



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
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1. Application

A. Location

Street Address 19 Halsey St.
 Block 144 Lot 15.01 Zone B-3
 Situated on West side of Halsey St.
 distant 147.21 feet from Ambroy Ave.

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 for expansion of pre-existing, non-conforming use;
- Section 110-64 for Minimum lot area; • Section 110-64 for Minimum side yard set back (both);
- Section 110-64 for Minimum lot width; • Section 110-112.3B.(2) for Driveway setback from side lot;
- Section 110-64 for Minimum front yard set back; • Section 110-112.7 for landscape and private
- Section 110-64 for Minimum side yard set back (left); Walkway provisions

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

not known

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

- | | |
|---------------------------|--|
| Zoning Permit Application | Photography of existing conditions |
| Narrative of Proposal | Plat Plan Exemption Letter |
| Landscape Plan | Request for taxpayer Identification Number and Certification |
| Architectural Plans | Proof of Payment of taxes and Assessments Form |
| Property Survey | Freehold Soil Conservation District Exemption Application Form |
| Plat Plan | ECUW Agreement Form |
| | Personal Check |

2. Applicant Information

A. Applicant

First Name David Phone 201-213-1446
Last Name WYAZEN Phone —
Street Address 19 Halley St. Fax 732-445-3744
City / State Metuchen / NJ Zip 08840 Email dcwyzzen@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 _____ 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 _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

C. Architect

Name John Bruner Phone 732-738-5066
Street Address 24 Egan Ave. Fax 732-738-5088
City / State Woodbridge / NJ Zip 08863 Email jbruner@dbnrchpc.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 residence with 3 bedrooms and 3/4 bath

B. Proposed Use of Land / Structure

Single-family residence with 3 bedrooms and 1 full bath, 1/2 bath, 3/4 bath

C. Building Data

Existing :	Floor Area:	1,400 Sq. ft.	Height in Stories & Feet:	2.5 / 31'-4"
Addition:	Floor Area:	480 Sq. ft.	Height in Stories & Feet:	2.5 / 31'-4"
New Bldg:	Floor Area:		Height in Stories & Feet:	
Total Floor Area:		1,880 Sq. ft.		

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	10,000	5,293	5,293	<input checked="" type="checkbox"/>
Min. Lot Width	100	44.5	44.5	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100	130.9	130.9	<input type="checkbox"/>
Min. Front Yard Setback	35	17.2	17.2	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	10	10.2	9.6	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	10	10.9	10.9	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	40	21.1	20.5	<input checked="" type="checkbox"/>
Min. Rear Yard Setback	25	77.4	73.2	<input type="checkbox"/>
Max. Building Coverage	40%	15.9%	18.3%	<input type="checkbox"/>
Max. Impervious Coverage	70%	35.8%	37.4%	<input type="checkbox"/>
Max. Height	35	31'-4"	31'-4"	<input type="checkbox"/>

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

We have plenty of set back available to build on the back of the house. However, because the south property line is angled, it is hard to build back without building into the side set back.

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

Our home was built in 1890. The minimum lot and front setback violations are pre-existing.

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

The old porch is falling apart and needs to be replaced.

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 work is being done with maintaining the character and minimal footprint in mind. Rather than making our house contrast with the neighborhood, we believe it will make it a better fit. Two large, two-family homes were recently built on our block with several variances.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

We wish to continue using our property as a residence although it is zoned for business.

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

This property has always been used as a residence.
Two new residences were recently built in the same zone.
All eight buildings on Hakey St. are residences.

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

Maintaining our property as a home will continue the residential nature of the neighborhood.

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.

We feel confident in the fact that our neighbors prefer a home and welcome the improvements we plan, based on conversations with them.

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 block has always been residential. Our work will improve our home's value while improving the value of the neighborhood.

7. Correspondence

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

First Name _____ Phone _____
Last Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ 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 David Mytzen Date 4/13/23

Signature Dad M

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 David Mytzen Date 4/13/23

Signature Dad M

Telephone & Fax Number: 201-213-1446 / 732-445-3744