

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 Highland Avenue

Block 118 Lot 15,16,17,18.05, 40.02 & 44 Zone R-1 and B-1

Situated on South side of Highland Avenue

distant 202.01 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 Exceptions

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

110-64 – Minimum Front Yard Setback – Prevailing Setback Distance Required/10.5ft Existing/10.5ft Proposed;

110-64 - Minimum One Side Yard Setback – 10ft Required/3.3ft Existing/3.3ft Proposed

110-64 Minimum Rear Yard Setback – 25ft Required/51.3ft Existing/10.08ft Proposed

110-64 – Maximum Building Coverage – 30% Required/29.5% Existing/43.3% (Tract I) Proposed

110-64 – Maximum Impervious Coverage – 50% Required/90.5% Existing/85.7% (Tract I) 11.2% (Tract II) Proposed

110-66 – Apartments in the R-1 Zone (Tract I); Parking as a principal use in the R-1 Zone (Tract II)

Any and all other applicable "C" variances requested from Part III Zoning of the Ordinance

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

Presently unknown

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

Preliminary and Final Major Site Plan prepared by Meridian Engineering Group Inc. Sheets 1-6 Dated 10/18/23;

Architectural Plan by Marcille Architecture Sheets A1-A3 Dated 10/16/23; Narrative; Photos;

Major Site Plan Checklist; Green Development Checklist; Survey; Summary of Requested Waivers

2. Applicant Information

A. Applicant

First Name 51 Holly Road Associates LLC Phone _____
Last Name _____ Phone _____
Street Address 195 Main St., Suite 206 Fax _____
City / State Metuchen NJ Zip 08840 Email ig@51Holly.com
danielle@51Holly.com

B. Applicant is a/an:

Individual Partnership Corporation Other LLC

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 Cydana LLC Phone _____
Last Name _____ Phone _____
Street Address 20 Highland Ave. Fax _____
City / State Metuchen, NJ Zip 08840 Email _____

3. Applicant's Experts

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

Name Wiley Lavender Maknoor Phone 732-494-6099
Street Address 216 Amboy Ave. Fax 732-494-3944
City / State Metuchen, NJ Zip 08840 Email Larry@wileylavender.com
holly@wileylavender.com

B. Engineer

Name Meridian Engineering Group Inc. Phone 732-205-8288
Street Address 1199 Amboy Ave., Suite 1D Fax _____
City / State Edison, NJ Zip 08837 Email Les@meridianegi.com

C. Architect

Name Marcille Architecture Phone 732-662-5824
Street Address 505 Main Street, 2nd Floor Fax _____
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

11,518sf office building with approximately 15 parking spaces on Tract I and approximately 15 parking spaces on Tract II.

B. Proposed Use of Land / Structure

Renovate the existing 11,518sf commercial structure and construct an addition totaling 8,249sf with 1,790sf being added to the first floor, 1,832sf to the second floor and 4,627sf to the third floor. The renovated/new structure will consist of 516sf of office space, a bicycle room, amenity room, utilities room and storage space along with 1 three-bedroom COAH unit on the basement level, 6 one-bedroom units and 2 two-bedroom COAH units on the first floor, 8 one-bedroom units on the second floor and 6 one-bedroom units on the third floor for a total of 23 units. The floor area for the residential use is 19,251sf. There are 37 parking spaces proposed (35 spaces + 2 green-banked spaces), with 12 spaces on Tract I and 25 spaces on Tract II. The two tracts will be consolidated via Lot Consolidation Deed.

C. Building Data

Existing :	Floor Area:	11,518sf	Height in Stories & Feet:	34.02' / 3 story
Addition:	Floor Area:	8,249sf	Height in Stories & Feet:	34.44' / 3 story
New Bldg:	Floor Area:		Height in Stories & Feet:	
Total Floor Area:		19,767sf		

D. Subdivision Data - N/A – Tracts will be consolidated

Area:	Entire Tract:	N/A	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:	11,518sf	19,767sf
Floor Area to be Occupied:	11,518sf	516sf (commercial)
Off-Street Parking:	30+/-	37 spaces
Number of Employees:		1
Days & Hours of Operation:		Mon-Fri 9am – 5pm
Machinery / Equipment Used:	None	
Description of Operation(s):	Office use	

5. Request for Bulk Variance

A. Bulk Regulations

	District Requirements	Tract I / Tract II		Variance
		Present	Proposed	
Min. Lot Area	10,000sf	13,190sf/12,613sf	13,190sf/12,613sf	<input type="checkbox"/>
Min. Lot Width	75ft	87.27ft / 75ft	87.27ft / 75ft	<input type="checkbox"/>
Min. Lot Depth (Average)	100ft	150ft / 127.76ft	150ft / 127.76ft	<input type="checkbox"/>
Min. Front Yard Setback	30ft	10.5ft / n/a	10.5ft / n/a	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	10ft	3.3ft / n/a	3.3ft / n/a	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	10ft	39.8ft / n/a	39.8ft / n/a	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	20ft	43.1ft / n/a	43.1ft / n/a	<input type="checkbox"/>
Min. Rear Yard Setback	25ft	51.3ft / n/a	10.08ft / n/a	<input checked="" type="checkbox"/>
Max. Building Coverage	30%	29.5% / n/a	43.3% / n/a	<input checked="" type="checkbox"/>
Max. Impervious Coverage	50%	90.5% / 0%	85.7% / 11.2%	<input checked="" type="checkbox"/>
Max. Height	35ft / 3 Sty	34.02ft-3 Sty / n/a	34.44ft-3 Sty / n/a	<input type="checkbox"/>

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

The site contains a large office building which is no longer functional and needs to be converted to apartments and site to no longer operate for commercial uses.

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

The lots have only a small connection so that a building can only utilize one lot and the other lot can only be utilized for parking.

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.

The conversion from office to apartments would help buffer the adjoining residences from the adjoining commercial uses which is an objective of zone plan.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

Present offices would be converted to apartments along with an additional extensions.

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

General welfare is advanced by buffering adjacent residential with multi family and promote appropriate Population densities and provide a desirable and visual environment; promote green development by using adoptive reuse of existing building.

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

Add population to immediate commercial downtown; buffer existing residential uses causing an appropriate transition from commercial to residential; parking demand will be reduced.

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 new use will reduce rush hour traffic and will not impact commercial downtown.

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.

Adoptive reuse of the existing building particularly office space which has a residential demand and the evidence of a buffer will add to the zone plan and zoning ordinance.

7. Correspondence

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

First Name Larry Phone 732-494-6099
Last Name Lavender Phone _____
Street Address 216 Amboy Ave. Fax 732-494-3944
City / State Metuchen, NJ Zip 08840 Email _____

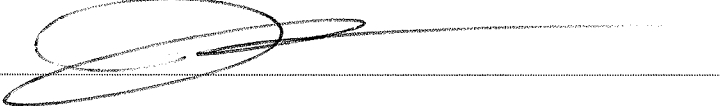
8. Verification and Authorization

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  Date 11/3/23

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 11/3/23

Signature _____

Telephone & Fax Number: _____