



# 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  
 Block 71 Lot 37.01 Oakite Redevelopment Plan Area  
 Situated on North side of Middlesex Avenue  
 distant 0 feet from Factory Street  
 Zone

#### 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 Exceptions from Design Standards

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

Waivers are required from the underlying zoning for maximum size, width and height for a number of the proposed signboards, minimum number of street trees and for buffering and screening of the proposed trash enclosure. Ordinance Section 110-86(A), Ordinance Section 110-180, Ordinance Section 110-175. See the Narrative of Proposal for further detail.

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

See Narrative of Proposal.

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

See cover letter.

**2. Applicant Information**

**A. Applicant**

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

**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 900 Fax 732-726-6524  
City / State Woodbridge, NJ Zip 07095 Email stripp@wilentz.com

**B. Engineer**

Name Ahmad Tamous, P.E.  
Bohler Engineering NJ LLC Phone 856-930-4000  
Street Address 10000 Midlantic Drive, Suite 410W Fax 856-930-4001  
City / State Mt. Laurel, NJ Zip 08054 Email \_\_\_\_\_

**C. Architect**

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**D. Other Professional Consultants**

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

**4. Plat / Plan Data**

**A. Present Use of Land / Structure**

Lot 37.01 approved for an assisted living facility and currently contains a vacant bank structure.  
See Narrative of Proposal.

**B. Proposed Use of Land / Structure**

An approximately 2,250 SF Starbucks coffee shop, with drive-thru, is proposed along Middlesex Avenue in an area of vacant land on Lot 37.01. See Narrative of Proposal for further detail.

**C. Building Data** Vacant bank structure exists on Lot 37.02 but future subdivision will create Parcel C, which will contain the restaurant with drive-thru and no other structures.

Existing :	Floor Area:	0	Height in Stories & Feet:	0
Addition:	Floor Area:	0	Height in Stories & Feet:	0
New Bldg:	Floor Area:	2,250 SF	Height in Stories & Feet:	1-story/ 20.3 feet
Total Floor Area:				

**D. Subdivision Data**

Area:	Entire Tract:	N/A	Portion being subdivided:	
No. of Lots:	Present		Proposed:	
No. of Units:	Demolished:		Proposed:	
Purpose:				

**E. Non-Residential Use Data**

	Present	Proposed
Total Floor Area of Building:	Vacant Bank - to remain	2,250 SF with Drive-Thru
Floor Area to be Occupied:	N/A	2,250 SF
Off-Street Parking:	N/A	17
Number of Employees:	N/A	5/6 per shift with 3 shifts
Days & Hours of Operation:	N/A	M-S, 5:30 AM to 10 PM/ Su, 6 AM to 9 PM
Machinery / Equipment Used:	N/A	
Description of Operation(s):	See Narrative of Proposal.	

**5. Request for Bulk Variance**

**A. Bulk Regulations**

	District Requirements	Present	Proposed	Variance
Min. Lot Area	30,000 SF	287,378 SF	287,378 SF pre-subdivision 33,160 SF post-subdivision	<input type="checkbox"/>
Min. Lot Width	No standard in Redevelopment Plan			<input type="checkbox"/>
Min. Lot Depth (Average)	No standard in Redevelopment Plan			<input type="checkbox"/>
Min. Front Yard Setback	No standard in Redevelopment Plan			<input type="checkbox"/>
Min. Side Yard Setback (Left)	No standard in Redevelopment Plan			<input type="checkbox"/>
Min. Side Yard Setback (Right)	No standard in Redevelopment Plan			<input type="checkbox"/>
Min. Side Yard Setback (Combined)	No standard in Redevelopment Plan			<input type="checkbox"/>
Min. Rear Yard Setback	No standard in Redevelopment Plan			<input type="checkbox"/>
Max. Building Coverage	30%	9.3%	9.3% pre-subdivision 6.8% post-subdivision	<input type="checkbox"/>
Max. Impervious Coverage	80%	48.3%	48.5% pre-subdivision 37.7% post-subdivision	<input type="checkbox"/>
Max. Height	2 stories/ 35 feet	N/A	1 story/20.3 feet	<input type="checkbox"/>

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

See Narrative of Proposal.

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

See Narrative of Proposal.

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

See Narrative of Proposal.

**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.**

See Narrative of Proposal.

**6. Request for Conditional Use Approval / Use Variance**

N/A  
PERMITTED USE

**A. Describe below the specifics of the request.**

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

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

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**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.**

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**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.**

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**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.

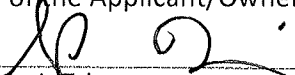
Name Wilentz, Goldman & Spitzer P.A. Date 7/11/22  
 on behalf of the Applicant/Owner

Signature   
 By: Steven J. Tripp

**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 Wilentz, Goldman & Spitzer, P.A. Date 7/11/22  
 on behalf of the Applicant/Owner

Signature   
 By: Steven J. Tripp

Telephone & Fax Number: 732-855-6076/732-726-6524