

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 20 CHARLES STREET
 Block 211 Lot 40 Zone R-2
 Situated on South side of Charles Street
 distant 237.83' feet from Main Street

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)

Pursuant to § 110-64 the following relief is sought - min lot width (62.50' required; 30' existing + proposed) min lot area (7,500 sf required; 3,431 sf existing + proposed) min front yard setback (25' required; 14.7' existing + proposed) min combined side yard setback (18' required; 11.3' existing + proposed) max lot coverage (50% required; 63% existing + proposed) and max bldg coverage (30% required; 34% existing + proposed)

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

NONE

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

site plan - mdm architecture; survey - Leo Kalich, PLS 2/21/23; zoning permit application, zoning denial letter + photographs

(CS) * Variance relief also being sought pursuant to § 110-110 for the proposed porch to project more than 8' into front yard setback.

2. Applicant Information

A. Applicant

First Name Eric Phone (914) 584-7384
Last Name Edwers Phone _____
Street Address 20 Charles Street Fax _____
City / State Metuchen, NJ Zip 08840 Email eedwers@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 Collie Phone (914) 646-3211
Last Name Edwers Phone _____
Street Address 72 Vernon Avenue Fax _____
City / State Mt Vernon Zip NY Email bishopc.edwers@aol.com

3. Applicant's Experts

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

Name Lawrence B. Sachs, Esq. Phone (732) 613-1441
Street Address 86 Aver Court Fax (732) 613-4747
City / State E. Brunswick, NJ Zip 08811 Email Larry@sachs.law.nj.com

B. Engineer

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

C. Architect

Name MOM Architecture Phone (973) 520-4131
Street Address 955 Hermann Rd. Fax _____
City / State No. Brunswick, NJ Zip 08902 Email _____

D. Other Professional Consultants

Name Leo Kalick - PLS (owner) Phone _____
Street Address 20 Middlesex Road Fax _____
City / State Metuchen, NJ Zip 07747 Email _____

4. Plat / Plan Data

A. Present Use of Land / Structure

single family residential. Existing home has 3 bedrooms and 1 1/2 baths.

B. Proposed Use of Land / Structure

single family residential. Addition to second floor and new covered front porch. Proposed dwelling will have 3 bedrooms, 2 1/2 baths

C. Building Data

Existing :	Floor Area:	2010 sf	Height in Stories & Feet:	24.2
Addition:	Floor Area:	741 sf	Height in Stories & Feet:	7.4'
New Bldg:	Floor Area:	2751 sf	Height in Stories & Feet:	31.6'
Total Floor Area:		2751 sf		

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	3,431 sf	3,431 sf	<input checked="" type="checkbox"/>
Min. Lot Width	62.50'	30'	30'	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100'	114.84'	114.84'	<input type="checkbox"/>
Min. Front Yard Setback	25'	14.7'	14.7'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	8'	2-5'	2-5'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	8'	8.8'	8.8'	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	18'	11.3'	11.3'	<input checked="" type="checkbox"/>
Min. Rear Yard Setback	25'	53.3'	53.3'	<input type="checkbox"/>
Max. Building Coverage	30%	34%	34%	<input checked="" type="checkbox"/>
Max. Impervious Coverage	50%	63%	63%	<input checked="" type="checkbox"/>
Max. Height	35'	24.2'	31.6'	<input type="checkbox"/>

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

Proposed additions are not expanding the bldg footprint.
 Applicant is adding a front covered porch & 2^o floor addition. No contiguous land available to abate variances

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

All variance relief being sought are for pre-existing non conformities

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

Variance relief for pre-existing non-conformities is trapped due to expansion of dwelling with new living space which does not increase footprint of existing 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.

Proposed addition to add covered porch & 2^o floor will be compatible with other residential dwellings in the surrounding area & will pose no detriment to public good, Master Plan & Zoning Ordinance

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.

7. Correspondence

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

First Name Lawrence Phone (230) 613-1441
Last Name Sachs, Esq. Phone _____
Street Address 86 Aver Court Fax (230) 613-4747
City / State E. BRANCH, NC Zip 08816 Email Larry@sachslawaj.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.

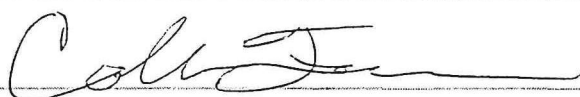
Name Eric Edwers Date 8/7/23

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 Collie N. Edwers Date 8/7/23

Signature 

Telephone & Fax Number: (914) 646-3211 (T) No fax