KENNETH L. PAPE

PETER H. KLOUSER

JARED M. PAPE

OF COUNSEL

STEVEN KROPF



COUNSELLORS AT LAW

516 HICHWAY 33 MILLSTONE TOWNSHIP, NJ 08535

> PHONE: 732-679-8844 FAX: 732-679-6554

www.heilbrunnpape.com

IN MEMORIAM

March 5, 2025

JONATHAN M. HEILBRUNN (1965-2023)

Via Hand Delivery Joan Kemble, Board Secretary Zoning Board of Adjustment Borough of Sayreville 49 Dolan Street Sayreville, NJ 08872

RE: Tenon Auto Service Inc. Lot(s) 1, 2 and 2.01, Block 428 Sayreville, NJ PRELIMINARY AND FINAL SITE PLAN

Dear Ms. Kemble:

Please be advised that the undersigned has been retained to represent the interests of Tenon Auto Service Inc. and 2069 Property LLC as owner with regard to the above-captioned property. I deliver herewith an application for Preliminary and Final Major Site Plan approval to repurpose the existing structures on the property. In support of same, I deliver the following:

- 1. Sixteen (16) copies of the completed Land Use Application;
- 2. Sixteen (16) copies of Zoning Permit Certificate Application;
- Sixteen (16) copies of the Preliminary and Final Major Site Plan for Tenon Auto Service Inc. prepared by French & Parrello Associates over the signature of Jelena Balorda-Barone, PE dated February 12, 2025, consisting of seven (7) sheets;
- Sixteen (16) copies of Boundary and Topographic Survey for Lots 1, 2 and 2.01, Block 428 prepared by French & Parrello Associates over the signature of Thomas J. Ertle, PLS dated June 23, 2022, with revisions through January 17, 2025, consisting of one (1) sheet;
- Sixteen (16) copies of the Stormwater Management Letter prepared by French & Parrello Associates over the signature of Jelena Balorda-Barone, PE dated February 12, 2025;
- 6. Sixteen (16) copies of the Traffic Impact Statement prepared by French & Parrello Associates dated February 12, 2025;
- 7. Sixteen (16) copies of the Deed made by and between 2069 Highway 35 LLC as Grantor and 2069 Property LLC as Grantee dated November 20, 2024;
- 8. Sixteen (16) copies of the completed checklist;

- 9. Three (3) copies of the W-9;
- 10. Three (3) copies of correspondence to the Tax Collector and the Tax Collector's written response;
- 11. Owner's Authorization granted to the applicant to file the application;
- 12. Political Disclosure of the Applicant;
- 13. Political Disclosure of the Owner;
- 14. Our letter addressed to your attention identifying outside agencies;
- 15. Our letter addressed to your attention identifying the shareholders of Tenon Auto Service, Inc.;
- 16. Our letter addressed to your attention identifying the shareholders of 2069 Property LLC;
- 17. Copy of Resolution 00-52 of prior application heard by the Zoning Board of Adjustment in 2001;
- 18. Two (2) USB's containing the plans, report, and administrative materials listed above;
- 19. Our client's check made payable to the Borough of Sayreville in the amount of \$2,000.00 representing the application fee for Preliminary and Final Major Site Plan;
- 20. Our client's check made payable to the Borough of Sayreville in the amount of \$9,077.00 representing the escrow required for existing buildings totaling 10,110 +/- square feet.

Please advise our office if anything further is required for this application to be deemed administratively complete and scheduled for public hearing.

Thanking you for your assistance with these matters, I remain,

Very truly yours,

Kenneth Pape

KENNETH L. PAPE For the Firm

KLP:np Enc. Cc. Tenon Auto Service Inc. Jelena Balorda-Barone, PE



BOROUGH OF SAYREVILLE
STANDARD DEVELOPMENT APPLICATION

(Page 1 of 3)

Planning Board)	d, this app or the Zor	lication sha ning Officer	all be subm (if an appl	itted to the	e Planning he Board c	Board Secr of Adjustme	etary (if and application to the	
The proper appl Do not advertise							rd.	
Indicate to whic								
🗹 Planning B	oard	🗌 Boar	d of Adjust	ment				
Indicate all appi	rovals and	variances	being soug	;ht:				
🗌 Informal R	eview	V Prelii	m. Major S	ite Plan		🗌 Inter	pretation	
🗹 Bulk Variar	nce(s)	🔽 Final	Major Site	Plan		Fill o	r Soil Removal Permit	
🗌 Use Varian	ice	🗋 Prelir	n. Major S	ubdivision		🗌 Waiv	ver of Site Plan Requirements	
🗌 Conditiona	I Use Varia	ance	🗋 Final	major Sub	division			
Minor Site	Plan		🗌 Appe	als from D	ecision of A	Admin. Offi	cer	
Minor Site		ch the den						
1. APPLICANT:								
Name				Address				
Tenon Auto	Service	Inc.		1641 Loretta Ave., Suite A				
City		State		Zip	Fax	Fax Telephone		
Trevose		PA		19053				
2. PROPERTY O	WNER (If o	ther than a	pplicant)					
Name				Address				
2069 Prope	rty LLC			1641 Loretta Ave., Suite A				
City		State		Zip	Fax		Telephone	
Trevose		PA		19053				
3. APPLICANT'S	ATTORNE	Y (If applica	able)					
Name				Address				
Kenneth L. Pape				516 Hig	hway 33	3		
City State				Zip	Fax		Telephone	
Millstone To	wnship	NJ		08535			732-679-8844	
		TOE		TED BY BC	ROUGH S	TAFF ONLY		
Date Filed:			Application No.					

BOROUGH OF SAY		alica	tion (Pa	ر مە	of 2				
·	Standard Development Application - (Page 2 of 3) 4. SUBJECT PROPERTY (attach additional sheets if necessary)								
Street Address 2069 Highway 35				Block	Block(s) and Lot(s) Numbers Block 428, Lots 1, 2 and 2.01				
Site Acreage (and Squa 1.977 +/- acres (8	-	F)	Zone Distric B-3 (Highw		siness	Zone)		Tax Si 13	heet Nos. 2
Present Use: Lands	Present Use: Landscape contractor's business (closed)								
Proposed Developme Tenon Auto Serv					d Se	ervice Fac	cility		
Number of Buildings 3 - existing build to remain			t. of New B new build)	Height main bldg - frame garag existing resid converted to	e - 1 si dence	tory to be	% of Lot to be covered by Buildings 7.6% existing - no change e -2.5 stories
Covered by 38.7% (excludes gravel surfaces)		Number of Parking Spaces and Dimensions 12						x 10	ns of Loading Area(s))O'
Exterior Construction Material/Design Existing buildings - no change									
Improvements TBD Befo		Befo			Afte	Number of Lots After Subdivision N/A		Are Any New Streets or Utility Extensions Proposed? No	
Number of Existing Ti Caliper or Greater, to None			Are Any St No	tructures to be Removed? Number of Proposed Signs Dimensions See site plan for sign det					
ls Soil Removal or Fill Proposed? Specify Total in Cubic Yards			1	Is the Property Within 200 ft. of an Adjacent Municipality? If so, No Which?					
5. Are there any existing or proposes deed restrictions or covenants? Please Detail.									
6. HISTORY OF PAST	APPROVAL	S	Chec	k her	e if n	one			
	/	APPR	OVED			DEN	NIED		DATE
Subdivision									
Site Plan	Zoning Bo	oard	of Adj 00-	52				-	March 26, 2001
Variance(s)	Zoning Bo	oard	of Adj 00-	52					March 26, 2001
Building Permit									

BOROUGH OF SAYREN		plication - (Pa	age 2 of 3)			
7. NAMES OF PLAN PREP	ARERS						
Island Delaula Design D.C.			Address 1800 Rt. 3	34, Suite 101			
City State Wall NJ		Zip 07719	Telephone 732-312-9800	License # 44465			
Surveyor's Name Thomas J. Ertle, PLS			Address 1800 Rt.	34, Suite 101			
City Wall	State NJ	1	Zip 07719	Telephone 732-312-9800	License # 24GS03583400		
Landscape Architect or Ar Jelena Balorda-Barone,		t's Name	Address 1800 Rt.	34, Suite 101			
City Wall	State NJ	2	Zip 07719	Telephone 732-312-9800	License # 44465		
8. FEES SUBMITTED	1						
Application Fees		Preliminary Si Total \$2,000.0	te Plan \$1	,000.00; Final Site	Plan \$1,000.00		
Variance Fees		0.2	variance relief requested				
Escrow Fees		5,000 sf x \$1.0	00 per square foot = \$5,000.00 square foot x .80 = \$4,000.00				
Total Fees		110 square fee	et x .70 = \$77.00				
CERTIFICATION		Grand total = \$	59,077.00				
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 herby permit authorized Borough officials to inspect my property in conjunction with this application. Tenon Auto Service Inc. By: Signature of Applicant Signature of Applicant Chengrong Wang, President							
2069 Property LLC By: Property Owner Authorizing Application if Zhengrong Wang, Managing Member Other Than Applicant							

Borough of Sayreville ZONING PERMIT APPLICATION

***(EFFECTIVE 2012 WHEN WORK COMMENCES PLEASE CALL FOR INSPECTION)

(732-390-7004)

The undersigned hereby applies for a Zoning Permit for the following to be issued on the basis of the representations contained herein, all of which applicant swears to be true.

A COPY OF THE CURRENT SURVEY REPRESENTING THE EXTENT OF THE PROPOSED WORK MUST BE ATTACHED.

ADDITIONAL DOCUMENTS MAY BE REQUIRED AS DEEMED NECESSARY BY THE ZONING OFFICER.

NOTE: ALL INFORMATION MUST BE FILLED OUT COMPLETELY BY THE APPLICANT

Work Site: _ 2069 Highway 35	Block: 428 Lot(s): 1, 2, 2.01 Zone: B-3
Owner: 2069 Property LLC	Principle Use: See attached Corner Lot:
Address:	
Lot Dimensions:Lot Size: 1.977 ac sq. ft. Bldg. C	overage: 7.6 % Total Paved & Bidg. Coverage See attached Schedule %
(irregular property wraps around existing jughandle) Are there any easements or buffers contained within the property?	
If yes, the current survey must accurately show the easement(s) or buffer(s).	
Principle Structure: (the following is information pertaining to the m	ain structure(s) located on the Work Site):
Height: Width: Length: #of Stories:	Total Building Footprint:
Front Setback: (Corner Lot Front Setback:) Sig	de Setbacks: & Rear Setback:
Accessory Structure(s): (the following is information pertaining	g to any additional structure(s) located on the Work Site):
Dimensions: See attached Front Setback: Side Setbacks:	Rear Setback:
Proposed Work To Be Performed: See attached	
New Structure: Addition: Shed Pool: Deck	: Driveway: Patio: Garage:
Other:	
Dimensions of Proposed Work (provide additional documents as nec	essary):
Description of Work (provide additional documents as necessary):	
	Tenon Auto Service Inc.
	By:
	Applicant's Signature Date Zhengrong Wang
	ade a part bereaf the proposed work is found to be in accordan

Based on this Zoning Application and statements which are made a part hereof, the proposed work is found to be in accordance with the Borough of Sayreville Zoning Ordinance and is hereby approved.

Permit#:		
Comments:		
Prior Resolutions Pertinent to Application:		
	Tanina Officaria Cimphuna	Data

Zoning Officer's Signature

Date

DENIED Application has been denied for the following reasons: _

BULK ZONE REQUIREMENTS

B-3 ZONE (HIGHWAY BUSINESS) AUTOMOBILE REPAIR IS A PERMITTED USE IN THE B-3 ZONE

REQUIREMENTS	PERMITTED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	20,000 S.F.	86,123 SF	NO CHANGE
MINIMUM LOT WIDTH	100 FT	141.7 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	129.75 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	50 FT	21.6 FT*	NO CHANGE
MINIMUM ONE SIDE YARD SETBACK/TOTAL	10 FT/20 FT	31.6 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	25 FT	99.8 FT	NO CHANGE
MAXIMUM HEIGHT	35 FT	<35 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE (%)	25%	7.6%	NO CHANGE
MAXIMUM BUILDING AND	85%	72.3% (INCLUDING GRAVEL SURFACES)	48.7% (INCLUDING GRAVEL SURFACES)
PAVEMENT COVERAGE (%)	83%	36.5% (EXCLUDING GRAVEL SURFACES)	38.7% (EXCLUDING GRAVEL SURFACES)

* EXISTING NONCONFORMITY

100

1.20

5.875

SCHEDULE OF USE

The current residential structure use of the house on the property will be concluded. The applicant proposes to use the building for office and/or storage associated with the bus maintenance service business proposed to be conducted on the site. The applicant proposes to utilize the existing buildings for bus maintenance and service. All maintenance will be conducted inside the main building. There will be limited storage of buses to the rear of the main building.

The applicant intends to operate its business with 5+/- employees. The business is operated as a single shift beginning as early as 6:00 am and concluding typically by 5:00 p.m. The applicant reserves the right to operate at longer hours when needed.

No new buildings are proposed. The applicant will be repurposing the existing structures on the property.

26-7	5.2 Preliminary Major Subdivision And Site Plan Checklist		Not	Waiver
APP	LICATION FOR PRELIMINARY APPROVAL OF OR SUBDIVISIONS AND SITE PLANS (Page 1 of 5)	Submitted	Applicable	Requested
IVIAJ	(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.)	\checkmark		<u>x</u>
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.	\checkmark	-9	
2.	Scale: $1'' = 30'$ or as approved by Board Engineer.	\checkmark		
3.	Current survey upon which plat or plan is based, signed and sealed.	\checkmark		
4.	Map size: 8 – ½" x 13"; 5" x 21"; 24" x 36"	\checkmark	8	
5.	 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 g. Name and address of owner of record and applicant, if different from the owner (Where more than one sheet is required, the above information shall appear on each sheet and all sheets shall be appropriately labeled, numbered and bound.) The first sheet of a series of plats or plans submitted for preliminary approval shall contain, in addition to the above, the following: a. A keymap at a scale of 1" = 500' or less showing zone boundaries b. The names and addresses, lot and block numbers of all property owners within 200' of the tract boundary line including adjoining municipalities c. Signature blocks for the Board Chairperson, Board Secretary and Board Engineer d. Chart of the zoning requirements for the zone, what is proposed, and variances indicated 			

АРР	LICATION FOR PRELIMINARY APPROVAL OF MAJOR		Not	Waiver
	BDIVISIONS AND SITE PLANS (Page 2 of 5)	Submitted	Applicable	Requested
7.	For subdivisions, contour lines at vertical intervals not greater than 5 feet for land with natural slopes of 10 percent or greater and at vertical intervals of not greater than 2 feet for land with natural slopes of less than 10 percent.		~	e
8.	For site plans, a grading plan showing, at 2 foot contour intervals, existing and proposed contours and elevations.	\checkmark		
9.	The location of existing watercourses and any natural features, including flood plains, wetlands and soil types on the site and within 50 feet.	\checkmark		
10.	The area of the tract to be subdivided or developed in square footage and the location, lot area, width and depth of any existing lot or lots proposed to be subdivided.		\checkmark	E.
11.	Location of all existing and proposed buildings and subsurface structures, with building setbacks, front, side and rear yard distances.	\checkmark		
12.	Location of all structures within 200 feet of the property.	\checkmark		
13.	A stormwater management plan showing the location, type and size of any existing and proposed bridges, culverts, drainpipes, catch basins and other storm drainage facilities, including Stormwater Analysis Report.	\checkmark		
14.	A soil erosion and sediment control plan.	\checkmark		
15.	Tree save plan.			
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.	Property of	onnected	~
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.		nd sewer - tions requir	
18.	Location of any proposed off-street parking areas with dimensions showing parking spaces, loading docks and access drives and a traffic circulation pattern showing all ingress and egress to the site.	~		
19.	Location and description of all proposed signs and exterior lighting, including details.	\checkmark		
20.	Provision for storage and disposal of solid wastes.	\checkmark		

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APP	LICATION FOR PRELIMINARY APPROVAL OF		Not	Waiver
	OR SUBDIVISIONS AND SITE PLANS (Page 3 of 5)	Submitted	Applicable	Requested
21.	For site plans, the preliminary floor plans and preliminary building elevation drawings showing all sides of any proposed building or buildings. The final floor plans and building elevations drawings submitted to the Construction Code Official for issuance of a building permit shall conform with the preliminary plans and drawing approved by the Board. No change, deletion or addition shall be made to said final plans and drawings without resubmission and reapproval by the Board.	~		R
22.	Compliance with Fill Placement and Soil Removal Ordinance details.	TBD		
23.	A staging plan for projects greater than 10 acres in area.		\checkmark	
24.	All proposed buffers, landscaping, fences, walls, hedges or similar facilities. The landscaping plan shall show in detail the location, size and type of all plant material, including ground cover, to be used on the site. Common names of all landscaping material shall be indicated.	\checkmark		
25.	A copy of any protective covenants or deed restrictions applying to the land and being subdivided or developed and a notation on the plat or plan of any easements required by the Board, such as, but not limited to, sight triangle easements. Said easements may also include utility lines, public improvements and ingress and egress for emergency vehicles.		~	,
26.	A copy of such guarantees, covenants, master deed or other document which shall satisfy the requirements of the Board for the construction and maintenance of any proposed common areas, landscaping, recreational areas, public improvements and buildings.		ROVIDED JIRED BY T	HE BOARI
27.	A list of all licenses, permits or other approvals required by law, including proof of service.	\checkmark		

	LICATION FOR PRELIMINARY APPROVAL OF MAJOR	Submitted	Not Applicable	Waiver Requested
<u>SUB</u> 28.	DIVISIONS AND SITE PLANS (Page 4 of 5) For any subdivision of 6 or more lots, or for a variance to construct a multiple dwelling of 25 or more dwelling units, or for site plan approval of any non-residential use, a corporation or partnership shall list the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in the partnership, as the case may be. If a corporation or partnership owns 10 percent or more of the stock of a corporation, or 10 percent or greater interest in a partnership, subject to disclosure pursuant to the previous paragraph, that corporation or partnership shall list the names and addresses of its stockholders holding 10 percent or more of its stock or of 10 percent or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10 percent ownership criterion have been listed.			12
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.	. /	~	
30.	The Board may require the applicant to submit a traffic impact statement as part of preliminary approval if, in the opinion of the Board, the development could have an adverse effect on off-site traffic and circulation.		×.	
31.	Applicant shall submit fifteen (15) sets of folded plans.	\checkmark		

APPLICATION FOR PRELIMINARY APPROVAL OF MAJOR SUBDIVISIONS AND SITE PLANS (Page 5 of 5)	
Checklist prepared by Kenneth L. Pape/Heilbrunn Pape, LLC	Date:
Checklist reviewed by Board:	Date:
Application found complete on:	
Application found incomplete on:	
Applicant notified on:	

COUNTYINJ	Nancy J. Pinkin Middlesex County Clerk Recording Data Cover Page Pursuant to N.J.S.A. 46:26A-5

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Official Use Only

INSTR + 2025009292 0 BK 19660 PG 708 Pss 708 - 7167 (9 pss)
RECORDED 02/14/2025 02:34:19 PM NANCY J. PINKIN, COUNTY CLERK DP MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$125.00 RTF TOTAL TAX \$62,737.00

Date of Document 11/15/2024	Type of Document Deed
First Party Name 2069 HIGHWAY 35, LLC	Second Party Name 2069 PROPERTY LLC
Additional First Parties	Additional Second Parties
THE FOLL Block 428	OWING SECTION IS REQUIRED FOR DEEDS ONLY Lot 1 Xlot 2
Block 428 Municipality	Lot 1 Xlot 2 Consideration
Borough of Sayreville	\$2,980,000.00
Mailing Address of Grantee 2069 Highway 35, South Amboy, NJ 08879	

RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book

Original Page

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

Please do not detach this page from the original document as it

contains important recording information and is part of the permanent record.



PA26029

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Deed

This Deed is made on November	15	, 2024 and delivered on November	20_2	024
BETWEEN				

BETWEEN 2069 Highway 35, LLC a limited liability company of the state of New Jersey

having its principal office at 106 Meadow Lane Point Pleasant, NJ 08742 referred to as the Grantor,

AND 2069 Property LLC a limited liability company of the state of New Jersey

whose post office address is about to be 2069 Highway 35 South Amboy, NJ 08879

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

 Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$2,980,000.00
 Two Million Nine Hundred Eighty Thousand Dollars and no cents. The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46:26A-3) Municipality of Sayreville Block No. 428 Lot No. 1, 2 and 2.01

3. **Property** The Property consists of the land and all the building and structures on the land in the **Borough** of **Sayreville**, County of **Middlesex** and State of New Jersey. The legal description is:

X Please see attached Legal Description annexed hereto and made part hereof. (Check Box if Applicable)

BEING the same premises conveyed to Grantor by Deed from Jeffrey Witman, single, dated January 6, 2016, recorded January 26, 2016 in the Middlesex County Clerk's Office in Deed Book 6780, Page 333.

Subject to easements and restrictions of record, if any, zoning ordinances and such state of facts as an accurate survey may disclose.

Prepared by:

(For Recorders Use Only)

[Preparer Signature no longer required per N.J.S.A. 46:26A-3]

Edward J. Bruton, Jr., Esq.



EXHIBIT A LEGAL DESCRIPTION

Issuing Office File No. PA26029

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Sayreville, County of Middlesex, State of New Jersey and being more particularly described as follows:

Tract I and Tract II, taken together, being further described as follows:

TRACT

BEGINNING at a point in the Northwesterly line of Route 35 at its intersection with Parcel 7 of said Route 35 as described in Deed Book 3157 Page 594 running; thence

(1) Along the Northwesterly side of Parcel 7 of Route 35, South 62 degrees 42 minutes 00 seconds West, 101.00 feet to a point of curve; thence

(2) Continuing along the same, along a curve to the left having a radius of 152.528 an arc length of 318.3lfeet to a point in the Northerly line of Lot 2A; thence

(3) Along the same, South 83 degrees 20 minutes 00 seconds West, 174.21 feet to a point; thence (4) Along the Easterly line of Lot 1 Block 431, North 12 degrees 27 minutes 26 seconds West, 322.56 feet to a point being the former Southwesterly corner of land known as the Dower Johnson Tract; thence (5) Along the Southerly line of Lot 3 Block 420, North 63 degrees 30 minutes 00 seconds East, 314.10 feet to the Southwesterly line of Route 35 aforesaid; thence

(6) Along the same, South 27 degrees 18 minutes 00 seconds East, 141.00 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 2069 Highway 35, Tax Lot 1 Xlot 2, , Tax Block 428 on the Official Tax Map of Borough of Sayreville, NJ. The mailing address is: 2069 Highway 35, South Amboy, NJ 08879.

TRACT II

BEGINNING at a point in the Westerly line of N.J.S.H. Route 35 where said line is intersected by the Southerly line of lands of Dieker and running; thence

(1) North 82 degrees 20 minutes 00 seconds West, 453.32 feet along the line of lands of Dieker to a stone monument in the Northerly line of lands n/f of Mary Carbone; thence

(2) South 89 degrees 05 minutes 00 seconds East, 212.67 feet to a point in the Northerly line of lands herein described; thence

(3) South 82 degrees 20 minutes 00 seconds East, 228.58 feet parallel to and 25.00 feet therefrom the first course described above to a point in the Westerly line of N.J.S.H. Route 35 to a point; thence (4) Along the same, South 20 degrees 46 minutes 00 seconds East, 28.43 feet to the point and place of BÉGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Highway 35, Tax Lot 2.01, Tax Block 428 on the Official Tax Map of Borough of Sayreville, NJ. The mailing address is: Highway 35, South Amboy, NJ 08879.

BEING further described as follows:

BEGINNING at a point of intersection of the Southwesterly line of New Jersey State Highway Route 35 and the Northwesterly line of Parcel No. 7 as described in Deed Book 3157 Page 594 running; thence

(1) Along the Northwesterly line of Parcel 7, South 62 degrees 42 minutes 00 seconds West, 101.00 feet to a point; thence

(2) In a Southwesterly, Southerly and Southeasterly direction along the Northwesterly, Westerly and Southwesterly line of Parcel 7, on a curve to the left having a radius of 152.528 feet an arc distance of 318.31 feet to a point; thence

(3) Along the Southerly line of Parcel 7, South 83 degrees 20 minutes 00 seconds West, 3.83 feet to a point; thence

Exhibit A – Continued Issuing Office File No. PA26029

(4) Along the same, South 88 degrees 35 minutes 40 seconds Ea'st, 262.32 feet to a point in the Southwesterly line of Route 35; thence

(5) Along the same, South 27 degrees 18 minutes 00 seconds East, 28.50 feet to a point; thence
(6) Along the Northerly line of Lot 1 Block 427.01, the Northerly line of Lot 32 Block 435.01, the Northerly line of Merritt Avenue and the Northerly line of Lot 15 Block 435.02, North 88 degrees 35 minutes 40 seconds West, 452.29 feet to a point; thence

(7) Along the Easterly line of Lot 1 Block 431, North 12 degrees 27 minutes 26 seconds West, 322.56 feet to a point; thence

(8) Along the Southeasterly line of Lot 1 Block 420, North 63 degrees 20 minutes 00 seconds East, 314.10

feet to the Southwesterly line of Route 35; thence (9) Along the same, South 27 degrees 18 minutes 00 seconds East, 141.00 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 2069 Highway 35, Tax Lot 1 Xlot 2, , Tax Block 428 and Highway 35, Tax Lot 2.01, Tax Block 428 on the Official Tax Map of Borough of Sayreville, NJ. The mailing address is: 2069 Highway 35, South Amboy, NJ 08879.

GIT/RE	P-3	State of New Jers	ey	
(8-24)		s Residency Certification	n/Exemption	
(Print or				
Seller Name(s)	's Information			
	ghway 35, LLC			
	treet Address adow Lane			
	n, Post Office		State	ZIP Code
Point Pl			NJ	08742
	erty Information			Qualifier
Block(s) 428		Lot(s)		Qualmer
Street Ad				
	ghway 35 and Highway 35		State	ZIP Code
City, Town Sayrevil	n, Post Office le		NJ	
	ercentage of Ownership	Total Consideration	Owner's Share of Cons	ideration Closing Date
100	A Charlesha	\$2,980,000.00 Appropriate Box) (Boxes 2 thr	\$2,980,000.00	
_	s Assurances (Check the	lividual, estate, or trust) of the State of I	New Jersey pursuant to the New Je	rsey Gross Income Tax Act.
1. 🔲	will file a resident Gross Income	Tax return, and will pay any applicable	taxes on any gain or income from t	ne disposition of this property.
2. 🗖	The real property sold or transfe	rred is used exclusively as a principal r	esidence as defined in 26 U.S. Coo	le section 121.
3. 🔟	additional consideration.	the mortgaged property to a mortgaged		
4. 🗖	Jersey, the Federal National Mo Association, or a private mortga	s an agency or authority of the United S rtgage Association, the Federal Home I ge insurance company.	Loan Mortgage Corporation, the Go	vernment National Moligage
5. 🗵	Seller is not an individual, estate	e, or trust and is not required to make a	n estimated Gross Income Tax pay	ment.
6. 🖸	The total consideration for the p	roperty is \$1,000 or less so the seller is	not required to make an estimated	Income Tax payment.
7a. 🗖	THE ADDI ICARLE CODE SEC	cognized for federal income tax purpose TION). If the indicated section does not noome Tax return for the year of the sal	ultimately apply to this transaction,	the seller acknowledges the
7Ь. 🗖	Seller only received like-kind p	operty.		
в, 🖸	decedent's estate in accordance	ferred by an executor or administrator of a with the provisions of the decedent's to	will or the intestate laws of this Stat	8.
9. 🗖	The real property being sold is proceeds from the sale and the	subject to a short sale instituted by the mortgagee will receive all proceeds pa	mortgagee, whereby the seller agre ying off an agreed amount of the m	ed not to receive any ortgage.
10. 🗖	The deed is dated prior to Augu	st 1, 2004, and was not previously reco	orded.	
11_	property from the seller and the	ferred under a relocation company tran n sells the house to a third party buyer	for the same price.	
12.	The real property is being trans Code section 1041.	ferred between spouses or incident to a	a divorce decree or property settlen	nent agreement under 26 U.S.
13. 🗖	The property transferred is a ce	metery plot.		
14. 🗖	settlement sheet.	roceeds from the sale. Net proceeds fro		
15. 🗖	trust, and is therefore not requi	hat received an acknowledgment letter red to make the estimated Gross Incom	ie Tax payment.	
16. 🗖	The collected les en euro (eiuit)	union partner) originally purchased the ig the property as a result of being depl	property while a resident of New Je	rsey as a member of the U.S. Jersey. (Only check this box if
The und any fals	e statement contained herein may the best of my knowledge and bell seller(s) has been previously rec 157244	claration and its contents may be disclo be punished by fine, imprisonment, or af, it is true, correct and complete. By o opded or is being recorded simultaneou	both. Thurnemore declare that it a shecking this box I certify that a sly with the deed to which this form Brian Burlew, Sole Membe	Power of Attorney to repre- is attached.
1	Date	OSignature (Seller)	indicate it Power of Auomey	or a subtricy in a sub-

Date

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÷

Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

BEFORE C	OMPLETING THIS					
STATE OF NEW J	ERSEY				CORDER'S USE ONLY	
		1.	10.4	Consideration	5	
COUNTY	OFRA		napai code	RTF paid by seller Date	S By	- 1
	Automation Contraction of Contractio			*Lise symbol *C* In i	ndicate that fee is exclusively for cou	inly use
	F PROPERTY LOC					
(1) PARTY OR LE	GAL REPRESENT	ATIVE (See Instruction	ons #3 and #4 on reve			
Deponent, Bri	an Burlew		eing duly swo	om according	to law upon his/her	r a
deposes and says (Grantor, Legal	(Nam that he/she is the Representative, Corpo		in a dee c Company, Lending inst	d dated November lution, etc.)	r 2024 transferring	
real property ident	ified as Block numi	er_ <u>248</u>	Lot	number 12820)1located at	
2069 Highway 35	and Highway 35, S	ayreville			and annexed	the
		(Street Address, Tow				ubiect
(2) CONSIDERAT	ION \$ 2,980,000.				mortgage to which property is s	
(3) Property trans	erred is Class 47	4B 4C (circle on	e). If property transfer	red is Class 4A, cal	culation in Section 3A below is n	equire
	ALCULATION OF	FOUALIZED VALUA	TION FOR ALL CLA	SS 4A (COMMER	CIAL) PROPERTY TRANSACT	IONS:
(See Instructi	ons #5A and #7 on	reverse side)				
Total As	sessed Valuation	+ Director's Ratio =	Equalized Assessed	Valuation		
\$ 278,50	0,00	+ 35.85 %	\$ 776,847.97			D 0700
If Director's Ratio is	less than 100%, the	equalized valuation will the equalized valuation	be an amount greater th	an the assessed valu	e. If Director's Ratio is equal to or i	nexce
						-
(4) FULL EXEMP	TION FROM FEE	See Instruction #8 on	reverse side)	der Fee imposed	by C. 49, P.L. 1968, as amende	ed thr
Deponent states	hat this deed trans	action is fully exemp ison(s). Mere referen	ce to exemption symi	ol is insufficient. E	xplain in detail.	
6. 00, P.L. 2009,	or the lonoring to	the state is a second s				_
NOTE: All boxes	below apply to gra tial exemption. De Fees, as applicable	or(s) 62 years of a	reverse side) DXES IN APPROPRIA Is deed transaction is P.L. 1975, C. 113, P ge or over. (Instru		AUST BE CHECKED. Failure to a portions of the Basic, Suppler , P.L. 2004 for the following reas ide for A or B)	
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PO BOX 251 TRENTON, NJ 08695-0251 ATTENTION: REALTY TRANSFER FEE UNIT The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be allered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Afridavit, visit the Division of Taxation website at: www.state.nj.ustroasury/taxation/lpt/locattax.htm

MUST SUBMIT IN DUPLICATE (Chapter 49, PL.1956, as amended through Chapter 35, PL. 2009) (N.J.S.A. 46(15-5 et seq.) (Chapter 49, PL.1956, as amended through Chapter 35, PL. 2009) (N.J.S.A. 46(15-5 et seq.) PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAV	
STATE OF NEW JERSEY	
SS. County Municipal Code RTF paid by Buyer	
COUNTY NEICER 1219 Date By	
MUNICIPALITY OF PROPERTY LOCATION Borough of Savreville	. /
(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)	L 6
Deponent, BRIAN BURLEW being duly sworn according to law upon his/hi	
deposes and says that he/she is the Sole Member of in a deed dated 11 15 2024 the	ransferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 428 Lot number 1 Xiot 2 + 2,0 {	ocated at
2069 Highway 35, South Amboy and annexed thereto.	
(2) CONSIDERATION \$2,980,000.00 (See Instructions #1, #5 and #11 on reverse side)	
Entre consideration is in excess of \$1,000,000;	
PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM THE OFFICIAL ASSESSMENT LIST (A PUBLIC RI	ECORD) ET SEQ.
(A) When Grantee is required to remit the 1% tee, compare (a) by character of appropriate the compared of the provided to remit the 1% tee, compared by the second se	
(if checked, calculation in (E) required	below)
Cooperative unit (four families or less) (See	C. 46:8D-3.)
property transferred to same grantee in conjunction Cooperative units are Class 4C.	
with transfer of Class 3A property (B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off	
appropriate box or boxes below:	
	5
	18 12-2.2 et seq.)
Exempt Organization determined by lederal manual Rovenue Service mutual revenue of all as	ente
Property classes: 1-Vacent Land; 3d Farm property (classing), 40 indicates property in the National Revenue Code of 1986, 26 U.S.C Exempt Organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as Incidental to corporate merger or acquisition; equalized assessed value of all as I	TE-4
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The Director, Division of Taxation, Department of the Treasury has prescribed like form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Really Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.usitreasury/taxation/ipt/locahax.shtml.

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•):

The street address of the Property is: 2069 Highway 36 and Highway 35, South Amboy, NJ.

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to grantor's acts" (N.I.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. This Deed is signed and attested to by the Grantor's proper members as of the date at the top of the first page. (Print name below each signature.)

Bν

Witnessed or Attested by:

2069 Highway 35, LLC

Page 2

Brian Burlew, Sole Member

ocean STATE OF NEW JERSEY, COUNTY OF SS: I CERTIFY that on November (5, 2024

Brian Burlew

personally came before me and stated to my satisfaction that this person (or if more than one, each person): (a) was the maker of the attached Deed;

(b) was authorized to and did execute this Deed as Sole Member of 2069 Highway 35, LLC the entity named in this Deed;

(c) made this Deed for \$2,980,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and

(d) executed this Deed as the act of the entity.

MELISSA SHANNON BOHL NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES SEPT. 21, 200 RECORD AND RETURN TO R&R. Winnie G. Wang, Esq. Wang & Hou LLC PROVIDENCE ABSTRACT LLC 3146 STATE ROUTE 27 STE 203-204 KENDALL PARK, NJ 08624-1548 PH, 732-422-3900 100 Canal Pointe Blvd., Suite 108 Princeton, NJ 08550 ©2012 by ALL-STATE LEGAL® 104 - Deed - Bargain and Sale HOTOOCS A Division of ALL-STATE International, Inc. www.aslegal.com 800.222.0510 P Cov. as to Grantor's Acts - Corp. to Ind. or Corp. Rev. 5/12 P5/12



State of New Jersey

PHILIP D. MURPHY Governor

TAHESHA L. WAY Lt. Governor DEPARTMENT OF THE TREASURY DIVISION OF TAXATION P. O. BOX 251 TRENTON, NEW JERSEY 08695-0251

ELIZABETH MAHER MUOIO State Treasurer

MARITA R. SCIARROTTA Acting Director

Telephone (609) 292-7974 / Facsimile (609) 292-9439

February 12, 2025

Where the sale includes properties subject to the 1% fee and property not subject to the 1% fee, the following formula shall be used.

EAV of properties subject to tax, divided by (+) EAV of all properties in the sale.

That percentage is multiplied by (X) the \$ consideration stated in the deed.

1% grantee fee applies if the portion of the consideration of the properties subject to the tax is over \$1 Million.

Equation:

EAV of properties subject to the 1% fee (class 4A) is \$428,415.30 EAV of all other properties not subject (class 1) to the 1% fee is \$6,401.25 Consideration in deed \$2,980,000.00.

\$428,415.30 ÷ \$434,816.55 (\$428,415.30 + \$6,401.25) = 98.52 or 98% rounded down.

That percentage .98 X \$2,980,000.00 = \$2,920,400.00 which is over \$1 million.

Take the $2,920,400 \times .01 = 29,204.00$ is the 1% fee due on this transfer.

Mike Pollard Principal Field Representative Property Administration

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Depart	W-9 March 2024) ment of the Treasury Revenue Service	cation	Give form to the requester. Do not send to the IRS.	
Befor		uidance related to the purpose of Form W-9, see Purpose of Form, below.		
	 Name of entity/i entity's name or 	ndividual. An entry is required. (For a sole proprietor or disregarded entity, enter the o n line 2.)	wner's name on line 1	, and enter the business/disregarded
	Tenon Auto	Service Inc.		
	2 Business name/	disregarded entity name, if different from above.		
on page 3.	only one of the	opriate box for federal tax classification of the entity/individual whose name is entered following seven boxes.	on line 1. Check	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Print or type. c Instructions o	Note: Chec classificatio	he tax classification (C = C corporation, S = S corporation, P = Partnership) k the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) n of the LLC, unless it is a disregarded entity. A disregarded entity should instead chec ax classification of its owner.	for the tax k the appropriate	Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)
P Specific	and you are pro	checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax widing this form to a partnership, trust, or estate in which you have an ownership i ave any foreign partners, owners, or beneficiaries. See instructions		(Applies to accounts maintained outside the United States.)
See	5 Address (numbe 1641 Loretta	r, street, and apt. or suite no.). See instructions. Ave.	Requester's name ar	nd address (optional)
	6 City, state, and Trevose, PA			

7 List account number(s) here (optional)

Part I **Taxpayer Identification Number (TIN)**

Social security number Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a or TIN, later. Employer identification number

Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- 3. I am a U.S. citizen or other U.S. person (defined below); and
- 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

-25	Date $3/4/2^{\circ}$	2	m	Signature of U.S. person	Sign Here
	Date $5/\Psi/\delta$	5	m	U.S. person	Here

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

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Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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BOROUGH OF SAYREVILLE Tax Account Detail Inquiry

	BLQ: ame: 2	428. 2069 HIG	1. HWAY 35, LLC					ear: 2025 to 2 ion: 2069 HIGH			
Tax Y	ear: 2	025	Qtr 1	Qtr 2	.=	Qtr 3	aig	Qtr 4	Total	a entrega	States (States a
Origina	1 Bill	ed:	4,188.03	4,188.	03	0.00		0.00	8,376.06		
	Paymen		4,188.03	4,188.	03	0.00		0.00	8,376.06		
	Balan	ce:	0.00		00	0.00		0.00	0.00		
Date	Qtr	Type Descri		Check No	Mthd	Reference		Batch Id	Principal	Interest	2025 Prin Balance
			qinal Billed						8,376.06		8,376.06
03/04/2	51	Paymen	-	3893199857	CK	37601	5	TAX0304	4,188.03	55.35	4,188.03
03/04/2	52	Paymen		3893199857	СК	37601	6	TAX0304	4,188.03	0.00	0.00

Total Principal Balance for Tax Years in Range: _____0.00

- 57

From: donotreply@link2gov.com Subject: Successful Payment - AutoPay Date: March 4, 2025 at 7:48 PM To: sufen@armarkat.com

FIS - Payment Successful

Dear 2069 Property LLC,

Your payment to Sayreville Borough - Tax for the amount of \$8431.41 and a fee of \$1.95 using a Bank Account ending in 2500 was received.

Your confirmation number is 3893199857.

This email is generated by an automated system. Please do not respond to this email as this account is not monitored.

Thank you, The FIS Team

This email was sent to you by FIS.

Nicole Pancrazio

From:	Tax Office <taxoffice@sayreville.com></taxoffice@sayreville.com>
Sent:	Wednesday, March 5, 2025 8:42 AM
То:	Nicole Pancrazio
Subject:	RE: Tax Status Request - 04966. 2069 Property, LLC - 2069 Highway 35, Lots 1, 2 and
	2.01, Block 428, Sayreville, NJ
Attachments:	2025 taxes.pdf

Good morning Nicole,

Yes, the 2025 taxes are paid. attached is a printout showing

Have a good day,

Fallon Hartman taxoffice@sayreville.com

www.sayreville.com

From: Nicole Pancrazio <NPancrazio@hpnjlaw.com>
Sent: Wednesday, March 5, 2025 8:39 AM
To: Tax Office <taxoffice@sayreville.com>
Subject: RE: Tax Status Request - 04966. 2069 Property, LLC - 2069 Highway 35, Lots 1, 2 and 2.01, Block 428, Sayreville, NJ

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

Good morning,

Our client has advised they have paid the taxes current through first quarter. Would you kindly confirm the status of taxes at this time?

Nicole Pancrazio Paralegal | Heilbrunn Pape 516 State Route 33, Millstone NJ 08535 732.679.8844 | npancrazio@hpnjlaw.com



From: Tax Office <<u>taxoffice@sayreville.com</u>>

Sent: Tuesday, February 25, 2025 11:49 AM

To: Kenneth Pape <<u>KPape@hpnjlaw.com</u>>

Cc: Nicole Pancrazio <<u>NPancrazio@hpnjlaw.com</u>>

Subject: RE: Tax Status Request - 04966. 2069 Property, LLC - 2069 Highway 35, Lots 1, 2 and 2.01, Block 428, Sayreville, NJ

Good morning Kenneth and Nicole,

Attached is the 2024 – 2025 print out of taxes. The 2024 is paid, but the 1st quarter of 2025 is delinquent

Have a good day,

Fallon Hartman taxoffice@sayreville.com www.sayreville.com

From: Kenneth Pape <<u>KPape@hpnjlaw.com</u>
Sent: Tuesday, February 25, 2025 11:40 AM
To: Tax Office <<u>taxoffice@sayreville.com</u>
Cc: Nicole Pancrazio <<u>NPancrazio@hpnjlaw.com</u>
Subject: Tax Status Request - 04966. 2069 Property, LLC - 2069 Highway 35, Lots 1, 2 and 2.01, Block 428, Sayreville, NJ

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

VIA E-MAIL: <u>taxoffice@sayreville.com</u> Tax Collector Borough of Sayreville 167 Main Street Sayreville, NJ 08872

RE: 2069 Property LLC Block: 428, Lots 1, 2 and 2.01 Sayreville, NJ

Dear Tax Collector:

Please be advised that the undersigned represents 2069 Property LLC with regard to the abovecaptioned property. 2069 Property LLC is making application to the Borough of Sayreville Planning Board for Preliminary and Final Major Site Plan.

Would you be so kind as to confirm the status of payment of real estate taxes for this property? An e-mail response would be appreciated.

Thank you.

Very truly yours,

Gunet By

Kenneth L. Pape Partner | Heilbrunn Pape 516 State Route 33, Millstone, NJ 08535 732.679.8844 | kpape@hpnjlaw.com



Secretary, Board of Adjustment Borough of Sayreville 167 Main Street Sayreville, NJ 08872

Please be advised that I have authorized Tenon Auto Scruce Inc.

to make full application for a Variance as indicated in the application filed with you.

I give full authority to take all steps necessary with reference to the application for

a Variance and the construction involved.

Signature

Sworn to and Subscribed before me Auren 20 25. This day of Signature

025 Date

NICOLE PANCRAZIO NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES AUG. 13, 2020



THE BOROUGH OF SAYREVILLE SAYREVILLE BOARD OF ADJUSTMENT 167 MAIN STREET SAYREVILLE, NJ 08872

DISCLOSURE FOR ALL SITE PLANS/SUBDIVISIONS

I Tenon Auto Service Inc., the applicant in the above matter does hereby disclose, under penalty of perjury, that it has not made any contributions to:

- (i) Any Borough Candidate or holder of public office
- (ii) To any Borough or Middlesex County Party Committee or,
- (iii) To any Political Action Committee (PAC) referenced in this Ordinance within 2 calendar years of the date of this application.

With the exception of the following:

Tenon Auto Service Inc.

By: Signature of Applicant Zhengrong Wang, President Date ۰3 NICOLE PANORAZIO NOTARY PUBLIC STATE O crazio Witnessed By: Nicole Notary's Signature: March 4, 2025 Date: Notary Seal



THE BOROUGH OF SAYREVILLE

SAYREVILLE BOARD OF ADJUSTMENT 167 MAIN STREET SAYREVILLE, NJ 08872

DISCLOSURE FOR ALL SITE PLANS/SUBDIVISIONS

owner

, the applicant in the above matter does hereby disclose, I 2069 Property LLC under penalty of perjury, that it has not made any contributions to:

- Any Borough Candidate or holder of public office (i)
- To any Borough or Middlesex County Party Committee or, (ii)
- To any Political Action Committee (PAC) referenced in this Ordinance within 2 calendar years of the date of this application. (iii)

With the exception of the following:

2069 Property LLC By: Signature of Applicant Zhengrong Wang, Managing Member 7025 Date NICOLE PANCRAZIO NOTARY PUBLIC STATE OF NEW JERSEY UG. 13. 2020 March 4, 2024 Witnessed By: Notary's Signature: Date:

Notary Seal

KENNETH L. PAPE

PETER H. KLOUSER

JARED M. PAPE

OF COUNSEL

STEVEN KROPF



COUNSELLORS AT LAW

516 HIGHWAY 33 MILLSTONE TOWNSHIP, NJ 08535

> PHONE: 732-679-8844 FAX: 732-679-6554

www.heilbrunnpape.com

IN MEMORIAM

JONATHAN M. HEILBRUNN (1965-2023)

March 5, 2025

Joan Kemble, Board Secretary Zoning Board of Adjustment Borough of Sayreville 49 Dolan Street Sayreville, NJ 08872

RE: Tenon Auto Service Inc. Lot(s) 1, 2 and 2.01, Block 428 Sayreville, NJ OUTSIDE AGENCY APPROVALS

Dear Ms. Kemble:

Based on the information available to the applicant, it appears that the outside agencies that will have jurisdiction over the project which may require applications include:

- 1. Middlesex County Planning Board;
- 2. New Jersey Department of Transportation.

The applicant reserves the right to amend this response to reflect additional information as same becomes available.

Very truly yours,

Kenneth Pape

KENNETH L. PAPE For the Firm

KENNETH L. PAPE PETER H. KLOUSER

JARED M. PAPE

OF COUNSEL

STEVEN KROPF



COUNSELLORS AT LAW

516 HIGHWAY 33 MILLSTONE TOWNSHIP, NJ 08535

> PHONE: 732-679-8844 FAX: 732-679-6554

> www.heilbrunnpape.com

IN MEMORIAM

JONATHAN M. HEILBRUNN (1965-2023)

March 5, 2025

Joan Kemble, Board Secretary Zoning Board of Adjustment Borough of Sayreville 49 Dolan Street Sayreville, NJ 08872

RE: Tenon Auto Service Inc. Lot(s) 1, 2 and 2.01, Block 428 Sayreville, NJ SHAREHOLDERS OF TENON AUTO SERVICE INC.

Dear Ms. Kemble:

Those shareholders holding a ten percent (10%) or greater interest in the applicant, Tenon Auto Service Inc. are:

1. Zhengrong Wang - 100%

Very truly yours,

Kenneth Pape

KENNETH L. PAPE For the Firm

KENNETH L. PAPE

PETER H. KLOUSER

JARED M. PAPE

OF COUNSEL

STEVEN KROPF



COUNSELLORS AT LAW

March 5, 2025

516 HIGHWAY 33 MILLSTONE TOWNSHIP, NJ 08535

> PHONE: 732-679-8844 FAX: 732-679-6554

www.heilbrunnpape.com

IN MEMORIAM

JONATHAN M. HEILBRUNN (1965-2023)

Joan Kemble, Board Secretary Zoning Board of Adjustment Borough of Sayreville 49 Dolan Street

RE: Tenon Auto Service Inc. Lot(s) 1, 2 and 2.01, Block 428 Sayreville, NJ SHAREHOLDERS OF 2069 PROPERTY LLC

Dear Ms. Kemble:

Sayreville, NJ 08872

Those shareholders holding a ten percent (10%) or greater interest in the owner are:

- 1. AeroMark Properties LLC 40%
- 2. Zhengrong Wang 30%
- 3. Xiaowu Chen 30%

Very truly yours,

Kenneth Pape

KENNETH L. PAPE For the Firm

RESOLUTION

BOARD OF ADJUSTMENT

<u>of</u>

THE BOROUGH OF SAYREVILLE

Re: Application #00-52 Applied Landscaping Technologies Route 35 South Block 428, Lots 1, 2 and 2.01

WHEREAS, by application #00-52, Applied Landscaping Technologies,

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owners of the property located on Route 35 South, a/k/a Lots 1, 2 and 2.01 in Block 428, requests a use variance to permit the continued use of one of the structures located on the above described property as a residence (not permitted use) and introducing a new use, i.e. landscaping business (permitted use); and

WHEREAS, a Hearing was conducted on January 24, 2001, said Hearing being

continued until February 28, 2001, in Council Chambers, in Borough Hall in the

Borough of Sayreville; and

WHEREAS, the following members heard the testimony and read the

documents submitted:

Mr. Amaczi (Chairman) Mr. Daddio Mr. Kilcomons Mr. Sutter Mr. Waitt Mr. Kuczynski

WHEREAS, at said meeting all those who desired to be heard were heard, and

the testimony was recorded by the Board of Adjustment; and

WHEREAS, at said meeting the Board of Adjustment carefully considered the testimony submitted, the documents offered and the arguments of the applicant. and as a result the following findings of facts and conclusions of law were made:

FINDINGS

- The applicant is the owner of the property located on Route 35 South, a/k/a Lots 1, 2 and 2.01 in Block 428 in the Borough of Sayreville, County of Middlesex, State of New Jersey.
- 2. The premises in question is 1.977 acres (86,123 sq. ft.) presently being used as a dwelling and a garage and located in the B-3 Zone.
- 3. The current residential use is a pre-existing non-conforming use in the B-3 Zone.
- 4. The applicant is requesting a use variance, to allow it to continue the residential use in its present location, while at the same time, operate a landscaping yard and office in the rear portion of the premises.
- 5. This application represents an expansion of a pre-existing non-conforming use, and as such, use variance is thus required.
- 6. In addition, the applicant is requesting a front yard variance as it relates to the existing garage in relationship to the jug handle (50 ft. required, 21.4 ft. proposed).
- Lastly. the applicant is requesting approval of a site plan prepared by James E.
 Cleary and Associates, dated July 2000.

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- 8. At the Hearing, the applicant offered testimony that it was a commercial (nonresidential) landscaper.
- 9 The applicant testified that they had between 7-9 employees that appear on site.
10. Generally the employees would appear on site at approximately 6:00am and leave site

at 6:15am, to return at 4:30pm to disperse.

- 11. The applicant indicated that there would be no retail operation on the proposed site.
- 12. The applicant indicated that materials that would be stored on site would be
- landscaping materials, such as topsoil. etc. The vast majority of the materials needed to conduct their business would be delivered to the site of the landscaping.

13. The applicant testified that there would be a number of vehicles that would be stored

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on site at any one point in time, including:

- A. Three dump trucks
- B. Two rack body trucks
- C. Three mason dumping trucks
- D. Four pick up trucks
- E. Three tag-along trailers
- F. Three bulldozers
- G. Two backhoes
- 14. The applicant is proposing improving the rear (west) portion of the lot with a

structure to house a shop, storage area and office area.

15. In addition. the applicant testified that they would be installing a chain-link fence around the front (east) portion of the property, that in which the one-family residence was located.

16. The applicant testified that the vehicular traffic for the landscaping use would enter into the rear portion of the lot by virtue of the driveway to the north of the premises in question.

- 17. The proposed building is a permanent building of split block construction.
- 18. In addition to the above, there would be three bins for topsoil and mulch, etc. in the rear portion of the lot.
- 19. Lastly, there is a bulk variance required by virtue of the fact that the existing garage is 21.4 ft. from the frontage created by the jug-handle (25 ft. required).
- 20. Applications and all submissions were reviewed by J.B. Cornell, P.E. of C.M.E. Associates. Engineer for the Borough of Sayreville, who issued a report dated January 24, 2001, which by reference is incorporated into this Resolution and made a part hereof.
- 21. An issue was raised as to whether in fact the application represented "outside storage".
- 22. This issue was reviewed by John T. Chadwick IV, P.P., who issued a letter report dated February 13, 2001. a copy of which is incorporated into this Resolution and made a part hereof.
- 23. In that report Mr. Chadwick concluded that the landscaping use was in full compliance with the Zoning Ordinance.
- 24. In addition to the above, the applicant is requesting a variance from 50 ft. buffer requirement for the storage of materials, i.e. topsoil, mulch, etc. (25 ft. proposed).

CONCLUSIONS

- The applicant has demonstrated sufficient hardship or practical difficulties to support the bulk relief requested.
- 2. The applicant has demonstrated sufficient special reasons to support the relief requested, i.e.:

- A. to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses in an open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; and
- B. to encourage municipal action to guide the appropriate use or development of all lands in this state, in a manner which will promote the public health, safety, morals and general weifare.
- 3. The applicant has demonstrated that the relief requested can be granted without substantial detriment to the intent and purpose of the Zoning Ordinance or Zoning

Plan.

- 4. The applicant has demonstrated that the purposes of the Municipal Land Use Law would be advanced by the technical deviations from the bulk requirements; the benefits of the deviation (bulk variances) substantially outweighing the detriment.
- The applicant has demonstrated that it would be in the best interest of the community 5 and the surrounding neighborhood to approve the site plan submitted.

NOW THEREFORE BE IT RESOLVED that the applicant's request for the

following relief is hereby granted:

- A use variance to permit the continuation of the non-conforming residential 1 use along with the proposed landscaping use: and
- 2. A variance from the front yard setback requirement as it relates to the existing frame garage (25 ft. required. 21.4 provided): and

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- 3. A 25 ft. buffer along the boundary that abuts residential uses;
- Approval of the site plan prepared by James E. Gleary and Associates, originally dated July of 2000 and last revised on January 4, 2001.

The above relief is granted on the following conditions:

 The applicant apply for and receive all required permits and approvals for the construction; and i

- 2. The applicant meet all of the requirements contained in the letter of the Borough Engineer, i.e. I.C. Corneli, dated January 24, 2001; and
- 3. The construction shall be in compliance with all of the building requirements of the Borough of Sayreville; and
- All required fees, escrows, bonds and inspection fees are paid pursuant to Borough Ordinance; and
- 5. The applicant is subject to the mandatory registration with the Fire Official's
 - office, for any new building that requires same; and
- 6. Review of site plan by the Construction Official and the Fire Official, if applicable; grading plan review, if applicable; pre-construction meeting with the Borough Engineer and the Construction Official prior to the commencement of work, if required; and the mandatory registration with the Borough Clerk of any new businesses, including food licenses, where applicable; and
- The applicant will comply with all regulations of the Borough of Sayreville,
 County of Middlesex, State of New Jersey and the federal government.

8. There is to be no additional water run-off from the premises in question onto

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any adjacent property.

Dated: 3-34- ,2001

Henry Sutter, Bhard Socretary

Motion made by Mr. Sutter, seconded by Mr. Kilcomons.

Against:

In Favor are:

None

Mr. Amaczi (Chairman) Mr. Daddio Mr. Kilcomons Mr. Sutter Mr. Waitt Mr. Kuczynski

January 02, 2025 08:19:17 AM

Borough of Sayreville

OFFICE OF CONSTRUCTION OFFICIAL Permit Options Report

From: To: 1/2/2025 Block: 428 Lot: 1 Town(s):Borough of Sayreville

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Run Report For Borough of Sayreville

OFFICE OF CONSTRUCTION OFFICIAL

Borough of Sayreville

Permit Options Report

From: To: 1/2/2025 Block: 428 Lot: 1 Town(s):Borough of Sayreville

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Total Permits: 9	5											



1800 Route 34, Suite 101 Wall Township, New Jersey 07719 T: 732.312.9800 F: 732.312.9801 fpaengineers.com

December 12, 2024

Kirk J. Miick Director of Code Enforcement 49 Dolan Street Sayreville, NJ 08872

RE: 2069 Highway 35 Code Compliance Block 428, Lot 1, 2, and 2.01 Borough of Sayreville, NJ 18937.002

Dear Mr. Miick:

In response to the Correction Notice for the above referenced property, French and Parrello Associates (FPA) performed a visual basin inspection in the afternoon of December 11, 2024.

There is an existing subsurface detention basin, located in the southerly portion of the site, consisting of 560 If of 48" perforated PVC pipe, as shown on an approved Site Plan prepared by James Cleary & Associates, Inc., dated July 2000, last revised July 26, 2001. A stormwater management report was not provided and we understand that the Borough does not have it on file. Two inlets are located at the header pipes and allow for visual observation of inflow to the basin. Since the pipes are labeled on the design drawings as perforated, we believe that the intent was for the basin to be an infiltration basin. The westerly inlet contains a weir, near the top slab of the structure. The high elevation of the weir suggests that the weir was likely intended for overflow for large storms.

Our inspection occurred during a rain event. At the time of the inspection, it was raining for at least about 8 hours or more. It should also be noted, that in the week prior to the inspection, a few rainfall events occurred with measurable rainfall. Therefore, the soils were likely to be somewhat saturated already and would be representative of a typical condition.

Based on our observations, the 48-inch pipe visible in the westerly inlet was submerged with about 14 inches of water. There was approximately 2 feet of freeboard to the weir. The easterly inlet was observed to be filled with water with 67 inches of freeboard to the grate. The runoff was contained within the basin, there was no surface outflow.

ENGINEERING AND CONSULTING SINCE 1974 -



It appears that the basin is functioning as expected based on the approved plan. Should you have any questions or require additional information, please let me know.

Respectfully submitted, FRENCH & PARRELLO ASSOCIATES

Lena Balorda-Barone, PE Senior Project Manager Iena.barone@fpaengineers.com



BOROUGH OF SAYREVILLE BRIAN BURLEW PROPERTY (BLOCK 428, LOTS 1, 2 AND 2.01) FORMER APPLIED LANDSCAPE TECHNOLOGIES SITE PLAN

- SUMMARY OF DEVIATIONS FROM ORIGINALLY APPROVED SITE PLAN -

Our File No. PSAZ0428.01 March 2021 Revised: July 29, 2024 Page 1 of 2

- 1. The trees in the front yard area that were required to remain have been removed.
- 2. The NJDOT Right-of-Way area adjacent to the front yard area has been regraded and millings have been installed.
- 3. The front yard area of the 2 ½ story dwelling was required to be a grass area. The area has been topsoiled, seeded and straw mulched. There is minimal germination. It is not clear if the stone/millings previously installed have been removed.
- 4. Lot 2.01 was required to remain undisturbed. A driveway from this lot connecting to Route 35 has been constructed and the property has been regraded. A permit from the NJDOT has not been obtained for this driveway.
- 5. Lot 2.01 is currently being utilized as a driveway connecting the rear portion of the site to Route 35.
- 6. Numerous evergreen trees along the northerly property line have been removed. Other trees in this area have died. Only fourteen (14) trees were alive at time of inspection.
- 7. The originally proposed employee/truck parking areas located behind the storage building are currently being utilized for material storage.
- 8. The originally proposed grass area between the parking lot and chain link fence on the westerly property line has been replaced with stone.
- 9. The originally proposed plant/equipment gravel storage area to the rear of the site has been expanded.



Borough of Sayreville Brian Burlew Property (Block 428, Lots 1, 2 AND 2.01) Former Applied Landscape Technologies Site Plan

- Summary of Site Plan Deviations -

PSAZ0428.01 March 2021 Revised: July 29, 2024 Page 2

- 10. Various evergreen trees located on the westerly property line berm have died. Only forty-three (43) trees were alive at the time of inspection.
- 11. Dumpsters have been placed on top of the subsurface detention system.
- 12. Various evergreen trees within the buffer area along the southerly property line have died. Only six (6) were alive at the time of inspection.
- 13. The originally proposed trees adjacent to the rear yard parking/storage area have been removed.
- 14. The originally proposed landscaping adjacent to the storage building has been removed.
- 15. The site as currently exists has increased the impervious coverage above what was contained on the approved plans. The subsurface detention system was not designed to handle the sit as constructed.



BOROUGH OF SAYREVILLE BRIAN BURLEW PROPERTY (BLOCK 428, LOTS 1, 2 AND 2.01) FORMER APPLIED LANDSCAPE TECHNOLOGIES SITE PLAN

- SUMMARY OF DEVIATIONS FROM ORIGINALLY APPROVED SITE PLAN -

Our File No. PSAZ0428.01 March 2021 Revised: July 29, 2024 Revised: September 4, 2024 Page 1 of 3

- 1. The trees in the front yard area that were required to remain have been removed. As of August 28, 2024 Five (5) 2"-2-1/2" cal trees were planted along the south side of the front yard. One (1) appears to be dead. Two (2) appear to be dying.
- 2. The NJDOT Right-of-Way area adjacent to the front yard area has been regraded and millings have been installed. As of August 28, 2024 Area was topsoiled and hydro-seeded. Very little germination of seed. It is not clear if the stone/millings previously installed have been removed. Certification of stone/millings removal by a NJ Licensed Professional Engineer is required.
- 3. The front yard area of the 2 ½ story dwelling was required to be a grass area. The area has been topsoiled, seeded and straw mulched. There is minimal germination. It is not clear if the stone/millings previously installed have been removed. As of August 28, 2024 – Area has been hydro-seeded. Very little germination of seed. Certification of stone/millings removal by a NJ Licensed Professional Engineer is required.
- 4. Lot 2.01 was required to remain undisturbed. A driveway from this lot connecting to Route 35 has been constructed and the property has been regraded. A permit from the NJDOT has not been obtained for this driveway. As of August 28, 2024 Topsoiled and hydro-seeded. Very little germination of seed. It is not clear if the stone/millings previously installed have been removed. Certification of stone/millings removal by a NJ Licensed Professional Engineer is required.



BOROUGH OF SAYREVILLE BRIAN BURLEW PROPERTY (BLOCK 428, LOTS 1, 2 AND 2.01) FORMER APPLIED LANDSCAPE TECHNOLOGIES SITE PLAN

- SUMMARY OF DEVIATIONS FROM ORIGINALLY APPROVED SITE PLAN -

Our File No. PSAZ0428.01 March 2021 Revised: July 29, 2024 Revised: September 4, 2024 Page 1 of 3

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CHASE O JPMorgan Chase Bank, N.A. 11 2 0000 2 1 I PAY TO THE ORDER OF CHASE O PAY TO THE ORDER OF MEMO 2069 HN35 10 2 10000 2 1 I TENON AUTO SERVICE INC. MEMO 2069 HN35 TENON AUTO SERVICE INC. JPMorgan Chase Bank, N.A. www.Chase.com ind Borow NUS BAN 20 5 O T O = 1 2 2 2 2 2 3 1 0 1 0 2 Thursono 7 OT O. 195 5 2 5 5 5 9 9 anit ennero and a Seventa Lollows, Seven DATE DATE 2/24/2025 1-2/210 1-2/210 2/24/225 Dollichs DOLLARS A MARTIN and DOLLARS \$ 9077, 20 \$ 2000. 102 101 5 3

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