

**NARRATIVE OF PROPOSAL**

**FOX & FOXX DEVELOPMENT, LLC**

**101 ROSE STREET**

**METUCHEN, NEW JERSEY**

**APPLICATION FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL**

The applicant, Fox & Foxx Development, LLC, proposes to create a three (3) lot subdivision of property located at 101 Rose Street, and designated as Lot 95 in Block 141.01 on Tax Map Sheet Number 46. The property is located in the R-2 residential zone.

The property contains 25,070.9 square feet (0.58 acres) and is currently occupied by a vacant 2-story dwelling, detached garage, the remains of an in-ground swimming pool, two (2) paved driveways, and brick patio and concrete and paver walkways.

The applicant is proposing to remove all existing structures and improvements from the property and to subdivide it into three (3) building lots. The new lots will range in size from 7,620 square feet to 9,342.5 square feet. As such, the lots all exceed the 7,500-square foot minimum required lot area in the R-2 zone. The lots also comply with all other bulk requirements for the R-2 zone, and therefore no variances are requested. The applicant also will comply with all design and landscape requirements for new home construction.

The plans show new sidewalks to be constructed along the entire frontage of Rolfe Place in accordance with the requirements of Sections 110-112 (1) and 110-148 of the Land Development Ordinance. The applicant, however, is requesting that the Board consider, pursuant to Section 110-147 (E), an alternative to construct sidewalks on the Rolfe Place frontage, namely a payment of 75% of the estimated cost of the sidewalks, in lieu of construction the sidewalks. The reason for this request is to preserve significant street trees on Rolfe Place that would be adversely impacted, or would have to be removed entirely, if a sidewalk were to be constructed. This requested alternative is proposed for Rolfe Place only.