



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 270 Woodbridge Avenue

Block 164 Lot 49.011 Zone R-2

Situated on North side of Woodbridge Avenue

distant 54.55 feet from Laureldale 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 Exceptions.

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

o Section 110-53 for Waiver of Major Site Plan Submission Requirements;

o Section 110-55.2 for Waiver of Green Development Submission Requirements;

o Section 110-154.B for Parking lot Requirements; and,

o Any other applicable supplementary regulations and design standards.

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

March 17, 2011 - Planning Board granted preliminary/final approval for an expansion to the existing Social Center.

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

Zoning permit application, narrative of proposal, photographs, survey, Major Site Plan Checklist, Green Development Checklist waiver, summary of requested waiver of submission requirements.

2. Applicant Information

A. Applicant

First Name First Presbyterian Church of Metuchen Phone 732-491-2300
Last Name _____ Phone _____
Street Address 270 Woodbridge Avenue Fax _____
City / State Metuchen, NJ Zip 08840 Email charlesday@gmail.com

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 Same as Applicant. 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 Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C. Phone 732-422-1000
Street Address 2875 US Route One Fax _____
City / State North Brunswick, NJ Zip 08902 Email peter@borrus.com & erin@borrus.com

B. Engineer

Name Marc S. Leber, P.E., P.P., C.M.E. East Point Engineering, LLC Phone 732-577-0418
Street Address 11 South Main Street Fax _____
City / State Marlboro, NJ Zip 07746 Email mleber@eastpointeng.com

C. Architect

Name Kurt J. Ludwig, AIA
Kurt J. Ludwig, AIA, Incorporated Phone 732-221-3691
Street Address 77 North Main Street Fax _____
City / State Milltown, NJ Zip 08850 Email kurtl@kjludwig.com

D. Other Professional Consultants

Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

4. Plat / Plan Data

A. Present Use of Land / Structure

House of Worship, Social Center, a dwelling, and accessory structures. _____

B. Proposed Use of Land / Structure

No change to use. Application proposes to construct a 1,142 square foot addition to the existing "Social Center" with a 163 square foot covered entry. Add bollards, new landscape planters, modify driveway, re-route roof drainage, remove a portion of existing walkway, concrete pads & asphalt, add decorative curbing, new concrete pad at door, and relocate gas meter. _____

C. Building Data

Existing :	Floor Area:	<u>12,458 square feet</u>	Height in Stories & Feet:	<u>1 story - 25'-3"</u>
Addition:	Floor Area:	<u>1,153 square feet</u>	Height in Stories & Feet:	<u>1 story - 24'-8"</u>
New Bldg:	Floor Area:	<u>N/A</u>	Height in Stories & Feet:	<u>N/A</u>
Total Floor Area:		<u>13,611 square feet</u>		

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:	<u>12,458 square feet</u>	<u>13,611 square feet</u>
Floor Area to be Occupied:	<u>12,458 square feet</u>	<u>13,611 square feet</u>
Off-Street Parking:	<u>136 <small>(existing non-conformity previously granted approval)</small></u>	<u>136 (no change)</u>
Number of Employees:	<u>See attached Statement of Operations.</u>	
Days & Hours of Operation:	<u>See attached Statement of Operations.</u>	
Machinery / Equipment Used:	<u>None.</u>	
Description of Operation(s):	<u>See attached Statement of Operations.</u>	

5. Request for Bulk Variance -

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	7,500 SF	321, 492 SF	No Change.	<input type="checkbox"/>
Min. Lot Width	50 FT	875 FT	No Change.	<input type="checkbox"/>
Min. Lot Depth (Average)	100 FT	382 FT	No Change.	<input type="checkbox"/>
Min. Front Yard Setback	25 FT	31.6 FT	No Change.	<input type="checkbox"/>
Min. Side Yard Setback (Left)	8 FT	630 FT	No Change.	<input type="checkbox"/>
Min. Side Yard Setback (Right)	8 FT	154.06 FT	121.5 FT	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	18 FT	102.4	No Change.	<input type="checkbox"/>
Min. Rear Yard Setback	25 FT	40.9 FT	No Change.	<input type="checkbox"/>
Max. Building Coverage	30%	8.6%	9.0%	<input type="checkbox"/>
Max. Impervious Coverage	50%	30.2%	30.5%	<input type="checkbox"/>
Max. Height	35 FT	35 FT	No Change.	<input type="checkbox"/>

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

N/A

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

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

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.

6. Request for Conditional Use Approval / Use Variance - N/A

A. Describe below the specifics of the request.

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

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

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.

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.

7. Correspondence

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

First Name Peter Phone _____
Last Name Lanfrit, Esq. Phone 732-422-1000
Street Address 2875 US Route One Fax _____
City / State North Brunswick, NJ Zip 08902 Email peter@borris.com & erin@borris.com

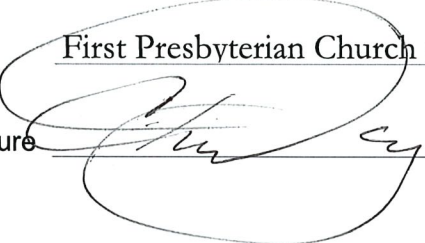
8. Verification and Authorization

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.

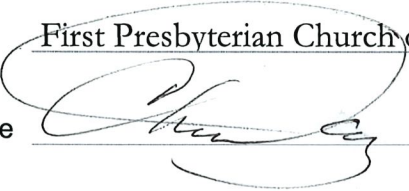
A. Applicant's Verification

I HEREBY CERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE.

Name First Presbyterian Church of Metuchen Date 6/7/2023
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 First Presbyterian Church of Metuchen Date 6/7/2023
Signature 
Telephone & Fax Number: Phone # 917-578-3358 732-491-2320 (fax)
917 578 3358