

212 Durham Urban Renewal, LLC
Application Narrative

The Applicant seeks preliminary and final major site plan approval together with certain site plan exceptions related to signage and waiver of submission requirements. The Applicant also seeks a de minimis exception from the minimum parking requirements from RSIS pursuant to N.J.A.C. 5:21-3.1 or approval of an alternative parking standard from RSIS pursuant to N.J.A.C. 5:21-4.14(c) that better reflects local conditions.

The subject properties are identified as Block 37, Lots 5.051, 13.01 and 5.121 as shown on the tax map of the Borough (which block and lots were recently created via subdivision approval granted by Resolution of the Metuchen Planning Board dated August 4, 2022 (Application No.: 22-1334E) from Block 37, Lots 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01, 17.02 and Block 42, Lots 1 through 7), and commonly referred to as 212 Durham Avenue, together with the Gulton Street public right-of-way (the "Property"). The Property was designated as non-condemnation areas in need of redevelopment by the Amended Gulton Street Redevelopment Plan.

The Property is bounded to the south by Durham Avenue, the stub end of several local streets, and residential properties, to the northeast by the Lehigh Valley Railroad Line right-of-way ("future Middlesex Greenway Extension"), to the north by industrial properties fronting Liberty Street, and to the west by wooded wetlands also owned by the property owner and the Peter J. Barnes III Wildlife Preserve.

The Property was previously owned and operated by Gulton Industries, which has long ceased operation. Over the years, several businesses have occupied various portions of multiple buildings throughout the industrial complex; with trucks, equipment and outdoor storage utilizing the large parking area in the rear, while the remainder of the properties have remained vacant and unimproved, with contaminated wetlands currently undergoing remediation.

Under the Amended Gulton Tract Redevelopment Plan, Block 37, Lot 13.01 constitutes a portion of Parcel A and Block 37, Lot 5.121, together with the Gulton Street public right-of-way, constitutes Parcel B. The Applicant proposes to demolish the existing buildings and structures located on the Property and construct a single five (5) story structure containing 272 residential units, comprised of 14 studio units, 82 1-bedroom units, 41 1-bedroom with den units, 106 2-bedroom units, 11 2-bedroom with den units and 18 3-bedroom units, and including 6 live-work units, a total of 364 parking spaces and related site improvements on Parcel B. The Applicant is also proposing a public access drive with 20 parallel parking spaces along the drive, and landscaping within Parcel A. An additional 55 parking spaces are proposed to be constructed within Parcel A at a later date in coordination with Middlesex County.

The Applicant seeks to redevelop the Property with viable and appropriate land uses, improve various infrastructure systems within the surrounding area and provide a series of public benefits and improvements with the goal of creating public access to and parking for the Peter J. Barnes III Wildlife Preserve, all in accordance with the Amended Gulton Tract Redevelopment Plan.