



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)

<u>22-1333 E</u>	<u>Classic Tattoo</u>	<u>6-13-22</u>	<u>6-27-22</u>
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 327 Main Street, Metuchen, NJ 08840

Block 145 Lot 17, 18.02 Zone B-3

Situated on See Survey side of _____

distant _____ feet from _____

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)

N.J. 40:55D-70.d(1) - use variance

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

Upon owner's knowledge, information, and belief the last hearing occurred during the 1980s and the disposition is unknown.

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

1) Survey

2) Deed

2. Applicant Information

A. Applicant

First Name Classic Tattoo Club, LLC Phone 732-850-1361
Last Name _____ Phone _____
Street Address 1819 Woodbridge Avenue Fax _____
City / State Edison, NJ Zip 08817 Email TattoosbyMikeRiveley@gmail.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 Victorian Restoration Rentals, Inc. Phone 732-548-6400
Last Name _____ Phone _____
Street Address 343 Main Street, Suite E, PO Box 489 Fax _____
City / State Metuchen, NJ Zip 08840 Email info@victorianofficerentals.com

3. Applicant's Experts

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

Name Jace C. McColley, Esq. Phone 732-494-8404
Law Office of Jace C. McColley Fax 732-415-4405
Street Address 540 Middlesex Avenue Email administrator@jcmlaw.com
City / State Metuchen, NJ Zip 08840

B. Engineer

Name Not applicable Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

C. Architect

Name Not applicable Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

D. Other Professional Consultants

Name Not applicable Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

4. Plat / Plan Data

A. Present Use of Land / Structure

IES SAT PREP, Office Rental, Fitness Studios

B. Proposed Use of Land / Structure

Classic Tattoo Club, LLC is applying for a use variance to operate a tattoo studio in zone B-3, the proposed Arts District.

C. Building Data

325, 327 & 329 Main Street
(3 store fronts); 3,020 sq. ft.

Existing :	Floor Area:	and basement	Height in Stories & Feet:	Single story; 14 feet
Addition:	Floor Area:	Not applicable	Height in Stories & Feet:	Not applicable
New Bldg:	Floor Area:	Not applicable	Height in Stories & Feet:	Not applicable
Total Floor Area:				

D. Subdivision Data

Area:	Entire Tract:	Not applicable	Portion being subdivided:	Not applicable
No. of Lots:	Present		Proposed:	
No. of Units:	Demolished:		Proposed:	
Purpose:				

E. Non-Residential Use Data

	Present	Proposed
Total Floor Area of Building:	1,060 SF	Not applicable
Floor Area to be Occupied:	1,060 SF	Not applicable
Off-Street Parking:	15 spaces	Not applicable
Number of Employees:	rented to Applicant - currently unoccupied	1 owner, 3 independent contractors
Days & Hours of Operation:	rented to Applicant - currently unoccupied	12 - 9 PM; 7 days a week

Machinery / Equipment Used:

Each artist uses their preferred tattoo machines which are custom built by professional builders. All supplies, including ink, are purchased from reputable tattoo supply companies.

Description of Operation(s):

Classic Tattoo Club, LLC will provide custom designed and drawn tattoos according to each customer's request, which range in scale from half an hour for small tattoos to multiple four (4) hour sittings for large scale work.

Not applicable

5. Request for Bulk Variance

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area				<input type="checkbox"/>
Min. Lot Width				<input type="checkbox"/>
Min. Lot Depth (Average)				<input type="checkbox"/>
Min. Front Yard Setback				<input type="checkbox"/>
Min. Side Yard Setback (Left)				<input type="checkbox"/>
Min. Side Yard Setback (Right)				<input type="checkbox"/>
Min. Side Yard Setback (Combined)				<input type="checkbox"/>
Min. Rear Yard Setback				<input type="checkbox"/>
Max. Building Coverage				<input type="checkbox"/>
Max. Impervious Coverage				<input type="checkbox"/>
Max. Height				<input type="checkbox"/>

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

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.

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.

Please see attached for responses.

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.

Application for Development - Classic Tattoo Club, LLC

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

Classic Tattoo Club, LLC ("Classic Tattoo Club") is applying for a use variance to operate a tattoo studio in Zone B-3. Classic Tattoo Club would be located in the proposed Arts District, and as a high-end custom studio, it would fit in well with the character of the neighborhood. Mr. Michael Riveley, the sole managing member and owner of Classic Tattoo Club, has a strong passion for art and a dedication to his craft that he would like to bring to the Metuchen community.

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

Classic Tattoo Club represents the highest of quality and craftsmanship. The studio offers a clean and professional environment, where the artists focus on creating one-of-a-kind designs for their clients. Classic Tattoo Club has been in business since 2019 in Edison, New Jersey, and has built a large client base that travels to our location from all over New Jersey and out-of-state. Thus, Classic Tattoo Club would be introducing clientele to the bustling downtown area of Metuchen who could enjoy the local restaurants and services provided by other businesses in the area and partake in local cultural events. Thus, if Classic Tattoo Club granted the use variance, it would be mutually beneficial for both the city of Metuchen and the studio's existing business.

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

As a home-owning resident with a young son growing up in Metuchen, Mr. Riveley is committed to being part of the community. Mr. Riveley wants to share his passion for art with the Metuchen community and add to the culture of the new Arts District. As a practitioner of traditional-styled Japanese tattooing, Mr. Riveley looks forward to bringing something different to the Metuchen arts scene. Mr. Riveley and his two tattoo artists pride themselves on their inclusivity and provide their services to a wide range of people from diverse social, economic, and ethnic backgrounds. Tattooing has gone mainstream, and Classic Tattoo Club's clientele reflects that. The artists aim to educate and work with their clientele to bring them a personalized piece of art they can carry with them forever. Classic Tattoo Club has built a reputation as a business that clientele seek out and for

which they are willing to travel. Thus, Mr. Riveley wants to bring Classic Tattoo Club to Metuchen, which has become a destination town.

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.

Mr. Riveley wants to build relationships with the surrounding businesses in Metuchen and keep an open line of communication to ensure everyone is in the best position to thrive. As a high-end studio, Classic Tattoo Club's clientele reflects the values and professionalism of Mr. Riveley and his two tattoo artists. Classic Tattoo Club has a steady but controlled traffic flow as an appointment-based studio. Classic Tattoo Club has an energetic and focused atmosphere since the level of work requires a high degree of concentration. Classic Tattoo Club strictly adheres to the New Jersey code for body art laws. Additionally, even though New Jersey law allows individuals under 18 to be tattooed with parental consent, Classic Tattoo Club's business policy is to only tattoo individuals 18 years and older.

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.

Classic Tattoo Club would be located in Zone B-3, in the section currently being developed as the new Arts District. Classic Tattoo Club would fit in seamlessly as a tattoo studio focusing on traditional-styled Japanese tattooing. Mr. Riveley wants to add to the overall cultural experience of Metuchen by bringing his and his artists' vision of tattooing and what a professional tattoo studio can offer. Classic Tattoo Club will be focused on art, and all would be welcome to express their individuality in a safe and clean environment.

7. Correspondence

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

First Name	Jace C. McColley, Esq.	Phone	732-494-8404
Last Name	Law Office of Jace C. McColley	Phone	
Street Address	540 Middlesex Avenue	Fax	732-415-4405
City / State	Metuchen, NJ	Zip	08840
		Email	administrator@jcmlaw.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 Michael Riveley, Managing Member, Classic Tattoo Club, LLC Date 6/7/22

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 NANCY JESSEN, SECRETARY Date 6/1/2022

Signature *[Handwritten Signature]*

Telephone & Fax Number: 732-548-6400

Submission Checklist

A. Initial Step for Completeness Review:

- Zoning Permit Application
- Zoning Permit Application Fee
- Application for Development (1 copy)
- Accompanying exhibits listed under "Plat Submission" (1 copy)
- Narrative of Proposal (1 copy)
- Checklist (if applicable) (1 copy)

B. Final Step for Completeness Review:

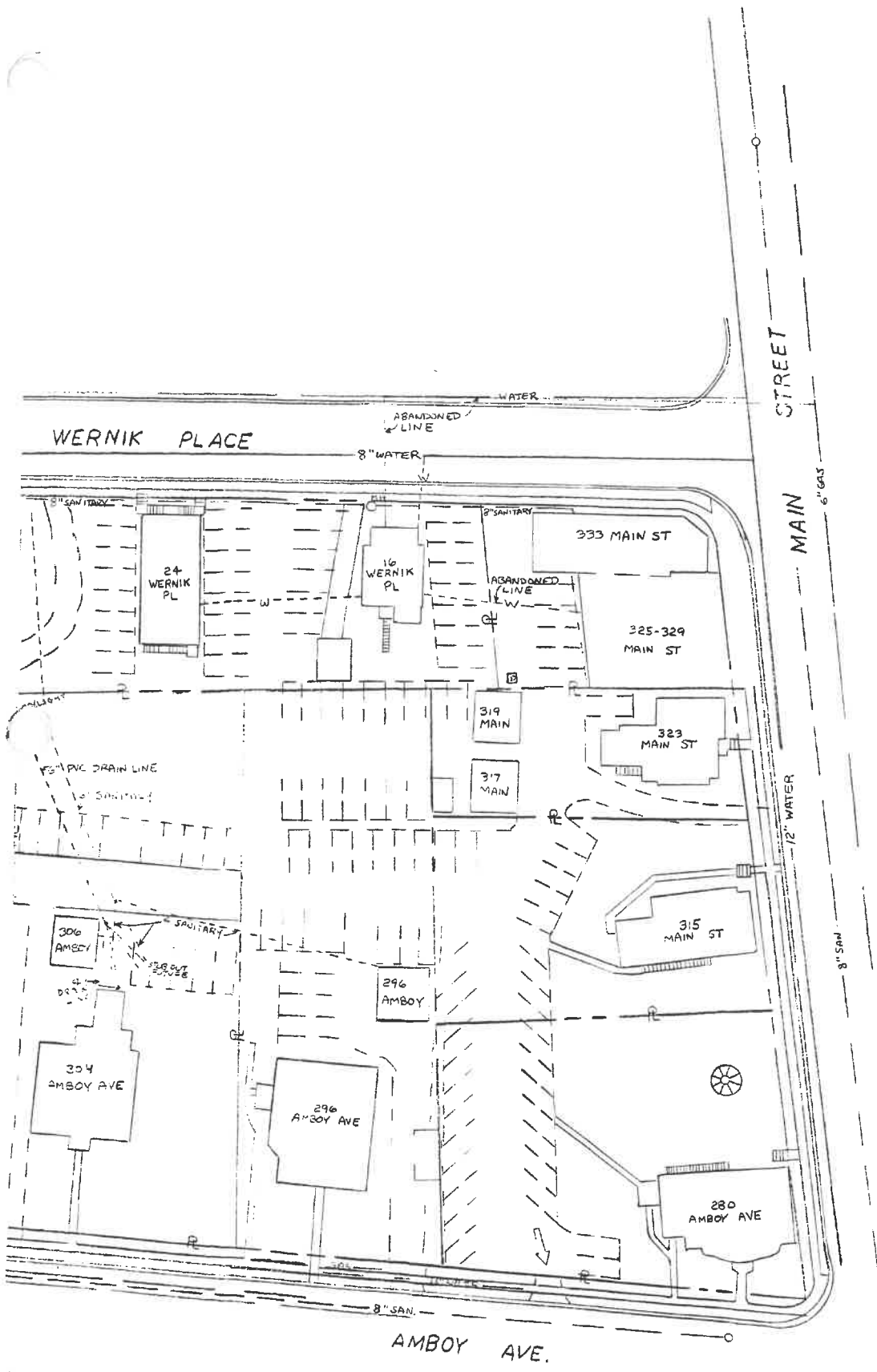
- Application for Development (18 copies for PB / 16 copies for ZBA)
- Accompanying exhibits listed under "Plat Submission" (18 copies for PB / 16 copies for ZBA)
- Narrative of Proposal (18 copies for PB / 16 copies for ZBA)
- Checklist (if applicable) (6 copies)
- Proof of Payment of Taxes and Assessments
- Escrow Agreement to Pay for Services to be Rendered by Borough Professionals
- Application Fee
- Escrow Fee
- W-9 Form
- Copy of Freehold Soil Conservation District Exemption Application Form - *will be submitted separately*
- Application or Disclosure by Corporation or Partnership pursuant to N.J.S.A. 40:55D-48.1 (if applicable) - *Not applicable.*

C. The following shall be submitted to the Board Secretary no later than five (5) days prior to the scheduled hearing date:

- Copy of "Notice of Hearing" Letter sent to all property owners within 200 feet and designated utility companies
- List of Property Owners within 200 feet with certified mail receipts showing postal date stamp attached
- Copy of "Legal Notice" sent to the official newspaper of the Borough of Metuchen
- Affidavit of Publication for Legal Notice (to be provided by the newspaper)
- Affidavit of Proof of Service

D. The following shall be submitted after receipt of the Resolution:

- Affidavit of Publication for Legal Notice of Action Taken by Board (to be provided by the newspaper)
- Affidavit of Compliance
- Zoning Permit Application



DRAWING C-1

WERNIK, MAIN, & AMBOY BLOCK 145

APPLICANT & PROPERTY OWNER
 VICTORIAN RESTORATION RENTALS
 351 MAIN STREET
 METUCHEN, N.J. 08840
 792-548-6400

SCALE: 1" = 30'
 DRAWN BY: M. JESSEN
 APPROVED BY:

DATE: JANUARY 17, 2006
 CHECKED BY: M. JESSEN
Monty A. Jessen P.E.
 N.J.P.E. LICENSE 27180

7525
Dred

VINCENT INDELICATO
and
MARY INDELICATO

TO

ARJESS CORPORATION

95⁰⁰ TAX 903

Dated August 7, 1974

CHARGE RECORD and
RETURN TO:
MUNDY AND MUNDY, ESQS.
495 Main Street
Metuchen, N. J. 08840

RECEIVED & RECORDED
MIDDLESEX COUNTY, N.J.

'74 AUG 9 AM 8:52
BOOK 2862 PAGE 398
BOOK PAGE
FRANK SCHATZMAN
CLERK

BOOK 2862 PAGE 400

555 2 98776 2 555
555 2 98776 2 555

This Deed, made the 7th day of August 1974 ,

Between

VINCENT INDELICATO and MARY INDELICATO, his wife,

residing at 16 Clearwater Way, Toms River
in the Township of Dover in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And

ARJESS CORPORATION, a corporation of New Jersey

with its principal offices at
~~351 Main Street~~ 351 Main Street
in the Borough of Metuchen in the County of
Middlesex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of Ninety-five Thousand
(\$95,000.00) Dollars

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All those tracts or parcels of land and premises, situate, lying and being in the
Borough of Metuchen in the
County of Middlesex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the westerly side line of Main
Street distant 261.63' northwardly from the intersection of said
westerly side line of Main Street and the northerly side line of
Amboy Avenue and running thence; (1) North 5 degrees 16 minutes
30 seconds West along said westerly side line of Main Street 102.00
feet to a point; thence (2) North 88 degrees 49 minutes 30 seconds
West 100.00 feet to a point; thence (3) South 5 degrees 16 minutes
30 seconds East 102.00 feet to a point; Thence (4) South 88 degrees
49 minutes 30 seconds East 100.00 feet to the westerly side line of
Main Street and the point or place of Beginning.

BEING also known as Block 145, Lots 17, 18.02 on the Tax
Map of the Borough of Metuchen.

BEING the same premises conveyed unto Vincent Indelicato and
Mary Indelicato, his wife, by three certain Deeds, one conveyance from
Philip Konvitz and Anne Konvitz, his wife, dated May, 1943, recorded
June 7, 1943 in Book 1238 of Deeds for Middlesex County at Page 295,
and one conveyance from Grace E. Barber, unmarried, dated August 31,
1950, recorded September 22, 1950 in Book 1520 of Deeds for said county
at Page 111, and one conveyance from Frank Indelicato and Rose Indeli-
cato, his wife, dated June 6, 1956, recorded June 7, 1956 in Book 1897
of Deeds for Middlesex County at Page 571.

The foregoing description is in accordance with a survey
made by George J. Terwilliger, Jr., P.E. and L.S., Metuchen, N.J.
dated May 16, 1974.

Said premises are also known as Nos. 325, 327, 329, 331,
333 and 335 Main Street, Metuchen, New Jersey.

Subject to existing tenancies.

COUNTY OF MIDDLESEX	
CONSIDERATION	95,000.00
PROPERTY TRANSFER FEE	95.00
DATE	8-9-74
BY	JBC

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant to and with the Grantees that at the time of the sealing and delivery of these presents, Grantors are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the premises hereby conveyed, with all the buildings thereon and the privileges and appurtenances thereunto belonging; And have good right, full power and absolute authority to grant, sell and convey the same to the Grantees in the manner and form hereof; And that the Grantees shall and may at all times hereafter, peaceably and quietly enter upon and have, hold, use and occupy, possess and enjoy the premises hereby conveyed and every part and parcel thereof, with all the buildings thereon and the privileges and appurtenances thereunto belonging, to and for Grantees' use and benefit without any let, suit, eviction, interruption, claim or demand whatsoever, of the Grantors or of any other persons whomsoever lawfully claiming or to claim the same; And that the said lands and premises are now free and clear, acquitted and discharged of and from all limitations, grants, estates, mortgages, judgments, executions, taxes, assessments, encumbrances and liens of any nature and kind whatsoever, except as herein set forth; And that the Grantors and every person whomsoever, lawfully or equitably deriving any estate, right, title or interest through, from or for the Grantors, in trust or otherwise, in or to the premises described herein, the buildings thereon and the privileges and appurtenances thereunto belonging, shall and will, at all times hereafter upon the reasonable request and at the expense of the Grantees, do or execute or cause to be done or executed, all such further acts, deeds and things for the better, more perfectly and absolutely conveying and assuring the said lands and premises hereby conveyed, as by the Grantees or Grantees' counsel in law, shall be reasonably advised or required. And also, that the Grantors by these presents do and will forever warrant and defend the lands and premises described herein and every part and parcel thereof, with all the buildings thereon and the privileges and appurtenances thereunto belonging, unto the Grantees, against the Grantors and against all persons lawfully claiming or to claim the same.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Vincent Indelicato (L.S.)
Vincent Indelicato

Nicholas H. Mundy
Nicholas H. Mundy
Attorney at Law of New Jersey

Mary Indelicato (L.S.)
Mary Indelicato

State of New Jersey, County of Middlesex } ss.: Be it Remembered,
that on 1974, before me, the subscriber, an Attorney
at Law of New Jersey
personally appeared Vincent Indelicato and Mary Indelicato, his wife,

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 95,000.00.

Prepared by:

Nicholas H. Mundy

Nicholas H. Mundy
Nicholas H. Mundy
Attorney at Law of New Jersey

CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF INCORPORATION
OF
ARJESS CORP.

FILED

AUG 12 1988

JANE BURGIO
Secretary of State

TO: THE SECRETARY OF STATE
STATE OF NEW JERSEY

Pursuant to the provisions of Section 14A:9-2(4) and Section 14A:9-4(3), Corporations, General, of the New Jersey Statutes, the undersigned corporation executes the following Certificate of Amendment to its Certificate of Incorporation:

1. The name of the corporation is ARJESS CORP.

2. The following amendment to the CERTIFICATION OF INCORPORATION was approved by the directors and thereafter adopted by the shareholders of the corporation on the 20th day of June, 1988.

Resolved that the CERTIFICATE OF INCORPORATION be amended to read as follows:

A. The name of the corporation shall be VICTORIAN RESTORATION RENTALS, INC.

B. The address of the corporation is 351 Main Street, Metuchen, Middlesex County, New Jersey.

C. The name and address of the registered agent of the corporation is:

MUNDY AND MUNDY, P.A.
495 MAIN STREET
P.O. BOX 351
METUCHEN, N.J. 08840

3. The number of shares voting for and against such amendment is as follows:

NUMBER OF SHARES VOTING FOR AMENDMENT	NUMBER OF SHARES VOTING AGAINST AMENDMENT
--	--

-1000-

-0-

4. The effective date of this Amendment to the Certificate of Incorporation shall be upon filing date of this Certificate.

Dated this 27th day of July, 1988.

ARJESS CORP.

BY 
Martin D. Jessen, President

Narrative of Proposal

In Support of Classic Tattoo Club, LLC's Request for a Use Variance

Classic Tattoo Club, LLC ("Classic Tattoo Club") is applying for a use variance to operate a tattoo studio at 327 Main Street, Metuchen, New Jersey 08840 ("Property") in Zone B-3, the Office Business District. The Office Business District is generally designated for the following principal uses: 1) retail shops and stores, 2) personal service businesses, 3) physical fitness studios, 4) offices, 5) banks and other financial institutions, 6) eating and drinking establishments, 7) funeral homes and mortuaries, 8) nursery schools and day-care centers, 9) social halls, clubs, lodges and places of public assembly, 10) apartments, 11) Borough-operated public facilities, and 12) affordable senior housing. See Section 110-77(A). Additionally, Zone B-3 allows for any conditional uses permitted in the B-2 Zone, the Neighborhood Business District, which includes dry-cleaning businesses and two-family attached dwellings. See Sections 110—77(C)(1) and 110-76(C)(1)-(2). Thus, tattoo studios are not currently included in the list of permitted principal, accessory, or conditional uses in Zone B-3. Tattoo shops are generally permitted as a conditional use in Zone LI, the Light Industrial District. See Section 110-83(D)(7). Uses in this zone are permitted if they "do not create any hazards or noise, vibrations, smoke, dust, odors, heat, glare and other objectionable influences, which would be offensive to adjoining lands." See Section 110-83(A).

Classic Tattoo Club respectfully submits that its use of the Property in Zone B-3 will not only satisfy the requirements for tattoo shops as set forth above for the Light Industrial District, but furthermore, it will serve the public need in Zone B-3 and be properly related to other land uses in the vicinity. Classic Tattoo Club, which has been in business since 2019, is currently located at 1819 Woodbridge Avenue, Edison, New Jersey 08817. Classic Tattoo Club would be located in the proposed Metuchen Arts District, and as a high-end studio specializing in custom drawn artwork, would fit in well with the character of the neighborhood. Mr. Michael Riveley, the sole managing member of Classic Tattoo Club, will strive to build relationships with surrounding businesses in Metuchen and keep an open line of communication to ensure that everyone is in the best possible position to thrive. Mr. Riveley is a home-owning resident of Metuchen and is committed to being an active part of the community. Classic Tattoo Club would like to share with the Metuchen community its passion for art by adding to the culture of the new arts district. As a high-end studio, the clientele reflects Classic Tattoo Club's values and professionalism. Classic Tattoo Club has an energetic and focused tone at work, with the level of work requiring a high degree of concentration. Classic Tattoo Club has a client base that travels to its Edison location from all over New Jersey and beyond state lines. Additionally, Classic Tattoo Club prides itself on inclusivity

and provides its services to a wide range of people from diverse social, economic, and ethnic backgrounds. Mr. Riveley is looking to bring a dynamic and established business to Metuchen, New Jersey that will help increase the cultural and artistic experience of those visiting, residing, and owning businesses in the vicinity.

Mr. Riveley has been a tattoo artist for eighteen (18) years. He started his apprenticeship at TimelessTat2 in Trenton, New Jersey under Mr. Chris Stumpf. He worked under him for three (3) years until he completed his full apprenticeship. He then worked at Revolver Tattoo in New Brunswick, New Jersey for several years before working at Artisanal Tattoo in Somerville, New Jersey and Immortal Ink in Flemington, New Jersey. After approximately twelve (12) years of working at walk-in-based studios, Mr. Riveley got the opportunity to work under renowned artists Mr. Chris Adamek and Mr. Rich Cahill in their private studios. Mr. Riveley worked closely with these veteran artists and flourished in an appointment-only setting that focused on advanced large-scale tattoos. Thereafter, with Mr. Adamek and Mr. Cahill's support, Mr. Riveley opened his own private studio, Classic Tattoo Club, LLC, in 2019. Mr. Riveley has worked with different tattooing styles and has studied traditional Japanese tattooing (referred to as *irezumi* or *horimono*). Once Mr. Riveley transitioned to working in a more private setting, he focused his energy on his studies of traditional Japanese tattooing, as well as the designs and culture surrounding the artwork. He even had the opportunity to be tattooed in Iwate, Japan by HoriRico. Mr. Riveley currently has two co-workers at the studio who work as independent contractors, Ms. Deanna Ferlanti and Mr. Brent Carpentier. Ms. Ferlanti has been tattooing for seven (7) years and Mr. Carpentier has been tattooing for ten (10) years. They have worked at Classic Tattoo Club for a year and a half, and one year, respectively. They each have their own clientele and like Mr. Riveley, work on an appointment-only basis. Mr. Riveley is aiming to grow his business and add another appointment-based tattoo artist to his team.

The ambiance at Classic Tattoo Club provides for a calm and quiet space with framed art and paintings on the wall and plenty of plants, which makes for a serene setting. Classic Tattoo Club will use the overhead lighting that is currently in place at the Property. Additionally, each artist will use their preferred floor lamp for more direct lighting. Classic Tattoo Club plays an eclectic range of music in the shop to set the creative mood in the studio. However, since it is customary to converse with clients while they are getting tattooed, the music is kept at a low level to provide background sound. Further, Mr. Riveley is hearing-impaired, and as a result, must keep the music below the volume of a conversation so that he can hear customers speak with him. Of note, Classic Tattoo Club has never received a noise complaint in the three (3) years it has been in business in Edison,

New Jersey. Furthermore, Mr. Riveley has maintained an excellent relationship with his landlord in Edison, New Jersey and has always paid his rent on time and taken excellent care of the rental space.

Classic Tattoo Club will have signage outside its studio on Main Street using the dimensions and locations that have already been approved by the Borough of Metuchen through its landlord, Victorian Office Rentals, Inc. Additionally, local artisan, Mr. Rich Ryz, will hand paint the business's name in gold leaf lettering on the window facing Main Street. Classic Tattoo Club has already employed Mr. Ryz's services for this purpose at its current location in Edison, New Jersey and can provide examples of the work upon request.

Classic Tattoo Club is an appointment-only business, and as such, does not accept walk-in appointments. Although walk-in tattooing is commonly associated with the tattoo industry, Classic Tattoo Club is an example of how tattooing can also be done successfully in a more private and appointment-based studio. Since Classic Tattoo Club is appointment-only, the number of clients does not differ much between weekdays and weekends. All clients are booked ahead of time so the flow of traffic in the shop is controlled. On average, Classic Tattoo Club books two clients per day per artist, which are typically noon and evening appointments. The length of the sessions varies per tattoo; it could be as short as half an hour for a small tattoo or up to four (4) hours for a larger tattoo. Each tattoo artist uses their preferred tattoo machines, which are all custom-made by professional builders. All tattoos are done using a consultative approach and are custom-designed and drawn according to each customer's requests.

Classic Tattoo Club is in good standing with the New Jersey Department of Health and keeps up to date with the current trends in tattooing. As such, Classic Tattoo Club operates as an all-disposable business. The needles are disposed of through the national medical waste company, Stericycle. Additionally, each artist completes the annual Bloodborne Pathogens Training as required by the New Jersey Department of Health. Further, even though New Jersey law allows individuals under eighteen (18) years of age to be tattooed with parental consent, Classic Tattoo Club's business policy is to only work with clientele who are eighteen (18) years or older.

Classic Tattoo's use of the Property will not be contrary to the character or performance standards established for the district in which it is to be located. In October 2018, a \$3.5 million grant from the Middlesex County Cultural and Arts Trust Fund was allocated to help create the Metuchen Arts District. Borough of Metuchen, <http://www.metuchennj.org/metnj/GOVERNMENT/Mayor/> (last visited June 2, 2022). Mayor of Metuchen, Mr. Jonathan Busch, "has emphasized

the importance of continuing to maintain a vibrant arts community in the Borough and in August 2018, announced plans to ensure that the Forum Theatre on Main Street remains a theatre." *Id.* The plan to create the Metuchen Arts District is going forward, as Webb Management has been selected to provide art consultancy services. Sarah Salvadore, *Metuchen: Borough Hires Webb Management For Arts District Project*, PATCH, (June 2, 2022, 4:30 PM), <https://patch.com/new-jersey/edison-metuchen/metuchen-borough-hires-webb-management-arts-district-project>. Thus, Classic Tattoo Club would like to add to the overall cultural experience of the town by bringing a modern vision of what tattooing, and a tattoo studio can be. The studio will be a place focused on the art, where all are welcome in a safe and clean environment to express their individuality, which is very much aligned with the goals of the proposed Metuchen Arts District.