



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 |
|--------------------|----------------|---------------|----------------------|
| 215 | Myrtle Avenue | 7-26-22 | 7-29-22 |

1. Application

A. Location

Street Address 54 Myrtle Avenue

Block 215 Lot 24 Zone R-2

Situated on South side of Myrtle Avenue

distant 700 feet from Main 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)

Sec. 110 Attachment 1: Min. Lot Width (62.5' required, 50.00' existing/proposed); Min. Side Yard - Each (8' required, 6.68' proposed); Min. Side Yard - Both (18' required, 17.78' proposed); Max. Building Coverage (30% required, 31.4% proposed); Sec. 110-112.3.C: Max. Driveway Apron Width (12' required, 20' proposed); Sec. 110-112.3.D: Max. Driveway Coverage in Front Yard (35% required, 40.0% proposed); Sec. 110-147A: Sidewalk required to the front sidewalk, sidewalk to driveway 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)

Variance Plans, Architectural Plans, Narrative of proposal, Property Survey, Neighborhood pictures



BOROUGH OF METUCHEN MIDDLESEX COUNTY

Tel. 732-632-8540 • Fax 732-632-8100 • 500 Main Street • Metuchen, NJ 08840

ZONING PERMIT APPLICATION

SUBMIT WITH ZONING COVERAGE CHECKLIST AND SURVEY / PLANS INDICATING IMPROVEMENT(S)

| | |
|----------|-------|
| Permit # | _____ |
| Received | _____ |
| Issued | _____ |
| Payment | _____ |
| Amount | _____ |

1. Location

Street Address 54 Myrtle Avenue
 Block 215 Lot 24 Zone R-2

2. Applicant

Name Alan Johnson & Jen Zimmerman Phone 630-212-3600
 Street Address 54 Myrtle Avenue Fax _____
 City / State Metuchen Zip 08840 Email alanjay1@gmail.com

3. Owner (If other than Applicant)

Name Same as applicant Phone _____
 Street Address _____ Fax _____
 City / State _____ Zip _____ Email _____

4. Present or Previous Use of Building and/or Land

- Detached Single-Family Attached Single-Family Two-Family Residence Multi-Family Residence
 Commercial Office Industrial Other _____

5. Proposed Use of Building and/or Land

- New Principal Structure Addition / Alteration / Deck / Porch New Accessory Structure
 Parking Lot / Driveway Patio / Walkway Fence / Wall
 Change of Use / Occupancy Sign Other _____

6. Describe Proposed Work or New Use

The applicant proposes to construct additions to an existing single-family home, and expand the driveway.

7. Non-Residential Use Data

| | Present | Proposed |
|------------------------------|---------|----------|
| Total Floor Area of Building | _____ | _____ |
| Floor Area to be Occupied | _____ | _____ |
| Off-Street Parking Spaces | _____ | _____ |
| Numbers of Employees | _____ | _____ |
| Days & Hours of Operation | _____ | _____ |

I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR A ZONING PERMIT 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 PERMIT RENDERS IT NULL AND VOID AND MAY RESULT IN AN ENFORCEMENT ACTION. I UNDERSTAND IT IS MY RESPONSIBILITY TO ENSURE THE PROPERTY SURVEY IS CURRENT.

Name ALAN C JOHNSON Date 7/27/22
 Signature [Handwritten Signature]

2. Applicant Information

A. Applicant

First Name Alan Johnson & Jen Zimmerman Phone _____
Last Name _____ Phone _____
Street Address 54 Myrtle Avenue 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 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 _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

B. Engineer

Name Catherine Mueller, P.E. Phone 732-805-3979
Street Address P.O. Box 4619 Fax 732-805-3978
City / State Warren, NJ Zip 07059 Email cmueller@pagemuellereng.com

C. Architect

Name Theodora Boyadjis, R.A. Phone 908-208-6085
Street Address 299 Barrow Street #32 Fax _____
City / State Jersey City, NJ Zip 07302 Email tboyadjis@gmail.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 Residential

B. Proposed Use of Land / Structure

Single-Family Residential

C. Building Data

| | | | | |
|-------------------|-------------|----------|---------------------------|---------------------|
| Existing : | Floor Area: | 1,283 sf | Height in Stories & Feet: | 23.1' (1.5 stories) |
| Addition: | Floor Area: | 1,792 sf | Height in Stories & Feet: | 33.9' (2 stories) |
| New Bldg: | Floor Area: | | Height in Stories & Feet: | |
| Total Floor Area: | | 3,075 sf | | |

D. Subdivision Data

| | | | | |
|---------------|---------------|--|---------------------------|--|
| 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: | | |
| 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 | 7,500 sf | 7,500 sf | 7,500 sf | <input type="checkbox"/> |
| Min. Lot Width | 62.5' | 50.00' | 50.00' | <input checked="" type="checkbox"/> Existing Non-conforming |
| Min. Lot Depth (Average) | 100' | 150.00' | 150.00' | <input type="checkbox"/> |
| Min. Front Yard Setback | 25' | 34.48' | 25' | <input type="checkbox"/> |
| Min. Side Yard Setback (Left) | 8' | 6.86' | 6.6' | <input checked="" type="checkbox"/> |
| Min. Side Yard Setback (Right) | 8' | 12.25' | 11.1' | <input type="checkbox"/> |
| Min. Side Yard Setback (Combined) | 18' | 19.11' | 17.7' | <input checked="" type="checkbox"/> |
| Min. Rear Yard Setback | 25' | 70.3' | 55.5' | <input type="checkbox"/> |
| Max. Building Coverage | 30% | 15.73% | 31.4% | <input checked="" type="checkbox"/> |
| Max. Impervious Coverage | 50% | 29.52% | 40.4% | <input type="checkbox"/> |
| Max. Height | 35' (3 stories) | 23.1' (1.5 stories) | 33.9' (2 stories) | <input type="checkbox"/> |

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

The existing home has an existing non-conforming left side yard setback and the house is skewed to the property line.

Any addition to the home to the front will lessen the existing non-conforming setback due to the skew. The

property also has a substandard lot width. The sidewalk to the driveway vs front walk minimizes the impervious coverage in the front yard

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.

No addition to the front of the home would be permitted due to the skew of the home to the property line and the already

non-conforming setback. The applicant is proposing to add a one car garage. The double width driveway will allow

for access and parking in the driveway at the same time. The building coverage variance is due to the inclusion of the enclosed deck

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 reduction of the left side setback is ~3" and will not be detrimental to the neighboring home or perceived from the street. The widened

driveway will allow proper access to the garage and is consistent with other homes in the neighborhood. The driveway

coverage in the front yard is due to the undersized lot width

6. Request for Conditional Use Approval / Use Variance

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 Alan Johnson Phone _____
Last Name Jennifer Zimmerman Phone _____
Street Address 54 Myrtle Ave Fax _____
City / State Metuchen Zip _____ Email _____


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 ALAN C JOHNSON Date 7/27/22
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 ALAN C JOHNSON Date 7/27/22
Signature 

Telephone & Fax Number: 630-212-3600