

September 24, 2025

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

**Re: Cara Van, LLC – Proposed Automobile Repair and Automatic Car Wash  
Preliminary and Final Site Plan with “C” Variances  
Block 277, Lot 1-5 & 13-14  
Corner of Kearney Road and US Rt. 9 South  
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, Preliminary Major Subdivision, Site Plan Checklist, and Variance Application Checklist;
- Preliminary and Final Site Plan prepared by Menlo Engineering Associates, dated June 9, 2025;
- Architectural Plans, prepared by Canzani Architects, dated November 11, 2024, last revised June 23, 2025;
- A traffic statement prepared by McDonough & Rea Associates, dated June 5, 2025;
- A Boundary and Topographical Survey prepared by Gallas Surveying Group, dated December 5, 2016, last revised September 11, 2024; and
- A stormwater management report prepared by Menlo Engineering Associates, dated June 9, 2025.
- A Completeness & Technical Review Letter prepared by Morgan Municipal Engineering Services, dated September 9, 2025.

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

### **1. Project Description**

The proposed project site, located at the corner of Kearny Road and US Route 9 in Sayreville, New Jersey, includes lots 1, 2, 3, 4, 5, 13, and 14 of Block 277 (“Subject Property”). The subject property is located within the B-3 Highway Business Zone. The proposed project includes the construction of a single-story 9,477 square-foot building that includes a tunnel carwash, six quick lubrication bays, and three detail bays. Additional proposed improvements on-site include landscaping, surface parking, drive aisles, lighting, and stormwater management infrastructure. The applicant also proposes a right-of-way dedication along Kearney Road. In addition, the applicant proposes moving an existing 50-foot-wide sewer easement, located partially on the property, to be centered over the pipe. The applicant proposes a one-way ingress/egress along US Route 9 to provide access to the site.

## 2. Site Description and Surrounding Uses

The property fronts on Kearney Road to the south and US Route 9 to the east. It is bounded to the west by single-family residential uses and to the north by automobile repair and vehicle storage uses. Single-family residential uses exist across Kearney Road to the south. Retail and automobile repair uses exist across Route 35/Route 9 to the East. The 89,725 square-foot tract is currently vacant and features no existing structures, with two existing concrete pads proposed to be removed.

## 3. Master Plan

The Borough's 2013 Master Plan identifies the Subject Property as Highway Business. This designation is consistent with the zoning.

## 4. Zoning Compliance

The proposed project is located within the B-3 Highway Business Zone. The proposed principal uses include automobile repair and automatic car wash. Both uses are permitted in the B-3 zone.

### *Variances:*

A total of two variances are required for this project, as outlined below.

1. As per Ordinance Section 26-88, Parking Schedule I, a total of 39 off-street parking spaces are required for the proposed project, at 4 spaces per each of the 9 bays and 3 spaces per the 1 wash lane of the car wash. As 16 off-street parking spaces are proposed, a variance is required.
2. As per Ordinance Section 26-89, Sign Schedule II, one free-standing sign is permitted for the proposed project. Three free-standing signs are proposed; therefore, variance is required.

The applicant should be prepared to provide testimony on the following to support variance relief, as applicable:

- a) Positive Criteria
  - i) Purpose of Municipal Land Use Law will be promoted by the proposed deviation; and
  - ii) The benefits of the deviation substantially outweigh the detriments.
- b) Negative Criteria
  - i) The proposed deviation will not result in a substantial detriment to the public welfare; and
  - ii) The proposed deviation will not substantially impair the intent and purpose of the master plan and the zoning ordinance.

### *Waivers:*

1. Major Subdivision and Site Plan Checklist:
  - a. A per Ordinance Section 26-75.2, item 16 requires the submission of a circulation plan showing proposed vehicle, bicycle, and pedestrian circulation systems that include locations, typical cross-sections, centerline profiles, and type of paving for all proposed new streets and paths. No circulation plan is provided; therefore, a waiver is required.

- b. As per Ordinance Section 26-75.2, item 29, the Board may require the applicant to submit an environmental impact assessment as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on the environment. No environmental impact assessment is provided by the applicant; therefore, the Board may require the applicant to submit such an assessment.

2. Design:

- a. As per Ordinance Section 26-98.1.b.8., no off-street parking or loading area shall be located in a minimum required front yard setback area. The proposed off-street parking area is located within the required front yard setback area of at minimum of 15.6 feet along Route 9 and approximately 10 feet along Kearney Road, instead of at least 50 feet; therefore, a waiver is required.
- b. As per Ordinance Section 26-98.2, off-street loading berths shall be provided and maintained on the same lot in accordance with the dimensions, location, and access requirements of this section. No off-street loading berths are provided; therefore, a waiver is required.

We reserve the right to provide additional comments if additional variances or waivers are identified.

**5. Planning Comments**

**A. Performance Standards**

1. Applicant should testify regarding the day-to-day operation of the business proposed, the hours and days of operation, and the maximum number of employees.
2. Activities associated with the proposed uses may generate elevated noise and vibration. Potential noise levels should be provided by the applicant due to the proximity of residential uses, to ensure that all uses comply with all required limits.
3. Chemicals and materials associated with the proposed uses may emit odors or pollutants. Applicant should provide how:
  - i. Materials and chemicals will be handled, stored, and disposed of to mitigate these impacts,
  - ii. Operational risks related to accidental discharge of such materials and chemicals will be considered and avoided; and,
  - iii. Compliance with all required standards will be met and maintained.
4. The proposed 15.6-foot parking setback along Route 9 and the approximately 10-foot parking setback along Kearny Road from the front yard do not meet the required 50 feet. Given the reduced setback, the applicant should confirm if enhanced landscaping or screening will provide a buffer against visual and noise impacts, particularly to residential properties opposite the site along Kearny Road.
5. The plans cite a waiver is requested for exceeding the 0.5 footcandle property line limit to 0.6 footcandle. The applicant should explain measures that will be employed to reduce glare impacts on adjacent residences and meet required standards.

**B. Parking, Loading, and Circulation**

1. The proposed 16 parking spaces fall short of the 39 required. The applicant should clarify how operational needs (employee count, customer turnover, etc.) justify the reduced number.
2. Vehicles queuing for car wash or lube service may negatively impact air quality, road safety, and congestion, particularly given the property's location along an arterial. The applicant should explain how they will limit potential idling, queuing, and congestion.
3. The applicant should discuss how large vehicles such as fire safety vehicles, solid waste disposal vehicles, and delivery vehicles will traverse the site.
4. The applicant should explain how loading will be handled on the site if no off-street loading berth is to be provided.
5. We defer to the Sayreville Borough Fire official regarding the review and approval of the fire truck design vehicle and the associated circulation movements.
6. As site access is proposed on Route 9, coordination with NJDOT is required for ingress/egress design, permits, and safety review.

**C. Signs**

1. Three freestanding signs are proposed, where one is permitted; it appears the other two freestanding signs are car wash service list signs. The applicant should confirm the need and demonstrate minimal visual clutter or distraction.

**D. Miscellaneous**

1. Application is subject to Ordinance Section 26-111 Affordable Housing Development Fees.
2. Applicant is subject to all applicable outside agency approvals.
3. We defer to the Board Engineer regarding lighting, grading, drainage, utilities, traffic, and any required waivers.

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