

August 16, 2025

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

**Re: Chiql LLC
Minor Subdivision
Block 360, Lots 191-194
00 & 60 Cleveland Ave,
Sayreville, New Jersey
Planning Review #1**

Dear Board Members:

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

- Borough of Sayreville Standard Development Application, dated January 11, 2023,
- Completeness report prepared by Morgan Municipal Engineering Services, signed by Mathew R. Wilder, P.E., P.P., C.M.E., C.F.M., dated August 11, 2025.
- Architectural Plans entitled, consisting of (1) sheet, prepared by Steven Considine, Architect, dated April 2025,
- Survey prepared by Belton Brevard IV, dated July 2022
- Minor Subdivision and Minor Site Plan Checklist
- Related application materials and exhibits.

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

1. Project Description

The minor subdivision and minor site plan for Block 360, Lots 191-194, (the "Subject Site") proposes to create two (2) residential lots of 5,000 square feet, construct one single-family dwelling on Lots 193 and 194, and maintain one existing single-family residence on Lots 191 and 192. The proposed dwelling includes on-site garage parking accessed by a driveway, with patios at the rear and side of the building.

2. Site Description and Surrounding Uses

The property is located at the intersection of Garfield Place and Cleveland Avenue. The Subject Site is 10,000 sq. ft. and contains an existing 2.5 story single family detached dwelling unit, with parking in front, located upon Lots 191 and 192. Lots 193 and 194 are vacant and contain vegetation. Adjacent and abutting land uses are all single family residential.

3. Zoning Compliance

The project is in the Borough's R-5 Single Family Home Zone.

4. Bulk Standards and Required Variances/Waivers

The bulk standards for the R-5 Zone are detailed below.

Proposed corner lot, consisting of Lots 193 and 194:

Standard	Required	Existing	Proposed
Minimum Lot Size (SF)	6,000	5,000	5,000*
Minimum Lot Width	60'	50'	50'*
Minimum Lot Depth	100'	100'	100'
Minimum Front Yard	20'	NA	20'
Minimum Side Yard	8'	NA	8'
Minimum Rear Yard	25'	NA	25'
Maximum Height	35'	NA	35'
Maximum Building Coverage	20%	NA	20%
Maximum Impervious Lot Coverage	45%	NA	38.90%
* Variance required			

Proposed interior lot, consisting of Lots 191 and 192:

Standard	Required	Existing	Proposed
Minimum Lot Size (SF)	5,000	5,000	5,000
Minimum Lot Width	50'	50'	50'
Minimum Lot Depth	100'	100'	100'
Minimum Front Yard	20'	12.68'	12.68'*
Minimum Side Yard	8'	13.73'	13.73'
Total Side Yard	20'	27.64'	27.64'
Minimum Rear Yard	25'	53.34'	53.34'
Maximum Height	35'	28'	28'
Maximum Building Coverage	20%	17%	17%
Maximum Impervious Lot Coverage	45%	28%	28%
* Existing non-conformity.			

Required Variances:

For the new lot proposed, the following "c" or bulk variances are required:

- A minimum lot size of 6,000 sq. ft. is required, the proposed subdivision would create a lot of 5,000 sq. ft.
- A minimum lot width of 60 feet is required, the proposed subdivision would create a lot with a minimum width of 50 feet.

For the existing lot, the applicant requires a variance for an existing non-conformity for the front yard setback, which is 12.68 feet where a minimum of 20 feet is required. For the requested variances, a “c” or bulk variance is required.

A listing of required design waivers is included in the Board Engineer’s report dated August 11, 2025, We defer to the Board Engineer regarding these waivers. We reserve the right to provide additional comments if additional variances or waivers are identified.

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

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

6. Planning Comments:

- a. Applicant should testify regarding the materials proposed to be used to construct the patios.
- b. The Applicant should summarize which improvements have been included as part of the impervious lot coverage calculation.
- c. Applicant should testify whether there is any permanent fencing to be erected on site, particularly along the Garfield frontage as that may impact driver visibility at that intersection.
- d. The kitchen identifies an island however it appears that this section is attached to the wall, Applicant should confirm if this section is attached or not. Additionally, it appears the sink may not have adequate room to avoid splashing back into the dining area and creating a slipping hazard. Applicant should ensure sink placement or design features that minimize this risk. Lastly, applicant should confirm whether a dishwasher is also to be included in the kitchen area.

- e. 2nd floor bathroom does not show a sink. Plans should be revised to show sink placement.
- f. It is unclear if there is a shower associated with the jacuzzi in the master bath. Applicant should testify whether there is a shower to be included in the master bath.
- g. Applicant should testify regarding any landscaping that may be proposed.
- h. The Applicant should confirm the height of the proposed dwelling.
- i. The Applicant should provide testimony regarding the history of approvals and chain of title for the Subject Property.
- j. Application is subject to § 26-111 Affordable Housing Development Fees.
- k. 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

cc: Mathew Wilder, Morgan Municipal, LLC (Mathew@morganengineeringllc.com)
David B. Himelman, Esq., Applicant's Attorney (davidh@dbhattorney.com)