



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 212 Durham Avenue

Block 37, Lots 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01, 17.02 ~~Lot~~ Zone Amended Gulton Tract Redevelopment Plan
 Block 42, Lots 1-7

Situated on North side of Durham Avenue

distant +/- 650 feet from intersection of Durham Ave. and Central Ave (CR-531)

B. The Site is Located: NA

- 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)

None

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

None to the Applicant or Owner's knowledge

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

Major Subdivision Plat prepared by Control Point Associates, Inc. dated 2/1/22 and last revised 6/24/22

2. Applicant Information

A. Applicant

First Name 212 Durham Urban Renewal Entity, LLC Phone 443-898-9099
Last Name Attn: Neil Schechter, General Counsel Phone
Street Address 1777 Reisterstown Road, Suite 165 Fax
City / State Baltimore, MD Zip 21208 Email nschechter@kleinenterprises.com

B. Applicant is a/an:

Individual Partnership Corporation Other urban renewal entity

C. Applicant's Relationship to Owner:

Owner Lessee Purchaser Under Contract* Other

*Designated Redeveloper and purchaser of a portion of the property which is the subject of this Application

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

First Name Metuchen Realty Acquisition, LLC Phone
Last Name Attn: Ellis Block Phone 610-780-0839
Street Address 2650 West View Drive Fax
City / State Wyomissing, PA Zip 19610 Email imeblock@aol.com

3. Applicant's Experts

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

Name Riker Danzig, LLP ATTN: Linda M. Herlihy, Esq. Phone 973-647-2686
Street Address Headquarters Plaza, One Speedwell Avenue Fax 973-451-8794
City / State Morristown, NJ Zip 07962 Email lherlihy@riker.com

B. Engineer

Name Bohler Engineering ATTN: Ben Crowder, P.E. Phone 908-668-8300
Street Address 30 Independence Blvd, Suite 200 Fax
City / State Warren, NJ Zip 07059 Email bcrowder@bohlereng.com

C. Architect

Name NA Phone
Street Address Fax
City / State Zip Email

D. Other Professional Consultants

Name Control Point Associates, Inc. Attn: James D. Sens 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

The lots are currently vacant and some were previously used for various residential or light industrial uses.

B. Proposed Use of Land / Structure

A subdivision is proposed at this time to create a total of three (3) lots. A subsequent site plan application will be filed for a multi-family residential development on one lot, certain open space improvements on one lot, with the remaining lots vacant/open space

C. Building Data NA

Existing :	Floor Area:	_____	Height in Stories & Feet:	_____
Addition:	Floor Area:	_____	Height in Stories & Feet:	_____
New Bldg:	Floor Area:	_____	Height in Stories & Feet:	_____
Total Floor Area: _____				

D. Subdivision Data

Area:	Entire Tract:	22.2 Acres	Portion being subdivided:	100%
No. of Lots:	Present	19	Proposed:	3
No. of Units:	Demolished:	3 structures	Proposed:	None at this time
Purpose:	See 4B above			

E. Non-Residential Use Data NA

	Present	Proposed
Total Floor Area of Building:	_____	_____
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

NA

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	_____	_____	_____	<input type="checkbox"/>
Min. Lot Width	_____	_____	_____	<input type="checkbox"/>
Min. Lot Depth (Average)	_____	_____	_____	<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.

NA

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

NA

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

NA

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.

NA

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

NA

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

NA

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

NA

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.

NA

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.

NA

7. Correspondence

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

First Name	Matthew	Phone	443-471-1664
Last Name	Allen	Phone	
Street Address	c/o Klein Enterprises, 1777 Reisterstown Road		Fax
	Suite 165		
City / State	Baltimore, MD	Zip	21208
		Email	mallen@kleinenterprises.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.

212 Durham Urban Renewal Entity, LLC

By: Metuchen Realty Acquisition, LLC, its Managing Member

Name By: Ellis Block Date 6-20-22
Title: _____

Signature Ellis Block, managing member

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.

Metuchen Realty Acquisition, LLC

Name By: Ellis Block Date 6-20-22
Title: _____

Signature Ellis Block, CEO

Telephone & Fax Number: _____