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March 8, 2022

Sayreville Borough Municipal Building  
Zoning & Land Use Department  
167 Main Street  
Sayreville, NJ 08872

Attn: Joan Kemble  
Board Secretary

**RE: Tesla Motors, Inc.  
Proposed Electric Charging Stations  
Block 440, Lot 3.01  
969 Route 9  
Borough of Sayreville  
Middlesex County, NJ  
DEC # 1990-99-010  
CME # PSAZ0440.06**

Dear Ms. Kemble,

On behalf of our client, Tesla, Inc., enclosed please find the following documents for your review towards issuance of Amended Site Plan completeness for the above referenced project. The Board Planner and Engineer have been copied direct.

- Four (4) completed copies of the Borough of Sayreville Disclosure Statement;
- Four (4) copies of the Borough of Sayreville Tax Payment Certification;
- Four (4) copies of the Middlesex County Planning Board Approval letter, dated February 09, 2022.
- Four (4) copies of the recorded deeds and easements, prepared by Fidelity National Title;
- Four (4) signed and sealed copies of the Drainage Statement, prepared by our office, dated March 2022;
- Four (4) copies of the Traffic & Circulation Statement, prepared by our office, dated March 03, 2022;
- Four (4) copies of the prior approved Lighting Plan, prepared by our office, dated November 09, 2016, last revised November 11, 2019 (Rev 8);

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[www.dynamicec.com](http://www.dynamicec.com)

- Seventeen (17) signed & sealed copies of the As-Built Survey, prepared by Dynamic Survey, LLC, dated August 31, 2021 (Rev 0);
- Fifteen (15) reduced (11"x17") copies of the Amended Site Plan drawings, prepared by our office, dated December 17, 2021 (Rev 0).
- Seventeen (17) signed and sealed copies of the Amended Site Plan drawings, prepared by our office, dated December 17, 2021 (Rev 0).

The plans will be revised to satisfy the project review comments identified in the following documents:

- Board Engineer, Jay B. Cornell, PE of CME Associates, technical review letter, dated February 17, 2022.
- Board Planner, John Barree, PP, AICP of HGA, review memorandum, dated February 22, 2022.

In order to facilitate the review of the revised drawings and reports, we have provided the following itemized response:

**Board Engineer, Jay B. Cornell, PE of CME Associates, technical review letter, dated February 17, 2022:**

**A. Site Grading and General Comments**

1. Approvals:

- i. Middlesex County Planning Board – Approved 02/09/2022
- ii. Borough of Sayreville Tree Preservation Permit – Any plantings effected by the proposed improvements will be relocated/replaced in-kind. If applicable a tree preservation permit will be obtained prior to construction.
- iii. Soil Erosion & Sediment Control – Not applicable. Proposed improvements will result in less than 5,000 SF of total disturbance. The applicant acknowledges that SCD Certification will be required if the proposed improvements result in 5,000 SF or more of disturbance.
- iv. Borough of Sayreville Fill Placement or Removal Permit – Not applicable. Proposed improvements will result in less than 500 CY of fill/removal placement. The applicant acknowledges that the permit will be required prior to construction if the proposed improvements result in 500 CY or more of fill/removal placement.
- v. NJDOT Highway Access Permit – Not applicable. The proposed improvements will not result in a change of traffic volumes or changes to the existing driveway that would violate the conditions in the previously approved NJDOT Access Permit.

2. Testimony will be provided for the requested waiver.

3. Enclosed with this submission is a copy of the As-Built Survey.

**B. Storm Drainage System**

1. Informational.
2. Enclosed with this submission is a copy of the Drainage Statement.

**C. Soil Erosion and Sediment Control**

1. The proposed area of disturbance will be approximately 3,000 SF; therefore, Soil Erosion and Sediment Control certification will not be required. The Demolition Plan (Sheet 3) can be revised to add the area of disturbance as a condition of approval.

**D. Landscaping and Lighting**

1. The proposed improvements will not be removing the number of existing trees/plantings previously approved for the subject site and will be relocating/replacing any existing plantings effected by the proposed improvements. Per conversations with the Board Professionals at the TRC meeting an additional tree can be added to the drawings for the additional air pump parking stalls and tree calculations can be provided on the plans as a condition of approval.
2. No changes are proposed to the previously designed and approved site lighting. Enclosed with this submission is a copy of the previously approved Lighting Plan and it does not appear additional lighting will be required for the proposed air pump parking stalls.

**E. Parking Lot Improvements / Traffic**

1. Enclosed with this submission is a copy of the Traffic Statement.
2. Testimony will be provided.
3. Testimony will be provided.
4. Testimony will be provided for the requested waiver.

**Board Planner, John Barree, PP, AICP of HGA, review memorandum, dated February 22, 2022:**

**Planning Comments**

1. Testimony will be provided.
2. Informational.
3. The proposed plantings behind the retaining wall can be relocated adjacent to the northern and southern portion of the proposed air pump stalls as a condition of approval.
4. No changes are proposed to the previously designed and approved site lighting.

5. Testimony will be provided.

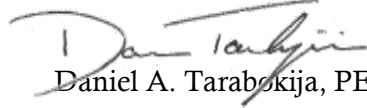
Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

**DYNAMIC ENGINEERING CONSULTANTS, PC**



Matthew Sharo, PE, PP



Daniel A. Tarabokija, PE

Enclosures

cc: Jay Cornell (w/enclosure)  
John Barree (w/enclosure)  
Henry Misas (via email)  
Duncan Prime (via email)  
Amy Gallagher (via email)