



Office Address:
11 South Main Street
Marlboro, NJ 07746
Tel: (732) 577-0180

August 4, 2023

Borough of Metuchen
Attn: Planning Board
500 Main Street
Metuchen, NJ 08840

**RE: Green Development Checklist
First Presbyterian Church of Metuchen
270 Woodbridge Avenue
Block 164, Lot 49.011
Borough of Metuchen, Middlesex County, New Jersey**

Dear Board Members:

The purpose of this letter is to address the Borough's Green Development Checklist requirements (Chapter 110-55.2) as they relate to the site improvement portion of the standards.

The property in question is located at 270 Woodbridge Avenue and contains 7.38 acres. It is currently developed with a freestanding church, separate social hall, parsonage, cemetery, and other accessory structures.

Parking for a total of 136 vehicles is provided for in two separate parking lots. Approximately 70% of the parcel is open space (e.g. not covered by an impervious surface).

The project proposes a 1,153 S.F. addition to the existing food pantry. The addition is situated at the northeast corner of the existing social hall building.

Since the use presently exists on the property, and the church has been in existence for decades, the "Context" portion of Chapter 110-55.2 does not apply. Any historic context will remain as-is and the new addition has been designed to match the architectural features of the existing building.

The "Site Development" aspects of Chapter 110-55.2 are largely addressed by way of the small scope of the project. The addition is being constructed over an existing paved parking area and additional landscaping will be provided for aesthetics. The proposed site lighting consists of four (4) new building mounted fixtures which contain LED lamps and are Dark Sky compliant.

In summary, the building addition does not create any water deficits, heat islands, has no impact on the existing availability of parking, does not propose tree clearing, does not generate additional waste, or require increased use of pesticides and fertilizers. It is simply a small addition to accommodate the good work that the church is doing within the community.

Should you have any questions, or require additional information, please do not hesitate to contact me at the number above.

Very truly yours,

EAST POINT ENGINEERING, LLC

Marc S. Leber

Marc S. Leber, P.E., P.P., C.M.E.