



# 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)

21-1299 E	Yonah Biers Ariel	3-30-21	5-24-21
Application Number	Applicant Name	Date Received	Date Deemed Complete

### 1. Application

#### A. Location

Street Address 14 Tulsa Ave

Block 208 Lot 134 + 135 Zone R-2

Situated on the corner of Tulsa + Howell St.

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)

The variance request is for a front setback violation on the Howell St. side.

#### 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)

n/a

**2. Applicant Information**

**A. Applicant**

Michelle Klores +  
Yonah Biers-Ariel  
First Name \_\_\_\_\_ Phone \_\_\_\_\_  
Last Name " \_\_\_\_\_ Phone " \_\_\_\_\_  
Street Address 14 Tulsa Ave \_\_\_\_\_ Fax \_\_\_\_\_  
City / State Metuchen NJ Zip 08840 \_\_\_\_\_ Email \_\_\_\_\_

**B. Applicant is a/an:**

Individual  Partnership  Corporation  Other Architect

**C. Applicant's Relationship to Owner:**

Owner  Lessee  Purchaser Under Contract  Other Architect

**D. Owner** (if other than Applicant; requires Owner's Consent on Page 6)

Yonah/Biers Ariel  
First Name \_\_\_\_\_ Phone \_\_\_\_\_  
Last Name " \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address 14 Tulsa 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 \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**B. Engineer**

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

**C. Architect**

Timothy P. Klesse, AIA, ASID  
Name \_\_\_\_\_ Phone 973.379.6602  
Street Address 38 Chatham Rd \_\_\_\_\_ Fax \_\_\_\_\_  
City / State Short Hills NJ Zip 07078 \_\_\_\_\_ Email tim@klesse.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

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

same

**C. Building Data**

Existing :	Floor Area:	1,439	Height in Stories & Feet:	20' (1)
Addition:	Floor Area:	1,118	Height in Stories & Feet:	26' (2)
New Bldg:	Floor Area:	N/A	Height in Stories & Feet:	—
Total Floor Area:				

**D. Subdivision Data**

Area:	Entire Tract:	<del>_____</del>	Portion being subdivided:	_____
No. of Lots:	Present	<del>_____</del>	Proposed:	_____
No. of Units:	Demolished:	<del>_____</del>	Proposed:	_____
Purpose:		_____		

**E. Non-Residential Use Data**

	Present	Proposed
Total Floor Area of Building:	<del>_____</del>	_____
Floor Area to be Occupied:	<del>_____</del>	_____
Off-Street Parking:	<del>_____</del>	_____
Number of Employees:	<del>_____</del>	_____
Days & Hours of Operation:	<del>_____</del>	_____
Machinery / Equipment Used:	<del>_____</del>	_____
Description of Operation(s):	<del>_____</del>	_____
	<del>_____</del>	_____
	<del>_____</del>	_____
	<del>_____</del>	_____

**5. Request for Bulk Variance**

**A. Bulk Regulations**

	District Requirements	Present	Proposed	Variance
Min. Lot Area	7,500	5,000	same	<input type="checkbox"/>
Min. Lot Width	62.5	50	same	<input type="checkbox"/>
Min. Lot Depth (Average)	100	100	same	<input type="checkbox"/>
Min. Front Yard Setback	25/25	21.5/13.8	13.8	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left) <sup>corner</sup> (1 side)	8	8.1	same	<input type="checkbox"/>
Min. Side Yard Setback (Right)	-	-	-	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	N/A	N/A	N/A	<input type="checkbox"/>
Min. Rear Yard Setback	25	26	36	<input type="checkbox"/>
Max. Building Coverage	1,500	1,439	same	<input type="checkbox"/>
Max. Impervious Coverage	2,500	1,766	same	<input type="checkbox"/>
Max. Height	35'/35	20'/15	26'/29	<input type="checkbox"/>

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

The site is a corner lot + therefore the yard setbacks are too restrictive.

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

The location of the existing building on the corner lot.

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

We need additional space and might be forced to look for another home which we do not want to do.

**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 2 story building is in better character to the neighborhood as well as the fact that the final building is only 26'/29 high. The ordinance would allow for a 35'/35 structure.

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

N/A

**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 Timothy Klesse AIA, ASID Phone \_\_\_\_\_  
Last Name Klesse Architects Phone \_\_\_\_\_  
Street Address 38 Chatham Rd Fax \_\_\_\_\_  
City / State Short Hills, NJ 07078 Email sharon@klesse.com  
Zip 973. 379. 6602

**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 Timothy P Klesse, AIA, ASID Date 3.21.21  
Signature X [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 Yonah Brers-Ariely Date 3.21.21  
Signature X [Signature]

Telephone & Fax Number: \_\_\_\_\_



February 12, 2021

Reference: **Biers – Ariel/Flores Residence**  
 14 Tulsa Ave  
 Metuchen, NJ  
 Project # 21006

**Area Calculations For Proposed Residence**

**Zone R-2**

Item	Required	Existing	Proposed	Status
Lot Area	7,500 sf	5,000 sf	Same	Ok Enc
Lot Width at set back	62.5'	50'	Same	Ok Enc
Lot Depth	100'	100'	Same	Ok
Front Setback – Tulsa Ave	25'	21.5'	29'	Enc
Front Setback - Howell St	25'	13.8'	13.8'	Enc Var
Side Setback	8'	8.1'	8.1'	Ok
Side Combined	18'	34.1'	44.1'	Ok
Rear Setback	25'	26'	36'	Ok
Building Coverage	30%	28%	Same	Ok
	1,500 sf	1,439 sf	Same	Ok
Building Height*	35'/3 s	20'/1s	26'/2s	Ok
Max Impervious Coverage	50%	35%	Same	Ok
	2,500 sf	1,766 sf	Same	Ok

TIMOTHY P. KLESSE, AIA, ASID  
 PRINCIPAL

ROBERT W. FORBES, AIA, LEED AP  
 ASSOCIATE PRINCIPAL

Patricia Kaulfers  
 732-632-8514  
 Pkaulfers@metuchen.com



Owner: Kreves-Driehl / Kuooves

Address: 14 Tulosa Ave

Lot Area: 5,000 sq ft

EXISTING AREAS: *copy*

Existing Building Coverage: 210 + 768 + 350 + 105 = 1439 = 28%

Existing Impervious Coverage: 155 + 50 + 40 + 24 + 58 = 327

Existing Lot Coverage: 1439 + 327 = 1766 = 35%

Existing Floor Area:  
 First Floor: \_\_\_\_\_  
 Second Floor: \_\_\_\_\_  
 Third Floor: \_\_\_\_\_  
 Total \_\_\_\_\_ = \_\_\_\_\_ = \_\_\_\_\_ %

PROPOSED AREAS:

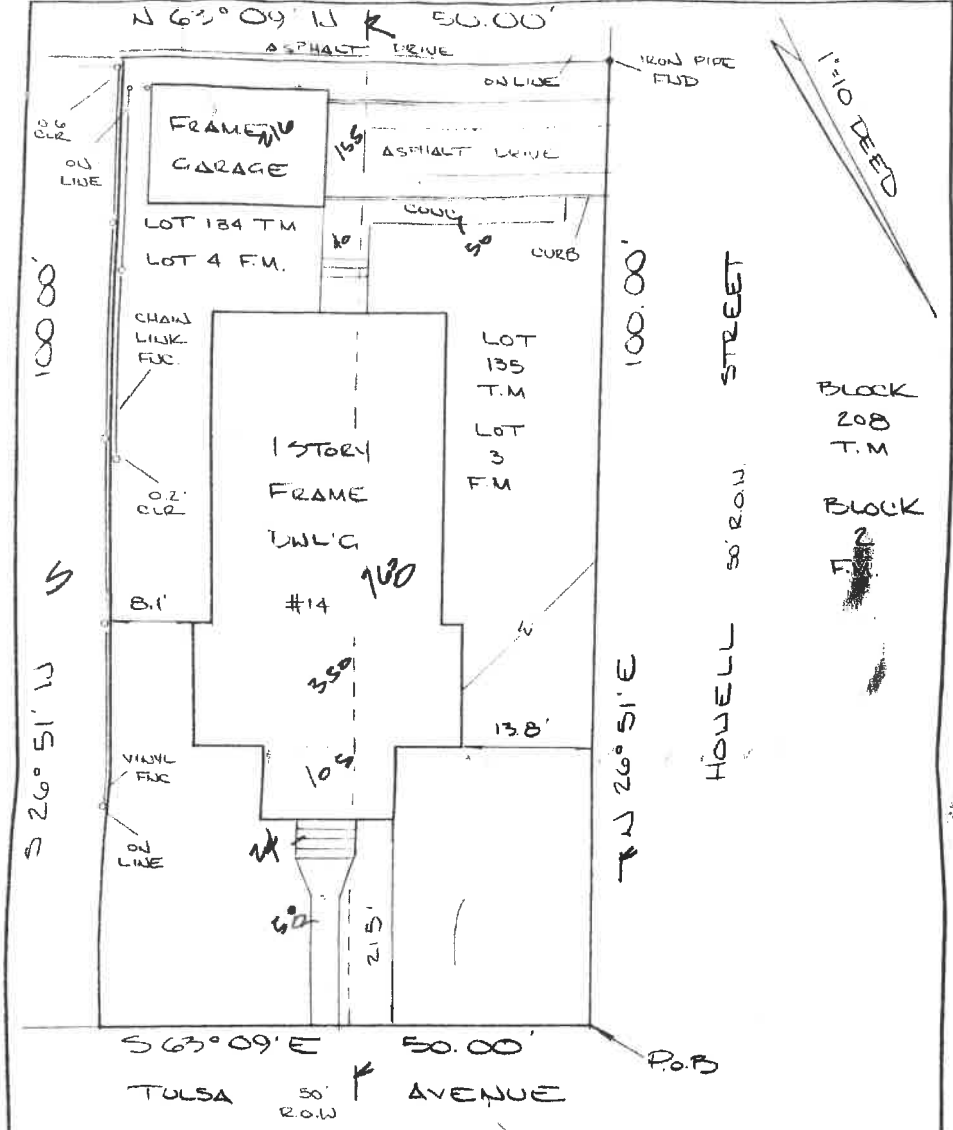
Proposed Building Coverage: same = 1439 = 28%

Proposed Impervious Coverage: same = 327

Proposed Lot Coverage: same = 1766 = 35%

Proposed Floor Area:  
 First Floor: \_\_\_\_\_  
 Second Floor: \_\_\_\_\_  
 Third Floor: \_\_\_\_\_  
 Total \_\_\_\_\_ = \_\_\_\_\_ = \_\_\_\_\_ %





**REFERENCES:**

"SUBDIVISION OF PROPERTY BELONGING TO MRS. JAMES FOUNTAIN SITUATE IN METUCHEN", FILED 3/16/1921, MAP NO. 959, FILE NO. 564; DEED BOOK 3662, PAGE 912; BOROUGH OF METUCHEN TAX MAP SHEET NO. 71

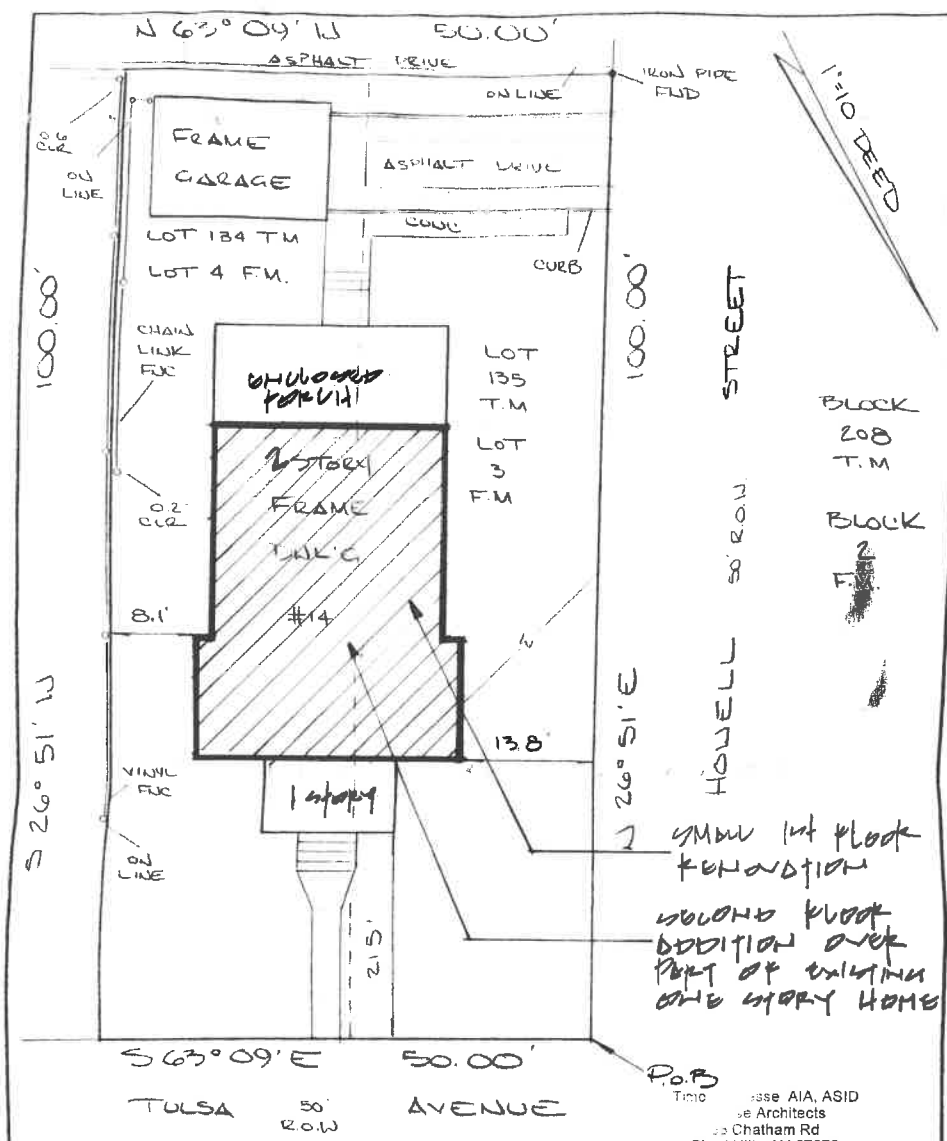
*EXISTING*  
 A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14c (C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

	<b>BRUNSWICK WEST, INC.</b> <small>LICENSED LAND SURVEYORS          219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08822-1783          PHONE (908) 284-0888 FAX (908) 284-2818</small>	I HEREBY CERTIFY THIS SURVEY TO: YONAH BIERS-ARIEL AND MICHELLE FLORES: LAW OFFICE OF JOHN V. IACONA, LLC JOHN V. IACONA, ESQUIRE: ELITE TEAM TITLE, LLC: FIDELITY NATIONAL TITLE INSURANCE COMPANY; QUICKEN LOANS, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR  
	<b>PLAN OF SURVEY</b> YONAH BIERS-ARIEL AND MICHELLE FLORES BOROUGH OF METUCHEN MIDDLESEX COUNTY, NEW JERSEY BLOCK 208, LOTS 134 & 135  <small>C.A. #246A2B022700</small>	
	<small>Drawn by: JH Job No: 20,264Z Date: 10/13/2020</small> <small>Checked by: HP Drawing No: HP Scale: 1" = 20'</small>	

TITLE #926-157688

**RICHARD B. ZINN**  
 N.J.L.S. 34888

*1" = 20'*



SMALL 1st FLOOR RENOVATION  
 2ND FLOOR ADDITION OVER PART OF EXISTING ONE STORY HOME

P.O.B  
 Title Insurance AIA, ASID  
 Architects  
 30 Chatham Rd  
 Short Hills, NJ 07078

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*Proposed site*

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	<small>Drawn by: JH Job No: 20.2642 Date: 10/13/2020</small> <small>Checked by: HP Drafting: HP Score: 10</small>	

**RICHARD S. ZINN**  
 N.J.L.S. 34888

TITLE #926-157688

*1"=20'*