

# **BOROUGH OF METUCHEN**

MIDDLESEX COUNTY

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

# **APPLICATION FOR DEVELOPMENT**

Application Number	Applicant	Name	Da	te Receive	d Date Deemed Complete
. Application					
. Location					
Street Address	212 Durham Avenue	1 101 - 17 4d 1 17 100 100 100 100 100 100			
Block 37, Lots 5.12, 5 Block 42, Lots 1 -7	.22, 6, 7.01, 7.02, 13, 14, 15.01,	KXX 16.02	2, 16.03, 17.01, 17.02	Zone	Amended Gulton Tract Redevelopme
Situated on	North	side of	Durham Avenue		
distant	+/- 650	feet from	intersection of D	urham A	Ave. and Central Ave (CR-531)
3. The Site is Locat	ted: NA				
Within 200' of Ed	lison Township 🛛 Adja	cent to Co	unty Road		djacent to State Highway
. Status:					
🖄 New	Revision or Resubmission	on of Prior	Application No.		
. Type (Check all that	Apply):		-		
	Preliminary		🛛 Final		Conditional Use Approval
Minor Site Plan	🖾 Major Site Plan		D Minor Subdivisi	on	Antipic Subdivision
🗌 (a) – Appeal	🗍 (b) – Interpretat	lion	🗆 (c) – Variance (	Bulk)	🔲 (d) – Variance (Use)
Request for Waiv	ver of Submission Requirem	ents	Other		
. Nature of Relief c	r Variance Request (List Ord	dinance Refe	rence Sections)		
		,			
None					
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. Date and Disposi	tion of any previous Board	l Hearings	involving this Sit	e	
lone to the Applicant	or Owner's knowledge				
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	(List maps and other exhibits accord				
	at prepared by Control Point	Accordiated	n Inc. dated 2/1/22	and lact	revised c/o / /oo

## 2. Applicant Information

A. Applicant				
First Name	212 Durham Urban Renewal Entity, LLC		Phone	443-898-9099
Last Name	Attn: Neil Schechte	er, General Counsel	Phone	
Street Address	1777 Reisterstown	Road, Suite 165	Fax	
City / State	Baltimore, MD	<b>Zip</b> 21208	Email	nschechter@kleinenterprises.com
B. Applicant is a	/an:			
🗆 Individual	D Partnership	Corporation	Ř	Other urban renewal entity
C. Applicant's R	elationship to Owne	<u>r:</u>		
Owner 0		Purchaser Under C		Other
D. Owner (If other t	han Applicant: requires Ov	mer's Consent on Page 6)	•	ted Redeveloper and purchaser of a portion of the y which is the subject of this Application
First Name	Metuchen Realty A	cquisition, LLC	Phone	
Last Name	Attn: Ellis Block		Phone	610-780-0839
Street Address	2650 West View D	rive	Fax	
City / State	Wyomissing, PA	<b>Zip</b> <sup>19610</sup>	Email	imeblock@aol.com

## 3. Applicant's Experts

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

Name	Riker Danzig, LLP A	TN: Linda N	1. Herlihy, I	<sup>Esq</sup> Phone	973-647-2686
Street Address	Headquarters Plaza, One Speedwell Avenue			Fax	973-451-8794
City / State	Morristown, NJ	Zip	07962	_ Email	lherlihy@riker.com
B. Engineer					
Name	Bohler Engineering A	TTN: Ben C	rowder, P.E	Phone	908-668-8300
Street Address	30 Independence Blvd	Suite 200		Fax	
City / State	Warren, NJ	Zip	07059	Email	bcrowder@bohlereng.com
C. Architect	NA				
Name				Phone	
Street Address	( <del></del>			Fax	
City / State		Zip	···	Email	
D. Other Professi	onal Consultants				
Name	Control Point Associate	es, Inc. Attn	: James D.	Sens Phone	908-668-0099
Street Address	30 Independence Blvd,	Suite 100		Fax	908-668-9595
City / State	Warren, NJ	Zip C	7059	Email	jsens@cpasurvey.com

# 4. Plat / Plan Data

#### A. Present Use of Land / Structure

The lots are currently vacant and some were previously used for various residential or light industrial uses.

#### **B. Proposed Use of Land / Structure**

A subdivision is proposed at this time to create a total of three (3) lots. A subsequent site plan application

will be filed for a multi-family residential development on one lot, certain open space improvements on one lot, with

the remaining lots vacant/open space

C. Building Data       NA         Existing :       Floor Area:       Height in Stories & Feet:         Addition:       Floor Area:       Height in Stories & Feet:         New Bidg:       Floor Area:       Height in Stories & Feet:         D Subdivision Data       Total Floor Area:       100%         Area:       Entire Tract:       22.2 Acres       Portion being subdivided:       100%         No. of Lots:       Present       19       Proposed:       3         No. of Units:       Demolished:       3 structures       Proposed:       None at this times         Purpose:       See 4B above       NA       Present       Proposed         Total Floor Area of Building:       Floor Area of Building:       Floor Area of Building:       Floor Area of Building:         Floor Area to be Occupied:       Off-Street Parking:					
Addition:       Floor Area:       Height in Stories & Feet:         New Bldg:       Floor Area:       Height in Stories & Feet:         Total Floor Area:       Height in Stories & Feet:         D. Subdivision Data       Area:       Entire Tract:         Area:       Entire Tract:       22.2 Acres       Portion being subdivided:       100%         No. of Lots:       Present       19       Proposed:       3         No. of Units:       Demolished:       3 structures       Proposed:       None at this tim         Purpose:       See 4B above       NA       Present       Proposed         E. Non-Residential Use Data       NA       Present       Proposed         Off-Street Parking:	C. Building Da	ata NA			
New Bldg:       Floor Area:	Existing :	Floor Area:		Height in Stories & Feet:	
Total Floor Area:	Addition:	Floor Area:		Height in Stories & Feet:	
D. Subdivision Data         Area:       Entire Tract:       22.2 Acres       Portion being subdivided:       100%         No. of Lots:       Present       19       Proposed:       3         No. of Units:       Demolished:       3 structures       Proposed:       None at this tim         Purpose:       See 4B above       See 4B above       NA       Present       Proposed         E. Non-Residential Use Data       NA       Present       Proposed       Proposed         Floor Area of Building:       Floor Area to be Occupied:       Off-Street Parking:	New Bldg:	Floor Area:		Height in Stories & Feet:	
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No. of Lots:       Present       19       Proposed:       3         No. of Units:       Demolished:       3 structures       Proposed:       None at this tim         Purpose:       See 4B above       NA       Present       Proposed         E. Non-Residential Use Data       NA       Present       Proposed         Total Floor Area of Building:       Floor Area to be Occupied:	D. Subdivision	n Data			
No. of Units:       Demolished:       3 structures       Proposed:       None at this times         Purpose:       See 4B above       NA       Present       Proposed         E. Non-Residential Use Data       NA       Present       Proposed         Total Floor Area to be Occupied:       Off-Street Parking:	Area:	Entire Tract:	22.2 Acres	Portion being subdivided:	100%
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See 4B above         E. Non-Residential Use Data       NA         Present       Proposed         Total Floor Area of Building:	No. of Units:	Demolished:	3 structures	Proposed:	None at this time
Present     Proposed       Total Floor Area of Building:	Purpose:	See 4B above	}	-	
Present     Proposed       Total Floor Area of Building:	E. Non-Reside	ntial Use Data	NA	an an a' bhainn ainn an an an ann ann ann ann an ann an	with yours down and a generalized and a general part of the second second second second second second second s
Floor Area to be Occupied:				Present	Proposed
Off-Street Parking: Number of Employees: Days & Hours of Operation: Machinery / Equipment Used:		-			
Number of Employees:         Days & Hours of Operation:         Machinery / Equipment Used:		•			
Days & Hours of Operation: Machinery / Equipment Used:	Off-Street Parl	king:			
Machinery / Equipment Used:	Number of Em	ployees:			
	Days & Hours	of Operation:			
	Machinery / Ec	uipment Used:			
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Description of Operation(s):					
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	Barris de Maria a Pa	<b>O</b>			
	Description of	Operation(s):			

5. Request for Bulk Variance

NA

A. Bulk Regulations	District Requirements	Present	Branned	Mariaaaa
Min. Lot Area	Dianter requirements	FICSEIN	Proposed	Variance
Min. Lot Width	analanahaha (kaumananan analahatah (kanalana) anar peramperanap p	n al 1-91 m ann a Bhaile an Ann a	an , a sha a sha i sha a s	
Min. Lot Depth (Average)	Repair for the formation of the second state of the second state of the second state of the second state of the	······	***************	
Min: Front Yard Setback		an fan i annan anna a chu an	<del>8.4</del>	
Min. Side Yard Setback (Left)		والمراجع المراجع المراجع المراجع المراجع المراجع المراجع ومستعمل المراجع المراجع المراجع المراجع المراجع المراجع	je kun fin general en mer is daar kan sensamman aan als aanaa mer maar as in s	
Min. Side Yard Setback (Right)	feyner, de y na bit a annanannan y arnan ann airsean dhuga ta an an ann an an gar gar	۳ // ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲۰۰۰ / ۲	an ann a' ann an thair an tarl an a' fhainn ann air a' fhainn air an tarl an thair (bain bh' bhain bh' bh	
Min. Side Yard Setback (Combined)			with the second s	
Min. Rear Yard Setback			489 m 86 m 48 m 49	
Max. Building Coverage	•	·····	Bart Welshield Minister of Antonia State of the State of	
Max. Impervious Coverage	ی در		ىرىسىدۇللىرىسە ئەرىغۇ يەسەر قىدىر قىدىغۇلىدىنىڭ ئۆلەر ئەلەر ئەلەر بەلەر بەلەر يەلەر يەلەر يەلەر يەلەر يەلەر يە	
Max. Height	الاجتام الكلية مردية المردية ال المردية		ىلىدىنى ئەرىپ ۋى <u>مۇرى ئې بۇن ئۆرۈ</u> ت بىرى تەركى	
B. Describe below the nature of the co	enstraints imposed by th	ne physical characte	ristics of the prop	perty.
NA				
<u>C. Describe below any other exception</u> <u>complying with the Zoning Ordinance.</u> NA	al conditions of the pro	perty that prevent t	he applicant from	
D. Describe below how not granting this NA	variance request would	impose difficulties o	r undue hardship u	ipon you,
E. Describe below how the granting of public good nor substantially impair th	the variance request wi e intent and purpose of	il not result in subs the Zone Plan and	antial detriment to the Zoning Ordina	o the nce.
NA				

# 6. Request for Conditional Use Approval / Use Variance

# A. Describe below the specifics of the request.

	the apecines of the request.
NA	
3. Describe belo	w the special reasons which exist that support the granting of the request.
NA	
t Privic Mile Baldel Lade II replations de la contra de la Bald Maren	
. Describe below	w how the public interest will be served by the granting of the request.
NA	
an a	
Describe below	w what circumstances exist or what measures will be taken to ensure that, if the request is
ranted the surr	ounding property owners will experience no adverse impact or undue burden.
	validing property owners will experience no adverse impact of undue purgen.
NA	
Describe below	whow the granting of the request will not result in substantial detriment to the public good
or substantially	impair the Intent and purpose of the Zone Plan and the Zoning Ordinance.
NA	
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#### 7. Correspondence

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

First Name	Matthew			Phone	443-471-1664
Last Name	Allen			Phone	
Street Address	c/o Klein Enterprises, 1777 I Suite 165	Reiste	erstown Road	Fax	
City / State	Baltimore, MD	Zip	21208	Email	mallen@kleinenterprises.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 C	ERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE. 212 Durham Urban Renewal Entity, LLC		
Name	By: Metuchen Realty Acquisition, LLC, its Managing Member By: Ellis Block Title:		6-20-22
Signatur	e Ellis Block, Managing Mem	ba	
B. Owner	s Authorization		
DOCOMENT	ERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY DESCRIBE S PRESENTED TO THE PLANNING BOARD / ZONING BOARD OF ADJUSTMEN THIS APPLICATION FOR DEVELOPMENT. Metuchen Realty Acquisition, LLC	d Hereo Nt. I Heri	N AND THAT I CONCUR WITH THE BY AUTHORIZE THE APPLICANT
Name	By: Ellis Block Title:	Date	6-20-22
Signature	Ellis Block, CEO		
Telephor	ne & Fax Number:		