



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)

20-1287 E
Application Number

Liberty Street Assoc.
Applicant Name

6-25-21
Date Received

7-7-21
Date Deemed Complete

1. Application

A. Location

Street Address Liberty Street
 Block 37 Lot 3 Zone LI
 Situated on south side of Liberty Street
 distant +/- 495.41 feet from Thornton 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

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

- ~~Section 110-64 - Minimum Lot Area - 40,000sf required/10,417.83 sf proposed~~
~~Section 110-64 - Minimum Lot Width - 200ft required/71.26 ft proposed~~
~~Section 110-64 - Minimum Front Yard - 40ft required/28.67ft proposed~~
~~Section 110-64 - Minimum Lot Depth - 200ft required/182.53ft proposed~~
~~Section 110-64 - Minimum Side Yard One - 20ft required/5ft proposed~~
~~Section 110-64 - Minimum Side Yard Both - 40ft required/10.41ft proposed~~

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

~~None known~~

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

- Site Plan prepared by Meridian Engineering Dated 4/27/21 Sheets 1-5
 Architecture Plan prepared by Mark Marcille dated 5/3/21 Sheet A-1
 ** Section 110-64 - Minimum Rear Yard - 50ft required/5ft proposed

2. Applicant Information

A. Applicant

First Name Liberty Street Associates Phone _____
 Last Name _____ Phone _____
 Street Address 195 Main St., Suite 206 Fax _____
 City / State Metuchen NJ Zip 08840 Email _____

B. Applicant is a/an:

Individual Partnership Corporation Other Limited Liability Co.

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 _____ 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 John Wiley, Jr., Esq. Phone 732-494-6099
 Street Address 216 Amboy Ave Fax 732-494-3944
 City / State Metuchen NJ Zip 08840 Email john@wileylavender.com

B. Engineer

Name Meridian Engineering Group Phone 732-205-8288
 Street Address 1199 Amboy Ave. Suite D1 Fax _____
 City / State Edison NJ Zip 08837 Email info@meridianegi.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 _____

4. Plat / Plan Data

A. Present Use of Land / Structure

Vacant

B. Proposed Use of Land / Structure

1-story mini-storage building

C. Building Data

Existing :	Floor Area:	0	Height in Stories & Feet:	0
Addition:	Floor Area:		Height in Stories & Feet:	
New Bldg:	Floor Area:	3066 sf	Height in Stories & Feet:	<35 - 1 story
Total Floor Area:				

D. Subdivision Data N/A

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:	0	3066 sf
Floor Area to be Occupied:	0	3066 sf
Off-Street Parking:	0	3
Number of Employees:	0	0
Days & Hours of Operation:		24/7 - self-service
Machinery / Equipment Used:	None	

Description of Operation(s):
Mini-Storage Facility

5. Request for Bulk Variance

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	40,000 sf	10,417.83sf	10,417.83sf	<input checked="" type="checkbox"/>
Min. Lot Width	200 ft	71.26 ft	71.26 ft	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	200 ft	182.53ft	182.53ft	<input checked="" type="checkbox"/>
Min. Front Yard Setback	40 ft	n/a	28.67ft	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	20 ft	n/a	5ft	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	20 ft	n/a	5.41ft	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Combined)	40 ft	n/a	10.41ft	<input checked="" type="checkbox"/>
Min. Rear Yard Setback	50 ft	n/a	5ft	<input checked="" type="checkbox"/>
Max. Building Coverage	50%	n/a	29.4%	<input type="checkbox"/>
Max. Impervious Coverage	70%	n/a	69.9%	<input type="checkbox"/>
Max. Height	35ft/3 sty	n/a	<35ft/1 sty	<input type="checkbox"/>

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

This is a narrow lot seemingly carved out when a light industrial development was created in the 1960s. One side is up against the Conrail property and on the other is an access road which prevents additional land acquisition.

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

The use complies with the Zoning Ordinance but the shape of the lot prevents compliance with bulk requirements.

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

Most permitted uses that require parking will also require bulk variances for this lot.

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.

The use is permitted and the shape of the lot is unique however the granting of the variances will not create any precedent.

W/A

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	<u>John</u>	Phone	<u>732-494-6099</u>
Last Name	<u>Wiley Jr.</u>	Phone	
Street Address	<u>216 Amboy Ave.</u>	Fax	<u>732-494-3944</u>
City / State	<u>Metuchen NJ</u>	Zip	<u>08840</u>
		Email	<u>john@wileylavender.com</u>

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 Jamie Gordon, Managing Member Date 6/22/21

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 _____ Date _____

Signature _____

Telephone & Fax Number: _____