

Narrative "Nature and extent of development"

SAA 5/20/22
Revised 10/28/22
Revised 03/28/23

100 Prospect Street New Warehouse / Site Improvements Metuchen NJ **He's Equity LLC Lots 51.01 & 51.02**

100 Prospect St. Metuchen NJ 08840

He's Equity LLC (a family business) recently purchased the existing Warehouse structure at 100 Prospect Street in Metuchen .

The existing building consists of 10,000 sf (c.1960) and is steel frame with masonry exterior walls. The structure has had many different tenancies – including electrical equipment and cable communications equipment service and storage . The current warehouse is currently occupied by BayRidge Electrical Supply – based in Brooklyn NY and is being used for material storage and distribution of large-scale electrical service and switchgear components. This is a satellite facility and has a small staff on site – no office functions and no on-site sales or retail activity occur here. The building had minor improvements made in 2021 -including dock improvements, removal of front storefront windows and some security / communications upgrades. The location for small scale distribution is ideal – nearby NJ Rt. 27, US Rt 287, US Rt 1 NJ Turnpike and GS Parkway.

He's Equity proposes a new 1-story Steel frame and Masonry Warehouse on the rear, undeveloped and unimproved gravel parking lot at the back of the present Warehouse – toward Franco Manufacturing's enormous corporate complex on Prospect St. The new Warehouse will enclose 8400 sf and has no mezzanines, upper levels or basement. The new Warehouse is to be interconnected with the existing structure but has a significant elevation change between the two floors (8.5') and therefore vehicular access is prohibited. Bayridge Electrical will occupy the new warehouse at the onset as business growth allows.

The new Warehouse will be finished with traditional stucco and employ aluminum window systems – both matching the existing facility. The new roof will be EPDM or TPO roofing membrane and will be drained to the rear of the new construction (Parking lot side) Two new wall-mounted fabric awnings will be added on the Prospect St. entry doors.

A NEW depressed loading zone and elevated dock will be created accessed by Prospect St and will conform to required truck traffic and access patterns. This dock can be used for any size delivery vehicle – including segmented tractor-trailers and flatbeds (54') . The EXISTING loading depressed dock on High Street will be eliminated simplifying traffic patterns on High Street which is more residential in nature. Small vans or personal vehicles will also periodically use the existing on-grade OH door at Prospect St. as well.

The New Warehouse will offer only a dispatch office for operations, and new HC Toilet Rooms The building may be fully sprinklered (this is optional – not mandated by Code) . The Warehouse is expected to be staffed by 3 to 5 employees. The Warehouse will operate typically 7 am to 5 pm M-F and possible Saturday 8-12 noon. Deliveries will be based on demand for inventory but are anticipated to be 1 or 2 a day maximum for a warehouse of this size and could be as infrequent as once a week.

New 8 spot parking (HC compliant), EV charging space, intensive landscaping along both High and Prospect Sts , lighting and of course, paving and curbing will complete site improvements which are currently not present. The existing old chain-link fence on Prospect St is deteriorating and will be removed. The existing front stair and entry doors facing High Street will be removed and infilled to match the new development.

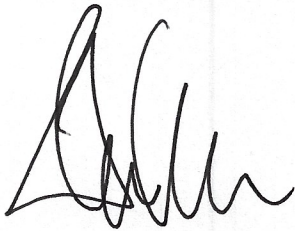
The proposed use does NOT abut directly against any residential properties. There are some residences in the neighborhood, but they are separated from the Warehouse by Prospect Street and High Street. This separation allows the use to conform to the 'conditional use' criteria for the Zone. There are also small businesses such as a Contractors' storage yard intertwined in the locale as well as automobile repair and sales functions.

No exterior storage of materials or undue amounts of waste or recyclables will collect on site. All inventory will be secured inside. No pallets will accumulate outside the building. No vehicles or trucks will be stored there overnight on a continual basis.

The warehouse will not house or distribute any hazardous, corrosive or toxic materials labeled as such by the USEPA or the NJ DEP. The inventoried materials are non-combustible and do not contribute to a fire as fuel. Only the shipping packaging or any pallets are combustible, and these are not of great volume and removed if no longer in use.

The new development will greatly improve the current appearance of the property and synthesize well in the present L-I zone as a compliment to many existing light, non-intensive commercial uses, as well as revitalize an underused facility.

Respectfully Submitted ...

A handwritten signature in black ink, appearing to read 'F. Schmitt', with a stylized, cursive style.

Frederick Schmitt - Principal
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