

BOROUGH OF METUCHEN

MIDDLESEX COUNTY

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

APPLICATION FOR DEVELOPMENT

Situated on North side of Greenwich Parkway	Lot 37.01 Zone Oakite Site Redevelopment Arth side of Greenwich Parkway feet from Middlesex Avenue Adjacent to County Road Adjacent to State Highway Revision or Resubmission of Prior Application No. Final Conditional Use Approval Major Site Plan Minor Subdivision Major Sub						
Blook 71 Lot 37.01 Zone Oakite Site Redevelopmen Situated on North side of Greenwich Parkway LI (Light Industrial) 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 Subdivision Major Subdivision Minor Site Plan Major Site Plan Minor Subdivision Major Subdivision Request for Waiver of Submission Requirements Other Deviations from the Redevelopment Planature of Relief or Variance Request (List Ordinance Reference Sections) Read and Disposition of any previous Roard Hearings Involving this Site None known to the Applicant (Applicant reserves the right to amend this response) Pellat Submission (List mans and other exhibits accompanying this smoliculum) Preliminary and Final Site and Subdivision Plan, prepared by Dynamic Engineering Consultants, P. (2) Architectrual Floor Plans and Elevations, prepared by Dan Dokken, AIA; (3) Stormwater Management	Lot 37.01 Zone Oakite Site Redevelopment Arth side of Greenwich Parkway feet from Middlesex Avenue A Township Adjacent to County Road Adjacent to State Highway Revision or Resubmission of Prior Application No. Preliminary Final Conditional Use Approval Major Site Plan Minor Subdivision Major Subdivision (b) - Interpretation (c) - Variance (Bulk) (d) - Variance (Use) of Submission Requirements Other Deviations from the Redevelopment Plan artance Request (List Ordinance Reference Sections) at of Principal Points and Variance / Deviations Table of any previous Roard Hearings Involving this Site oplicant (Applicant reserves the right to amend this response) maps and other exhibits accompanying this application) and Site and Subdivision Plan, prepared by Dynamic Engineering Consultants, P.C.; Plans and Elevations, prepared by Dan Dokken, AIA; (3) Stormwater Management	A. Location					
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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.	Township Adjacent to County Road	Block	71	Lot 37.0	01	Zone	Oakite Site Redevelopment A
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D. Type (Check all that Apply): □ Concept □ Preliminary □ Minor Site Plan □ Minor Site Plan □ Minor Subdivision □ (a) – Appeal □ (b) – Interpretation □ (c) – Variance (Bulk) □ (d) – Veriance (Use) □ Request for Waiver of Submission Requirements □ Other □ Deviations from the Redevelopment Plene Attached Statement of Principal Points and Variance / Deviations Table □ Deviations Table	Preliminary	☐ Within 200' of E	dison Township KAdji	acent to Cou	inty Road	□ Ad	djacent to State Highway
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raffic; (5) Recycling Report, prepared by Dynamie Engineering Consultants, P.C. (6) Property Survey		2) Architectrual F					

2. Applicant Information

A. Applicant			
First Name	Artis Senior Living, LLC	Phone	703-992-7953
Last Namo	c/o Max Ferentinos, Vice President	t Phone	
Street Address	4905 Del Ray Avenue, Suite 200	Fax	
City / State	McLean, Virginia Zip 2210	2 Email	MFerentinos@artissl.com
B. Applicant is a Individual	Limited Liab Partnership Corporation	•] Other
C. Applicant's R	leistionship to Owner:		
☐ Owner	☐ Lessee	er Contract E] Other
D. Owner (If other	than Applicant: requires Owner's Consent on Page 6)		
First Name	Metuchen III, LLC	Phone	301-652-5234
Last Name	c/o Stuart Schooler, Managing Men		6 b p
Street Address	4905 Del Ray Avenue, Suite 200	Fax	
City / State	Bethesda, Maryland Zip 20814	4 Email	Stuart.Schooler@themavengroup.
Name	Stephen F. Hehl, Esq.	Phone	908-687-7000
3. Applicant's	EXPERTS ired If Applicant is a Corporation: must be a licensed in		
		Phone	908-687-7000
Street Address	370 Chestnut Street	Fax	908-687-7028
City / State	Union, New Jersey Zip 07082	Email	SHehl@lawjw.com
B. Engineer			
Name	Daniel T. Sehnal, PE	Phone	908-879-9229
Street Address	245 Main Street, Suite 110	Fax	908-879-0222
City / State	Chester, New Jersey Zip 07930	Email	DSehnal@dynamicec.com
C. Architect			
Name	Dan Dokken, AIA	Phone	316-268-0230
Street Address	345 Riverview	Fax	316-268-0205
City / State	Wichita, Kansas Zip 67203	Email	DDokken@lk-architecture.com
D. Other Profession			
Name	Craig W. Peregoy, PE	Phone	732-681-0760
Street Address	245 Main Street, Suite 110	Fax	
City / State	Chester, New Jersey zip 07930	Email	CPeregoy@dynamictraffic.com

4. Plat / Plan Data

A. Present Use of Land / Structure

The existing	+/- 6.60-acre t	tract is part of Oakite Sit	e Redevelopment Ar	ea is currently improved with				
an existing 1-story building (bank) fronting Middlesex Avenue; balance of the site is unimproved								
	Use of Land / St of a +/- 1.61-a	tructure acre parcel (Parcel A) fro	om the existing 6.60-	acre tract and the				
construction	of an Artis Ser	nior Living branded assi	isted living / memory	care facility consisting of				
61 units (64	beds); Existing	g 1-story building (bank)) to be subdivided an	d will remain				
C. Building Da	<u>rta</u>							
Existing:	Floor Area:	N/A	Height in Stories & Fee	et: N/A				
Addition:	Floor Area:	N/A	Height in Stories & Fee	et: N/A				
New Bldg:	Floor Area:	21,505 SF (footprint)	Height in Stories & Fer	et: 2 story / 34.8' (40.7' to cupola)				
Total Floor Are	ea:	39,340 SF (ground flo	or area)	disea.				
D. Subdivision) Data							
Area:	Entire Tract:	287,375 SF (6.60 AC)	Portion being subdivide	ed: Parcel A: 70,018 SF (1.61 AC)				
No. of Lots:	Present	1	Proposed:	3 (Application relates solely to Parcel A; Parcels				
No. of Units:	Demolished:	N/A	Proposed:	3 (Application relates solely to Parcel A; Parcels B and C to be developed by others) 61 Units (64 Beds)				
Purpose:	Creation of P	arcel A and construction	of Artis Senior Livi	ng assisted living / memory care facility				
E. Non-Reside	ntial Use Data	Prese	a.md	Proposed				
Total Floor Are	ea of Building:	Portion to be subdivid		39,340 SF				
Floor Area to b	_	1	1964 and General American	Entire Building				
Off-Street Parl	•		X 2	20 spaces				
Number of Em	iployees:		7:0	00 a.m 3:00 p.m. (+/- 24 employees)				
Days & Hours	of Operation:]	3:0	00 p.m 11:00 p.m. (+/- 14 employees)				
Machinery / Equipment Used:		See attached State	ement of Principal Po					
Description of Operation(s):		See attached State	ment of Principal Poi	ints				

5. Request for Bulk Variance

A. Bulk Regulations	Redevelopment Zone Requirer	nents Present	Parcel A	Varience
Min. Lot Area	60,000 SF (1.38 AC)	287,375 SF (6.60 AC)	70,018 SF (1.61 AC)	
Min. Lot Width			(1.01 AC)	_
Min. Lot Depth (Average)				
Min. Setback from street line	FAET	The state of the s	** *** *******************************	
of Greenwich Parkway Road Min. Setback from land lease	50 FT		50 FT	
line (Fulton Bank)	25 FT	The state of the s	25 FT	
Min. Setback from Future Middlesex Greenway Extension	25 FT	** ** **	25 FT	
Min. Setback from Block 71, Lot 37.02 (Sportsplex)	50 FT		67.6 FT	
Max. Building Coverage	40%		30.7% (21,505 SF)	
Max. Impervious Coverage	80%	= 10 B	65.8% (46,075 SF)	
Max. Height	35 FT		2 story / 34.8'	_ D
C. Describe below any other except complying with the Zoning Ordinance See attached Statement of Principal Complete See attached See attached Statement of Principal Complete See attached See	₹% ,	operty that prevent th	<u>applicant from</u>	
D. Describe below how not granting the attached Statement of Princips		l impose difficulties or	undue herdehip upor	1 YOU.
pescribe below how the granting ublic good nor substantially impair ee attached Statement of Principa	the Intent and purpose o	ill not result in substa f the Zone Plan and th	ntial detriment to the a Zoning Ordinance	
				_

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request. Not applicable; The Applicant's proposed use of an assisted living / memory care facility is a principally permitted use in the Oakite Site Redevelopment Plan. See Section 5.1.A.1 of the Oakite Site Redevelopment Plan. 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. Perso	n to be c	ontacted	in regard to a	i matters	pertaining to	this Ap	plication (If other than Applicant)		
First Na		Stephen	F. Hehl, Eso	E		Dhana	908-687-7000		
Last Na	me	Hehl Office of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.				Phone			
Street A	ddress		estnut Street			Fax	908-687-7028		
City / Sta	ate	Union,	New Jersey	Zip	07083	Email	SHehl@lawjw.com		
I, THE AND THE BY METUC TO CO ENFOR	4. 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 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								
A. Applicant's Verification I HEREBY CERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE. Name Max Ferentinos, Vice President - Artis Senior Living, LLC Date 2/1/200									
Signature	10	1		· ·			7117		
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	Stuart S	chooler,	Managing M	ember -	Metuchen II	II, LLC	Date		
Signature									
			301-652-523	1.4					

7. Correspondence

A. Person	to be c	ontacted i	in regard to	all ma	tters	pertaining to	o this App	Dication (If other than Applicant)
First Name		Stephen	F. Hehl, E	sq.			Phone	908-687-7000
Last Name	е	Hehl Office of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.			ırgaft Hicks	Phone		
Street Add	dress	370 Che	estnut Stre	et			Fax	908-687-7028
City / State	е	Union,	New Jerse	у	Zip	07083	Email	SHehl@lawjw.com
			orization					
IS MY R METUCH TO COM	RESPONS IEN RELA	BILITY TO	BE AWARE	OF AND	CON	PLY WITH AL	L ZONING	EVELOPMENT ONLY FOR THE LOCATION INFORMATION. I ACKNOWLEDGE THAT IT REQUIREMENTS OF THE BOROUGH OF PROVIDE ACCURATE INFORMATION OR L AND VOID AND MAY RESULT IN AN
DEFINED	BY THE	CODE OF	THE BOROUG	SH DE ME	SULA		DING ZONI	OCATION UNTIL THE APPLICANT/OWNER NG AND PROPERTY MAINTENANCE AS AND ASSOCIATED APPROVALS DO NOT LAW.
A. Applican	nt'e Vari	flastion						
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			NIO OUNTAIN	ED IN IN	iio ap	TLICATION AK	E IKUE.	
Name M	lax Fere	entinos, V	/ice Presid	lent - A	rtis	Senior Livi	ng, LLC	Date
Signature								
3. Owner's	Authori	zation						
HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY DESCRIPED LIFERON AND THAT								
			PLANNING BO R DEVELOPMI		ONING	G BOARD OF A	DJUSTMENT	THE THE APPLICANT
Name S	S <u>tuart S</u>	chooler,	Managing	Memb	er -	Metuchen I	II, LLC	Date 12/14/20
Signature	Shu	en/Sc	hoole	>				
Telephone	& Fax I	Number:	301-652-	5234		1	· distribution of the control of the	
						1		