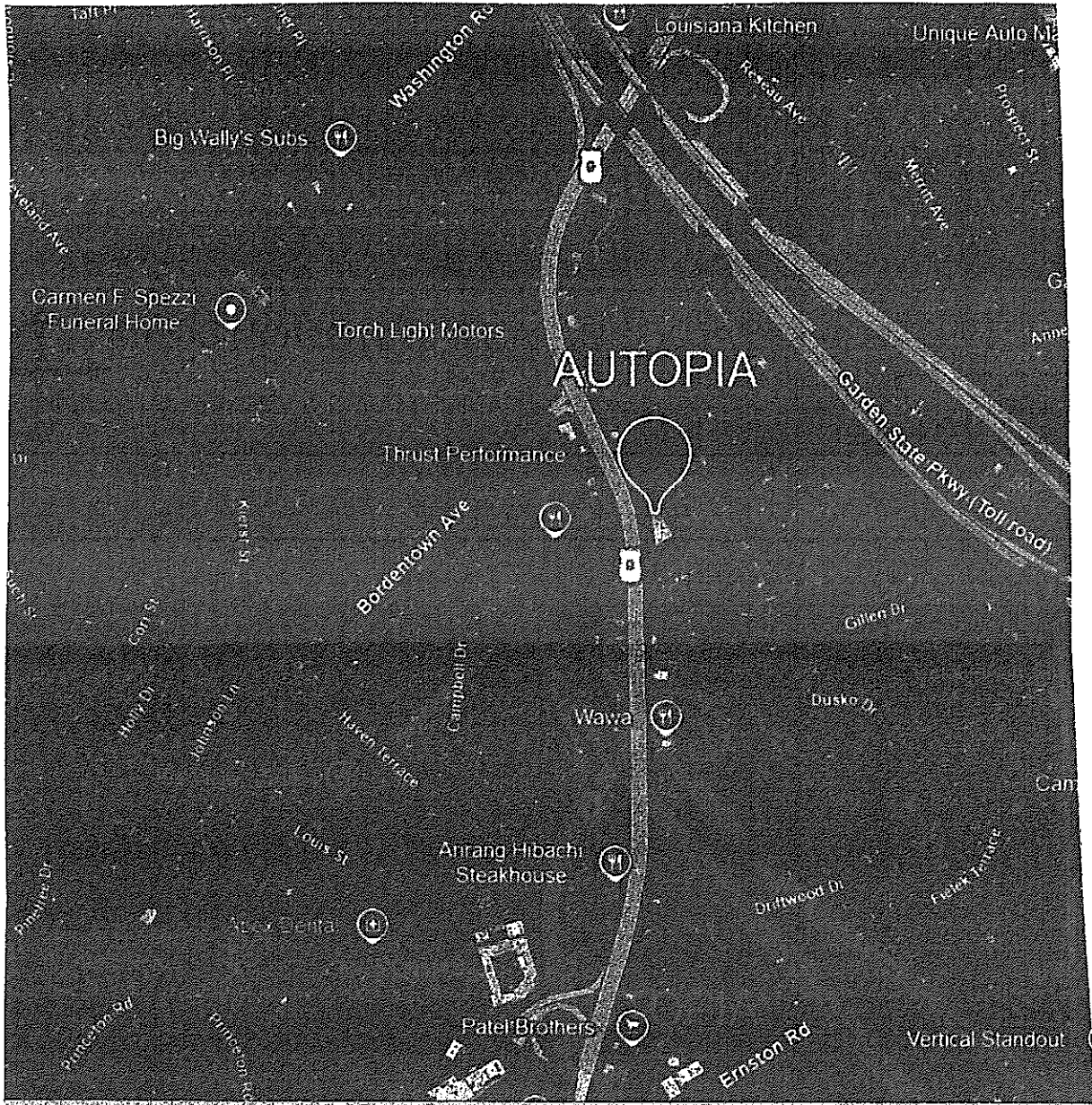
26-131

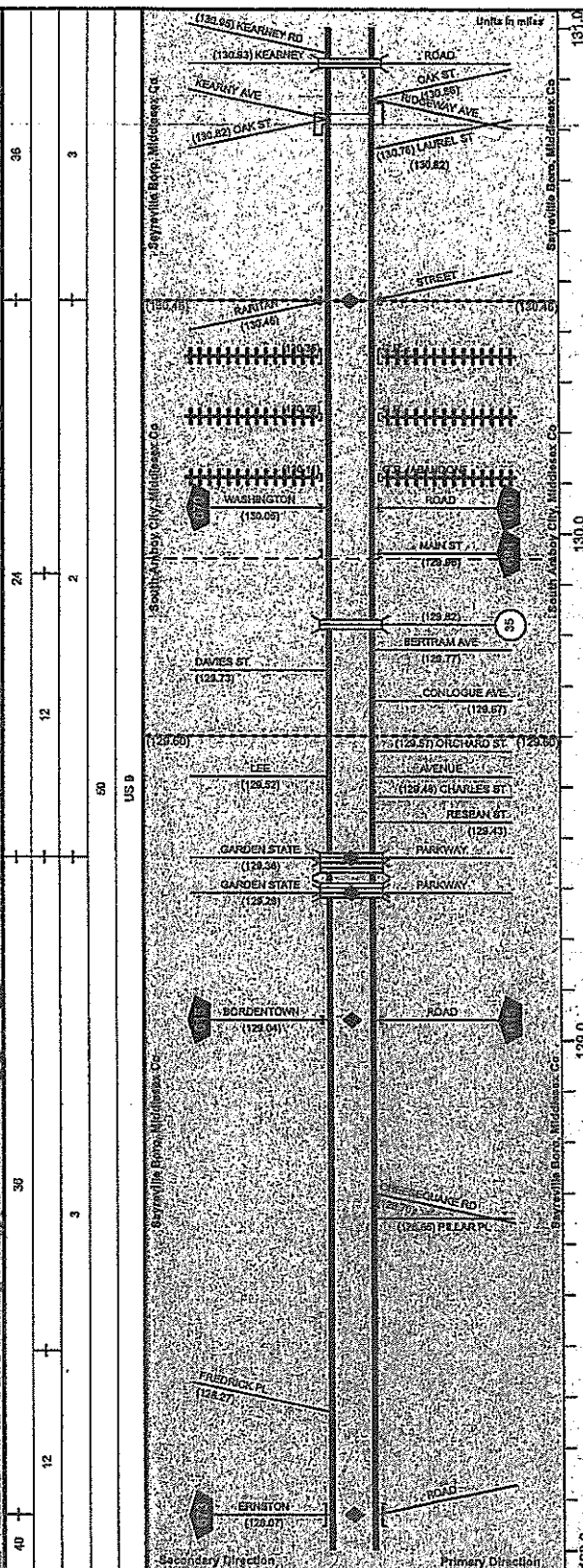
DATE:

MAY 4 2026

SUBJECT:

SITE LOCATION MAP





	1207.0	1230.0	US 9		
Street Name			N.J.D.O.T.		
Jurisdiction			Urban Principal Arterial		
Functional Class			NHS		
Federal Aid - NHS Sy	1207			1208	
Control Section			50		3
Speed Limit					
Number of Lanes	3				
Med. Type			Positive		
Med. Width	10			8	10
Pavement	36				36
Shoulder	12				
Traffic Volume			115,115 (2023)		
Traffic Sta. ID			4-5/21		
Structure No.	1207.04, 2023 (PMS) 2023 (PMS)	1207.05	381245E 351246O 351160 351161	1208.05	1208.05
Enlarged View					

Date last inventoried: March 2021

