

SYMBOL LEGEND	
	CONC. MONUMENT FND
	I.P. / I.B. FND
	TACK / STAKE FND
	SPOT ELEVATIONS
	TRAFFIC SIGNAL POLE
	UTILITY POLE
	GUY WIRE
	UTILITY POLE W/LIGHT
	LIGHT POLE
	SIGN
	FIRE HYDRANT
	DETECTABLE WARNING PAD
	D.C. DEPRESSED CURB
	L.S.A. LANDSCAPED AREA
	WELL
	MANHOLE
	"A"-INLET
	"B"-INLET
	"E"-INLET
	YARD INLET
	FLARED END SECTION
	MAIL BOX
	CABLE TV BOX
	TELEPHONE BOX
	A/C UNIT
	TRANSFORMER
	ELECTRIC METER
	GAS METER
	WATER METER
	WATER VALVE
	GAS VALVE
	CLEAN OUT
	GAS
	WATER
	ELECTRIC
	TELEPHONE
	CABLE TV
	TREE
	SHRUB
	BOLLARD
	MONITORING WELL
	WETLAND FLAG

NOTES:
 1. TAX LOTS 6, 7 & 8 WILL BE MERGED BY DEED.
 2. THE PURPOSE OF THIS PLAN IS TO SHOW CONSOLIDATION OF OLD TAX LOTS 6, 7 & 8 IN BLOCK 439.
 3. EXISTING CONDITIONS SHOWN PER MAP REF. #1.
 4. PREMISES ARE COMMONLY KNOWN AS 926 & 928 ROUTE 9, BOROUGH OF SAYREVILLE, NEW JERSEY.
 5. ALSO KNOWN AS TAX LOTS 6, 7 & 8 IN BLOCK 439 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY.

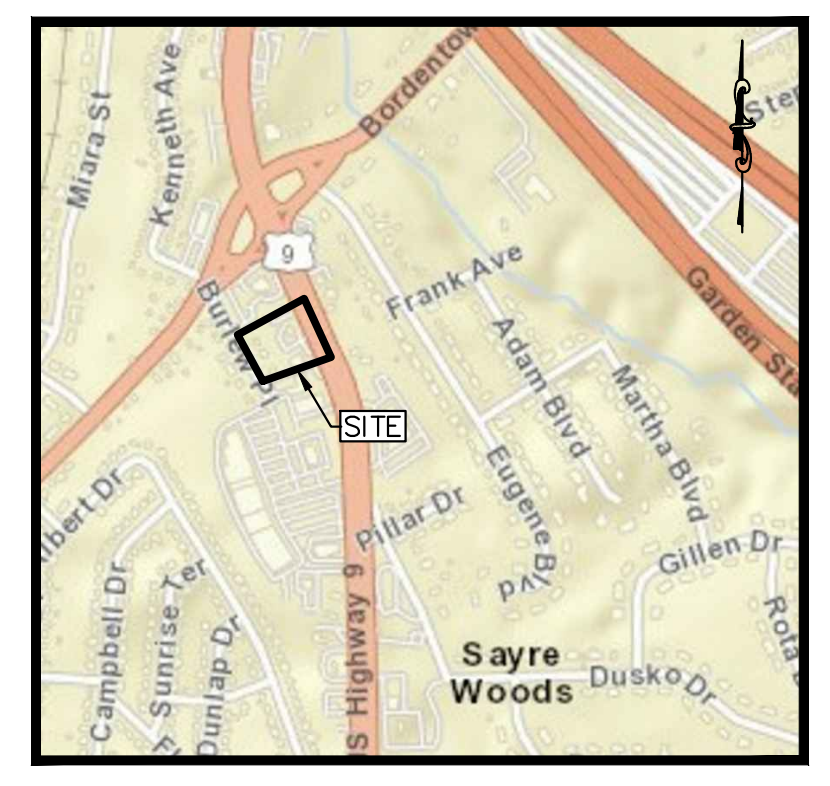
MAP REFERENCES:
 1. MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY TAX LOTS 6, 7 & 8 BLOCK 439, 926 & 928 ROUTE 9, BOROUGH OF SAYREVILLE AND TOWNSHIP OF MADISON, MIDDLESEX COUNTY" PREPARED BY DPK CONSULTING LLC, DATED MARCH 29, 2023.

OWNER:
 BLOCK 439, LOT 6
 SOUTH 9 REALTY, LLC
 928 US HIGHWAY 9
 SOUTH AMBOY, NJ 08879

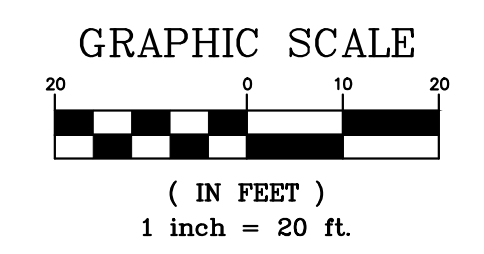
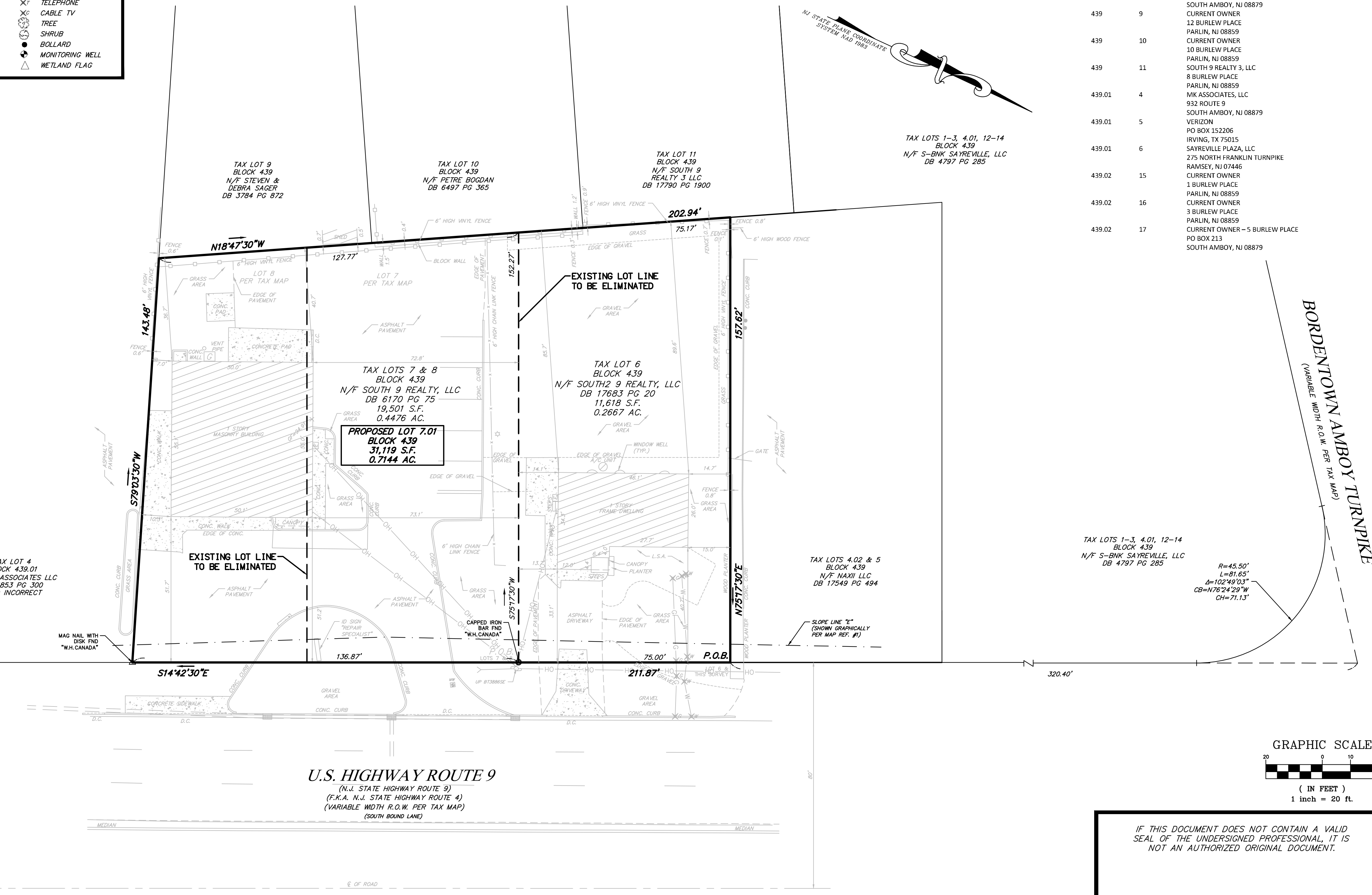
OWNER:
 BLOCK 439, LOTS 7 & 8
 SOUTH 9 REALTY, LLC
 928 US HIGHWAY 9
 SAYREVILLE, NJ 08879

APPLICANT:
 SAMAR DESAI
 928 US HIGHWAY 9
 SAYREVILLE, NJ 08879

BLOCK	LOT	OWNER & ADDRESS
413	1	AP PROPERTY MANAGEMENT LLC PO BOX 599 AVENEL, NJ 07001
413	2	C PETER GROUP LLC 935 ROUTE 34, SUITE 3A MATAWAN, NJ 08847
413	3	947 ROUTE 9, LLC 947 ROUTE 9 SOUTH AMBOY, NJ 08879
413	4	DCH INVESTMENTS, INC. 150 NORTH BARTLETT STREET MEDFORD, OR 97501
439	1, 3, 4, 01 & 12-14	S-BANK SAYREVILLE, LLC C/O TRAMMEL CROW COMPANY PO BOX 1610 BUFFALO, NY 14205-1610
439	4, 02 & 5	NAXII, LLC 924 ROUTE 9 SOUTH SOUTH AMBOY, NJ 08879
439	9	CURRENT OWNER 12 BURLEW PLACE PARLIN, NJ 08859
439	10	CURRENT OWNER 10 BURLEW PLACE PARLIN, NJ 08859
439	11	SOUTH 9 REALTY 3, LLC 8 BURLEW PLACE PARLIN, NJ 08859
439.01	4	MK ASSOCIATES, LLC 932 ROUTE 9 SOUTH AMBOY, NJ 08879
439.01	5	VERIZON PO BOX 152206 IRVING, TX 75015
439.01	6	SAYREVILLE PLAZA, LLC 275 NORTH FRANKLIN TURNPIKE RAMSEY, NJ 07446
439.02	15	CURRENT OWNER 1 BURLEW PLACE PARLIN, NJ 08859
439.02	16	CURRENT OWNER 3 BURLEW PLACE PARLIN, NJ 08859
439.02	17	CURRENT OWNER - 5 BURLEW PLACE PO BOX 213 SOUTH AMBOY, NJ 08879



KEY MAP
SCALE: N.T.S.



BOROUGH OF SAYREVILLE - HIGHWAY BUSINESS (B-N) ZONE PERMITTED PRINCIPAL USES, AUTOMOBILE REPAIR FACILITY				
PERMITTED ACCESSORY USE: ACCESSORY USE CUSTOMARILY INCIDENTAL TO THE MAIN USE				
MINIMUM REQUIREMENTS	REQUIRED	EXISTING COMBINED (LOTS 6, 7 & 8)	PROPOSED COMBINED (LOTS 6, 7 & 8)	
MINIMUM LOT AREA (SQ. FEET)	20,000	33,119	31,119	
MINIMUM LOT WIDTH (FEET)	100	208.6	208.6	
MINIMUM LOT DEPTH (FEET)	100	150.5	150.5	
MINIMUM BUILDING COVERAGE (%)	25	33.3	33.3	
MINIMUM BUILDING AND PAVEMENT COVERAGE (%)	85	43.0*	68.0	
PRINCIPAL BUILDING REQUIREMENTS				
MINIMUM FRONT YARD SETBACK (FEET)	30	33.1*	33.1	
MINIMUM SIDE YARD SETBACK (EACH) (FEET)	10	7.7*	7.7*	
MINIMUM SIDE YARD SETBACK (TOTAL) (FEET)	20	28.4	154.8	
MINIMUM REAR YARD SETBACK (FEET)	25	36.7	36.7	
MINIMUM BUILDING HEIGHT (FEET)	12.5	18.7*	18	
ACCESSORY STRUCTURE REQUIREMENTS				
MAXIMUM ACCESSORY STRUCTURE HEIGHT (FEET)	15	<15	6	
MINIMUM ACCESSORY STRUCTURE SETBACK TO OTHER STRUCTURES (FEET)	10	6.1*	159.9	
NO ACCESSORY STRUCTURES PERMITTED IN FRONT YARD (COMPLIANCE)	YES	YES	YES	
MINIMUM SIDE YARD SETBACK (EACH) (FEET)	5	+46*	30	
MINIMUM SIDE YARD SETBACK (TOTAL) (FEET)	10	+117*	159.3	
MINIMUM REAR YARD SETBACK (FEET)	12.5	+117*	20.5	
PARKING AND LOADING REQUIREMENTS				
MINIMUM REQUIRED OFF-STREET PARKING STALLS (REPAIR GARAGE)	1	1	1	
MINIMUM SERVICE BAY SPACES PER BAY	1	1	1	
1 SERVICE VEHICLE @ 2 BAYS PER SERVICE VEHICLE	22	31.1*	30	
MINIMUM REQUIRED MAKE-READY ELECTRIC VEHICLE STALLS (EACH)	1	N/A	1	
MINIMUM OFF-STREET LOADING STALL (EACH)	1	1	1	
MINIMUM OFF-STREET PARKING STALLS (EACH)	10x15	20x18	20x18	
MINIMUM DRIVE AISLE WIDTH FOR 90 DEG PARKING (FEET)	24	24	24	
MINIMUM DRIVEWAY CURBS CUT SETBACK TO PROPERTY LINE (FEET)	10	1.1*	0.1*	
MINIMUM DRIVEWAY DISTANCE BETWEEN DRIVEWAY ON SAME PROPERTY (FEET)	25	50	50	
PARKING LOTS AND LOADING AREAS TO BE CURBED (COMPLIANCE)	YES	YES	YES	
NO PARKING ALLOWED IN FRONT YARD SETBACK (COMPLIANCE)	YES	YES	NO**	
MINIMUM PARKING OR LOADING SETBACK TO PROPERTY LINE (FEET)	5	+5	5	
SIGN REQUIREMENTS				
MINIMUM DISTANCE BETWEEN FREESTANDING SIGN AND RESIDENTIAL ZONE BOUNDARY (FEET)	10	>10*	>10	
MAXIMUM FREESTANDING SIGN SIZE (SQ. FT.)	85	50*	50*	
MINIMUM FREESTANDING SIGN HEIGHT (FEET)	15	29.1*	21.1*	
MAXIMUM NUMBER OF FREESTANDING SIGNS (EACH)	1	1	1	
MINIMUM FREESTANDING SIGN SETBACK (FEET)	25	5.1*	0.1**	
LIGHTING REQUIREMENTS				
MAXIMUM HEIGHT OF FREESTANDING LIGHTS (FEET)	25	N/A	25	
MINIMUM LIGHT INTENSITY - PARKING LOT	0.5	N/A	0.4**	
MINIMUM LIGHT INTENSITY - DRIVEWAY	1	N/A	0.5	
MINIMUM LIGHT INTENSITY - SIDEWALK	1	N/A	1.5	
MINIMUM LIGHT INTENSITY - PROPERTY LINE	0.5	N/A	0.5	
LANDSCAPING REQUIREMENTS				
MINIMUM LANDSCAPE BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USE (FEET)	50	30*	30**	
MINIMUM LANDSCAPE AREA - SITE WIDE (%)	20	N/A	33.6	
MINIMUM LANDSCAPE AREA ALONG RIGHT-OF-WAY (%)	5	N/A	1.9	
MINIMUM PARKING AREA LANDSCAPING (%)	10	N/A	23.6	
MINIMUM SHADE TREES IN PARKING LOT (3 PER 10 SPACES)	3	N/A	33	

IF THIS DOCUMENT DOES NOT CONTAIN A VALID SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

James J. Heiser
Professional Land Surveyor
JHEISER@DPKCONSULTING.NET

N.J. Lic: 24G504331100
PA. Lic: SU075616
N.Y. Lic: 050932-1
CT. Lic: 70476

PROJECT NUMBER: 22-9759
DRAWING FILE: 22-9759-LC00

DATE: 07/19/2023
SCALE: 1" = 20'

DRAWN BY: S.S.
CHK'D BY: E.S.

SHEET 1 OF 1
REV. 0

LOT CONSOLIDATION PLAN
PROPOSED LOT 7.01
EXISTING TAX LOTS 6, 7 & 8
BLOCK 439
926 & 928 ROUTE 9
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY NEW JERSEY

