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July 23, 2025

Ms. Beth Magnani, Board Secretary  
Borough of Sayreville Planning Board  
167 Main Street  
Sayreville, NJ 08872

RE: Tenon Auto Service Site Plan  
2069 Highway 35  
Block 428, Lot 1, 2, and 2.01  
Borough of Sayreville, NJ  
FPA No: 18937.001

Dear Ms. Magnani:

Please find the following enclosed:

- Fifteen (15) copies of Preliminary and Final Major Site Plan for Tenon Auto Service Inc, sheets 1-8 of 8, prepared by French and Parrello Associates, dated 2/12/2025, last revised 7/22/2025.
- Fifteen (15) copies of Stormwater Management Letter for Tenon Auto Service Inc, prepared by French and Parrello Associates, dated February 12, 2025, last revised July 22, 2025.

In response to the review letter by Morgan Municipal Engineering Services, dated June 9, 2025, please find our responses in bold below:

**C.PLANNING & ZONING**

- 1.The subject property is located entirely within the B-3 (Highway Business) Zone.
- 2.B-3 "Highway Business" Zone (Per Zoning Schedule I-B "Use Regulations – Commercial Districts")
  - a. We note that the proposed use of "Automobile Repair" is a permitted use within the zone.
  - b. "Outdoor Storage" is a permitted accessory use within the zone.

**The above is statement of fact.**

**RELIEF REQUIRED**

Variance(s) Requested

1. (none). Variance(s) Required

1.Per Ordinance Section #26-82.6(a.4)) - Front Yard Setback (Accessory Structure/Outdoor Storage) where no accessory structure(s) shall be located in a required front yard or in any area, such as the "side" front yard of a corner lot, where front yard setbacks apply, while the eastern portion of the proposed outdoor bus storage area encroaches into the 50 ft front yard setback abutting the jughandle.

**We agree, the variance has been added to the list of waivers/variances on the coversheet.**

Any and all other variances required at the board hearing.



Waiver(s) Requested Submission Waivers:

1. Preliminary Major Site Plan Checklist

- a. Item #16 – A circulation plan showing proposed vehicle, bicycle and pedestrian circulation systems. The plan shall include the locations, typical cross-sections, centerline profiles and type of paving for all proposed new streets and paths.

We note the Applicant has submitted a circulation plan on sheet 7 of the Preliminary & Final Major Site Plan.

**The bicycle and pedestrian circulation systems will not change from existing, and there is no proposed new streets and paths.**

- b. Item #17 – Plans of proposed potable water and sanitary sewer utility systems showing feasible connections to existing or any proposed system. If a public water supply or sanitary sewer system is available, the owner shall show appropriate connections thereto on the plat or plan.

We note that the applicant has indicated that the existing utilities will continue to service the existing facilities on-site, however, the service lines shall be shown on the plan and testimony provided confirming the services are adequate for the change in use.

**The existing sanitary sewer lines have been added based on the existing plans for the site. The water service for the shop building and 2.5-story building has been added based on the approved 2001 plans. There are no changes to the existing conditions. Testimony will be provided confirming the services are adequate for the change in use.**

Design Waivers:

1. Per Ordinance Section §26-98(i) - Minimum Parking Landscaping Requirement – where a minimum of ten 10% of any surface parking facility shall be landscaped about the interior and shall include one (1) shade tree for every twenty (20) parking spaces, where none are proposed.

**We are requesting a waiver, as there is no change to the existing layout.**

2. Per Ordinance Section §26-98.1(B.1) - Hairpin Striping Requirement – where hairpin striping is required for new parking spaces, and none are proposed.

**We are requesting a waiver, the existing parking lot does not have hairpin striping, therefore it is requested that we remain consistent with the existing conditions.**

3. Per Ordinance Section §26-98.1(B.5). - Parking Area Curbing Requirement – where all parking lots and all loading areas shall have concrete or Belgian block curbing, in accordance with the Borough's standard details, around the perimeter of the parking and loading areas, where concrete curbing is only provided where the parking stalls abut the building.

**We are requesting a waiver, since the existing parking lot was approved in 2001 without the curb along the perimeter.**

4. Per Ordinance Section §26-98.1(B.6) - Sidewalk Requirement – where sidewalks are required between parking areas and principal structures, along aisles and driveways, and wherever pedestrian traffic shall occur, and shall be provided in accordance with the Borough's standard details, with a minimum width of four (4') feet of passable area and shall be raised six (6") inches or more above the parking area, except when crossing streets or driveways, guardrails, and wheel stops permanently anchored to the ground shall be provided in appropriate locations. While the applicant proposes none along the aisle and driveways of the entrance to the site.



**We are requesting a waiver, as there is no change to the existing condition.**

5. Per Ordinance Section §26-98.1(B.7) - Lot Surfacing Requirement – where all off- street parking areas, interior driveways and loading/unloading areas shall be surfaced with bituminous concrete pavement, while the applicant plans to utilize the existing pavement and proposed gravel areas on site.

**We are requesting a waiver, as the gravel was approved on the 2001 plan.**

Waiver(s) Required Submission Waivers:

1. Preliminary Major Site Plan Checklist

a. Item #20 – Provision for storage and disposal of solid wastes.

**The concrete pad in the northwest corner of the site is the location of the dumpster, a callout has been added to the plan.**

Design Waivers:

1. Per Ordinance Section §26-97.1(u) - Sidewalk Requirement (Property Frontage) – where sidewalk at a minimum of (4 FT x 4 FT) is required, whereas no sidewalk is proposed in the front of the property.

**A waiver is requested, as there is no change to the frontage of the property.**

2. Per Ordinance Section §26-96.8(h.2) - Minimum Lighting Requirement (Parking Area) – where a minimum of 0.5 footcandles throughout, maintained with established depreciation factor calculated into lighting level at a maximum to minimum illumination ratio not to exceed 15:1 are required for commercial parking lots, where none appear to be provided.

**A waiver is requested. Additional lights are proposed on the shop building to illuminate the adjacent parking areas. The business hours will be from 7AM-5PM, and the applicant is asking for a waiver to minimize impacts to the adjacent residences.**

3. Any and all other waivers required at the board hearing.

#### D. ENGINEERING COMMENTS

Upon review of the submitted materials, we offer the following comments requiring testimony from the Applicant:

1. General Comments

a. Applicant to provide testimony on all previous approvals for the subject lot.

**Testimony will be provided.**

b. Applicant to provide testimony on all existing or proposed easements, deed restrictions, covenants. As it is currently shown, the plan depicts a sanitary sewer and water main easement(s).

**Testimony will be provided, the above statement is correct.**

c. Applicant to provide testimony on any active and/or anticipated approvals from outside agencies. We note that the proposed development results in land disturbance exceeding 5,000 square feet, therefore, approval from Freehold Soil Conservation District shall be required.

**The applicant has obtained the LONI and exemption letter from Middlesex County. SCD approval is under the jurisdiction of the Borough of Sayreville.**



## General Township Ordinances Comments

### 1. Ordinance Section §26-88 - Off-Street Parking and Loading

a. We note that the off-street parking calculation provided by the applicant is in accordance with the requirements set forth within this ordinance section.

1. We note per Ordinance Section §26-88.1(a.1) for unscheduled uses, states off-street parking requirements for uses not listed in Parking Schedule I shall be established by the Board, based upon accepted industry standards.

a) As the use of “Automobile Repair” is not included in the Parking Schedule, it is up to the board to determine acceptable requirements per industry standards.

**Statement of Fact.**

b) We note the applicant proposes (12) car parking spaces with dimensions (9 ft x 18 ft), one of which being handicapped van accessible with dimension (11 ft x 18 ft) with an additional (5 ft x 18 ft) shoulder.

**Statement of Fact.**

c) The Applicant has provided that the maximum number of workers at peak shift will be (5) employees and has stated that the requirement for the existing shop is (8) parking spaces.

**Statement of Fact.**

d) It appears that the amount of parking proposed will effectively meet the expected parking capacity for the site. With the condition of the Boards approval, our office takes no exception to the amount of parking spaces proposed by the applicant.

**Statement of Fact.**

e) Applicant to provide testimony on compliance with ADA requirements for handicapped accessibility to the building as it appears no ramp is provided. If no ADA compliant access is provided, then the plans shall be revised to propose one.

**Testimony will be provided. It should be noted that only the employees will be using the parking lot, there are no customers from the general public anticipated to visit the site. ADA access will be provided through the roll-up door.**

b. We note that the development provides an existing 30-ft wide two-way drive aisle in the parking lot. The drive aisle provided is in accordance with Borough Requirements and it appears vehicles will be able to adequately circulate the site.

**Statement of Fact.**

c. We recommend the applicant conduct pavement core testing to confirm the adequate thickness of existing asphalt is present on site. In accordance with Section §26-98.1.b.7.(c), heavy truck trafficked areas shall be paved with a total of 7” of pavement. 2” of surface course and 5” of base course.

**Based on the fact that the asphalt has been used for the past xxx years, it appears to have performed well under the trucks associated with the prior use. We don’t believe that coring or additional pavement is not needed.**

### 2. Traffic & Circulation

a. We note that the applicant has submitted a Traffic Impact Statement in accordance with Section §26-64 along with a “Details and Turning Template Plan” as a part of this application.



b. Traffic Impact Statement

1. Applicant to provide testimony on the trip generation calculations used for both the Nursery (Wholesale) & Automobile Care Center.

a) The provided traffic impact statement indicates that the AM peak hour will not be impacted from the proposed development and the PM peak hour will be reduced by 10 trips. The proposed development will result in an overall reduction of 10 trips generated at the site.

b) We note that based on the proposed traffic impact, the development is not considered a major traffic generator as defined by NJDOT.

2. Applicant to provide testimony that the proposed change in use of the development will have a de minimus impact on NJ State Highway 35.

**Testimony for the traffic related comments will be provided, the project has received a LONI from DOT.**

c. "Details and Turning Template Plan"

1. Applicant shall provide testimony confirming that the City Transit Bus used in the turning template accurately represents the vehicles that will be accessing and stored within the site.

**The truck turning template has been revised to show a larger bus. Coach buses range from 40 to 45 feet in length. The new turning template shows a 45' long city bus which should be indicated of the largest buses stored within the site.**

2. The applicant shall provide an additional turning template demonstrating the refuse pickup operation completed onsite.

**An additional turning template demonstrating the refuse pickup operation has been added to Sheet 8.**

3. Signs §26-89

a. We note the only sign denoted on the plans is a proposed building mounted ADA Van Accessible sign. As no other signs are indicated on the plan, the applicant appears to be in compliance with Borough regulations regarding signage.

b. Applicant shall provide testimony as to any other building mounted or detached signs that exist or are proposed on the property to ensure compliance with Borough requirements for number of signs, location of signs, etc.

**Testimony will be provided. There are no other signs proposed.**

4. Tree Preservation Plan §30-7

a. A Tree Preservation Report has not been provided as a part of this application. We note the applicant will only be planting new trees on the property, and the existing trees are to remain, with the exception of selectively removing/ thinning out diseased or dead branches.

**The plan has been revised to increase the buffer to the residential areas and to supplement the plantings with more evergreens. The dying/diseased trees along the property line will be removed with the berm and replaced with new trees. The landscape plan has been revised to show the new enhanced buffering proposed.**

5. Landscape Design §26-96.7

a. Applicant to provide testimony on compliance with all applicable landscaping design requirements within this ordinance section. We note the proposed improvements depicted on Sheet #4 appear to comply with this ordinance section.

**Statement of fact.**

6. Lighting Design §26-96.8



a. We note a lighting plan has not been provided as a part of this application.

**The revised submission includes a lighting plan.**

b. Since no lighting is shown except for the existing poles along NJ State Highway 35, then it appears that the rear and front parking area will not be sufficiently illuminated as well as the proposed storage area.

**The building mounted lighting will be added to the 1 story shop to illuminate the parking area. One pole mounted light will be added near the entrance to the site. The proposed storage area does not need illumination, as the applicant wants to be sensitive to increasing illumination near the residences.**

For Commercial parking lots: a minimum of 0.5 footcandles throughout, maintained with established depreciation factor calculated into lighting level at a maximum to minimum illumination ratio not to exceed 15:1 is required.

**A waiver is requested, as the proposed storage area does not need illumination.**

#### 7. Installation of Improvements or Guarantees §26-112

a. Applicant to provide testimony on compliance with posting the required performance guarantees necessary for the improvements proposed. Performance guarantees and inspection fees will be required per NJ MLUL.

**Bonding will be provided for the landscaping only. Inspection fees will be posted.**

#### 8. Stormwater Control §26-99.6 & Stormwater Management

a. We note the proposed site improvements do not result in more than an acre of disturbance or create more than a quarter acre increase in impervious surface and therefore is not considered a major development. The site appears to maintain the overall existing drainage patterns of the site.

**Statement of fact.**

#### 10. Engineering Site Plan Comments

##### a. Utilities

1. The applicant shall provide testimony on the accuracy of the utility approximations for water and sanitary sewer from the plans prepared by James E. Cleary & Associates, Inc., as the plans are over 20 years old and site conditions may have changed since the time of approval.

2. The applicant shall provide testimony confirming the capacity of the existing utilities will meet the demand of the proposed automobile maintenance use, existing dwelling and existing shop.

**Testimony will be provided, the 2 inch water and 4 inch sewer are adequate for the applicant's low intensity use.**

##### b. Landscaping

1. The applicant shall provide testimony clarifying no trees are proposed to be planted within any sight triangle easements along NJ State Highway 35.

**Testimony will be provided, there are no trees proposed to be planted within any sight triangles.**

2. We note that the applicant intends to thin out the existing evergreen buffer within the residential buffer along the western and southern property lines. The applicant shall be required to replant trees as needed in order to provide adequate buffer screening as outlined in the Borough Ordinance.

**The buffer was increased to 100 ft from the residential properties to the south. This is a 50 ft increase over the required 50 ft buffer. This buffer will be supplemented with plantings. The diseased/dying trees and the berm will be removed.**

##### c. Lighting



1. The plans shall be revised to provide adequate lighting for the parking area, where a minimum of 0.5 footcandles throughout, maintained with established depreciation factor calculated into lighting level at a maximum to minimum illumination ratio not to exceed 15:1 is required.
2. The plans shall be revised to provide lighting that adequately illuminates all parts of the proposed bus storage area as well as an lighting schedule and details for all proposed site lighting features.

d. Site Layout

1. The applicant shall revise plan to denote where the proposed refuse area will be located for the site.
  - a) We note that an existing concrete pad is located in the western corner of the site. Applicant to provide testimony as to if this is where the refuse area will be located.

**Testimony will be provided, additionally a callout on the plans showing the existing dumpster location has been added.**

- b) Additional testimony shall be provided on who will be picking up refuse from the site, and the frequency at which the pick-ups will take place.

**Refuse pick is by a private hauler. Testimony will be provided.**

2. The plan shall be revised to provide a detail outlining the cross section of the proposed gravel parking area shall be provided on the plans to ensure it is adequate enough to accommodate large buses or other vehicles that will be stored at the site for an extended period of time. The detail shall specify stone size and stone layer thickness/depth.

**The gravel is existing, and will be supplemented as needed. This surface has existed for a long period of time and is highly compacted and capable of supporting the design vehicle.**

3. The plan shall be revised to include a legend on all sheets depicting the existing and proposed conditions used on the plan along with their symbol designation.

**A legend has been added to the sheets.**

E. CONDITIONS OF APPROVAL

In the event the Board approves the subject application any approval should be conditioned upon the following:

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all escrow fees.

5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:

- i. Borough of Sayreville Planning Board
- ii. Borough of Sayreville Sewer and Water Department
- iii. Borough of Sayreville Fire Department
- iv. Borough of Sayreville Construction Official
- v. Borough of Sayreville Board of Health
- vi. New Jersey Department of Transportation

**We will provide the required approvals. We have received a LONI from NJDOT and an exemption letter from Middlesex County that will be forwarded to your office. It should be noted that we do not believe that Board of Health approval is needed.**



6. Posting of performance guarantees, restoration guarantees, and inspection escrow as required by Municipal Ordinance and MLUL.

**The applicant will comply.**

Respectfully submitted,

**FRENCH & PARRELLO ASSOCIATES**

A handwritten signature in black ink, appearing to read 'Kiera Nissen', is written over a faint, light blue circular background.

Kiera Nissen, PhD, PE

Project Engineer

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