

# 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
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### 1. Application

#### A. Location

Street Address 22 Ethel Place

Block 205 Lot 40 Zone R-2

Situated on East side of Ethel Place

distant 281.25 feet from Amboy Avenue

#### 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)

Section 110-64: Minimum Lot Area: 7500sf required/5000sf proposed for Lot 40.02; Minimum Lot Width: 62.5' required/50' proposed for Lot 40.02; Minimum Front Yard Setback: 25' required/16.60' existing for Lot 40.01; Maximum Impervious Coverage: 50% required/51.2% proposed for Lot 40.01; Driveway Setback Side Lot Line: 3' required/1.10' proposed for Lot 40.01; \*\*see below

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

None Known

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

Minor Subdivision Plan Sheets 1 - 6 prepared by EKA Associates, P.A. dated 6/30/21; Floor Plans and Elevations Sheet A-1 prepared by Marcille Architecture dated 1/24/22

\*\*Accessory Use - Detached Garage: Side Yard: 5' required/1.10' proposed for Lot 40.01; Rear Yard: 5' required/.85' proposed for Lot 40.01

**2. Applicant Information**

**A. Applicant**

First Name William & Julie Phone \_\_\_\_\_  
Last Name Thompson Phone \_\_\_\_\_  
Street Address 22 Ethel Place Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 Email \_\_\_\_\_

**B. Applicant is a/an:**

Individual  Partnership  Corporation  Other \_\_\_\_\_

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

**3. Applicant's Experts**

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

Name John Wiley, Jr. Phone 732-494-6099  
Street Address 216 Amboy Ave. Fax 732-494-3944  
City / State Metuchen NJ Zip 08840 Email john@wileylavender.com  
holly@wileylavender.com

**B. Engineer**

Name EKA Associates P.A. Phone 908-322-2030  
Street Address 328 Park Ave. Fax \_\_\_\_\_  
City / State Scotch Plains NJ Zip 07076 Email jwtatwon@ekaassociates.com

**C. Architect**

Name Mark Marcille Phone 732-662-5824  
Street Address 505 Main St., 2nd Fl. Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 Email mark@mpm-arch.com

**D. Other Professional Consultants**

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

**4. Plat / Plan Data**

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

One single family home with detached garage

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

Existing house and garage to remain and one new single family home to be constructed on the subdivided parcel.

**C. Building Data**

Existing :	Floor Area:	2184sf	Height in Stories & Feet:	1 1/2 story
Addition:	Floor Area:	n/a	Height in Stories & Feet:	
New Bldg:	Floor Area:	1500sf	Height in Stories & Feet:	2 stories
Total Floor Area:				

**D. Subdivision Data**

Area:	Entire Tract:	12,500sf	Portion being subdivided:	5,000sf
No. of Lots:	Present	1	Proposed:	2
No. of Units:	Demolished:	0	Proposed:	
Purpose:	Subdivide and construct new single family house			

**E. Non-Residential Use Data**

N/A

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**

**A. Bulk Regulations**

	District Requirements	Present	Lot 40.01/Lot 40.02 Proposed	Variance
Min. Lot Area	7500sf	12500sf	7500sf/5000sf	<input checked="" type="checkbox"/>
Min. Lot Width	62.5'	125'	75' / 50'	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100'	100'	100' / 100'	<input type="checkbox"/>
Min. Front Yard Setback	25'	16.60'	16.60' / 25'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	8'	79.26'	29.26' / 9'	<input type="checkbox"/>
Min. Side Yard Setback (Right)	8'	14.87'	14.87' / 9'	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	18'	94.13'	44.13' / 18'	<input type="checkbox"/>
Min. Rear Yard Setback	25'	25.78'	25.78' / 25'	<input type="checkbox"/>
Max. Building Coverage	30%	17.5%	28.6% / 30%	<input type="checkbox"/>
Max. Impervious Coverage	50%	31.1%	51.2% / 38.8%	<input checked="" type="checkbox"/>
Max. Height	35' / 3 story	22.82'	22.82' / 2 story	<input type="checkbox"/>

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

The present oversized lot encourages the demolition of the existing house and the construction of a new house whose large dimensions would overwhelm the character of the neighborhood.

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

The desire of the applicant is to keep the existing house and garage which have similar architectural features together on one lot.

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

The owner prefers to retain his house and sell off the existing side yard.

**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.**

The newly created lots will more closely match the surrounding neighborhood.

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

N/A

**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	John	Phone	732-494-6099
Last Name	Wiley	Phone	
Street Address	216 Amboy Ave.	Fax	732-494-3944
City / State	Metuchen NJ	Zip	08840
		Email	john@wileylavender.com holly@wileylavender.com

**8. Verification and Authorization**

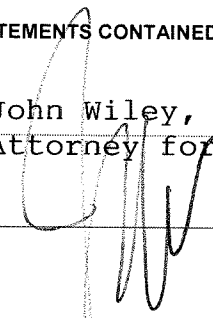
I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR AN APPLICATION FOR DEVELOPMENT ONLY FOR THE LOCATION AND THE WORK DESCRIBED HEREIN AND CERTIFY TO THE ACCURACY OF THAT INFORMATION. I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO BE AWARE OF AND COMPLY WITH ALL ZONING REQUIREMENTS OF THE BOROUGH OF METUCHEN 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 John Wiley, Jr., Esq. Date 3/1/22  
Attorney for Owner/Applicant

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 \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

Telephone & Fax Number: \_\_\_\_\_