



BOROUGH OF METUCHEN

MIDDLESEX COUNTY

Tel. (732) 632-8540 • Fax (732) 632-8100 • 500 Main Street • Metuchen, N.J. 08840

REVISED PER JUNE 11, 2020 DRC MEETING

APPLICATION FOR DEVELOPMENT

Control Information (Office Use Only)

2020-09	101 Rose Street	5-18-20	6-29-20
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 101 ROSE STREET

Block 141.01 Lot 95 Zone R2

Situated on WEST side of ROSE STREET

distant AT THE INTERSECTION ~~WEST~~ WITH SOUTHERLY SIDE ROLFE PLACE

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)

NO VARIANCES REQUIRED

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

NONE

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

SEE ATTACHED COVER LETTER

2. Applicant Information

A. Applicant

First Name FOX & FOXX DEVELOPMENT, LLC Phone 732-819-9199
Last Name STEVEN FOX, Managing Member Phone 732-819-9199
Street Address 940 AMBOY AVE., SUITE 101 Fax 732-819-9229
City / State EDISON, N.J. Zip 08837 Email jkraeft@foxandfoxx.com

B. Applicant is a/an:

Individual Partnership Corporation Other LLC

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 SAME AS APPLICANT Phone _____
Last Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

3. Applicant's Experts

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

Name STEVEN TRIPP, ESQ. Phone 732-636-6076
Street Address 90 WOODBRIDGE CENTER DRIVE Fax _____
City / State WOODBRIDGE, N.J. Zip 07095 Email stripp@wilentz.com

B. Engineer

Name PAUL J. FLETCHER, P.E., P.P. Phone 732-738-8809
Street Address P.O. Box 329 Fax 732-738-6727
City / State FORDS, NEW JERSEY Zip 08863 Email pauljfletcher@comcast.com

C. Architect

Name MARK MARCILLE, AIA Phone 732-662-5824
Street Address 505 MAIN STREET Fax _____
City / State METUCHEN, N.J. Zip 08840 Email mark@mpm-arch.com

D. Other Professional Consultants

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

4. Plat / Plan Data

A. Present Use of Land / Structure

TWO STORY SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE ON 0.58 ACRES.

B. Proposed Use of Land / Structure

MAJOR SUBDIVISION TO CREATE THREE (3) RESIDENTIAL BUILDING LOTS
CONSTRUCT A SINGLE FAMILY HOME WITH ATTACHED GARAGE ON EACH LOT

C. Building Data

Existing :	Floor Area:	<u>3,800 S.F.+-</u>	Height in Stories & Feet:	<u>2 STORY</u>
Addition:	Floor Area:	<u>N.A.</u>	Height in Stories & Feet:	<u>N.A.</u>
New Bldg:	Floor Area:	<u>SEE BELOW</u>	Height in Stories & Feet:	<u>2 to-2.5 STORIES</u>
Total Floor Area:	<u>2,901 S.F. + 2,965 S.F. + 3,241 S.F.=9,107 S.F. TOTAL</u>			

D. Subdivision Data

Area:	Entire Tract:	<u>0.58 ACRES</u>	Portion being subdivided:	<u>0.58 ACRES</u>
No. of Lots:	Present	<u>ONE</u>	Proposed:	<u>THREE</u>
No. of Units:	Demolished:	<u>ONE</u>	Proposed:	<u>THREE</u>
Purpose:	<u>CONSTRUCT THREE (3) NEW SINGLE-FAMILY DWELLINGS</u>			

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

NO VARIANCES REQUESTED

(See Attached Chart For Informational Purposes)

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area				<input type="checkbox"/>
Min. Lot Width				<input type="checkbox"/>
Min. Lot Depth (Average)				<input type="checkbox"/>
Min. Front Yard Setback				<input type="checkbox"/>
Min. Side Yard Setback (Left)				<input type="checkbox"/>
Min. Side Yard Setback (Right)				<input type="checkbox"/>
Min. Side Yard Setback (Combined)				<input type="checkbox"/>
Min. Rear Yard Setback				<input type="checkbox"/>
Max. Building Coverage				<input type="checkbox"/>
Max. Impervious Coverage				<input type="checkbox"/>
Max. Height				<input type="checkbox"/>

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

NOT APPLICABLE-NO VARIANCES REQUIRED

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

NOT APPLICABLE-NO VARIANCES REQUIRED

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

NOT APPLICABLE-NO VARIANCES REQUIRED

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.

NOT APPLICABLE-NO VARIANCES REQUIRED

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

NOT APPLICABLE-RESIDENTIAL USE TO REMAIN

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

NOT APPLICABLE

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

NOT APPLICABLE

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.

NOT APPLICABLE

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.

NOT APPLICABLE

7. Correspondence

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

First Name STEVEN Phone 732-636-6076
Last Name TRIPP, ESQ. Phone _____
Street Address 90 WOODBRIDGE CENTER DRIVE Fax _____
City / State WOODBIDGE, N.J. Zip 07095 Email stripp@wilentz.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 STEVEN FOX, Managing Member Date 6-24-20

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 STEVEN FOX, Managing Member
FOX & FOXX DEVELOPMENT, LLC Date 6-24-20

Signature _____

Telephone & Fax Number: 732-819-9199 732-819-9229

ZONING ANALYSIS:

ZONE: R-2					
	REQUIRED	EXISTING	PROPOSED LOT "A"	PROPOSED LOT "B"	PROPOSED LOT "C"
MINIMUM LOT AREA	7,500 S.F.	25,070.88 S.F.	9,342.50 S.F.	8,108.38 S.F.	7,620.00 S.F.
MINIMUM LOT WIDTH	62.5 FT.	140.00 FT.	71.31 FT.	76.50 FT.	63.50 FT.
MINIMUM LOT DEPTH	100 FT.	137.5 FT.	136.0 FT.	110.0 FT.	120.0 FT.
MINIMUM FRONT YARD SETBACK	25 FT./PREVAILING				
MINIMUM FRONT YARD SETBACK (ROSE ST.)	28.9 FT ¹	69.1 FT.	Not Applicable	29.00 FT.	29.00 FT.
MINIMUM FRONT YARD SETBACK (ROLFE PL.-NORTH)	25 FT.	51.8 FT.	39.50 FT.	25.14 FT.	Not Applicable
MINIMUM FRONT YARD SETBACK (ROLFE PL.-WEST)	25.8 FT ¹	58.7 FT.	25.80 FT.	Not Applicable	Not Applicable
MINIMUM SIDE YARD SETBACK	8 FT.	47.6 FT.	8.48 FT.	8.10 FT.	10.33 FT.
MINIMUM COMBINED SIDE YARD SETBACK	18 FT.	Not Applicable	Not Applicable	Not Applicable	21.33 FT.
MINIMUM REAR YARD SETBACK	25 FT.	Not Applicable	44.66 FT.	37.17 FT.	39.17 FT.
MAXIMUM LOT COVER BY BUILDINGS	30%	10.7% ²	21.8% ²	26.5% ²	28.7% ²
MAXIMUM IMPERVIOUS COVER	50%	30.1%	32.2%	36.0%	38.9%
MAXIMUM HEIGHT (FEET/STORIES)	35 FT./3 STORY	2 STORY	35 FT./2 1/2 STORY	35 FT./2 STORY	35 FT./2 STORY
ACCESSORY STRUCTURE SIDE YARD	3 FT.	46.5 FT.	Not Applicable	Not Applicable	Not Applicable
ACCESSORY STRUCTURE REAR YARD	3 FT.	Not Applicable	Not Applicable	Not Applicable	Not Applicable

¹ REPRESENTS EXISTING PREVAILING FRONT YARD SETBACK

² "LOT COVER BY BUILDINGS" IS THE BUILDING FOOTPRINT (AREA WITHIN THE FOUNDATION WALLS), AND INCLUDES DETACHED GARAGES, SHEDS, CARPORTS, PORCHES, DECKS AND RAISED PATIOS (GREATER THAN 30" ABOVE GRADE).