



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)

| | | | |
|--------------------|-----------------|---------------|----------------------|
| 211312 E | Rathke, Annette | 11/22/21 | 2-9-22 |
| Application Number | Applicant Name | Date Received | Date Deemed Complete |

1. Application

A. Location

Street Address 57 Kempson Place
 Block 186 Lot 17 Zone R-2
 Situated on East side of Kempson Place
 distant 200 ft. feet from Woodbridge Avenue

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 Attachment 1: Side Yard Setback (Left) of 6.56' where 8.00' is required & Combined Side Yard Setback of 9.25' where 18.00' is required. The existing 1st floor has an existing non-conforming Side Yard Setback (Left) of 6.56' where 8.00' is required, an existing Side Yard Setback (Right) of 2.69' where 8.00' is required, a Combined Side Yard Setback of 9.25' where 18.00' is required, an existing Front Yard Setback of 17.60' where 25.00' is required, existing lot area of 5,000 SF where 7,500 SF is required, and an existing lot width of 50.00' where 62.50' is required.

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

None known.

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

Architectural Drawings prepared by JCB Architectural dated 10/11/2021
 Plan of Survey prepared by Richard S. Zinn dated 3/7/2013

2. Applicant Information

A. Applicant

First Name Kathleen / orin Phone _____
Last Name Puniello Phone _____
Street Address 57 Kempson Place Fax _____
City / State Metuchen N.J. Zip 08840 Email K.m.thielman@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 Same as applicant 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 Michelle Lamar Phone _____
Street Address 83 Grayson Avenue Fax _____
City / State Hamilton NJ Zip 05619 Email _____

B. Engineer

Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

C. Architect

Name Jonathan Baczewski, RA Phone 908-271-8646
Street Address 21 Vones Lane Fax _____
City / State Raritan, NJ Zip 08869 Email jcb@jcbarch.com

D. Other Professional Consultants

Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

4. Plat / Plan Data

A. Present Use of Land / Structure

Detached Single Family Residential

B. Proposed Use of Land / Structure

Detached Single Family Residential

C. Building Data

| | | | | |
|-------------------|-------------|--------------------|---------------------------|------------------------------|
| Existing : | Floor Area: | <u>1,496.48 SF</u> | Height in Stories & Feet: | <u>1-1/2 Stories, 21.25'</u> |
| Addition: | Floor Area: | <u>739.33 SF</u> | Height in Stories & Feet: | <u>2-1/2 Stories, 31.19'</u> |
| New Bldg: | Floor Area: | _____ | Height in Stories & Feet: | _____ |
| 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 | 7,500 SF | 5,000 SF | 5,000 SF | <input checked="" type="checkbox"/> |
| Min. Lot Width | 62.50' | 50.00' | 50.00' | <input checked="" type="checkbox"/> |
| Min. Lot Depth (Average) | 100.00' | 100.00' | 100.00' | <input type="checkbox"/> |
| Min. Front Yard Setback | 25.00' | 17.60' | 17.60' | <input type="checkbox"/> |
| Min. Side Yard Setback (Left) | 8.00' | 6.56' | 6.56' | <input checked="" type="checkbox"/> |
| Min. Side Yard Setback (Right) | 8.00' | 2.69' | 2.69' | <input type="checkbox"/> |
| Min. Side Yard Setback (Combined) | 18.00' | 9.25' | 9.25' | <input checked="" type="checkbox"/> |
| Min. Rear Yard Setback | 25.00' | 42.46' | 38.78' | <input type="checkbox"/> |
| Max. Building Coverage | 30% | 21.25% | 31.19% | <input type="checkbox"/> |
| Max. Impervious Coverage | 50% | 37.97% | 44.02% | <input type="checkbox"/> |
| Max. Height | 35' | 21.25' | 31.19' | <input type="checkbox"/> |

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

Existing lot has a non-conforming lot width of 50.00' where 62.50' is required.

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

The proposed 2nd floor addition is expanding a non-conforming structure that is situated on the site with a left side yard setback of 6.56' where 8.00' is required.

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

Lot is under sized & all adjoining lots are developed. We will be maintaining existing 6.56 ft side yard which is only 1.44 ft less than required. It will allow us to modernize 1950s home.

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.

We will be maintaining existing character of the home - it will fit with style & size of homes in the neighborhood. Building height & all other conditions re. yards will be either conforming to R-2 standards or will not be exacerbated. It will also bring the home up to all current building codes & result in more energy efficient home.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

Not applicable

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.

7. Correspondence

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

First Name Please contact Phone _____
Last Name applicant Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

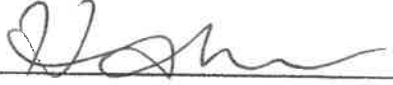
8. Verification and Authorization

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 Kathleen Puniello Date 11/13/21
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 _____

Signature _____

Telephone & Fax Number: _____