



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 145 Plainfield Ave.

Block 2 Lot 1 Zone R-1

Situated on West side of Plainfield Ave.

distant 298.59 feet from Van Buren 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 Exceptions- Waivers

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

Conditional Use variance from Section 110-87.A(10) to permit temporary lights on athletic field.

Design Exception from Section 110-157.C illumination level exceeds 0.9 footcandles

Relief from condition of prior 2014 Resolution - to allow use of the athletic field by third parties

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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

Addition to existing high school building approved March 15, 2001. Zoning Board Resolution adopted on October 9, 2014 under Application No.: 14-1032 approval of a conditional use variance, bulk variances, waivers/exceptions and preliminary and final site approval for various improvements to athletic field.

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

Proposed Temporary Field Lighting plans prepared by Richard Adelson, PE, PP, CME of Frank H. Lehr Associates, Narrative of Proposal, Zoning Permit Application, photographs, Major Site Plan Checklist, Green Development Checklist, summary of requested waiver of submission requirements

2. Applicant Information

A. Applicant

First Name Saint Joseph High School Phone 732-549-7600
Last Name _____ Phone _____
Street Address 145 Plainfield Ave. Fax 732-549-0282
City / State Metuchen, NJ Zip 08840 Email _____

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 Brothers of the Sacred Heart Phone 732-549-7600
Last Name _____ Phone _____
Street Address 145 Plainfield Ave. Fax 732-549-0282
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 Karl P. Kemm, Esq. McManimon, Scotland & Baumann, LLC Phone 973-622-5166
Street Address 75 Livingston Avenue, 2nd Floor Fax 973-622-3941
City / State Roseland, NJ Zip 07068 Email kkemm@msbnj.com

B. Engineer

Name Frank H. Lehr Associates
Richard Adelsohn, PE, PP, CME Phone (973) 673-2520
Street Address 101 South Harrison Street Fax (973) 673-6623
City / State East Orange, NJ Zip 07018 Email rick@fhlehr.com

C. Architect

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

D. Other Professional Consultants

Name Allison Coffin, PP, AICP, James W. Higgins Associates Phone (732) 493-3065
Street Address 14 Tilton Drive Fax _____
City / State Ocean, New Jersey Zip 07712 Email alli.coffin@gmail.com

4. Plat / Plan Data

A. Present Use of Land / Structure

Parochial High School with accessory buildings, athletic fields, track, scoreboard, signs, bleachers, Brother's Residence, accessory structure and public address system.

B. Proposed Use of Land / Structure

Same with use of temporary lights on the athletic field for six (6) night athletic events per school year, anticipated for football, lacrosse and soccer games, and, to allow use of the athletic field by third parties.

C. Building Data

Existing :	Floor Area:	<u>101,500</u>	Height in Stories & Feet:	<u>2 1/2 stories - 73'</u>
Addition:	Floor Area:	<u>N/A</u>	Height in Stories & Feet:	<u>N/A</u>
New Bldg:	Floor Area:	<u>N/A</u>	Height in Stories & Feet:	<u>N/A</u>
Total Floor Area:		<u>102,605</u>		

D. Subdivision Data

Area:	Entire Tract:	<u>N/A</u>	Portion being subdivided:	<u></u>
No. of Lots:	Present	<u></u>	Proposed:	<u></u>
No. of Units:	Demolished:	<u></u>	Proposed:	<u></u>
Purpose: <u></u>				

E. Non-Residential Use Data

	Present	Proposed
Total Floor Area of Building:	<u>102,605</u>	<u>102,605</u>
Floor Area to be Occupied:	<u>102,605</u>	<u>102,605</u>
Off-Street Parking:	<u>384</u>	<u>384</u>
Number of Employees:	<u>105 Full and Part time</u>	<u>105 Full and Part time</u>
Days & Hours of Operation:	<u>M-F 7 a.m. - 6 p.m. Sat 8 a.m. - 5 p.m. Sun. occasional use 8 a.m. - 5 p.m.</u>	<u>same as present Temporary Lights on the athletic field to be used for limited night games not to exceed 6 nights per year</u>
Machinery / Equipment Used:	<u>Temporary Lights</u>	<u></u>
Description of Operation(s):	<u>Parochial High School with accessory buildings, athletic fields, track, bleachers; Brothers' Residence, accessory structures, public address system</u>	<u>Same with temporary lights, and to allow use of the athletic field by third parties</u>

5. Request for Bulk Variance

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	60,000 SF	60.98 Acres	60.98 Acres	<input type="checkbox"/>
Min. Lot Width	75 FT	1248 +/- FT	1248 +/- FT	<input type="checkbox"/>
Min. Lot Depth (Average)	100 FT	2388 +/- FT	2388 +/- FT	<input type="checkbox"/>
Min. Front Yard Setback	25 FT	147.9 +/- FT	147.9 +/- FT	<input type="checkbox"/>
Min. Side Yard Setback (Left)	15 FT	301 +/-	301 +/-	<input type="checkbox"/>
Min. Side Yard Setback (Right)	15 FT	92.4 +/-	92.4 +/-	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	30 FT	393.4 +/- FT	393.4 +/- FT	<input type="checkbox"/>
Min. Rear Yard Setback	25 FT	1972 +/- FT	1972 +/- FT	<input type="checkbox"/>
Max. Building Coverage	50%	3.36%	3.36%	<input type="checkbox"/>
Max. Impervious Coverage	50%	19.90%	19.90%	<input type="checkbox"/>
Max. Height	35 FT 3 story	<35 FT/3 story	<35 FT/3 story	<input type="checkbox"/>

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

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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 proposed uses are permitted by Ordinance and consistent with the Zone Plan.

The uses are inherently beneficial. The use of the temporary lights on the athletic field will be limited to six (6) night athletic events per school year, anticipated for football, lacrosse and soccer games.

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

Applicant requests a conditional use variance from Section 110-87.A(10) to allow the use of the temporary lights on the athletic field for six (6) night athletic events per school year, anticipated for football, lacrosse and soccer games, a Bulk variance from Section 110-157(C) as the light illumination level exceeds 0.9 footcandles, and relief from condition of prior Resolution - to allow use of the athletic field by third parties.

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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

Public interest will be served by state of the art facilities to serve the existing inherently beneficial Parochial High School use.

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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 proposed temporary lights will be on the existing athletic field which have been in existence for over 40 years. Significant front yard setback to remain with no substantial detriment to the public good, the zone plan or the master plan.

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

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.

Professional Planning testimony to be provided at public hearing, and see attached Narrative of Proposal.

7. Correspondence

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

First Name	Karl P.	Phone	973-622-5166
Last Name	Kemm, Esq.	Phone	McManimon, Scotland & Baumann, LLC
Street Address	75 Livingston Ave., 2nd Floor.	Fax	973-622-3941
City / State	Roseland, NJ	Zip	07068
		Email	kkemm@msbnj.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.

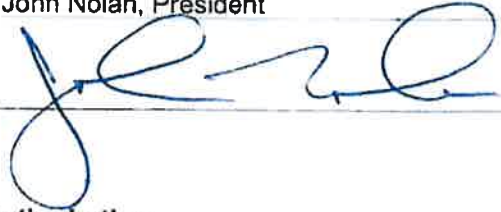
A. Applicant's Verification

I HEREBY CERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE.

Name John Nolan, President

Date 8/28/23

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 Brother Ronald Hingle

Date 8/28/23

Signature



Telephone & Fax Number: 732-549-7600

Fax 732-549-0282