



# 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)

REVISED 5/25/23

21-1304 E	HES Equity LLC		
Application Number	Applicant Name	Date Received	Date Deemed Complete

### 1. Application

#### A. Location

Street Address 100 Prospect Street

Block 152 Lot 51.01 & 51.02 Zone LI

Situated on East side of Prospect Street

distant 0 feet from High Street

#### 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 Exception

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

See attached Addendum

#### 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)

Architectural Plan by Schmitt Anderson Architects last dated 5/26/23;  
Sheets A1 - A2; Site Plan by Menlo Engineering last dated 5/23/23;  
Sheets 1 - 12; Menlo Engineering Truck Movement Plan last dated 3/29/23  
Narrative; Survey by Wayne Ingram dated 2/17/22; Major Site Plan Checklist;  
Zoning Permit Application; Stormwater Management Report dated 5/23/23

HES EQUITY LLC  
APPLICATION ADDENDUM – SECTION 1E  
100 PROSPECT STREET  
BLOCK 152, LOT 51.01 & 51.02

Nature of Relief or Variance Request:

VARIANCES:

Section 110-64:

Minimum Lot Area – 40,000sf required / 33,080sf existing / 33,080sf proposed

Minimum Lot Width – 200ft required / 120ft existing / 120ft proposed

Front Yard Setback – 40ft required / 9.9ft existing / 9.9ft proposed

Side Yard Setback – 20ft required / 4.6ft existing / 4.6ft proposed

Maximum Building Coverage – 50% required / 30.2% existing / 59.7% proposed

Maximum Impervious Coverage – 70% required / 32.7% existing / 76.1% proposed

EXCEPTIONS:

Section 110-154B – Parking – 24 stalls required / 0 stalls existing / 8 stalls proposed (which includes one EV station)

Section 110-155B – Minimum Loading Berths – 4 berths required / 1 berth existing / 1 berth proposed

Section 110-130C – Front Yard Parking Setback – 40ft required / n/a existing / 10ft proposed

Section 110-130F – Building Setback to Parking Area – 15ft required / n/a existing / 0ft proposed

Section 110-136A – Massing – 150ft required / 105.7ft existing / 180.7ft proposed

Section 110-136D – Flat Roof – Not permitted / flat roof existing / flat roof proposed

Section 110-151D – Driveway Width-2 way traffic – 35ft required / 35ft existing / 41.2ft proposed

**2. Applicant Information**

**A. Applicant**

First Name HES Equity LLC Phone 347-633-1367  
Last Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address 100 Prospect Street Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 Email hesequityllc@gmail.com

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

Individual  Partnership  Corporation  Other Limited Liability Co.

**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)** N/A

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 Avenue Fax 732-494-3944  
City / State Metuchen NJ Zip 08840 Email john@wileylavender.com

**B. Engineer**

Name Menlo Engineering Associates Phone 732-846-8585  
Street Address 261 Cleveland Avenue Fax 732-846-9439  
City / State Highland Park NJ Zip 08904 Email blane@menloeng.com

**C. Architect**

Name Schmitt Anderson Architects Phone 732-603-9252  
Street Address 10 Hillside Avenue Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 Email saa.metuchen@verizon.net

**D. Other Professional Consultants**

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

**4. Plat / Plan Data**

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

Warehouse with ancillary office space

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

Construction of a new 1-story warehouse on the rear gravel parking lot of 8400sf which includes a small dispatch/entry area. The existing 10,000sf warehouse will be renovated to remove 1,612sf of first floor office space and convert that to low-bay storage space. The existing 2nd floor office space will remain.

**C. Building Data**

Existing :	Floor Area:	11,315sf	Height in Stories & Feet:	2 stories
Addition:	Floor Area:		Height in Stories & Feet:	
New Bldg:	Floor Area:	8,400sf	Height in Stories & Feet:	1 story
Total Floor Area:		19,715sf		

**D. Subdivision Data** N/A

Area:	Entire Tract:		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:	11,315sf	19,715sf
Floor Area to be Occupied:	11,315sf	19,715sf
Off-Street Parking:	open lot	8 spaces
Number of Employees:	5	3 - 5
Days & Hours of Operation:	Mon-Sat 8am-7pm	Mon-Fri 7am-5pm Sat 8am-12pm
Machinery / Equipment Used:	Forklift	
Description of Operation(s):	General Warehouse Distribution	

**5. Request for Bulk Variance**

**A. Bulk Regulations**

	District Requirements	Present	Proposed	Variance
Min. Lot Area	40,000sf	33,080sf	33,080sf	<input checked="" type="checkbox"/>
Min. Lot Width	200ft	120ft	120ft	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	200ft	260.9ft	260.9ft	<input type="checkbox"/>
Min. Front Yard Setback	40ft	9.9' High/15.2ft Prospect ""		<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	20ft	4.6ft	4.6ft	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)				<input type="checkbox"/>
Min. Side Yard Setback (Combined)				<input type="checkbox"/>
Min. Rear Yard Setback	50ft	144.3ft	50.5ft	<input type="checkbox"/>
Max. Building Coverage	50%	30.2%	59.7%	<input checked="" type="checkbox"/>
Max. Impervious Coverage	70%	32.7%	76.1%	<input checked="" type="checkbox"/>
Max. Height	35ft/3 Story	22ft/1 & 2 Story	22ft/1 & 2 Story	<input type="checkbox"/>

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

The existing conditions are an undersized lot, lot width, front yard setback (corner lot with two frontages), side yard setback.

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

The applicant seeks to construct a new warehouse structure which which will share a party wall with the existing warehouse structure.

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

The present size of the building renders the property unusable for the permitted uses.

**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 LI Zone uses would be promoted by the Applicant's proposed use and the nature of the use would mitigate traffic generation, noise and other nuisances.

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

Will provide testimony at the public hearing.

**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 Avenue Fax 732-494-3944  
City / State Metuchen NJ Zip 08840 Email john@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./Attorney for Applicant Date 12/1/22

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: \_\_\_\_\_