



August 11, 2025

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

Re: Borough of Sayreville Planning Board Application No. **PB-24-01**  
Applicant: Chiqi, LLC/Freddie Jimenez and Lucia Perez  
Application: Minor Subdivision Approval  
Zone: R-5: Single Family Residence District  
Block/Lots: 360/191, 192, 193 & 194  
Site Address: 00 & 60 Cleveland Avenue, Sayreville, NJ  
Borough of Sayreville, Middlesex County, New Jersey  
*Completeness & Technical Review Letter*  
Morgan Municipal, LLC - Project No SAYRPB24-01

Dear Ms. Magnani:

Enclosed please find a completeness and technical review for the above-referenced application.

**A. COMPLETENESS**

The following documents were reviewed in support of this report:

1. Checks:
  - a. Check#1064 - \$2,500.00, signed by applicant, dated 04/22/2025;
  - b. Check#1065 - \$250.00, signed by applicant, dated 04/22/2025;
2. Standard Development Application, consisting of 5 pages, signed by applicant, dated 04/14/2025;
3. W-9 Form, filled out and signed by applicant, dated 02/16/2023;
4. Proof of Taxes Paid through 02/04/2025;
5. Ownership Disclosure Form, signed by Mohamed Sadar, President, 10/16/2023;
6. Cover Letter prepared by David B. Himelman, Attorney At Law, dated 04/18/2025;
7. **Minor Subdivision and Minor Site Plan Application Checklist, prepared by Steven Considine R.A., prepared June 23, 2025.**
8. **Subdivision Plans entitled, "Minor Subdivision Plan, 00 & 60 Cleveland Avenue, Sayreville, NJ 08859, Block: 360/ Lots 193 & 194" consisting of two (2) sheets, prepared by Vision Design & Development, signed by Steven Considine, R.A., dated 04/10/2025, last revised March 3, 2025.**
9. Survey entitled, "00 & 60 Cleveland Avenue, Block 360, Lot 191, 192, 193 & 194, Borough of Sayreville, Middlesex County, New Jersey." Consisting of (1) sheet, prepared by Brevard Surveying & Mapping, LLC, unsigned, dated 07/27/2022;

**B. SUMMARY**

The subject property is located on the eastern corner of the intersection of Cleveland Avenue and Garfield Place. The overall parcel consists of existing Block 360 and Lots 191, 192, 193 & 194, and contains a total tract area of 10,000 SF. Lots 191 & 192 are developed with a 2 ½ -story frame dwelling and Lots 193 & 194 are currently vacant undeveloped land. These properties were previously determined to be "merged" and therefore the individual conveyances of Lots 191-192 in 2021 to Beattie Estate and Lots 193-194 in 2022 to Chiqi, LLC was improper and amounted to an illegal subdivision.

The Applicant is seeking minor subdivision approval to create (2) residential lots. Each lot will contain 5,000 SF. The proposed corner lot will be undersized for the R-5 Single Family Home zone which requires 6,000 SF. The interior lot will conform in lot area. This interior lot will contain the existing 2 1/2-story frame dwelling. The

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existing dwelling which, based upon tax records, was constructed in 1928 currently violates the minimum front yard setback for the R-5 zone and would be considered a pre-existing non-conforming condition. The new corner lot will have frontage along Cleveland Avenue to the south and Garfield Place to the west and is to be improved with a single family detached dwelling which will contain four (4) bedrooms. The proposed dwelling will require bulk variance relief for not meeting the minimum lot area and lot width requirements for a corner lot in the R-5 Zoning District. The proposed dwelling will be serviced by public utilities along Cleveland Avenue and Garfield Place.

### **C. PLANNING & ZONING**

1. The subject property is located entirely within the R-5 (Single-Family Residence District) Zone. The subject property is surrounded by the R-5 (Single Family Residence District) Zone in all directions.
2. **R-5 "Single-Family Residence District" Zone (Per Zoning Schedule I-A "Use Regulations – Residential Districts")**
  - a. We note that the proposed use of 'Detached Single-Family Dwelling' is a permitted use within the zone.

### **RELIEF REQUIRED**

#### **Variance(s)**

1. **Minimum Lot Area (Corner Lot)** – where 6,000 SF is required, and 5,000 SF is proposed for Lots 193 & 194. (Per Zoning Schedule II-A "Bulk Regulations – Residential Districts").
2. **Minimum Lot Width (Corner Lot)** – where 60 FT is required, and 50 FT is proposed for Lots 193 & 194. (Per Zoning Schedule II-A "Bulk Regulations – Residential Districts").
3. **Minimum Front Yard Setback** – where 20ft is required, and 12.68 FT is existing/proposed for Lots 191 & 192. (Per Zoning Schedule II-A "Bulk Regulations – Residential Districts").

Any and all other variances required at the board hearing.

#### **Waiver(s)**

Submission Waivers:

1. Minor Subdivision and Site Plan Checklist #5 – Key map: 1,000' radius, street names, zoning districts.

**Applicant has not submitted.**

2. Minor Subdivision and Site Plan Checklist #10 – Names of adjoining municipalities within 200 feet.

**Applicant has not submitted.**

3. Minor Subdivision and Site Plan Checklist #11 – The location of existing and proposed, including details:

- a. #11.d – Buildings within 200 feet of the site.

**Applicant has not submitted.**

- b. #11.s – Tree save plan.

**Applicant has not submitted.**

Any and all other waivers required at the board hearing.

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Based upon all documents submitted at this time, we recommend that this application be deemed **COMPLETE**. As requested, our office has reviewed the submitted application documents and provide the following technical comments for Board consideration:

#### **D. ENGINEERING COMMENTS**

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

##### **1. General Comments**

- a. Due to the unique history of this project, an overview should be provided as to the chain of title.
- b. Applicant to provide testimony on all previous approvals for the subject lot.
- c. Applicant to provide testimony on all existing or proposed easements.
- d. Applicant to provide testimony on any active and/or anticipated approvals from outside agencies.
- e. We note that a Borough of Sayreville Soil Removal/ Fill Placement Permit is required for the proposed site work.

##### **Borough Ordinances Comments**

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

- a. We note that the applicant has not provided an off-street parking calculation, however, the proposal is consistent with the residential site improvement standards pursuant to footnote <a> under §5:21-4.14 which states *when determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.*

##### **2. Traffic & Circulation**

- a. We note that the applicant has not submitted a traffic & circulation plan as a part of this application, however, the nature of the development does not warrant one.

##### **3. Installation of Improvements or Guarantees §26-112**

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

##### **4. Architectural Plan Comments:**

- a. Testimony shall be provided on the height of the proposed dwelling. The applicant has provided a Bulk Requirements table indicating a proposed height of 35' whereas the architectural rendering indicates a structure height of roughly 28.67 (roof ridge to grade level). The applicant shall confirm the intended height and revise the plan to reflect the same information throughout.
- b. We note that a basement is proposed. The applicant shall confirm that no bedrooms will be placed within the basement.
- c. The Left Side Elevation and Proposed Ground Floor Plan appear to show a fireplace which protrudes from the western wall; however, this is not depicted in plan view.

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**5. Tree Preservation Plan:**

- a. We note that the applicant has not submitted a formal Tree Preservation Plan, however, the provided grading plan depicts existing trees and noted them to remain in accordance with the requirements set forth in Ordinance Section §30-7 regarding the number of tree replacements required associated with the proposed quantity of trees to be removed. We take no exception to the presentation of the tree preservation plan.
- b. Although no tree removal is proposed with this application, the applicant shall be aware that prior to any removal of trees within the site, the applicant must first acquire a tree removal permit from the Borough of Sayreville and adhere to all requirements for such listed in Ordinance Section §30-6.

**6. Survey Comments:**

- a. The survey provided, of which the subdivision plan is based on, is not signed or sealed. Applicant to submit a signed and sealed copy of the survey entitled "Survey of Property For: Reliable Asset Management".

**7. Subdivision Comments:**

- a. The applicant shall confirm and provide testimony indicating if the subdivision will be filed by Plat or by Deed. If by Plat, a subdivision plan prepared by a licensed surveyor shall be submitted consistent with the Map Filing Law/ Recordation Act. **The applicant shall specifically address criteria 46:26B-2.b(1) through 46:26B-2.b(16) of the Title Recordation Act.**

**8. Subdivision Plan Comments:**

- a. As it is currently shown, the existing water main is not shown on the plan. The applicant shall confirm the location and size of the existing water main, add it to the plan and confirm the existing line can service the proposed dwelling.
- b. As it is currently shown, the existing sewer main is not shown on the plan. The applicant shall confirm the location and size, size and depth of the existing sewer main and confirm the existing line can service the proposed dwelling.
- c. Additional cleanouts shall be provided on the proposed sewer lateral.
- d. Details will need to be provided for all proposed improvements at the time of plot plan submission should the Board act favorably upon this application.
- e. The plan shall be revised to provide a note that indicates that any damage to improvements within the Borough right-of-way which occur as a result of the proposed development shall be repaired at the sole expense of the applicant.
- f. A sight triangle shall be provided at the intersection of Garfield Place and Cleveland Avenue in accordance with Ordinance Section §26-97.r.
- g. The plans shall be updated to depict a new monument along Cleveland Avenue at the proposed interior lot line's intersection with the Cleveland Avenue right of way.
- h. Grading & Drainage –
  1. The survey submitted does not contain topography. Testimony shall be provided as to the source of the topography as shown on the Architectural Plans. Should the Board act favorably upon this application, a detailed plot plan shall be submitted for review and approval by the Borough Engineer.

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2. Based off the limited grading provided, it appears the subject properties will grade toward the street and away from adjacent properties to the rear and side, however, this will need to be confirmed at the time of plot plan submission, should the Board act favorably upon this application.
3. A drainage issue is currently present at the intersection of Cleveland Avenue and Garfield Place. This office recommends a sump inlet be installed at this location.
4. The applicant shall confirm if the existing stone retaining wall along Cleveland Place is to remain, be replaced or removed.

**9. Miscellaneous Comments:**

1. Sidewalk should be added along the Garfield Place frontage.
2. The handicap ramp at the intersection of Cleveland Avenue and Garfield Place shall be upgraded to be compliant with the current Americans with Disabilities Act (ADA).
3. Existing curbing in Cleveland Avenue along the property frontage shall be replaced to the satisfaction of the Borough Engineer.
4. A detail of the proposed concrete curb shall be provided at the time of plot plan preparation should the Board act favorably upon this application.
5. A detail for the proposed driveway cross section shall be provided at the time of plot plan preparation should the Board act favorably upon this application.
6. A detail for the proposed sewer lateral shall be provided at the time of plot plan preparation should the Board act favorably upon this application.
7. The street number for the proposed 2-story single family dwelling should be shown on the plans.
8. Lot numbers shall be confirmed by the Borough Tax Assessor.
9. A bond estimate for the proposed roadway improvements will be prepared by this office should the Board look favorably on this application.
10. At the time of plot plan preparation, should the Board act favorably upon this application, the limit of disturbance shall be reviewed to encapsulate grading, installation of improvements and utility connections.
11. We recommend all utility trench repairs be provided in one trench going curb to curb inclusive of all utility services to the best extent possible.
12. Testimony shall be provided as to how the proposed sight triangle was developed. In accordance with Ordinance Section §36-97, all intersections shall be provided with sight triangle easements of ninety by ninety (90' x 90') feet as measured from the centerlines of the respective intersecting streets.

**E. CONDITIONS OF APPROVAL**

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

1. Compliance with any all items noted within this report unless specifically noted in the resolution of approval.
2. Compliance with any/all representations made by the Applicant during the course of the board hearing.
3. Any and all conditions specifically desired by the board.
4. Payment of any/all administrative and escrow fees.
5. Prior to a building permit being issued, proof of the following outside agency approvals, as applicable:

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- i. Borough of Sayreville Sewer and Water Department
- ii. Borough of Sayreville Fire Department
- iii. Borough of Sayreville Construction Official
- iv. Middlesex County Planning Board
- v. Soil Erosion and Sediment Control – Borough of Sayreville

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

We reserve the right to request additional information, and/or plans should additional variances or concerns be indicated during the public hearing. Should you have any questions or require anything additional, please do not hesitate to contact my office.

Respectfully submitted,



By: **MATHEW R. WILDER, P.E., P.P., C.M.E., C.F.M.**  
**MORGAN MUNICIPAL, LLC**  
**PLANNING BOARD ENGINEER**

MRW:TJL:

CC: Peter Van den Kooy, P.P., Board Planner  
David B. Himelman, Esq., Applicant's Attorney ([davidh@dbhattorney.com](mailto:davidh@dbhattorney.com))  
Ibrahim Hassan, Applicant's Engineer  
(21 Allison Ct., Monmouth Junction, NJ 08852)  
Chiqi, LLC, Co-Applicant  
(102 Marker St., Newark, NJ 07102)  
Freddie Jimenez and Lucia Perez, Co-Applicant  
(60 Cleveland Ave., Sayreville, NJ 08859)

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