

Narrative "Nature and extent of development"

SAA 5/20/22
Revised 10/28/22

100 Prospect Street New Warehouse / Site Improvements Metuchen NJ

He's Equity LLC Lots 51.01 & 51.02

100 Prospect St. Metuchen NJ 08840

He's Equity LLC (a family business) recently purchased the existing Warehouse structure at 100 Prospect Street in Metuchen .

The existing structure is 10,000 sf circa 1960 and is steel frame with masonry exterior walls. The structure has had many different tenancies – including electrical equipment and cable communications equipment service and storage . The existing warehouse is currently occupied by BayRidge Electrical Supply – based in Brooklyn and is being used for material storage and distribution of large-scale electrical service and switchgear components. This is a satellite facility and has a small staff on site – no office functions and no on-site sales or retail activity occur here. The building had minor improvements made in 2021 and they included load dock improvements, removal of front storefront windows and some security and communications upgrades. The location for small scale distribution is ideal – with close proximity to NJ Rt. 27, US Rt 287, US Rt 1 NJ Turnpike and the GS Parkway.

He's Equity proposes a new 1-story Steel frame and Masonry Warehouse on the rear, undeveloped and unimproved gravel parking lot at the back of the present Warehouse – toward Franco Manufacturing's enormous corporate complex on Prospect St. The new Warehouse will enclose 9098 sf and have no mezzanines or upper levels or basement areas (will be a slab-on-grade arrangement) The new Warehouse is to be independent of the existing structure but will share a common fire wall. There is the potential to interconnect the two warehouses for people or material traffic but no vehicular access as the grade drops about 4' between the two floor elevations. Bayridge Electrical Supply may choose to occupy the new warehouse in the future if business growth allows.

The new Warehouse will be finished with traditional stucco and employ aluminum window systems – both matching the existing facility. The new roof will be EPDM or TPO roofing membrane and will be drained to the rear of the new construction (Parking lot side)

A NEW depressed loading zone and elevated dock will be created accessed by Prospect St and will conform to required truck traffic and access patterns. This dock can be used for any size delivery vehicle – including segmented tractor-trailers and flatbeds (54') . The EXISTING loading depressed dock on High Street – being of an older and less flexible arrangement will be restricted to straight-body trucks or vans (35' max) to alleviate current traffic patterns and movements on High Street which is more residential in nature in that locale. Small vans or personal vehicles will also occasionally use the existing on-grade OH door at Prospect St. as well.

The New Warehouse will offer a very small office function for operations, new Toilet Rooms and will be fully Handicap accessible and fully sprinklered (this is optional – not mandated by Code) . The Warehouse is expected to require 5 to 6 employees which is typical. The Warehouse will operate typically 7 am to 5 pm M-F and possible Saturday 8-12 noon. Deliveries will be based on the eventual occupant but are anticipated to be 1 or 2 a day maximum for a warehouse of this size and could be as infrequent as once a week.

New 11 spot parking (HC compliant), intensive landscaping along both High and Prospect Sts , lighting and of course, paving and curbing will complete site improvements which are currently not present. The existing chain-link fence which is aged and deteriorating along Prospect St. will be removed. New fabric awnings will embellish both the new and old entry points for rain cover and an accent.

The proposed use does NOT abut against any residential properties. There are residences in the neighborhood but they are divided from direct contact to the Warehouse by Prospect Street and High Street. This separation allows the use to conform to the 'conditional use' criteria for the Zone

No exterior storage of materials or undue amounts of waste or recyclables will collect on site. All inventory will be secured inside. No pallets will accumulate outside on site. No vehicles or trucks will be stored there overnight on a continual basis .

The warehouse will not house or distribute any hazardous, corrosive or toxic materials labeled as such by the USEPA or the NJ DEP . The materials to be inventoried are non-combustible and do not contribute to a fire as fuel. Only the shipping packaging or any pallets are combustibile and these are not of great volume.

The new development will greatly improve the current appearance of the property and synthesize well in the present L-I zone as a compliment to many existing light, non-intensive commercial uses.

A handwritten signature in black ink, appearing to be 'John', located in the lower right quadrant of the page.