

PROPERTY OWNERS WITHIN 200'

The Borough of Sayreville

TAX ASSESSORS 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 Skolnick LLC):

BLOCK LOT	413 2	G Piero Group LLC 915 Route 34, Suite 3-A Matawan, NJ 07747
BLOCK LOT	413 3	Loth47 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	Phyllis Rando & Tina Quinones 15 Eugene Boulevard South Amboy, NJ 08879
BLOCK LOT	413.02 9	Jason E. Ciak & Ann Marie H. Eszok 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	Ankley N. Davis & Kelly M. Eustice 21 Eugene Boulevard South Amboy, NJ 08879

Sayreville is a Sunbelt Communities Corporation

www.sayreville.com

BLOCK LOT	413.08 3	Joan A. Sablin 2 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 4	Christopher James Smith 4 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 5	Jennifer G. Russo & Dominick Russo & Mary L. Grein 8 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 6	Patricia Kuzemski & Anthony Skaszowski 10 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 7	Christa Williams & Samantha Williams 9 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 8	Elizabeth Callow 7 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 9	Nicholas & Stephanie Tennaro 5 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 10.01	Jeffry A. Gonzalez Reynoso 3 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 10.02	Susan McSweeney 1 Pilar Drive South Amboy, NJ 08879
BLOCK LOT	413.08 11	Premium Spec LLC 17 Eric Court Felix, NJ 08839
BLOCK LOT	413.08 13	Luis R. Santiago 1760 Cheesequake Road South Amboy, NJ 08879

LIST OF SAYREVILLE UTILITIES (2020):

NJDEP
18 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 CH8805
Placerville, NJ 08856-6805
Attn: Construction Department
732-983-9009

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 152208
Irving, TX 75015

BLOCK LOT	439.01 4	HK Associates, LLC 932 Route 9 South Amboy, NJ 08879
BLOCK LOT	439.01 5	Verizon P.O. Box 152206 Irving, TX 75015
BLOCK LOT	439.01 6	Sayreville Plaza, LLC 275 North Franklin Turnpike Rumney, NJ 07446
BLOCK LOT	439.01 6.02	McDonalds Corporation 2109 Hack Avenue, Suite 1 Naperville, 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

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.

David J. Skolnick
Tax Assessor

MINOR SITE PLAN

PREPARED FOR

955 ROUTE 9 LLC

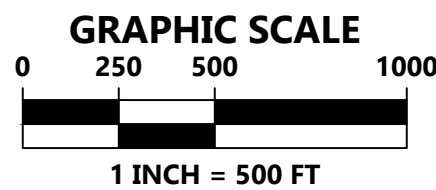
SITUATED IN

SAYREVILLE BOROUGH

MIDDLESEX COUNTY, NEW JERSEY



SITE LOCATION MAP



INDEX OF SHEETS

SHEET No.	TITLE
1	COVER SHEET
2	EXISTING CONDITONS
3	SITE LAYOUT PLAN/ LANDSCAPE PLAN
4	TRUCK TURNING

GENERAL NOTES:

- PROPERTY KNOWN AS BLOCK 413, LOT 5 AS INDICATED ON THE OFFICIAL TAX MAP OF SAYREVILLE BOROUGH.
- CURRENT USE - AUTOMOBILE SALES.
PROPOSED USE - OFFICE
- SITE IS NOT LOCATED IN A SFHA AS SHOWN ON THE PRELIMINARY FLOOD INSURANCE RATE MAP 34023C0158G DATED 01/31/2014.
- PURSUANT TO THE "NJDEP LAB RESOURCE PROTECTION WEB APPLICATION", THERE ARE NO WETLANDS WITHIN 200FT.
- PURSUANT TO THE "NJDEP LAB RESOURCE PROTECTION WEB APPLICATION", THERE ARE NO SURFACE WATERCOURSES WITHIN 200FT.
- APPLICANT PROPOSES A SITE ID SIGN WITH PROPOSED LANDSCAPING.
- PROPOSED LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
- BOUNDARY AND TOPOGRAPHY TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BLOCK 413, LOT 5" PREPARED BY LAKELAND SURVEYING, BY WILLIAM C. BUCHOK, NJPLS NO 24GS0431900 DATED JANUARY 9, 2026.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CALL AND REQUEST A UTILITY MARKOUT AND TO LOCATE THE UNDERGROUND UTILITIES AS TO THE EXACT HORIZONTAL AND VERTICAL LOCATIONS. SHOULD THERE BE ANY CONFLICTS, BETWEEN THE EXISTING AND PROPOSED UTILITIES THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY.
- THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL THEY ARE ISSUED AS "FINAL FOR CONSTRUCTION". NO MODIFICATIONS MAY BE MADE TO THE APPROVED PLANS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER, ARCHITECT OR OWNER OF THE DEVELOPMENT. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

B-3 COMMERCIAL ZONE

CRITERIA	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	20,000 S.F.	143,868 SF	143,868 SF	YES
MIN. LOT WIDTH	100 FT.	486.06 FT	486.06 FT	YES
MIN. LOT DEPTH	100 FT.	382.98 FT	382.98 FT	YES
MIN. FRONT YARD	50 FT.	81.0 FT	81.0 FT	YES
MIN. REAR YARD	25 FT.	93.30 FT	93.30 FT	YES
MIN. SIDE YARD	10 FT.	142.7 FT	142.7 FT	YES
MAX. BUILDING COVERAGE	25 % (35,967 SF)	11.68 % (16,809 SF)	11.68 % (16,809 SF)	YES
MAX. BUILDING/PAVEMENT COVERAGE	85 %	57 % (82,015 SF)	57 % (82,015 SF)	YES
MAX. BUILDING HEIGHT	35 FT.	>35	>35 FT	YES
MIN. PARKING 1 SPACE PER 300 SF	16,181 (GROUND FLOOR) + 2,687 (SECOND FLOOR) 18,868 SF/300SF = 62.89 SPACES	153 SPACES INCLUDING 6 ADA SPACES	153 SPACES INCLUDING 6 ADA SPACES	YES

SIGN STANDARDS (26-89)

MAX. SIGN AREA	85 SF	N/A	85 SF	YES
MAX. SIGN HEIGHT	15 FT	N/A	>15 FT	YES
MIN. SETBACK	25 FT	N/A	17.37 FT	"VARIANCE"

- A. NO SIGN SHALL BE LIGHTED BY MEANS OF A FLASHING LIGHT OR EXPOSED NEON, NOR SHALL ANY SIGN BE IN WHOLE OR IN PART MOVING, MOBILE OR REVOLVING OR ELECTRICALLY OR MECHANICALLY ACTIVATED.
- B. NO PART OF THE SIGN SHALL BE LESS THAN 18 INCHES ABOVE THE GROUND.
- C. SIGN HEIGHT SHALL BE 15 FT. OR THE HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS LESS.

VARIANCE REQUEST:

*MINIMUM SIGN SETBACK 25 FT; PROPOSED 17.37 FT.

LOT COVERAGE

ITEM	AREA	% OF LOT
BUILDING	16,809 SF	11.68 %
ASPHALT	65,206 SF	45.32 %
TOTAL	82,015 SF	57 %

APPLICANT/OWNER

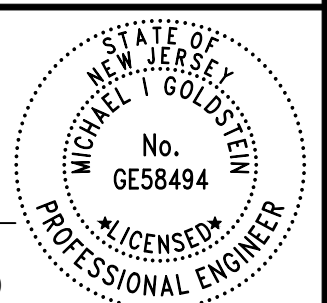
955 US-9, SOUTH AMBOY, NJ 08879

F:\Projects\Private_Clients\2026\26046 - Autopia Motors\DWG\26046 - Autopia Motors - 955 Route 9 - Site Plan.dwg gamma 6/2/2026 1:58:51 PM

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES, LLC IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

		DATE:	MAY 5, 2026
		SCALE:	AS NOTED
		DESIGNED BY:	GSA
		DRAWN BY:	GSA
		CHECKED BY:	MIG
1	ADDED LIMIT OF DISTURBANCE, NOTES, AND 200' PROPERTY LIST	GSA	06/02/2026
REV	DESCRIPTION	AUTH	DATE
		JOB NO.	26046

Michael I. Goldstein
MICHAEL I. GOLDSTEIN
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NUMBER 24GE05849400



Van Cleef
ENGINEERING WITH FOCUS

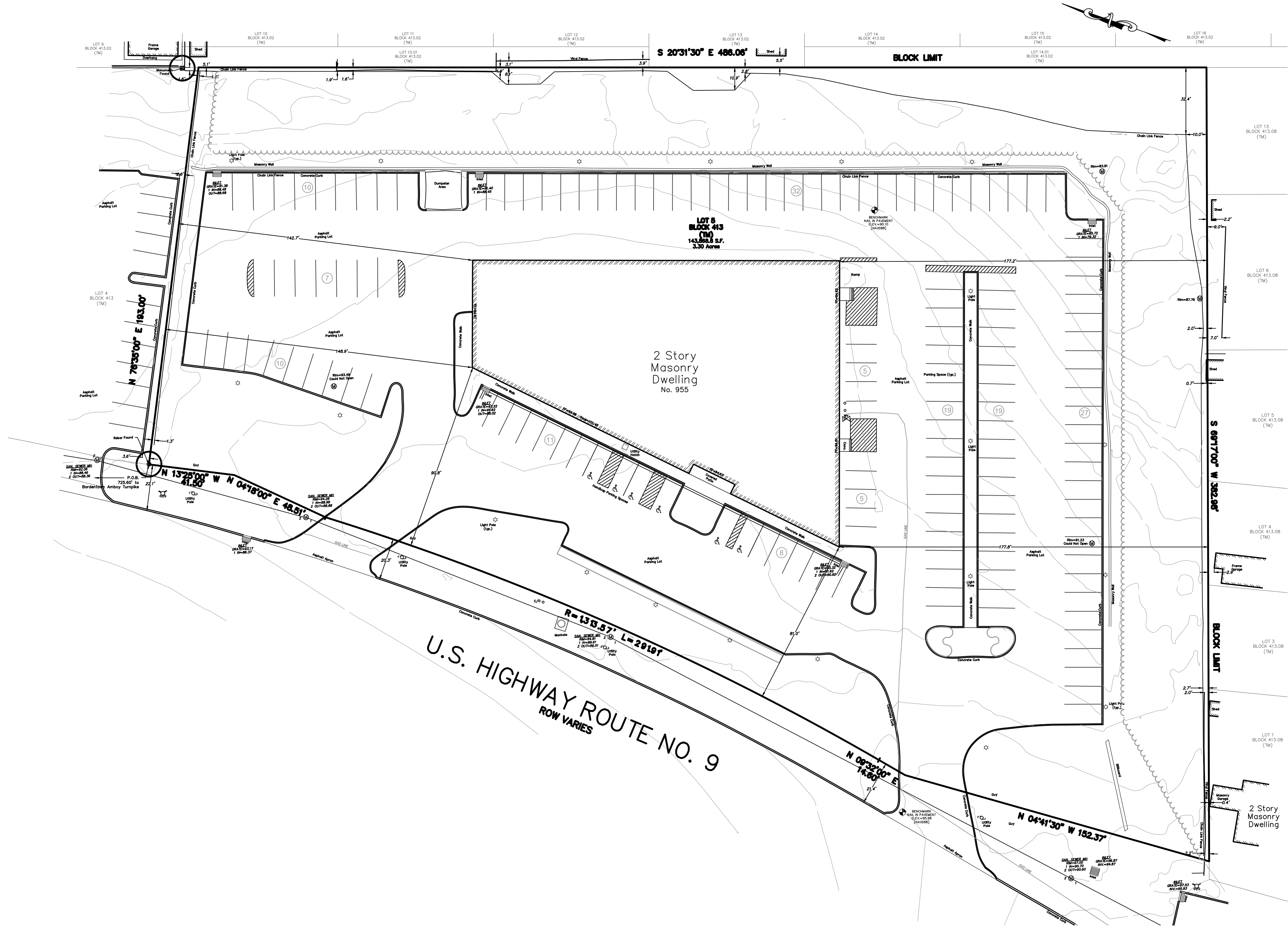
VAN CLEEF ENGINEERING ASSOCIATES, LLC
1705 ROUTE 37 EAST, TOMS RIVER, NJ 08753
WWW.VANCLEEFENGINEERING.COM
PHONE (732) 573-0490
CERT. OF AUTHORIZATION NO. 24GE28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

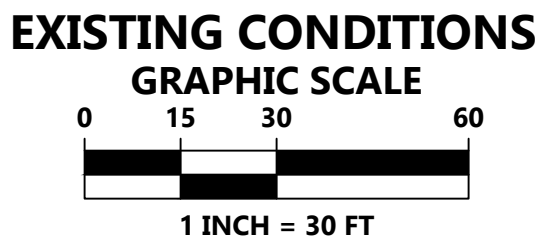
MINOR SITE PLAN
COVER SHEET
FOR

955 ROUTE 9
BLOCK 413, LOT 5
SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY

1
4



NOTE:
• ALL EXISTING SITE IMPROVEMENTS TO REMAIN



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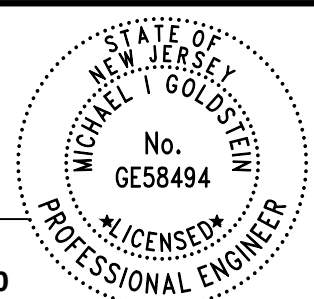


TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE
REMEMBER
IT'S THE LAW!

Dig Safely.

		DATE:	MAY 5, 2026
		SCALE:	1"=30'
		DESIGNED BY:	GSA
		DRAWN BY:	GSA
		CHECKED BY:	MIG
		JOB NO.	26046
1	ADDED LIMIT OF DISTURBANCE, NOTES, AND 200' PROPERTY LIST	GSA	06/02/2026
REV	DESCRIPTION	AUTH	DATE

M. Goldstein
MICHAEL I. GOLDSTEIN
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NUMBER 24GE05849400



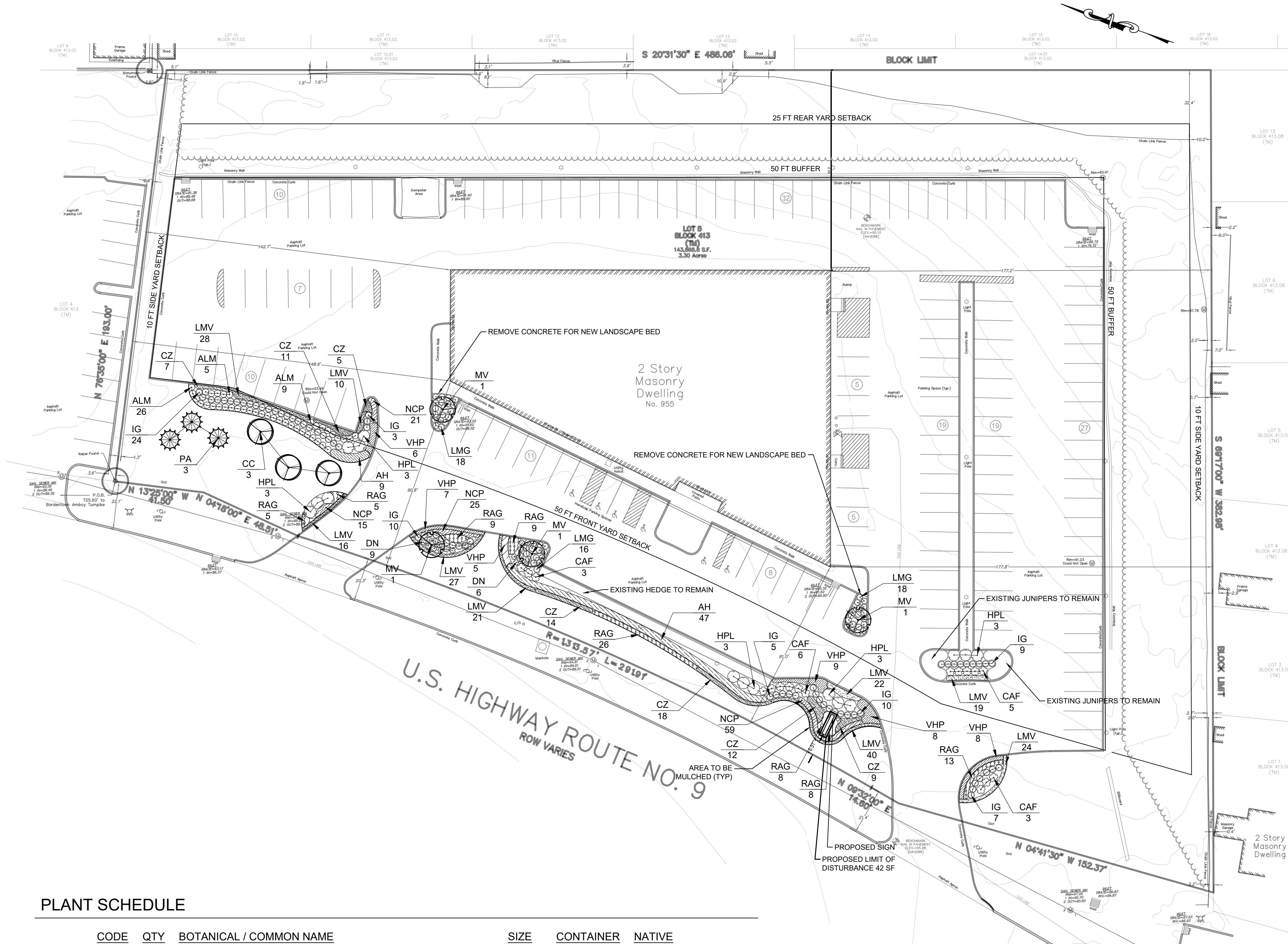
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Bridges/Highways
Construction Inspection
Environmental
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Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

**MINOR SITE PLAN
EXISTING CONDITIONS PLAN**
FOR

**955 ROUTE 9
BLOCK 413, LOT 5
SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY**

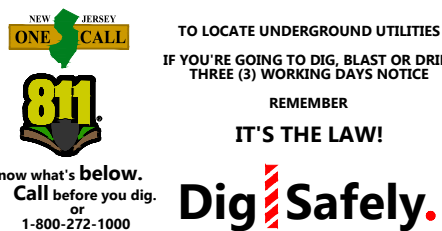
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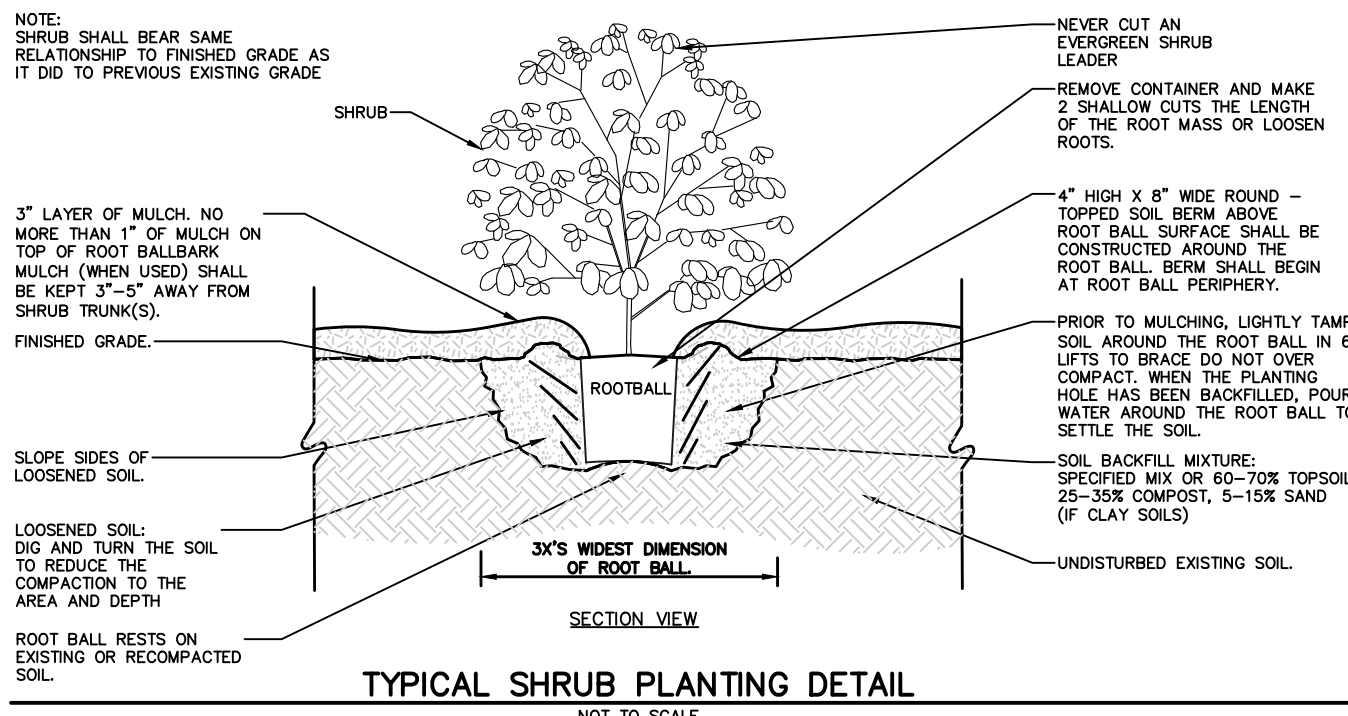
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE
EVERGREEN TREES					
PA	3	Picea abies / Norway Spruce	7'-8" Ht.	B&B	Naturalized
ORNAMENTAL/UNDERSTORY TREE					
CC	3	Cercis canadensis / Eastern Redbud	7'-8" Ht.	B&B	YES
MV	4	Magnolia virginiana / Sweetbay Magnolia	7'-8" Ht.	B&B	YES
SHRUBS					
ALM	40	Aronia melanocarpa 'Low Scape Mound' / Low Scape Mound Black Chokeberry	#5	Pot	YES
CAF	17	Cornus sericea 'Arctic Fire' / Arctic Fire Red Twig Dogwood	#5	Pot	YES
DN	15	Deutzia gracilis 'Nikko' / Nikko Deutzia	#3	Pot	
HPL	15	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	#5	Pot	
IG	68	Ilex glabra 'Strongbox' / Strongbox Inkberry Holly	#5	Pot	YES
LMG	52	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	#3	Pot	
PERENNIALS					
AH	56	Amsonia hubrichtii / Arkansas Bluestar	2 gal.	Pot	
CZ	76	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 gal.	Pot	
LMV	207	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal.	Pot	
NCP	120	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	1 gal.	Pot	
RAG	83	Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower	1 gal.	Pot	
VHP	43	Verbena x 'Homestead Purple' / Homestead Purple Verbena	1 gal.	Pot	

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TYPICAL SHRUB PLANTING DETAIL



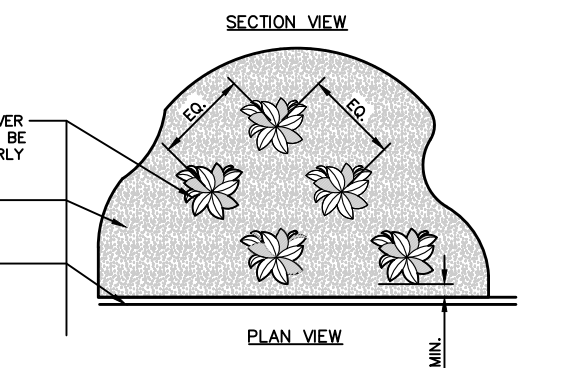
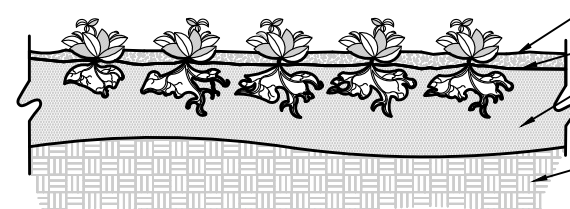
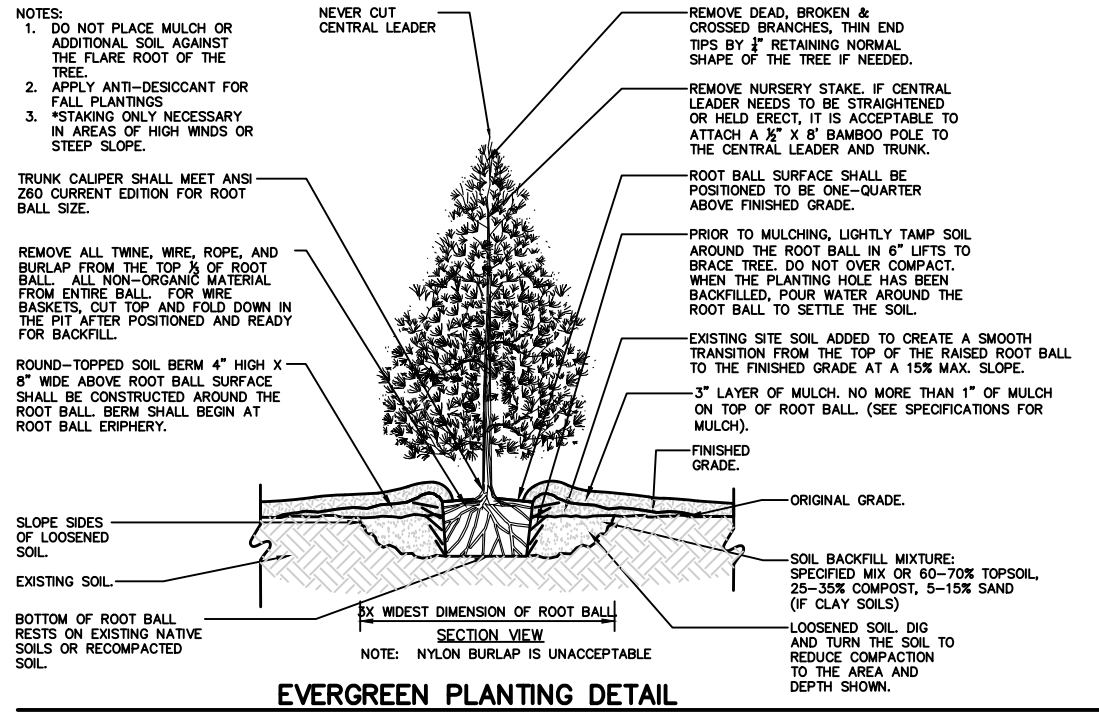
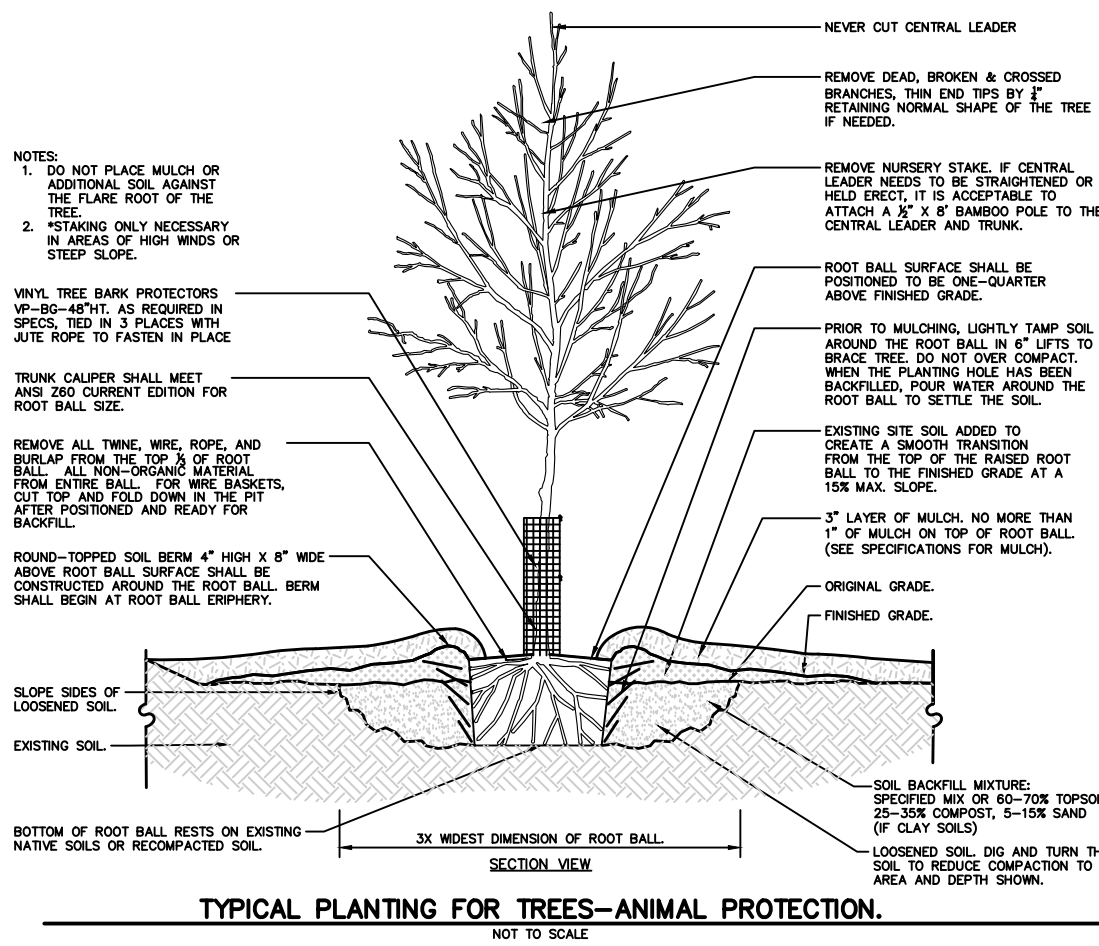
GENERAL LANDSCAPING NOTES

- THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING LOCATIONS, CURBS, SIDEWALKS, UTILITIES, AND THEIR ANCHORAGE APPURTENANCES, ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION AND REVISION.
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000(NJ) TO ORDER UTILITY MARKOUTS BY OTHERS. PRIOR TO ANY DIGGING OPERATIONS, ALL UNDERGROUND UTILITIES MUST BE VISIBLELY MARKED IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO ANY UTILITY DAMAGES ASSOCIATED WITH EXCAVATION AND PLANTING.
- THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE BEGINNING OF ANY SITE CONSTRUCTION. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED OR STOCKPILED WITHIN THE TREE PROTECTION AREA. (SEE EXISTING TREE PROTECTION DETAIL AND SPECIFICATIONS.)
- ALL CONSTRUCTION DEBRIS, INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, AND SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS FIBROUS ROOT SYSTEMS. ALL PLANTS SHALL BE NURSERY-GROWN OF SPECIMEN QUALITY. UNLESS OTHERWISE STATED, THEY SHALL HAVE BEEN GROWING UNDER THE SAME CLIMATE CONDITIONS AS THE MUNICIPALITY FOR AT LEAST TWO (2) YEARS PRIOR TO DATE OF PLANTING AND FREE OF INSECT, PESTS AND DISEASE PROBLEMS OR OBJECTIONABLE DISTORTIONS. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE SIZING, GRADING, QUALITY AND OTHER STANDARDS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.2:2025) AND THE HEIGHT, SPREAD AND/OR CALIPER REQUIREMENTS FOR TREES AND SHRUBS LISTED IN SAYREVILLE BOROUGH'S RECOMMENDED PLANT LIST.
- ALL BALLED AND BURLAPPED PLANTS SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL, RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE. BURLAP AND BINDINGS SHALL BE COMPRISSED OF NATURAL MATERIALS AND SHALL BE BIODEGRADABLE. CONTAINER STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCRUING THE INSIDE OF THE CONTAINER.
- PLANTS SHALL BE PACKED, TRANSPORTED AND HANDLED WITH UTMOST CARE TO INSURE ADEQUATE PROTECTION AGAINST INJURY. ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE SHALL BE TAKEN IN PREPARING PLANTS FOR MOVING.
- MAINTAIN A MINIMUM TEN (10) FOOT SEPARATION DISTANCE BETWEEN TREES AND UNDERGROUND UTILITIES AND FIFTEEN (15) FEET OF OVERHEAD UTILITIES. THIS INCLUDES WATER AND SEWER MAIN EASEMENTS.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- CANOPY (SHADE) TREES SHALL BE A MINIMUM OF TWO AND ONE HALF TO THREE (2.5"-3") INCHES IN DIAMETER, MEASURED AT SIX (6) INCHES ABOVE GRADE, AND HAVE A UNIFORM CANOPY AND SPREAD AT THE TIME OF PLANTING. CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF SEVEN (7) FEET ABOVE GRADE BEFORE BRANCHING BEGINS. SMALL CANOPY TREES SHALL BE A MINIMUM OF 10" CALIPER, 8'-10' HT., AND HAVE MINIMUM CLEARANCE OF FIVE (5) FEET ABOVE BRANCHING BEGINS. ANY TREES INSTALLED WHICH DO NOT MEET THESE REQUIREMENTS SHALL BE REPLACED UPON NOTICE FROM THE SAYREVILLE BOROUGH. ANY TREES LARGER THAN 4" CALIPER SHALL BE MEASURABLE 12" ABOVE GROUND LEVEL IN ACCORDANCE WITH ANSI Z60.2:2025.
- ALL SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL SHRUBBERY MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 3' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL SHADE TREES, PLANTED OR EXISTING, IN SATIRE TRIANGLES SHALL BE PRUNED SO AS NOT TO HAVE BRANCHES BELOW 7'.
- PLANT MATERIAL SHALL BE PRUNED IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. TREES SHALL HAVE ONE CENTRAL LEADER UNLESS A DIFFERENT FORM IS SPECIFIED IN THE PLANS. PRUNING AT THE TIME OF PLANTING SHALL BE LIMITED TO THE REMOVAL OF DEAD, DAMAGED, DISEASED, OR CROSSING BRANCHES AND SUCKER GROWTH. TO MEET LIMB HEIGHT REQUIREMENTS, OR TO PRESERVE THE NATURAL CHARACTER AND THE TREE, CENTRAL LEADERS SHALL NOT BE PRUNED.
- SHOULD PLANT SUBSTITUTIONS BE REQUIRED, ALL PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO SAYREVILLE BOROUGH AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLANTING.
- PLANTINGS AND OTHER MATERIALS SHALL NOT BE INSTALLED UNTIL FINISHED GRADING HAS BEEN COMPLETED.
- ALL PLANTING BEDS SHALL BE MULCHED TO THREE INCHES (3") IN DEPTH WITHIN THREE DAYS OF PLANTING WITH UNWEED, SHADY, SHEDDED, MULCH. MULCH SHALL NOT BE APPLIED TO THE TRUNKS OF TREES OR TO THE TRUNKS OR BRANCHES OF SHRUBS. "VOLCANO MULCHING" SHALL NOT BE PERMITTED.
- ALL SHRUB AND PERENNIAL MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- STAKING OF TREES SHALL NOT BE REQUIRED, AND IS RECOMMENDED ONLY WHERE SITE CONDITIONS OR CONDITIONS OF THE TREE ARE SUCH THAT THE TREE IS ANTICIPATED TO BE UNSTABLE. IN NO INSTANCE SHALL STABILIZATION METHODS BE USED TO COMPENSATE FOR IMPROPERLY DUG OR POOR QUALITY PLANT MATERIAL. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED PRIOR TO THE END OF THE MAINTENANCE PERIOD.
- ANY PLANT MATERIAL WHICH DOES NOT SURVIVE, EXHIBITS POOR GROWTH HABITS, IS DISEASED, IS MISSING, OR IS DAMAGED BY DEER OR NATURAL CAUSES WITHIN EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE BY SAYREVILLE BOROUGH, OR EIGHTEEN (18) MONTHS FOLLOWING INSTALLATION OF REPLACEMENT MATERIAL, WHICHEVER IS LATER, SHALL BE REPLACED BY THE OWNER. FINANCIAL SECURITY SHALL BE POSTED WITH THE SAYREVILLE BOROUGH IN AN AMOUNT EQUAL TO THE ESTIMATED COST OF TREES AND PLANTINGS TO BE REPLACED EIGHTEEN (18) MONTHS FROM SAYREVILLE BOROUGH'S ACCEPTANCE OF THE INSTALLATION AND SATISFACTORY REPLACEMENT OF ALL DEAD PLANTINGS.
- ANY PLANT MATERIAL, 25% OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR 25% OF THE CROWN IS DEAD. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
- TREE WRAP SHALL BE USED ONLY WHEN NECESSARY FOR THE PROTECTION OF THIN AND/OR SMOOTH-BARKED TREES FROM SUNSCALD OR FROST CRACKS. TREE WRAP SHALL BE LIGHT IN COLOR AND COMPLETELY BIODEGRADABLE. TREE WRAP SHALL BE REMOVED PRIOR TO THE END OF THE MAINTENANCE PERIOD.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH A SOIL MIX OF IMPORTED SANDY LOAM TOPSOIL BLENDED WITH ORGANIC MATTER (10-15% ORGANIC CONTENT). MIX SHOULD BE FREE OF DEBRIS, HAVE A PH OF 5.5-7.0, AND BE PLACED OVER LOOSENED SUBSOIL TO PREVENT COMPACTION. TEST EXISTING SOIL FOR PH AND NUTRIENT LEVELS. FOR PLANTING BEDS AND LAWN AREAS USE A WELL-BLENDED SOIL MIX OF EXISTING NATIVE SOIL (75-80%) AND WELL-ROTTED ORGANIC MATTER (25-30%). (SCREEN OUT LARGE ROCKS AND DEBRIS IN EXISTING NATIVE SOIL PRIOR TO MIXING.) MAKE NECESSARY ADJUSTMENTS TO SOIL MIX AS INDICATED BY SOIL TEST. IF WET OR CLAY SOIL CONDITIONS EXIST, INSTALL A 4" PERFORATED DRAIN, RUN TO GRADE OR CATCH BASIN.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE AS IT DID TO EXISTING GRADE IN THE NURSERY.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING OF ALL PLANT MATERIAL SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. A MINIMUM OF WEEKLY WATERING IS REQUIRED DURING PERIODS OF DROUGHT CONDITIONS.
- REMOVAL OF ALL PLANTING DEBRIS IS REQUIRED. THE PROPERTY MUST BE LEFT IN A NEAT AND ORDERLY CONDITION IN ACCORDANCE WITH GOOD AND ACCEPTED PLANTING PRACTICES.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED. TEST EXISTING SOIL FOR PH AND NUTRIENT LEVELS. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING SCHEDULE ON THE SOIL EROSION AND SEDIMENT CONTROL NARRATIVE. ALL DISTURBED LAWN AREAS SHALL BE TOP-SOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- PRIOR TO THE END OF THE GUARANTEE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR OR THE OWNER, TO ADEQUATELY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, WEEDING, PRUNING, CLEANING DEBRIS AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ANY REMOVAL, RELOCATION, OR SUBSTITUTION IN PLANT MATERIALS, SHALL BE AUTHORIZED BY SAYREVILLE BOROUGH AND THE LANDSCAPE ARCHITECT.
- THE OMISSION, REMOVAL, REPLACEMENT, RELOCATION, OR SUBSTITUTION OF APPROVED PLANT MATERIALS, DEPICTED ON THE APPROVED LANDSCAPE PLAN, WITHOUT PRIOR APPROVAL SHALL BE REPLACED AT THE OWNER'S EXPENSE AND SUBJECT TO REVIEW BY SAYREVILLE BOROUGH.
- PLANTINGS SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- THE OWNER SHALL CONTACT SAYREVILLE BOROUGH IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN PLANT MATERIALS ARE IN FULL LEAF ONLY (MAY 1 THROUGH NOVEMBER 15). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE WILL BE EXTENDED UNTIL 30 DAYS AFTER RECEIPT OF THE REQUEST LETTER FOLLOWING MAY 1. SHOULD THE END OF THE GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15, THE GUARANTEE PERIOD SHALL BE EXTENDED TO MAY 15.
- THE LOCATIONS OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- ALL GRADING, SEEDING, MULCHED BEDS AND PLANTING IN NONRESIDENTIAL DEVELOPMENTS MUST BE INSTALLED AND MAINTAINED BY THE OWNER WITH THE APPROVED LANDSCAPE PLANS.
- GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCRUACH UPON THE TREE PROTECTION AREA.
- ANY EXISTING TREE THAT IS ENCRUACHED ON BY MORE THAN ONE QUARTER (1/4) OF THE TOTAL ROOT AREA SHALL BE REMOVED AND REPLACED IN COMPLIANCE WITH SAYREVILLE BOROUGH'S TREE REPLACEMENT CALCULATIONS.



LOCATION MAP

SCALE: NTS



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CERT. OF AUTHORIZATION NO. 24605849400

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Quarry
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Landscaping
Water/Wastewater

**MINOR SITE PLAN
SITE LAYOUT/ LANDSCAPE PLAN**
FOR
**955 ROUTE 9
BLOCK 413, LOT 5
SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY**

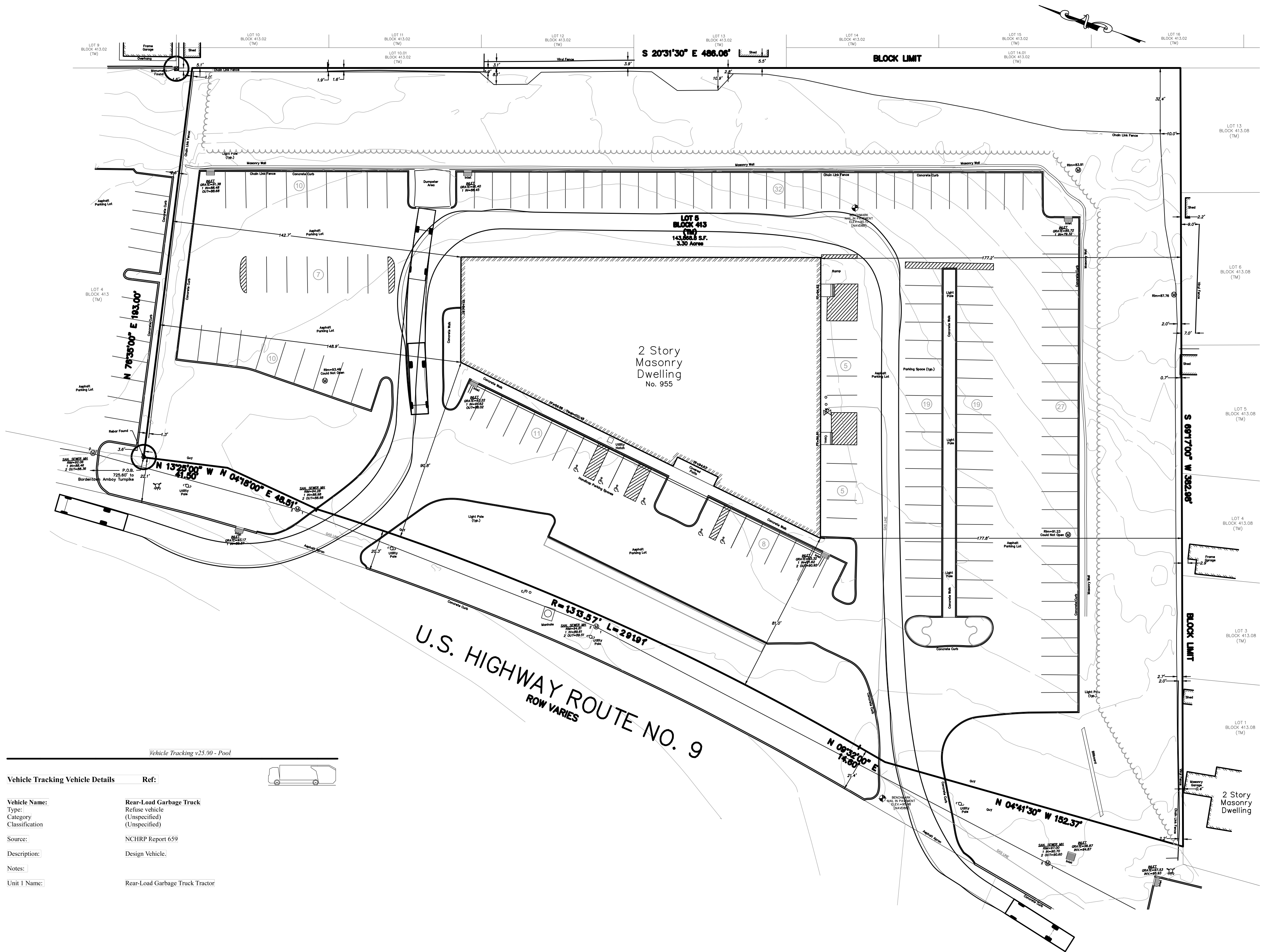
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4

DATE: MAY 5, 2026
SCALE: 1"=30'
DESIGNED BY: GSA
DRAWN BY: GSA
CHECKED BY: MIG
JOB NO. 26046

1
REV
DESCRIPTION
ADDED LIMIT OF DISTURBANCE, NOTES, AND 200' PROPERTY LIST
GSA 06/10/2026
AUTH DATE

STATE OF NEW JERSEY
MICHAEL I. GOLDSTEIN
No. GES58494
LICENSED PROFESSIONAL ENGINEER

MICHAEL I. GOLDSTEIN
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NUMBER 24605849400



Vehicle Tracking Vehicle Details		Ref:
Vehicle Name:	Rear-Load Garbage Truck	
Type:	Refuse vehicle	
Category:	(Unspecified)	
Classification:	(Unspecified)	
Source:	NCHRP Report 659	
Description:	Design Vehicle:	
Notes:		
Unit 1 Name:	Rear-Load Garbage Truck Tractor	

Technical drawing of a Rear-Load Garbage Truck showing dimensions. The overall length is 35 feet. The overall width is 8.375 feet. The overall body height is 10.546 feet. The minimum body ground clearance is 1.000 foot. The track width is 8.375 feet. The lock-to-lock time is 6.00 seconds. The curb to curb turning radius is 29.300 feet.

Rear-Load Garbage Truck

Overall Length

35.000ft

Overall Width

8.375ft

Overall Body Height

10.546ft

Min Body Ground Clearance

1.000ft

Track Width

8.375ft

Lock-to-lock time

6.00s

Curb to Curb Turning Radius

29.300ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.



DATE:		MAY 5, 2026
SCALE:		1"=30'
DESIGNED BY:		GSA
DRAWN BY:		GSA
CHECKED BY:		MIG
JOB NO.		26046

1. ADDED LIMIT OF DISTURBANCE, NOTES, AND 200' PROPERTY LIST

REV DESCRIPTION AUTH DATE

MICHAEL I. GOLDSTEIN
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NUMBER 24GE05849400

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**MINOR SITE PLAN
TRUCK TURNING PLAN**
FOR
**955 ROUTE 9
BLOCK 413, LOT 5
SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NEW JERSEY**

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