



BOROUGH OF METUCHEN

MIDDLESEX COUNTY

Tel. (732) 632-8540 • Fax (732) 632-8100 • 500 Main Street • Metuchen, N.J. 08840

APPLICATION FOR DEVELOPMENT

Control Information (Office Use Only)

Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 700 Middlesex Avenue and 215 Durham Avenue Amended Oakite Site _____
 Block 71 Lot 37.01 and 37.02 Zone Redevelopment Plan
 Situated on between side-of Middlesex Avenue and Durham Avenue
 distant _____ feet from _____

B. The Site is Located:

Within 200' of Edison Township Adjacent to County Road Adjacent to State Highway

C. Status:

New Revision or Resubmission of Prior Application No. _____

D. Type (Check all that Apply):

Concept Preliminary Final Conditional Use Approval
 Minor Site Plan Major Site Plan Minor Subdivision Major Subdivision
 (a) – Appeal (b) – Interpretation (c) – Variance (Bulk) (d) – Variance (Use)
 Request for Waiver of Submission Requirements Other _____

E. Nature of Relief or Variance Request (List Ordinance Reference Sections)

No variances requested. Summary of previous "c" variances and exceptions, and their status after the proposed subdivision is attached as Exhibit A.

F. Date and Disposition of any previous Board Hearings Involving this Site

See attached Exhibit B: Prior Resolutions.

G. Plat Submission (List maps and other exhibits accompanying this application)

See attached Exhibit C: List of Submitted Items.

2. Applicant Information

A. Applicant

First Name Metuchen I, LLC and Metuchen III, LLC Phone 301-758-6816
Last Name ----- Phone -----
Street Address 4905 Del Ray Avenue, Suite 200 Fax -----
City / State Bethesda, MD Zip 20814 Email aaronschooler@themavengroup.us

B. Applicant is a/an:

Individual Partnership Corporation Other Limited Liability Company

C. Applicant's Relationship to Owner:

Owner Lessee Purchaser Under Contract Other -----

D. Owner (If other than Applicant; requires Owner's Consent on Page 6)

First Name SAME AS APPLICANTS * Phone -----
Last Name ----- Phone -----
Street Address ----- Fax -----
City / State ----- Zip ----- Email -----

* Metuchen I, LLC owner of Block 71, Lot 37.02
Metuchen III, LLC owner of Block 71, Lot 37.01

3. Applicant's Experts

A. Attorney (Required if Applicant is a Corporation; must be a licensed in the State of New Jersey)

Name Steven J. Tripp, Esq., Wilentz, Goldman & Spitzer, P.A. Phone 732-855-6076
Street Address 90 Woodbridge Center Drive, Suite 90 Fax 732-726-6524
City / State Woodbridge, NJ Zip 07095 Email stripp@wilentz.com

B. Engineer

Name Ahmad Tamous, PE, Bohler Engineering Phone 856-930-4000
Street Address 10000 Midlantic Dr. #410w Fax -----
City / State Mt. Laurel Twp., NJ Zip 08054 Email atamous@bohlereng.com

C. Architect

Name N/A Phone -----
Street Address ----- Fax -----
City / State ----- Zip ----- Email -----

D. Other Professional Consultants

Name James D. Sens, PLS, Control Point Associates, Inc. Phone 908-668-0099
Street Address 30 Independence Blvd., Suite 100 Fax 908-668-9595
City / State Warren, NJ Zip 07059 Email jsens@cpasurvey.com

4. Plat / Plan Data

A. Present Use of Land / Structure

Existing Sportsplex indoor sports complex and daycare on Block 71, Lots 37.02 & 37.01; former vacant bank building recently approved for a retail cannabis facility on Block 71, Lot 37.01; and Starbucks, under construction, on Block 71, Lot 37.01.

B. Proposed Use of Land / Structure

No change proposed in existing structures. This application is to create separate lots for the five (5) parcels (A-E), comprising the Oakite Site Redevelopment Area. The existing uses on the proposed parcels are as follows:

Parcel A - - former vacant bank building recently approved for a retail cannabis facility, permitted per the Redevelopment Plan; Parcel B - - vacant; Parcel C - - Starbucks, under construction, permitted per the Redevelopment Plan; Parcel D - - vacant; Parcel E - - Sportsplex indoor sports complex and daycare center, permitted per the Redevelopment Plan.

C. Building Data

Existing :	Floor Area:	See Attached Exhibit D: Schedule of Use & Bulk Requirements	Height in Stories & Feet:	_____
Addition:	Floor Area:	N/A	Height in Stories & Feet:	_____
New Bldg:	Floor Area:	N/A	Height in Stories & Feet:	_____
Total Floor Area:		N/A		_____

D. Subdivision Data

Area:	Entire Tract:	11.076 acres	Portion being subdivided:	Entire
No. of Lots:	Present	2	Proposed:	5
No. of Units:	Demolished:	N/A	Proposed:	N/A
Purpose:	To create separate lots for the five (5) parcels comprising the Oakite Site Redevelopment Area.			

E. Non-Residential Use Data

	Present	Proposed
Total Floor Area of Building:	N/A - subdivision only; no change in use proposed.	
Floor Area to be Occupied:	_____	_____
Off-Street Parking:	_____	_____
Number of Employees:	_____	_____
Days & Hours of Operation:	_____	_____
Machinery / Equipment Used:	_____	_____
	_____	_____
	_____	_____
Description of Operation(s):	_____	_____
	_____	_____
	_____	_____

5. Request for Bulk Variance

N/A - No variances required

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	See Attached Exhibit D: Schedule of Use & Bulk Requirements			<input type="checkbox"/>
Min. Lot Width	at Table 1 for Parcel A, Table 2 for Parcel B, Table 3 for Parcel C			<input type="checkbox"/>
Min. Lot Depth (Average)	Table 4 for Parcel D, and Table 5 for Parcel E.			<input type="checkbox"/>
Min. Front Yard Setback	_____	_____	_____	<input type="checkbox"/>
Min. Side Yard Setback (Left)	_____	_____	_____	<input type="checkbox"/>
Min. Side Yard Setback (Right)	_____	_____	_____	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	_____	_____	_____	<input type="checkbox"/>
Min. Rear Yard Setback	_____	_____	_____	<input type="checkbox"/>
Max. Building Coverage	_____	_____	_____	<input type="checkbox"/>
Max. Impervious Coverage	_____	_____	_____	<input type="checkbox"/>
Max. Height	_____	_____	_____	<input type="checkbox"/>

B. Describe below the nature of the constraints imposed by the physical characteristics of the property.

N/A

C. Describe below any other exceptional conditions of the property that prevent the applicant from complying with the Zoning Ordinance.

N/A

D. Describe below how not granting this variance request would impose difficulties or undue hardship upon you.

N/A

E. Describe below how the granting of the variance request will not result in substantial detriment to the public good nor substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.

N/A

6. Request for Conditional Use Approval / Use Variance

N/A

A. Describe below the specifics of the request.

B. Describe below the special reasons which exist that support the granting of the request.

C. Describe below how the public interest will be served by the granting of the request.

D. Describe below what circumstances exist or what measures will be taken to ensure that, if the request is granted, the surrounding property owners will experience no adverse impact or undue burden.

E. Describe below how the granting of the request will not result in substantial detriment to the public good nor substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.

7. Correspondence

A. Person to be contacted in regard to all matters pertaining to this Application (If other than Applicant)

First Name	Steven	Phone	732-855-6076
Last Name	Tripp	Phone	
Street Address	90 Woodbridge Center Drive, Suite 900	Fax	732-726-6524
City / State	Woodbridge, NJ	Zip	07095
		Email	stripp@wilentz.com

8. Verification and Authorization

I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR AN APPLICATION FOR DEVELOPMENT ONLY FOR THE LOCATION AND THE WORK DESCRIBED HEREIN AND CERTIFY TO THE ACCURACY OF THAT INFORMATION. I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO BE AWARE OF AND COMPLY WITH ALL ZONING REQUIREMENTS OF THE BOROUGH OF METUCHEN RELATING TO THIS APPLICATION. I UNDERSTAND THAT FAILURE TO PROVIDE ACCURATE INFORMATION OR TO COMPLY WITH ANY PROVISIONS OF THE APPLICATION RENDERS IT NULL AND VOID AND MAY RESULT IN AN ENFORCEMENT ACTION.

CONSTRUCTION OF IMPROVEMENTS WILL NOT BE COMMENCED AT THE ABOVE LOCATION UNTIL THE APPLICANT/OWNER IS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS REGARDING ZONING AND PROPERTY MAINTENANCE AS DEFINED BY THE CODE OF THE BOROUGH OF METUCHEN. THIS APPLICATION AND ASSOCIATED APPROVALS DO NOT WAIVE ANY OTHER RESTRICTIONS OR REGULATIONS IMPOSED PRIVATELY OR BY LAW.

A. Applicant's Verification

I HEREBY CERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE.


Name Metuchen I, LLC and Metuchen III, LLC
By: Stuart Schooler, Authorized Representative Date 1/29/24

Signature 

B. Owner's Authorization

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON AND THAT I CONCUR WITH THE DOCUMENTS PRESENTED TO THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT. I HEREBY AUTHORIZE THE APPLICANT TO SUBMIT THIS APPLICATION FOR DEVELOPMENT.

Name Metuchen I, LLC and Metuchen III, LLC
By: Stuart Schooler, Authorized Representative Date 1/29/24

Signature 

Telephone & Fax Number: 301-758-6816

EXHIBIT A: SUMMARY OF PRIOR “C” VARIANCES AND EXCEPTIONS

Parcel A:

1. **Former Bank** - - Resolution adopted on May 1, 2003.

Variances:

- The minimum side yard setback per the LI Zone - - 20 feet required; 5.09 foot setback approved for then-existing water tank abutting Lot 37.02.
 - Eliminated, as the water tank no longer exists on the property.

Exceptions:

- Parking spaces per the LI Zone - - 28 spaces required; 16 spaces approved.
 - Per the Redevelopment Plan - - 6 spaces required; 10 spaces existing.
- Building setback from interior driveways and parking lots per the LI Zone- - 15 feet required; 10 feet on the south side and 11.6 feet on the east side approved.
 - Existing and will remain unchanged by the proposed subdivision.

2. **Retail Cannabis Facility** - - Resolution adopted January 4, 2024 - - No variances or exceptions required.

Parcel B:

Artis Senior Living - - Resolution adopted January 10, 2022 - - no present plans to develop per the approval.

Variances:

- Fence height per the LI Zone - - 6 feet permitted; 8 feet approved.
- Accessory structure setback per the LI Zone - - 5 feet required; a shed setback less than 5 feet approved.

The above approved variances will remain unchanged by the proposed subdivision.

Exceptions:

- Freestanding sign area per the LI Zone - - 16 square feet permitted; 32 square feet approved.
- Freestanding sign width per the LI Zone - - 6 feet permitted; 8 feet approved.

The above approved exceptions will remain unchanged by the proposed subdivision.

Parcel C:

Starbucks - - Resolution adopted on September 2, 2022 - - Currently under construction.

Variances:

- Maximum Front Yard Setback from Greenway Avenue per the Redevelopment Plan - - 25 feet required; 28.6 feet approved.
 - This variance will remain unchanged by the proposed subdivision.

Exceptions:

- Sidewalks per the Redevelopment Plan - - uninterrupted public sidewalks across all driveways required; standard depressed curb sidewalks and typical crosswalks approved
- Buffering and screening per the LI Zone - - buffering and screening of disposal areas required; the approved trash enclosure is missing screening on the side of the trash enclosure facing Parcel D, which will be addressed by the Parcel D application.
- Street trees per the LI Zone - - Shade trees required; approved with no shade trees provided on Factory Street.
- Number of signs per the LI Zone - - 1 sign permitted; 7 signs approved.
- Wall-mounted sign size per the LI Zone - - 24 square feet permitted; 27 square foot sign approved.

- Sign height per the LI Zone - - 3 feet permitted; three circular signs with a 5 foot diameter approved.
- Sign width per the LI Zone - - 12 feet permitted; a sign with a width of 16 feet and 3 inches approved.
- Secondary Wall-Mounted Sign Size - - 12 square feet permitted; 27 square foot sign approved.

The above approved exceptions will remain unchanged by the proposed subdivision.

Parcel D: Application pending before the Board.

Parcel E:

1. Sportsplex - - Resolution adopted April 21, 2009.

Variances:

- Minimum lot width at street per the LI Zone - - 200 feet required; 44.81 feet approved after dedication.
- Minimum lot width at setback per the LI Zone - - 200 feet required; 69.59 feet approved after dedication.
- Minimum rear yard setback per the LI Zone - - 50 feet required; 29.03 feet approved.

The above conditions regarding lot width remain, but there are no minimum lot width requirements per the Redevelopment Plan. Current setbacks are confirming, per the Redevelopment Plan.

Exceptions:

- Maximum number of signs per the LI Zone - - 1 permitted; 2 approved.
- Maximum sign area per the LI Zone - - 24 square feet permitted; 64 square feet approved.
- Maximum sign height per the LI Zone - - 3 feet permitted; 5 feet approved.

- Maximum sign width per the LI Zone - - 12 feet permitted; 12.8 feet approved.
- Maximum letter height per the LI Zone - - 2 feet permitted; 4 feet approved.

The above approved exceptions are existing and will remain unchanged by the proposed subdivision.

2. Daycare Center - - Resolution adopted April 8, 2022.

Variances:

- Fencing material per the LI Zone - - chain link fence material and solid fencing prohibited; chain link fencing with vinyl slats approved.
- Fence height per the LI Zone - - 4 foot fence permitted on Durham Avenue; 6 foot approved.

The above approved variances are existing and will remain unchanged by the proposed subdivision.

Exceptions:

- Number of signs per the LI Zone - - 1 sign permitted; 3 signs approved.
- Wall-mount sign size per the LI Zone - - 24 square feet permitted; one 48 square foot sign and two 61 square foot signs approved.
- Sign height per the LI Zone - - 3 feet permitted; one sign with a height of 4 feet and 10 inches and two signs with a height of 5 feet and 3 inches approved.
- Sign width per the LI Zone - - 12 feet permitted; 13 feet and 6 inches approved.
- Secondary wall-mount sign size per the LI Zone - - 12 square feet permitted; one 48 square foot sign and two 61 square foot signs approved.

The above approved exceptions are existing and will remain unchanged by the proposed subdivision.

EXHIBIT B: PRIOR RESOLUTIONS

F. Date and Disposition of any previous Board Hearings involving this Site

PARCEL A

-- FORMER BANK

Metuchen Borough Planning Board Resolution Item No. 02-573 granting minor subdivision, preliminary and final site plan, conditional use, with variances and waivers approvals to Metuchen I, LLC for Block 71, Lot 37, adopted May 1, 2003.

-- RETAIL CANNABIS FACILITY

Metuchen Borough Planning Board Resolution of Memorialization Granting Preliminary and Final Major Site Plan Approval, Conditional Use Approval, and Waiver of Submission Requirements to Dasco Solutions, LLC for Block 71, Lot 37.01 (Application No. 23-1368), adopted January 4, 2024.

PARCEL B -- ARTIS SENIOR LIVING

Metuchen Planning Board Resolution of Memorialization Granting Preliminary and Final Major Subdivision and Site Plan Approval, with C Variances and Exceptions, to Artis Senior Living, LLC for Block 71, Lot 37.01, 700 Middlesex Avenue (Application No. 21-1283E), adopted January 10, 2022

PARCEL C -- STARBUCKS

Metuchen Planning Board Resolution of Memorialization Granting Preliminary and Final Major Site Plan Approval to Metuchen III, LLC for Block 71, Lots 37.02 & 37.01, 700 Middlesex Avenue (Application No. 22-1340E), adopted September 2, 2022

PARCEL E

-- SPORTSPLEX

Metuchen Borough Zoning Board of Adjustment Resolution of Memorialization Granting Conditional Use Variance, Bulk Variances, Site Plan Approval and Design Waivers to Metuchen I, L.L.C. for Block 71, Lot 37.02 (Application No. 06-727), adopted April 21, 2009

-- DAYCARE

Metuchen Planning Board Resolution of Memorialization Granting Preliminary and Final Major Site Plan Approval, with C Variances and Exceptions to Metuchen III, LLC for Block 71, Lots 37.02 & 37.01, 215 Durham Avenue (Application No. 21-13131E), adopted April 8, 2022

EXHIBIT C: LIST OF SUBMITTED ITEMS

G. Plat Submission (list of maps and other exhibits accompanying this application)

1. Plans entitled, "Preliminary & Final Major Subdivision Plat, Block 71, Lots 37.01 and 37.02, 700 Middlesex Avenue & 215 Durham Avenue, Borough of Metuchen, Middlesex County, State of New Jersey," consisting of four (4) sheets, prepared by Control Point Associates, Inc. and dated January 8, 2024;
2. Subdivision Exhibit, consisting of one (1) sheet, prepared by Bohler Engineering NJ, LLC, dated December 15, 2023, and revised through January 26, 2024;
3. Zoning Permit Application;
4. Updated Application for Development;
5. Narrative of Proposal (updated);
6. Easements:
 - a. Sight Triangle Easement, dated April 12, 1983, recorded in the Middlesex County Clerk's Office on February 3, 1984, in Book 3334 at Page 917;
 - b. Sportsplex & Daycare Parking Easement, dated August 4, 2022, recorded in the Middlesex County Clerk's Office on August 11, 2022, in Book 19009 at Page 1186;
7. Major Subdivision Checklist (updated);
8. Green Development Checklist (updated);
9. Letter confirming waiver requests;
10. Copy of Payment of Taxes and Assessments form;
11. Escrow Agreement;
12. W-9 Form for Metuchen I, LLC, the overall owner of the subject property;
13. Copy of Certified Lists of Property Owners, dated January 25, 2024;
14. Corporate Disclosure Statement;
15. Redevelopment Agreement, dated November 9, 2021;
16. Amended Oakite Site Redevelopment Plan; and
17. Resolutions:
 - a. Metuchen Borough Planning Board Resolution Item No. 02-573, adopted May 1, 2003;
 - b. Metuchen Borough Zoning Board of Adjustment Resolution (Application No. 06-727), adopted April 21, 2009;

Attachment to Major Subdivision Application

APPLICANTS: Metuchen I, LLC and Metuchen III, LLC

- c. Metuchen Planning Board Resolution (Application No. 21-13131E), adopted April 8, 2022;
- d. Metuchen Planning Board Resolution (Application No. 21-1283E), adopted January 10, 2022;
- e. Metuchen Planning Board Resolution (Application No. 22-1340E), adopted September 2, 2022;
- f. Metuchen Borough Planning Board Resolution (Application No. 23-1368), adopted January 4, 2024;

18. Maps and surveys referenced on the Subdivision Plan:

- a. The Official Tax Assessor's Map of Borough of Metuchen, Middlesex County, New Jersey, Sheet 17;
- b. Map entitled "National Flood Insurance Program, Firm, Flood Insurance Rate Map, Middlesex County, New Jersey, (All Jurisdictions), Panel 61 of 283," Map Number 34023C0061F, effective July 6, 2010.
- c. Map entitled, "ALTA/ACSM Land Title Survey, Metuchen I & Metuchen III, 215 New Durham Avenue and 700 Middlesex Avenue, Lots 37.01 & 37.02, Block 71, Borough of Metuchen, Middlesex County, New Jersey," consisting of two (2) sheets, prepared by Control Point Associates, Inc., dated January 19, 2011, and revised through April 20, 2015;
- d. Map entitled, "Boundary & Topographic Survey, Block 71, Lot 37.01, 700 Middlesex Avenue, Borough of Metuchen, Middlesex County, State of New Jersey," consisting of two (2) sheets, prepared by Control Point Associates, Inc., dated March 17, 2023, and revised through April 28, 2023;
- e. Map entitled "Borough of Metuchen, Middlesex County, New Jersey, Zoning Map," prepared by T&M Associates, adopted October 17, 1988, and revised through November 25, 2003; and
- f. Map entitled "Final Proposed Major Site Plan for Metuchen I, LLC., Proposed Sportsplex Redevelopment, Block 71, Lot 37.02, 700 Middlesex Avenue, Borough of Metuchen, Middlesex County, New Jersey," consisting of two (2) sheets, prepared by Bohler Engineering, dated July 18, 2008, and revised through March 4, 2010.

19. Freehold Soil Conservation District Request for Determination of Non-Applicability form.

EXHIBIT D: SCHEDULE OF USE & BULK REQUIREMENTS

Table 1: Parcel A

Parcel A contains a vacant former Fulton Bank building, and was approved for a cannabis retail facility by resolution adopted on January 5, 2024, which is permitted pursuant to the Redevelopment Plan.

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
Minimum Lot Area (SQ. FT.)	25,000	26,156 (0.60 AC.)	26,156 (0.60 AC.)	No
Minimum Lot Width	N/A	N/A	N/A	N/A
Minimum Lot Depth (Average)	N/A	N/A	N/A	N/A
Minimum Setback – From Middlesex Ave. (FT.)	15'	44.5' (BLDG) 40.4' (CANOPY)	44.5' (BLDG) 40.4' (CANOPY)	No
Maximum Setback – From Middlesex Ave. (FT.)	20'	45.7' (BLDG)* 41.0' (CANOPY)*	45.7' (BLDG)* 41.0' (CANOPY)*	No
Minimum Setback – From Southern North-South Segment of Mid-Block (FT.)	12' from curb line	84.2' (BLDG) 80.4' (CANOPY)	84.2' (BLDG) 80.4' (CANOPY)	No
Maximum Setback – From Southern North-South Segment of Mid-Block (FT.)	25' from curb line	85.2' (BLDG)* 80.5' (CANOPY)*	85.2' (BLDG)* 80.5' (CANOPY)*	No
Minimum Setback – From Parcel B (FT.)	25'	47.2' (BLDG) 18.6' (CANOPY)	47.2' (BLDG) 18.6' (CANOPY)	No
Minimum Setback – From Greenway (FT.)	10'	44.6' (BLDG)	44.6' (BLDG)	No
Maximum Building Coverage (%)	50.0%	14.7% (3,847 SQ. FT.) (incl. canopies)	14.7% (3,847 SQ. FT.) (incl. canopies)	No
Maximum Impervious Coverage (%)	90.0%	74.5% (19,480 SQ. FT.)	74.5% (19,480 SQ. FT.)	No
Maximum Building Height (FT.)	20'	24'	24'	No
Maximum Building Height (story/FT.)	2 stories/35'	1 story/24'	1 story/24'	No
Permitted Projection (FT.) – Parcel B Setback	15'	6.4'	6.4'	No

*Previously Approved and Existing

Table 2: Parcel B

Parcel B is a vacant lot that received approval for an Artis Senior Living facility that is permitted pursuant to the Redevelopment Plan, but there are no present plans for development.

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
Minimum Lot Area (SQ. FT.)	60,000	68,232 (1.566 AC.)	68,232 (1.566 AC.)	No
Minimum Lot Width	N/A	N/A	N/A	N/A
Minimum Lot Depth (Average)	N/A	N/A	N/A	N/A
Minimum Setback – From Southern North-South Segment of Mid-Block (FT.)	50' from curb line	N/A	N/A	N/A
Minimum Setback – From East-West Segment of Mid-Block (FT.)	40' from curb line	N/A	N/A	N/A
Minimum Setback – From Greenway (FT.)	25'	N/A	N/A	N/A
Minimum Setback – From Parcel A (FT.)	25'	N/A	N/A	N/A
Maximum Building Coverage (%)	40.0%	N/A	N/A	N/A
Maximum Impervious Coverage (%)	80.0%	0.6% (437 SQ. FT.)	0.6% (437 SQ. FT.)	No
Minimum Building Height (FT.)	N/A	N/A	N/A	N/A
Maximum Building Height (story/FT.)	2 stories/35'	N/A	N/A	N/A
Permitted Projection (FT.)	15'	N/A	N/A	N/A

Table 3: Parcel C

Parcel C was approved for a Starbucks by resolution adopted on September 1, 2022, which is permitted pursuant to the Redevelopment Plan. It is currently under construction.

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
Minimum Lot Area (SQ. FT.)	30,000	33,159 (0.76 AC.)	33,159 (0.76 AC.)	No
Minimum Lot Width	N/A	N/A	N/A	N/A
Minimum Lot Depth (Average)	N/A	N/A	N/A	N/A
Minimum Setback – From Middlesex Ave. (FT.)	15'	15' (CANOPY)	15' (CANOPY)	No
Maximum Setback – From Middlesex Ave. (FT.)	20'	20.1' (BLDG)*	20.1' (BLDG)*	No
Minimum Setback – From Southern North-South Segment of Mid-Block (FT.)	12' from curb line	25.8' (CANOPY)	25.8' (CANOPY)	No
Maximum Setback – From Southern North-South Segment of Mid-Block (FT.)	25' from curb line	28.6' (BLDG)*	28.6' (BLDG)*	No
Minimum Setback – From Parcel D (FT.)	125'	143' (CANOPY)	143' (CANOPY)	No
Minimum Setback – From Factory St. (FT.)	10'	85.8' (CANOPY)	85.8' (CANOPY)	No
Maximum Building Coverage (%)	30.0%	6.8% (2,718 SQ. FT.) (incl. canopies)	6.8% (2,718 SQ. FT.) (incl. canopies)	No
Maximum Impervious Coverage (%)	80.0%	61.7% (20,444 SQ. FT.)	61.7% (20,444 SQ. FT.)	No
Minimum Building Height (FT.)	20'	20.3'	20.3'	No
Maximum Building Height (story/FT.)	2 stories/35'	1 story/20.3'	1 story/20.3'	No
Permitted Projection (FT.)	N/A	N/A	N/A	N/A

*Previously Approved

Table 4: Parcel D

Parcel D is a vacant lot with a pending application for senior living, which is permitted pursuant to the Redevelopment Plan.

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
Minimum Lot Area (SQ. FT.)	80,000	87,990 (2.02 AC.)	87,990 (2.02 AC.)	No
Minimum Lot Width	N/A	N/A	N/A	N/A
Minimum Lot Depth (Average)	N/A	N/A	N/A	N/A
Minimum Setback – From Southern North-South Segment of Mid-Block (FT.)	25' from curb line	N/A	N/A	N/A
Maximum Setback – From Southern North-South Segment of Mid-Block (FT.)	50' from curb line	N/A	N/A	N/A
Minimum Setback – From Parcel C (FT.)	5'	N/A	N/A	N/A
Minimum Setback – From Vidas Park (FT.)	50'	N/A	N/A	N/A
Minimum Setback – From Factory St.; Block 70, Lots 71 & 80; and Oliver St. (FT.)	45'	N/A	N/A	N/A
Minimum Setback – From Northern Most Portion of Factory St. (FT.)	15'	N/A	N/A	N/A
Maximum Building Coverage (%)	40.0%	N/A	N/A	N/A
Maximum Impervious Coverage (%)	90.0%	0%	0%	No
Minimum Building Height (FT.)	N/A	N/A	N/A	N/A
Maximum Building Height (story/FT.)	5 stories/60'	N/A	N/A	N/A
Permitted Projection (FT.)	15'	N/A	N/A	N/A

Table 5: Parcel E

Parcel E is the site of an existing Sportsplex indoor recreational facility, approved by resolution adopted April 21, 2009, and a daycare facility, approved by resolution adopted on April 7, 2022. These uses are permitted pursuant to the Redevelopment Plan.

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
Minimum Lot Area (SQ. FT.)	210,000	211,690 (4.86 AC.)	211,690 (4.86 AC.)	No
Minimum Lot Width	N/A	N/A	N/A	N/A
Minimum Lot Depth (Average)	N/A	N/A	N/A	N/A
Minimum Setback – From Northern North-South Segment of Mid-Block (FT.)	15'	17.6' (BLDG) 15.9' (CANOPY)	17.6' (BLDG) 15.9' (CANOPY)	No
Minimum Setback – From Vidas Park (FT.)	25'	26.2' (BLDG) 22.6' (CANOPY)	26.2' (BLDG) 22.6' (CANOPY)	No
Minimum Setback – From Durham Ave. (FT.)	150'	164.7' (BLDG) 162.0' (CANOPY)	164.7' (BLDG) 162.0' (CANOPY)	No
Maximum Building Coverage (%)	40.0%	38.1% (80,655 SQ. FT.) (incl. canopies)	38.1% (80,655 SQ. FT.) (incl. canopies)	No
Maximum Impervious Coverage (%)	90.0%	84.8% (179,580 SQ. FT.)	84.8% (179,580 SQ. FT.)	No
Minimum Building Height (FT.)	N/A	N/A	N/A	N/A
Maximum Building Height (story/FT.)	2 stories/30' (Day Care), 45' (Sportsplex)	1 story/26.4' (Day Care), 45' (Sportsplex)	1 story/26.4' (Day Care), 45' (Sportsplex)	No
Permitted Projection (FT.) – Vidas Park Setback	5'	2.4'	2.4'	No