

June 11, 2025

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

**Re: Tenon Auto Services, Inc
Preliminary and Final Site Plan
Proposed Bus Service and Maintenance
Block 428, Lots 1,2 & 2.01
2069 Highway 35
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:

- Cover Letter prepared by Applicant's Attorney, Kenneth L. Pape, dated 03/05/2025;
- Borough of Sayreville Standard Development Application, dated March 4, 2025, 2024,
- Traffic Impact Statement prepared by French & Parrello Associates, Michael Drobný, PE, dated February 12, 2025,
- Boundary and Topographic Survey for Lots 1,2 & 2.01, Block 428, consisting of (1) sheet, prepared by James P. Deady Surveyor, LLC, dated September 8, 2017, last revised January 5, 2023,
- Preliminary & Final Major Site Plan for Tenon Auto Service, Inc., Block 428, Lots 1,2 & 2,01 2069 Route 35, Borough of Sayreville, NJ consisting of (7) sheets, prepared by French & Parrello Associates dated 02/12/2025,
- Completeness and Technical Review prepared by Morgan Municipal, LLC, dated May 5, 2025
- Related application materials.

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

1. Project Description

The preliminary and final major site plan for Block 428, Lots 1, 2 & 2.0.01, (the "Subject Site") proposes to convert an existing Landscape Contractor's Business with bulk material storage to a Bus Maintenance and Service Facility. No new buildings are proposed. The Applicant will repurpose the existing buildings for bus maintenance and service and will remove the existing bulk material storage bins to provide limited storage of buses. The site was deficient in terms of

landscape plantings. The Applicant proposes substantial landscaping improvements, including increased buffers to the adjacent residences. The existing stormwater detention system at the southern end of the site has been inspected by the Applicant and found to be operating as designed. Ongoing inspection and maintenance of the system is planned.

2. Site Description and Surrounding Uses

The property fronts on and is accessed from NJ Highway Route 35 Southbound and has a significant amount of frontage on the Highway's jughandle, without approved site access. Site access is accomplished by way of a driveway located at the northern end of the site. The site is located just south of the Sayreville/South Amboy boundary line. The Subject Site is 86,123 SF (1.97 acres) and contains three buildings, including a two-story office, a garage and a large one-story storage building, to be used for bus maintenance. The site's surface area is predominantly a mix of pavement and gravel. As described in the "Summary of Deviations from the Originally Approved Site Plan" prepared by CME Associates and attached to the current Application, the prior owner made many unauthorized modifications to the Subject Site. The Borough subsequently submitted notices of violations, and the matter was litigated. Due to the increase in impervious surfaces and removal of vegetation, the stormwater detention system as designed was unable to control the stormwater runoff.

The Route 35 jughandle accounts for the majority of the site's roadway frontage, which imposes a 50 FT front yard setback requirement over much of the site. And that, coupled with a 20 ft wide onsite sanitary sewer easement running north and south adjacent to the jughandle, influences the Subject Site's development.

With respect to the surroundings, the Subject Property has a Concrete Contractor's yard and office to the north, a small Retail Center and Single-family homes to the south. To the east, on the northbound side of Highway 35 are a Moving and Contractor's Business, and an Auto Body Shop, and west of the site is farmland, restricted from further development.

3. Master Plan

The Borough's 2013 Master Plan designates the Subject Property as Highway Business, consistent with the Business Zoning. The Highway Business designation allows for a range of large scale, comprehensively planned, commercial development on lots of 20,000 SF and greater.

4. Zoning Compliance

The project is in the Borough's B-3 Highway Development Zone, which permits Automobile Repair with outdoor storage.

5. Bulk Standards and Required Variances/Waivers

The bulk standards for the B-3 Highway Development Zone are detailed below:

Standard	Required	Existing	Proposed
Minimum Lot Size	20,000 SF	86,123 SF	N/C
Minimum Lot Width	100 FT	147.7 FT	N/C
Minimum Lot Depth	100 FT	129.7 FT	N/C
Minimum Front Yard	50 FT	21.6 FT**	N/C
Minimum Side Yard/Combined	10/20 FT	31.6 FT	N/C
Maximum Height	35 FT	<35 FT	N/C
Maximum Building Coverage	25%	7.6%	N/C
Maximum Impervious Lot Coverage	85%	72.3% (Including Gravel Surfaces) 36.5% (Excluding Gravel Surfaces)	48.7% (Including Gravel Surfaces) 38.7% (Excluding Gravel Surfaces)
<i>* Variance required</i> <i>** Pre-existing non-conformity.</i> <i>N/C No Change from Existing Conditions</i>			

Required Variances:

1. A minimum front yard setback for an accessory use is 50 FT, and the small outdoor storage area located to the south of the single-story Shop Building is setback approximately 11 FT from the Route 35 jughandle, a “c” or bulk variance is required.
2. A minimum separation of 10 FT is required between an accessory structure and a principal building and approximately 4 FT is proposed between the outdoor storage and the Shop Building, a “c” or bulk variance is required.

Required Waivers:

A listing of required design waivers is included in the Board Engineer’s report dated May 5, 2025, and on Sheet 1, within the General Notes section of the Applicant’s Site Plans. 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:

a) Positive Criteria

- i) Purpose of Municipal Land Use Law will be promoted by the proposed deviation; and
- ii) The benefits of the deviation substantially outweigh the detriments.

b) Negative Criteria

- i) The proposed deviation will not result in a substantial detriment to the public welfare; and
- ii) The proposed deviation will not substantially impair the intent and purpose of the master plan and the zoning ordinance.

The application requires many design waivers as identified in the Board Engineer's report. The applicant shall provide testimony demonstrating that strict compliance with the Ordinance standards is impracticable per the standard set forth at N.J.S.A. 40:55D-51.

6. Planning Comments:

- i. Applicant should testify regarding the day-to-day operation of the business proposed, the hours and days of operation and the maximum number of employees.
- ii. Applicant has indicated that all bus maintenance and service will occur within the buildings. The applicant should provide testimony regarding measures to be taken (physical improvements/systems and safety practices/programming) within those buildings to contain any spills and address any other issues that may occur.
- iii. Applicant proposes significant improvements in an effort to restore the site following previous unauthorized over development. The removal of impervious surfaces coupled with landscape plantings and enhanced buffers should substantially improve the Subject Site's aesthetics, as well as previous drainage issues. Testimony relative to the landscaping and drainage improvements should be provided, in particular, how it ameliorates previous issues experienced by the neighboring residents of Merritt Avenue.
- iv. Applicant should address the use of the proposed storage areas. The Plan notes a maximum of 10 buses stored in the rear portion of the site, but the Turning Template Plan (Sheet 7) appears to indicate 11 spaces? In addition, the turning template shows the bus pulling into the small storage area proposed on the south side of the shop building.
- v. Applicant proposes a handicapped parking stall on the west side of the shop building. The Applicant should indicate the accessible route into the building.

- vi. Applicant should describe the materials comprising all surface areas for the parking, drives, walkways and storage areas. All surfaces should be clearly identified to determine the extent of pavement, gravel, and bare soil.

Directional arrows should be added to the ends of the main driveway and parking area.
- vii. Applicant should address how deliveries will be received onsite, as a required loading area is not proposed.
- viii. Applicant should explain the method by which trash and recyclables will be stored and removed from the site.
- ix. "No Parking Fire Lane" striping and labeling and signage where appropriate, should be added to the plans as directed by the Borough's Bureau of Fire Prevention.
- x. The landscape design shall comply with the requirements of the Borough Ordinance at 26-96.7. Applicant is proposing to significantly improve the Subject Site's landscaping. However, they should discuss compliance with the Ordinance and address waivers as the site's frontage and parking area lacks required landscaping.
- xi. Applicant should address any irrigation proposed to maintain the proposed landscape/buffer plantings.
- xii. As required by Ordinance, lights shall be appropriately shielded and directed so that the lighting, to the extent possible, shall not spill over onto adjacent properties. In addition, lighting shall be reduced after operating hours by at least fifty percent (50%) throughout the site. Motion-sensor security lighting or other lighting needed for safety purposes shall be permitted to exceed this threshold. As free-standing and building mounted lighting are not clearly indicated on the Plans, the Applicant should provide testimony regarding existing and proposed lighting on the site.
- xiii. Applicant's plans do not include Architectural renderings. It is recommended that the Applicant display photographs of the existing building elevations for the Board review in lieu of the Architectural drawings.
- xiii. There are no free-standing or building mounted signs indicated on the Plans. If signage is planned it should be so indicated to the Board, and testimony regarding compliance with Ordinance requirements should be provided.
- xiv. Application may be subject to § 26-111 Affordable Housing Development Fees.
- xv. Applicant is subject to all applicable outside agency approvals.
- xvi. We defer to the Board Engineer regarding 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

A handwritten signature in blue ink, reading "Peter Van den Kooy". The signature is fluid and cursive, with the first name "Peter" and last name "Kooy" being more prominent than the middle name "Van den".

Peter Van den Kooy, PP, AICP
Planning Board Planner