



# 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 20 Charles Street  
 Block 211 Lot 40 Zone R-2  
 Situated on South side of Charles Street  
 distant 237.83' 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. 23-1355

#### 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)

Pursuant to §110-64 the following relief is sought - min lot with (62.50' required; 30 existing) min lot area (2,500 sf required; 3,431 sf existing vs proposed) min front yard setback (25' required; 14.2' existing vs proposed) min combined side yard setback (18' required; 11.3' existing vs proposed) max lot coverage (50% required; 63% existing vs proposed) and max bldg coverage (30% required vs 34% existing vs proposed)

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

Resolution No. 23-1355 adopted September 14, 2023

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

Site plan - msm architecture; survey - Leo Kaluel 2/27/2023; Zoning Permit Application; Zoning Denial Letter, Photographs, narrative of Proposal.

**2. Applicant Information**

**A. Applicant**

First Name Eric Phone (914) 584-7384  
Last Name EDWERS Phone \_\_\_\_\_  
Street Address 20 Charles Street Fax \_\_\_\_\_  
City / State Metuchen, NJ Zip 08840 Email eedwers@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 Collie Phone (914) 646-3211  
Last Name EDWERS Phone \_\_\_\_\_  
Street Address 72 Vernon Place Fax \_\_\_\_\_  
City / State Mt. Vernon, NY Zip 10552 Email Bishopcedwers@aol.com

**3. Applicant's Experts**

**A. Attorney** (Required If Applicant is a Corporation; must be a licensed in the State of New Jersey)

Name Lawrence B. Sachs, Esq. Phone (732) 613-1441  
Street Address 86 Avea Court Fax (732) 613-4747  
City / State E. Brunswick Zip 08818 Email Larry@sachsllaw.com

**B. Engineer**

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

**C. Architect**

Name MDM Architecture Phone (973) 525-4131  
Street Address 955 Hermann Rd Fax \_\_\_\_\_  
City / State N. Brunswick, NJ Zip 08902 Email \_\_\_\_\_

**D. Other Professional Consultants**

Name Leo Kaliek (Surveyor) Phone \_\_\_\_\_  
Street Address 20 Middlesex Road Fax \_\_\_\_\_  
City / State Matawan, NJ Zip 07747 Email \_\_\_\_\_

**4. Plat / Plan Data**

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

Single family residential. Existing home has 3 bedrooms and 1 1/2 bath

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

Single family residential. Addition to Second floor + third floor. Proposed dwelling will have 3 bedroom + 2 1/2 bath

**C. Building Data**

Existing :	Floor Area:	2010 SF	Height in Stories & Feet:	24.2'
Addition:	Floor Area:	967 SF	Height in Stories & Feet:	8'
New Bldg:	Floor Area:	2977 SF	Height in Stories & Feet:	31.6'
Total Floor Area:		_____		

**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	7500sf	3,431SF	3,431sf	<input checked="" type="checkbox"/>
Min. Lot Width	62.50'	30'	30'	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100'	114.84'	114.84'	<input type="checkbox"/>
Min. Front Yard Setback	25'	14.7'	14.7'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	8'	2.5'	2.5'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	8'	8.8'	8.8	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	18'	11.3'	11.3'	<input checked="" type="checkbox"/>
Min. Rear Yard Setback	25'	53.3'	53.3'	<input type="checkbox"/>
Max. Building Coverage	30%	34%	34%	<input checked="" type="checkbox"/>
Max. Impervious Coverage	50%	63%	63%	<input checked="" type="checkbox"/>
Max. Height	35'	24.2'	31.6'	<input type="checkbox"/>

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

Proposed addition is not expanding the bldg footprint. Application is submitted due to lack of option to abate variances.

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

All variance relief being sought are for pre-existing non conformities.

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

Variance relief for pre-existing non-conformities is triggered due to expansion of dwelling with new living space which does not increase footprint of existing house

**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.**

Proposed addition will be compatable with other residential dwellings in the surrounding area + will not bring any detriment to public good nor master Plan or zoning ordnare.



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

**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 Lawrence Phone (732) 613-1441  
Last Name Sachs, Esq. Phone \_\_\_\_\_  
Street Address 86 Avera Court Fax (732) 613-4747  
City / State E. Brunswick, NJ Zip 08816 Email larry@sachslawny.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 ERIC EDWERS Date 10/31/23  
Signature [Handwritten 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 Collie Edwers Date 10/31/23  
Signature [Handwritten Signature]

Telephone & Fax Number: 914-646-3211 (T) NO FAX