



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)

20-1268 E	AG Renovations LLC	Aug 3, 2021	
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 434 New Durham Road

Block 72 Lot 48-52 Zone B3

Situated on North side of New Durham Road

distant 0 feet from Adams 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 _____

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

Section 110-77 - Use Variance for Residential Use in a B3 Zone
~~Section 110-87 for Minimum Front Yard (New Durham Road) 35' required,~~
~~8.07' existing, 31.74' proposed; Minimum Front Yard (Adams) 35' required,~~
~~3.69' existing, 14.19' proposed; Minimum Side Yard Both - 40' required,~~
~~81.53' existing, 24.19' proposed; Maximum Building Height - 35' required,~~
~~44.36' proposed~~

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)

Preliminary & Final Major Site Plan by EKA Associates PA dated 11/18/20
 Sheets 1 - 8; Architect. Plan by Marcille Architects, dated 12/2/20,
 Sheets 1 - 3

2. Applicant Information

A. Applicant

First Name A&G Renovations LLC Phone _____
Last Name _____ Phone _____
Street Address 22 Sylvan Ave. Fax _____
City / State Metuchen NJ Zip 08840 Email _____

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)

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

B. Engineer

Name EKA Associates PA Phone 908-322-2030
Street Address 328 Park Ave. Fax _____
City / State Scotch Plains NJ Zip 07076 Email jwatson@ekaassociates.com

C. Architect

Name Mark Marcille Phone 732-662-5824
Street Address 505 Main St. Fax 732-662-5826
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

Single Family House

B. Proposed Use of Land / Structure

8-Unit Townhouse with parking lot in rear

C. Building Data

Existing :	Floor Area:	_____	Height in Stories & Feet:	_____
Addition:	Floor Area:	_____	Height in Stories & Feet:	_____
New Bldg:	Floor Area:	<u>7771 sf</u>	Height in Stories & Feet:	<u>44.36'</u>
Total Floor Area:		_____		

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 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	Proposed	Variance
Min. Lot Area	10,000 sf	13,249 sf	13,249 sf	<input type="checkbox"/>
Min. Lot Width	100'	100.04'	100.04'	<input type="checkbox"/>
Min. Lot Depth (Average)	100'	132.43'	132.43'	<input type="checkbox"/>
Min. Front Yard Setback	35'	New Durham 8.07' Adams 3.69'	New Durham 31.74' Adams 14.19'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	10'	77.84'	10'	<input type="checkbox"/>
Min. Side Yard Setback (Right)	10'		14.19'	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	40'	81.53'	24.19'	<input checked="" type="checkbox"/>
Min. Rear Yard Setback	25'	95.18'	50.59'	<input type="checkbox"/>
Max. Building Coverage	40%	3.9%	23.6%	<input type="checkbox"/>
Max. Impervious Coverage	70%	7.1%	65%	<input type="checkbox"/>
Max. Height	35'		44.36'	<input checked="" type="checkbox"/>

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

This property is adjacent to a number of commercial uses and it is isolated on a corner. There are residential uses across the street.

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

The severe slope and the lack of a market for office use makes compliance to the ordinance impracticable.

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

The property cannot be developed for B3 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.

There is only one commercial use on New Durham Road and while this use is adjacent to the property, due to the topography of the street it is not connected to the other residential uses on the street making the proposed use an excellent transition into the residential uses on New Durham Road.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

An 8-unit apartment building in place of the existing non-conforming single family house. The underlying zoning for the site is B3 which is not compatible to the residential uses on the street.

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

Provides adequate light and air ;
Promotes the establishment of appropriate population density
Promotes a desirable visual environment

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

There will be less traffic generated by the proposed use. There will be an attractive building replacing the decaying structure currently existing.

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.

The proposed use will have less of a negative impact than a B3 permitted use.

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.

This corner lot in the B3 zone is inappropriately zoned and the proposed use will serve as a transition to the single family uses on the other side of the zone line.

7. Correspondence

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

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

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. Date 1/11/21
Attorney for Applicant/Owner

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: _____