



## Narrative of Proposal

April 19, 2023

The Borough of Metuchen, as Applicant, with the consent of the property owner, Metuchen Savings & Loan Association, submits this application with a minor subdivision together with “c” variances, partial waiver of submission requirements and full waiver of green development submission requirements for the property designated as Block 118, Lot 29.01 as shown on the official Tax Map of the Borough of Metuchen and more commonly known as 442 Main Street, Metuchen, New Jersey, 08840.

Existing Lot 29.01 presently consists of approximately 23,116 square feet with over 100 feet of frontage along Main Street and presently contains a one-story building for the Metuchen branch of Manasquan Bank, together with a canopy structure and drive-through lanes adjacent to the bank building and a paved parking area at the rear of the bank building.

Applicant seeks approval and proposes to subdivide the existing Lot 29.01 into two (2) conforming Lots 29.02 and 29.03.

Proposed Lot 29.02 will consist of approximately 18,089 square feet with 55.63 feet of frontage along Main Street, and will contain the existing bank building, a portion of the existing canopy structure and the existing paved parking area. These existing structures will remain as they presently exist. No construction is proposed at this time.

Proposed Lot 29.03 will consist of approximately 5,026 square feet with 50.50 feet of frontage along Main Street, and will contain a portion of the existing canopy structure and the existing drive-through lanes. These existing structures will remain as they presently exist, without the use of the drive-through lanes. This proposed lot will be deeded to the Borough with future improvements planned to create usable public space. No construction is proposed at this time.

Given that the existing canopy structure will straddle the proposed subdivision line and the existing impervious coverage associated with the proposed Lot 29.03, the Applicant requires “c” variances for rear yard setback and impervious coverage. Additionally, given that the existing canopy structure on the proposed Lot 29.03 and existing bank building on the proposed Lot 29.02 are both one (1) story in height, the Applicant also requires “c” variance for minimum building height.