

TAKING OFFICER OR METUCHEN BORO	ADJACENT PROPERTY LISTING	APPLICANT BLOCK 1211 LOT 9	PAGE 1
PROPERTY ID	PROPERTY LOCATION	CLASS OWNER NAME & ADDRESS	TAKING OFFICER OR METUCHEN BORO
114	427-428 MAIN ST 21	4A METUCHEN EXPRESS BANK 128 MAIN ST, P.O. BOX 431 METUCHEN NJ 08840	118
114	419 MAIN ST 18	4A METUCHEN SAVINGS BANK 128 MAIN ST, P.O. BOX 431 METUCHEN NJ 08840	118
114	413-419 MAIN ST. 2,3	4A KASANI DEVELOPMENT II LP 374 PENNSYLVANIA AVE METUCHEN, NJ 08840	118
114	25 MAIN STREET 2,3	4A JEFFERSON DEVELOPMENT 4 FRANK AVE METUCHEN, NJ 08840	118
114	411 MAIN ST. 8	4A BOYER REALTY LLC 411 MAIN STREET METUCHEN NJ 08840	118
114	407 MAIN ST 10	4A FERRI FID. INC. CORP/PROVINCIA BANK P.O. BOX 5005 CARLETON CO. R2318, 2400	118
114	401-403 MAIN ST. 14	4A KASANI DEVELOPMENT 374 PENNSYLVANIA AVE METUCHEN, NJ 08840	118
114	399 MAIN ST. 18	4A HORTHEAST REALTY LLC 2415 NEW YORK ROAD ELDON, NJ 08820	118
114	387 MAIN ST 20	4A D & S DEVELOPMENT LLC 62 COX AVE METUCHEN, NJ 08840	118
114	384 MAIN ST 20	4A D & S DEVELOPMENT LLC 62 COX AVE METUCHEN, NJ 08840	118
114	378 HILLSIDE AVE. 5	2 DICKINSON, JIMIE C 13 HILLSIDE AVE METUCHEN, NJ 08840	118
114	37 HILLSIDE AVE. 7	2 SHAWBURN, CRAIG & NITENDO J 27 HILLSIDE AVE. METUCHEN NJ 08840	118
114	31 HILLSIDE AVE. 9	2 TYNMALL, GABRIEL R & FRANK, MELAN 11 HILLSIDE AVE METUCHEN, NJ 08840	118
114	29 HILLSIDE AVE. 11	2 LA, PH S 29 HILLSIDE AVE METUCHEN, NJ 08840	118

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111	414 MAIN ST. 14	4A D.T.C. 414 MAIN SAC. 17 HILLSIDE AVE. METUCHEN NJ 08840	118
111	418 MAIN ST. 10	4A 418 MAIN LLC 16 HILLSIDE AVENUE METUCHEN, NJ 08840	118
111	402 MAIN ST. 14	4A MAIN HILL STATION LLC 13 HILLSIDE AVE. METUCHEN, NJ 08840	118
111	31 STATION PL. 10 HILLSIDE 18	4A MAIN HILL STATION, LLC 13 HILLSIDE AVE. METUCHEN, NJ 08840	118
111	29 STATION PL. 11,9	2 JF STATION LLC 13 HILLSIDE AVE. METUCHEN, NJ 08840	118
111	13 STATION PL. 13,9,21	4A SHAWBURN, THOMAS W & SARAH A 13 STATION PL. METUCHEN NJ 08840	118
111	21 HILLSIDE AVE. 11	4A STIKELINE AVE ASSOCIATES LLC 21 HILLSIDE AVE METUCHEN, NJ 08840	118
111	22-24 HILLSIDE AVE. 14	4A HILLSIDE AVE ASSOCIATES LLC 21 HILLSIDE AVE. METUCHEN, NJ 08840	118
111	20 HILLSIDE AVE. 5, 15,3	4A HILLSIDE AVE ASSOCIATES LLC 21 HILLSIDE AVE METUCHEN, NJ 08840	118
111	12 HILLSIDE AVE. 19	2 ST HILLSIDE LLC 21 HILLSIDE AVE METUCHEN, NJ 08840	118
111	40 HILLSIDE AVE. 21	2 EARL, JIM R 40 HILLSIDE AVE METUCHEN NJ 08840	118
111	27 MAIN ST. 27	2 DANAK, FRANK J, JR. & SUSAN 27 MAIN ST. METUCHEN, NJ 08840	118
111	25 MAIN ST. 29	2 EHR, MOO R 13 HILLSIDE PL. METUCHEN, NJ 08840	118
111	STATION PL. 10	15C PARKING AUTHORITY OF METUCHEN 101 & LIBERTY ST. METUCHEN, NJ 08840	118

TAKING DISTRICT OR METUCHEN BORO	ADJACENT PROPERTY LISTING	APPLICANT BLOCK 1211 LOT 9	PAGE 1
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118	25 HILLSIDE AVE. 19, 21	4C HILLSIDE METUCHEN APARTMENTS LLC 101 & LIBERTY ST. METUCHEN, NJ 08840	118
118	414 MAIN ST. 27	4A HARTONO, GEORGE & MARIA NEW MAIN ST METUCHEN, NJ 08840	118
118	412 MAIN ST. 23	4A D, J & MARISSA LLC 23 HILLSIDE PL. METUCHEN, NJ 08840	118
121	5 BEMOND PL. 2	4A DR. JOHN BONG & KYOUNG J 20 HILLSIDE DR. BEMOND, NJ 08820	118
121	9 PENNSYLVANIA AVE. 13,2	4A SARATOS P. PENNSYLVANIA AVE METUCHEN, NJ 08840	118
121	394 MAIN ST. 4	4A SILVER STREET HOLDINGS LLC 1 PENNSYLVANIA AVE. METUCHEN, NJ 08840	118
121	348 MAIN ST. 6	4A BERKLEY, ANNE BROOKS 348 MAIN ST. FINE BROOK, NJ 07008	118
121	400 MAIN ST. 8	4A RICHMAN DEVELOPMENT III 374 HILLSIDE AVE. METUCHEN, NJ 08840	118
121	404 MAIN ST. 8	4A 404 ASSOCIATES LLC 17 THOMAS METUCHEN, NJ 08840	118
121	406 MAIN ST. (BANK PROP) 8	4A NY SHS LP 101/4 VERLON WERLAGE 2 JACOBSON & SMITH JACOBSON, NY 10601	118
121	402 MAIN ST. 8,1	4A HANSON DEVELOPMENT III 374 HILLSIDE AVE. METUCHEN, NJ 08840	118
121	410 MAIN ST. 8	4A PHOENIX 410 MAIN STREET LLC 101 MAIN STREET STE 104 METUCHEN, NJ 08840	118
121	412 MAIN ST. 119,2	4A UNION MANUFACTURING INC 276 BEACH 149TH ST. CORDEL, NY 11694	118
121	414 MAIN ST. 12	4A VORSE LLC 114 MAIN ST. METUCHEN, NJ 08840	118

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SUBJECT PROPERTY

ZONING SCHEDULE - BOROUGH OF METUCHEN			
Block:	121	Lot:	9
Address:	410 Main Street Metuchen, NJ 08840		
ZONE:	B-1		
APPLICATION:	Add 15 Apartments above existing Main Street commercial space, new office space, new apartment lobby/common room and new Station Place commercial.		
Item	Existing	Allowed	Proposed
Lot Area (Min)	7,931	7,931	No Change
Lot Width (Min)	30.31 / 49	30.3	No Change
Setbacks (Min)			
Main Street Front Yard	3.7	3.7	No Change
Station Place Front Yard	39.2	0.0	0.0
Side Yard	5/0/19.2	0.0	0.0
Apartments	0	15.0	15
Apartments Area	0	No Limit	15,300
Market Rate	0	No Limit	13
COAH Units	0	2.0	2.0
Commercial Space	3,894	No Limit	4,669
Total Building Area	3,894	No Limit	19,969
Max Building % of Lot	49%	80%	74%
Building Height Max	21'	40'	37.8'
Building Height (Max) Main			
Building Height (Max) Station Place	9.6'	35'	30.7'
Number of Stories (Max) 4th Floor Main St	N/A	50'	48.4'
Number of Stories (Max) 4th Floor Station Pl	N/A	45'	41.7'
Number of Stories (Max)	1.0	4.0	4.0
4th Floor Setback Main Street	N/A	25'	26'
4th Floor Setback Station Place	N/A	25'	25'
Parking Per Apartment Unit	N/A	1.0	1.0
Min Size Studio Apartment	N/A	450	N/A
Min Size 1 BR Apartment	N/A	600	613
Min Size 2 BR Apartment	N/A	700	722
Min Size 3 BR Apartment	N/A	800	859
RELIEF REQUESTED:	Preliminary & Final Major Site Plan Approval.		
PARKING PLAN	Apartments: 15 Station Place Parking Lot Passes		

PHOENIX 410 MAIN STREET LLC
410 MAIN STREET
METUCHEN, NJ 08840

SIGNATURE BLOCK	DATE
PLANNING BOARD CHAIR	
BOARD PLANNER	
BOARD ENGINEER	

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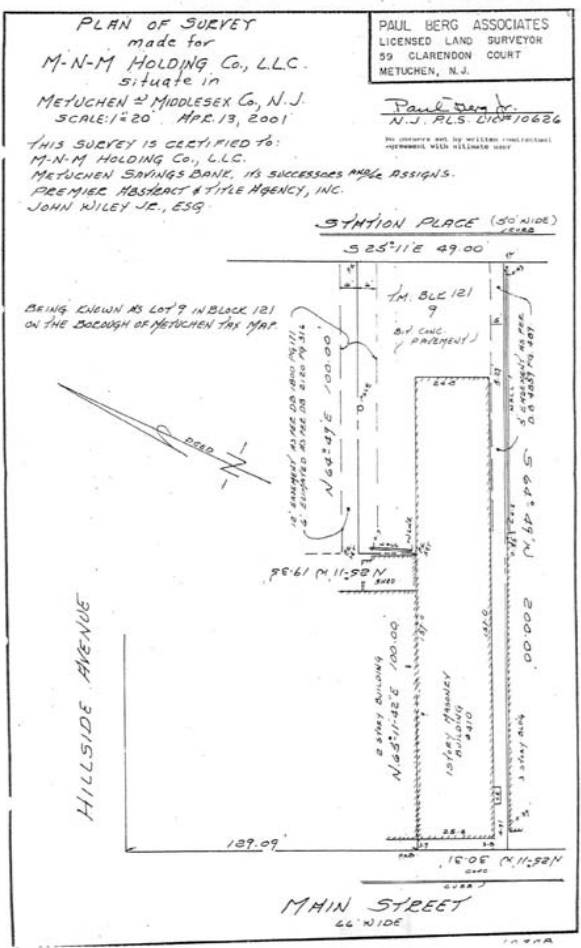
NO.	DESCRIPTION	BY	DATE
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PROJECT DESCRIPTION:
Phoenix 410 Main Street LLC
410 Main Street
METUCHEN, NJ 08840
Job No. 19-1-13-410 Main

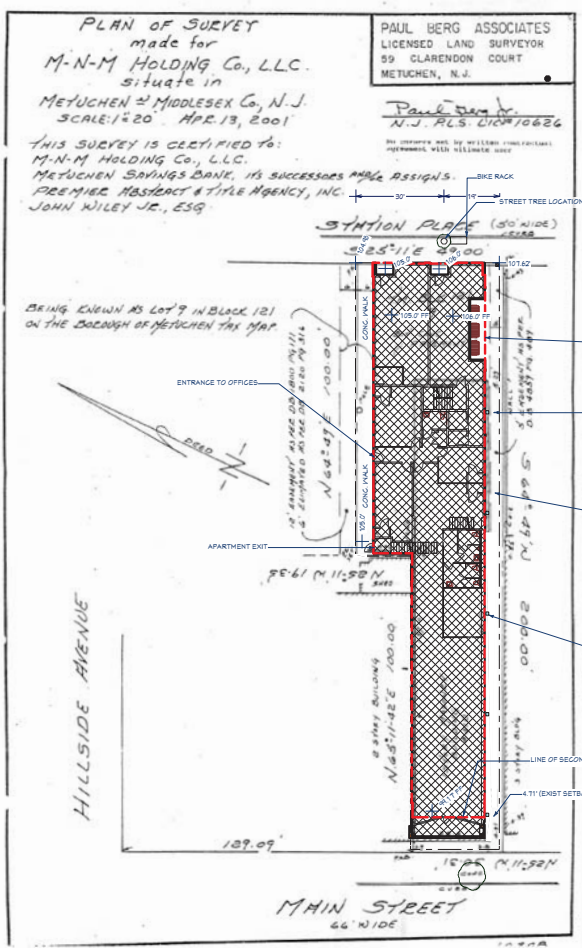
Marcille Architecture
506 Main Street
Metuchen NJ 08840
(732) 662-8824 (F) 732-662-8826
mark@mm-arch.com
610 Ave Seaside Park, NJ 08752

M
NJ LICENSE # 14-978
PA LICENSE # 40392

DATE:
12.14.2020
SCALE:
AS NOTED
SHEET:
S-1



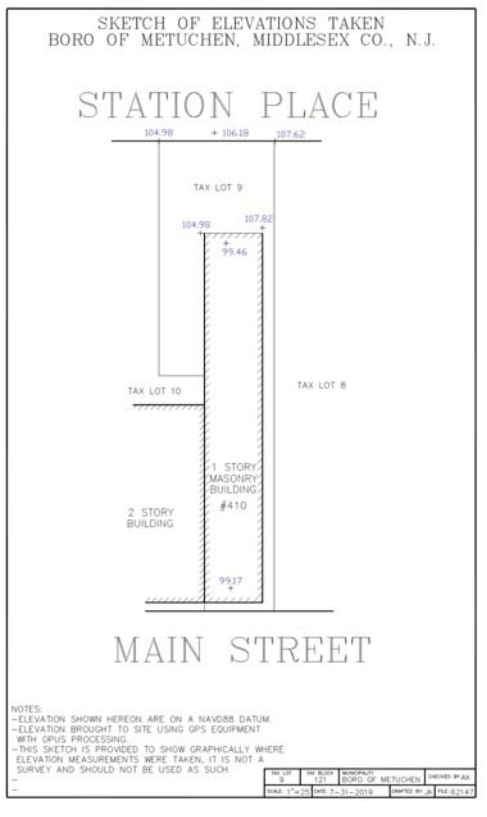
EXISTING CONDITION SURVEY 1 in = 20 ft



PLOT PLAN 1 in = 20 ft



125' MAX COMMON PATH OF EGRESS
Max Egress SEPARATION 1007.1.1 - Exemption 2
GROUP R-2; MAX COMMON EGRESS TRAVEL DISTANCE SHALL NOT BE GREATER THAN 1/3 THE OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
194' DIAGONAL DIM. OF BUILDING
65' MAX EGRESS SEPARATION
THE ENTIRE BUILDING SHALL BE EQUIPPED WITH FIRE SPRINKLERS



PROJECT DESCRIPTION:
Phoenix 410 Main Street LLC
506 Main Street
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(732) 662-8924 (F) 732-662-8826
mark@mpm-arch.com
610 Ave Seaside Park, NJ 08752

DATE: 12.14.2020
SCALE:
AS NOTED
SHEET: S-2

NO. DESCRIPTION
1. TAX LOT 9
2. TAX LOT 10
3. TAX LOT 8
4. BUILDING
5. ELEVATIONS

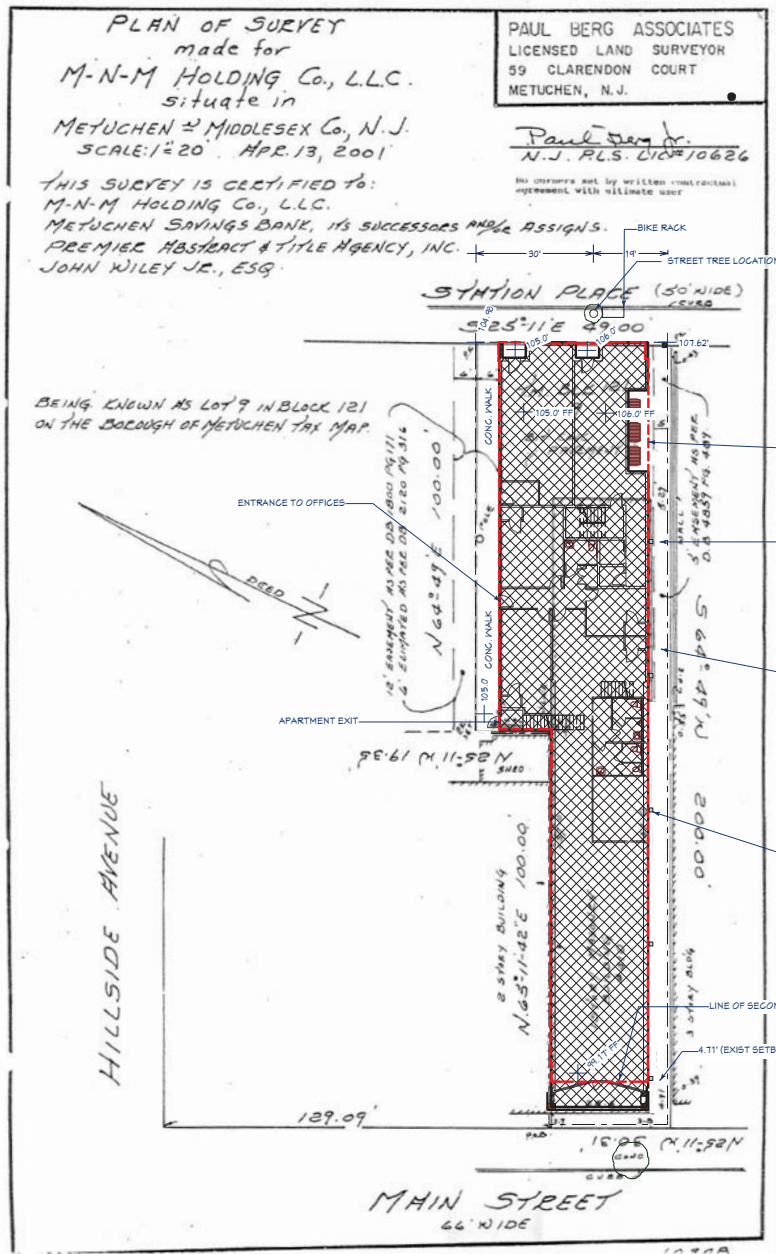
BY: DATE:

DATE: 12.14.2020

SCALE: AS NOTED

SHEET: S-2

125' MAX COMMON PATH OF EGRESS
Max Egress SEPARATION 1007.1.1 - Exemption 2
GROUP R-2; MAX COMMON EGRESS TRAVEL DISTANCE SHALL NOT BE GREATER THAN 1/3 THE OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
194' DIAGONAL DIM. OF BUILDING
65' MAX EGRESS SEPARATION
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SITE PLAN 1 in = 15 ft

- General Notes**
- Property known as 410 Main Street (also known as Lot 9, Block 121 as shown on the Borough of Metuchen Tax Map).
 - Owner/Applicant is Phoenix 410 Main Street, L.L.C., 402 Main Street, Suite 204, Metuchen, NJ 08840.
 - This plan is prepared from a field survey performed by Paul Berg Associates Licensed Land Surveyors.
 - There is no evidence of existence of freshwater wetlands (entire site is currently impervious surface) and the property is located in Flood Hazard Zone "X" (not a special flood zone).
 - Stormwater shall be managed and designed to afford protection to ground surfaces including, but not limited to, to prevent ponding and icing within the existing alley adjacent to building. Roof leaders will drain into alley directly into underground pipe that drains under Main Street sidewalk into Main Street.
 - Existing sidewalk & curb to be replaced with Borough standard sidewalk along property frontages if damaged during construction.
 - All water lines and sewer lines shall be horizontally separated by a minimum of 10 feet or vertically by a minimum of 18" when there is less than 10 feet of separation.
 - All utilities to be installed underground except for electric which will be installed overhead from existing utility pole along property line with 412 Main Street.
 - Proposed residential HVAC equipment will be installed in apartment units and proposed commercial HVAC equipment will be installed in coral. No HVAC equipment will be installed on roof.
 - New street tree and bicycle rack along Station Place shall be of size and species approved by Borough Planner.

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NO.	DATE	BY	DESCRIPTION
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PROJECT DESCRIPTION:
Phoenix 410 Main Street, LLC
505 Main Street
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610 Ave Seaside Park, NJ 08752

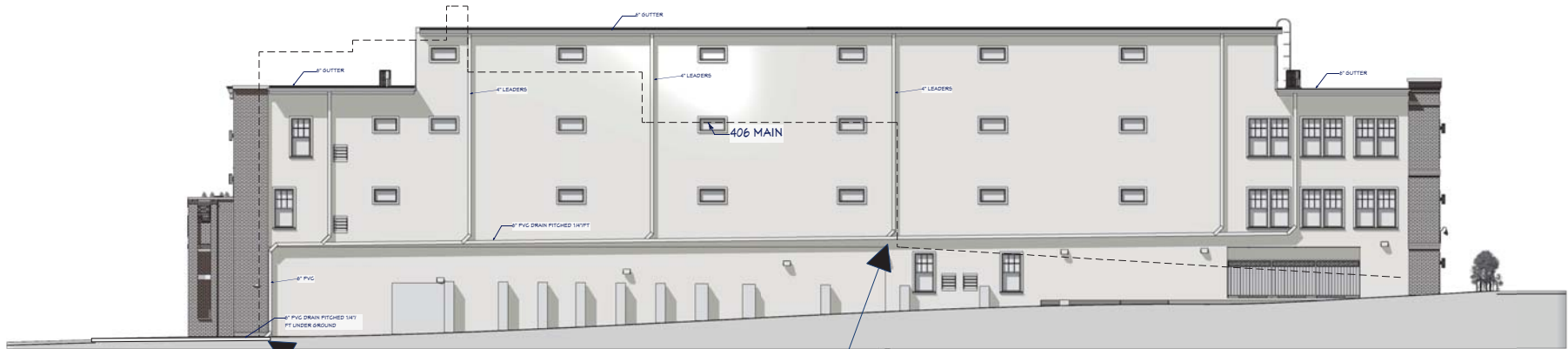
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12.14.2020

SCALE:

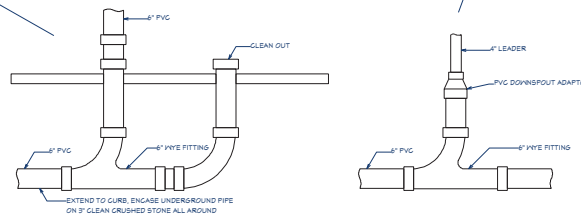
AS NOTED

SHEET:

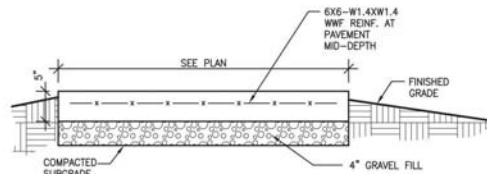
S-3



ROOF DRAINAGE SYSTEM 1/8 in = 1 ft

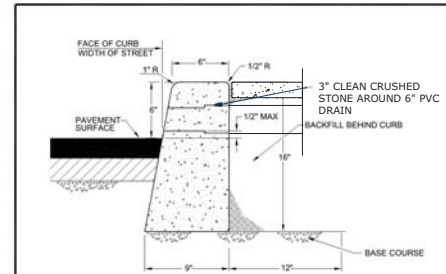


DRAIN PIPE DETAILS 1 in = 1 ft



PROVIDE HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS @ 5'-0\"/>

D1
A1.2
CONC WALK
1\"/>



NOTES:

- Type 'A' curb **REQUIRES PREAPPROVAL** by the City Engineer. For use **ONLY** when replacing similar curb. This curb is not intended for new construction.
- Concrete to have compressive strength of 4,000 psi at 28 days.
- Expansion joints to be provided at each:
 - Point of tangency.
 - Cold joint.
 - Side of inlet structures.
 - Side of driveways.
- Expansion joint material to be pre-molded, asphalt impregnated, non-extruding, with a thickness of 1/2 inch.
- Contraction joints shall have:
 - Spacing of not more than 15 feet.
 - Depth of joint of at least 1 1/2 inches.
- Base rock 1 1/2'-0 or 3/4'-0, 95% (AASHTO T-180) compaction. Base rock shall be to subgrade of street structure or 7.5 inches, which ever is greater, and shall extend 12 inches behind the curb.
- Drainage weepholes shall be:
 - 3 inch I.D. plastic pipe with coupling and beveled outlet end to match face of curb.
 - Centered with contraction joints.

Downspout & Gutter Sizing Report

Project Number: 1113 Main Street

Report Number: 0411.0

Report Date: 04/11/2020

Report Title: Downspout & Gutter Sizing Report

Client: Phoenix 410 Main Street, LLC

Address: 410 Main Street, Metuchen, NJ 08840

Project Description: Replacement of existing downspouts and gutters.

Scale: 1/8\"/>

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Metuchen, NJ 08840
Job No. 19-13-410 Main

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610 Ave Seaside Park, NJ 08752
NJ LICENSE # 64-78
P.E. LICENSE # 40372

DATE: 12.14.2020
SCALE: AS NOTED
SHEET: S-4

Beverton ENGINEERS ARCHITECTS

TYPE "A" REPLACEMENT CURB

SCALE: NONE
DATE: JUNE 2018
208