



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	BOROUGH OF METUCHEN	Date Received	5-1-2023
		Date Deemed Complete	5-1-2023

1. Application

A. Location

Street Address 442 Main Street, Metuchen, NJ 08840

Block 118 Lot 29.01 Zone B-1

Situated on East side of Main Street

distant 130 feet from Highland 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

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

Section 110-64 for Rear Yard Setback for Proposed Lot 29.03.

Section 110-64 for Impervious Coverage for Proposed Lot 29.03.

Section 110-64 for (Minimum) Height for Proposed Lots 29.02 & 29.03.

Section 110-45 for Partial Waiver of Submission Requirements for Minor Subdivision.

Section 110-55.2 for Full Waiver for Green Development Checklist

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

ZBA Resolution 98-419 dated 7/9/1998 and PB Resolution 01-527 dated 3/3/2021

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

Minor subdivision plan prepared by Colliers Engineering, Narrative of Proposal, Photos, Minor Subdivision Checklist, Green Development Checklist, List of Waiver of Submission Requirements

2. Applicant Information

A. Applicant

First Name Borough of Metuchen Phone 732 632 8119
Last Name _____ Phone _____
Street Address 500 Main Street Fax _____
City / State Metuchen, NJ Zip 08840 Email jmuldoon@metuchen.com

B. Applicant is a/an:

Individual Partnership Corporation (Municipal) 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 Metuchen Savings & Loan Association Phone 973 216 0315
Last Name _____ Phone _____
Street Address 429 Main Street Fax _____
City / State Metuchen, NJ Zip _____ Email jvaccaro@manasquan.bank

3. Applicant's Experts

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

Name Denis Murphy Phone 973 216 0315
Street Address 629 Parsippany Road Fax _____
City / State Parsippany, NJ Zip 07054 Email dmurphy@weiner.law

B. Engineer

Name Thomas Herits – Colliers Engineering Phone 877 627 3773
Street Address 101 Crawfords Corner Road Fax _____
City / State Holmdel, NJ Zip 07733 Email therits@collierseng.com

C. Architect

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

D. Other Professional Consultants

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

5. Request for Bulk Variance

29.02
29.03

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance	
Min. Lot Area	4,000 SF	23,116 SF	18,089 SF 5,026 SF	<input type="checkbox"/>	
Min. Lot Width	40'	106.13'	55.63' 50.50'	<input type="checkbox"/>	
Min. Lot Depth (Average)	100'	100+'	100+' 100+'	<input type="checkbox"/>	
Min. Front Yard Setback	10' / Prevailing	0'	0' 0'	<input type="checkbox"/>	
Min. Side Yard Setback (Left)	0'	8.5'	0' 8.5'	<input type="checkbox"/>	
Min. Side Yard Setback (Right)	0'	0'	0' 0'	<input type="checkbox"/>	
Min. Side Yard Setback (Combined)	0'	8.5'	0' 8.5'	<input type="checkbox"/>	
Min. Rear Yard Setback	10'	52'	52' 0'	X <table border="1"><tr><td>29.03</td></tr></table>	29.03
29.03					
Max. Building Coverage	70%	16%	20% 0%	<input type="checkbox"/>	
Max. Impervious Coverage	90%	80%	75% 99%	X <table border="1"><tr><td>29.03</td></tr></table>	29.03
29.03					
Max. Height	3 stories* & 35' *Min. 2 stories	1 story & 16'	1 story & 16' 1 story & 16'	X <table border="1"><tr><td>Both</td></tr></table>	Both
Both					

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

To be provided at the hearing.

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

To be provided at the hearing.

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

To be provided at the hearing.

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.

To be provided at the hearing.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

N/A

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

N/A

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

N/A

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.

N/A

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.

N/A

7. Correspondence

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

First Name Jay Phone 732 632 8119
Last Name Muldoon Phone _____
Street Address 500 Main Street Fax _____
City / State Metuchen, NJ Zip 08840 Email jmuldoon@metuchen.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 Jay Muldoon Date 4/21/2023

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 James Vaccaro Date 4/20/23

Signature 

Telephone & Fax Number: _____