



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)

<u>21-1287 E</u>	<u>Brewway Village</u>	<u>1-22-21</u>	<u>2-23-21</u>
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 67 Pearl Street

Block 113 Lot 4 & 6 Zone Rehab Area #3

Situated on west side of Pearl Street

distant 172 feet from Middlesex 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)

None

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)

Proposed addition/Mixed Use Plan dated 12/7/20 by AJV Engineering Inc.
Architecture Plan dated 11/13/20 by Marcille Architecture

2. Applicant Information

A. Applicant

First Name Greenway Village LLC Phone 732-494-3680
Last Name _____ Phone _____
Street Address 228A Pierson Avenue Fax _____
City / State Edison NJ Zip 08837 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. Phone 732-494-6099
Street Address 216 Amboy Ave. Fax 732-494-3944
City / State Metuchen NJ Zip 08840 Email john@wileylavender.com
holly@wileylavender.com

B. Engineer

Name AJV Engineering Inc. Phone 732-636-8080
Street Address 424 Amboy Ave. Fax 732-636-0062
City / State Woodbridge NJ Zip 07095 Email ajvengineering@comcast.net

C. Architect

Name Marcille Architure Phone 732-662-5824
Street Address 505 Main St. 2nd Fl. Fax 732-662-5826
City / State Metuchen NJ 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

Commercial masonry building & parking lot

B. Proposed Use of Land / Structure

Mixed use structure containing one commercial use (hair salon)
and fourteen residential apartments

C. Building Data

Existing :	Floor Area:	5683.27 sf	Height in Stories & Feet:	1 / 15.5'
Addition:	Floor Area:		Height in Stories & Feet:	
New Bldg:	Floor Area:	16975 sf	Height in Stories & Feet:	3 / 34.98'
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:	5683.27 sf	16975 sf
Floor Area to be Occupied:		1034 sf
Off-Street Parking:		
Number of Employees:		
Days & Hours of Operation:		
Machinery / Equipment Used:		

Description of Operation(s): Hair salon

5. Request for Bulk Variance

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	12,800 sf	12,800 sf	12,800 sf	<input type="checkbox"/>
Min. Lot Width	80'	80'	80'	<input type="checkbox"/>
Min. Lot Depth (Average)	160'	160'	160'	<input type="checkbox"/>
Min. Front Yard Setback	9.95' / 6.95'	9.95'	9.07'	<input type="checkbox"/>
Min. Side Yard Setback (Left)				<input type="checkbox"/>
Min. Side Yard Setback (Right)				<input type="checkbox"/>
Min. Side Yard Setback (Combined)	0' / 0'	0.07 out / 0.34	0.07 out / 0.34	<input type="checkbox"/>
Min. Rear Yard Setback	75'	77.85'	77.85'	<input type="checkbox"/>
Max. Building Coverage	50%	44.05%	44.59%	<input type="checkbox"/>
Max. Impervious Coverage	95%	97.29%	94%	<input type="checkbox"/>
Max. Height	40'	15.5'	34.98'	<input type="checkbox"/>

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

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

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

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.

6. Request for Conditional Use Approval / Use Variance

N/A

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	John	Phone	732-494-6099
Last Name	Wiley Jr.	Phone	
Street Address	216 Amboy Ave.	Fax	732-494-3944
City / State	Metuchen NJ	Zip	08840
		Email	john@wileylavender.com holly@wileylavender.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 Jeff Josell, Managing Member Date 1/19/21

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: _____

NARRATIVE FOR 67 PEARL STREET

The Applicant has applied for Minor Site Plan approval with no bulk variances for the property located at 67 Pearl Street. The property currently consists of a vacant masonry commercial building and parking lot and is located in the Rehab Area #3. The Applicant proposes to demolish the existing structure and remove all site improvements and construct a 2-story, mixed use structure containing one commercial use (hair salon) and fourteen residential apartments, along with an accompanying parking lot consisting of 14 parking spots.