



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)

Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 443 Middlesex Avenue

Block 117 Lot 93 Zone R-1

Situated on easterly side of Middlesex Avenue

distant _____ feet from _____

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

Applicant was previously before the ZBA but withdrew that application without action from the board.

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

1. Subdivision plan. 2. elevations and floor plans for proposed dwellings.
3. Stormwater management report.

2. Applicant Information

A. Applicant

First Name Aros Development LLC Phone 732-742-3432
Last Name _____ Phone _____
Street Address 43 Oak Avenue Fax _____
City / State Metuchen NJ Zip 08840 Email arosapts@aol.com

B. Applicant is a/an:

Individual Partnership Corporation Other LLC

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 Richard Mongelli, Esq. Phone 732-549-9800
Street Address 441 Main Street Fax _____
City / State Metuchen NJ Zip 08840 Email rich @mongellilaw.com

B. Engineer

Name William Lane, Menlo Engineering Phone 732-846-8585
Street Address 261 Cleveland Avenue Fax 732-846-9439
City / State Highland Park, NJ Zip 08904 Email blane@menloeng.com

C. Architect

Name Mark Marcille Phone 732-662-5824
Street Address 50 Main Street Fax 732-632-5826
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

Multifamily dwelling on Middlesex Avenue.

B. Proposed Use of Land / Structure

A major subdivision to create three building lots with two new single-family homes.
The existing multi-family dwelling with five units to remain.

C. Building Data

Existing :	Floor Area:	_____	Height in Stories & Feet:	_____
Addition:	Floor Area:	_____	Height in Stories & Feet:	_____
New Bldg:	Floor Area:	_____	Height in Stories & Feet:	_____
Total Floor Area:		_____		

D. Subdivision Data

Area:	Entire Tract:	48,546 sf	Portion being subdivided:	21,181 sf
No. of Lots:	Present	1	Proposed:	3
No. of Units:	Demolished:	0	Proposed:	_____

Purpose: A major subdivision to create three building lots with two new single-family homes.

E. Non-Residential Use Data

	Present	Proposed
Total Floor Area of Building:	_____	_____
Floor Area to be Occupied:	_____	_____
Off-Street Parking:	_____	_____
Number of Employees:	_____	_____
Days & Hours of Operation:	_____	_____
Machinery / Equipment Used:	_____	_____
	_____	_____
	_____	_____
Description of Operation(s):	_____	_____
	_____	_____
	_____	_____

5. Request for Bulk Variance

SEE BULK TABLE APPENDED AS EXHIBIT A

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	_____	_____	_____	<input type="checkbox"/>
Min. Lot Width	_____	_____	_____	<input type="checkbox"/>
Min. Lot Depth (Average)	_____	_____	_____	<input type="checkbox"/>
Min. Front Yard Setback	_____	_____	_____	<input type="checkbox"/>
Min. Side Yard Setback (Left)	_____	_____	_____	<input type="checkbox"/>
Min. Side Yard Setback (Right)	_____	_____	_____	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	_____	_____	_____	<input type="checkbox"/>
Min. Rear Yard Setback	_____	_____	_____	<input type="checkbox"/>
Max. Building Coverage	_____	_____	_____	<input type="checkbox"/>
Max. Impervious Coverage	_____	_____	_____	<input type="checkbox"/>
Max. Height	_____	_____	_____	<input type="checkbox"/>

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

Proofs to be provided at public hearing with experts.

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

Proofs to be provided at public hearing with experts.

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

Proofs to be provided at public hearing with experts.

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.

Proofs to be provided at public hearing with experts.

443 MIDDLESEX AVENUE REDEVELOPMENT PLAN ZONE DATA

		SUB-AREA A MIDDLESEX AVENUE PARCEL		SUB-AREA B HIGHLAND AVENUE PARCEL		PROPOSED LOT 93.03	
ITEM	SECTION	REQUIRED/ PERMITTED	PROPOSED LOT 93.01	SECTION	REQUIRED/ PERMITTED	PROPOSED LOT 93.02	PROPOSED LOT 93.03
PERMITTED USES							
PERMITTED PRINCIPAL USE	5.1.1	EXISTING MULTI-FAMILY UP TO 5 APARTMENTS	EXISTING MULTI-FAMILY WITH 5 APARTMENTS	5.2.1	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING
PERMITTED ACCESSORY USE	5.1.2.A	DRIVEWAY & PARKING	DRIVEWAY & PARKING	5.2.2.A	DRIVEWAY & GARAGE	DRIVEWAY & GARAGE	DRIVEWAY & GARAGE
LOT REQUIREMENTS							
MINIMUM LOT AREA (SF)	5.1.3.A	20,000 SF	27,386 SF	5.2.3.A	10,000 SF	11,063 SF	10,118 SF
MINIMUM LOT WIDTH (FT)	5.1.3.B	100 FT	117.4 FT	5.2.3.B	45 FT	58.4 FT	58.5 FT
MINIMUM LOT DEPTH (FT)	5.1.3.C	200 FT	44.1 FT	5.2.3.C	130 FT	182.2 FT	188.8 FT
SETBACK REQUIREMENTS							
MINIMUM FRONT YARD (FT)	5.1.3.D	MAINTAIN SETBACK OF EXISTING BUILDING	MAINTAIN SETBACK OF EXISTING BUILDING	5.2.3.D	AVERAGE OF ADJACENT PRINCIPAL STRUCTURES	AVERAGE OF ADJACENT PRINCIPAL STRUCTURES	AVERAGE OF ADJACENT PRINCIPAL STRUCTURES
MINIMUM SIDE YARD (EACH) (FT)	5.1.3.E	30 FT	31.9 FT	5.2.3.E	10 FT	10.2 FT	10.2 FT
MINIMUM SIDE YARD (BOTH) (FT)	5.1.3.F	60 FT	68.8 FT	5.2.3.F	20 FT	20.8 FT	20.8 FT
MINIMUM REAR YARD (FT)	5.1.3.G	75 FT	85 FT	5.2.3.G	30 FT	36.7 FT	74.9 FT
COVERAGE REQUIREMENTS							
MAXIMUM BUILDING COVERAGE (% OF LOT)	5.1.3.H.1	10 %	5.0 %	5.2.3.H.1	20 %	15.4 %	18.9 %
MAXIMUM IMPERVIOUS COVERAGE (% OF LOT)	5.1.3.H.2	40 %	19.8 %	5.2.3.H.2	40 %	21.1 %	25.0 %
BUILDING REQUIREMENTS							
MAXIMUM BUILDING HEIGHT (STORES)	5.1.3.I.1	3 STORES	3 STORES	5.2.3.I.1	2.5 STORES	2.5 STORES	2.5 STORES
MAXIMUM BUILDING HEIGHT (FEET)	5.1.3.I.2	40 FT	< 40 FT	5.2.3.I.2	35 FT	34.80 FT (note 3)	34.51 FT (note 3)
MINIMUM GARAGE SETBACK FROM FRONT FACADE				5.2.3.F.1	16 FT	16 FT	16 FT
MINIMUM FRONT FACADE GARAGE WIDTH				5.1.2.F.3	40 %	30.4 %	30.6 %
PARKING/DRIVEWAY REQUIREMENTS							
MINIMUM MIDDLESEX AVENUE BUFFER	5.1.3.B	25 FT	26.6 FT	(R.S.L.S.)	3 SPACES	3 SPACES (note 3 & 4)	3 SPACES (note 3 & 4)
MINIMUM DRIVEWAY SETBACK FROM SIDE LOT LINE (FT)	5.1.3.C	5 FT	5 FT				
MINIMUM NUMBER OF PARKING SPACES (1-BEDROOM APARTMENT)	(R.S.L.S.)	0 SPACES	0 SPACES				
- 1.8 SPACES/APARTMENT = 9 SPACES (note 3)							
MINIMUM NUMBER OF PARKING SPACES PER RESIDENTIAL UNIT	5.1.4.A	0 SPACES	0 SPACES				
- 1.5 SPACES/APARTMENT = 8 SPACES							
MINIMUM NUMBER OF PARKING SPACES (4-BEDROOM SINGLE-FAMILY)							
- 3 SPACES/DWELLING (note 3)							

NOTE 1: SEE GRADING AND UTILITY PLAN FOR BUILDING HEIGHT CALCULATIONS.
 NOTE 2: RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.) TABLE 4.4
 NOTE 3: RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.) SECTION 5.21-4.14(4)(2) - 1 GARAGE SPACE
 NOTE 4: BOROUGH OF MENDENHALL DEVELOPMENT ORDINANCES 2 (ORDINANCE 2)

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

n/a

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

First Name	<u>Richard</u>	Phone	<u>732-261-0884</u>
Last Name	<u>Mongelli</u>	Phone	<u></u>
Street Address	<u>441 Main Street</u>	Fax	<u></u>
City / State	<u>Metuchen NJ</u>	Zip	<u>08840</u>
		Email	<u>rich@mongellilaw.com</u>

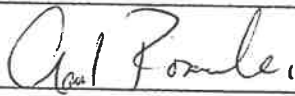
8. Verification and Authorization

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.

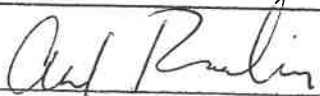
A. Applicant's Verification

I HEREBY CERTIFY THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE.

Name Anthony Rosamilia Jr. Date December 24, 2020
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 Anthony Rosamilia Jr. Date December 24, 2020
Signature 

Telephone & Fax Number: 732-742-3432



BOROUGH OF METUCHEN

MIDDLESEX COUNTY

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CERTIFIED LIST REQUEST

TO Office of the Tax Assessor, Borough of Metuchen

FROM Richard Mongelli, Esq.

(Requestor)

441 Main Street, Metuchen, NJ 08840

(Address)

732-549-9800

(Phone)

DATE December 24, 2020

Request is hereby made for a certified list of names and address of all property owners within a 200-foot radius of Block 117, Lot(s) 93 of the Borough of Metuchen Tax Map.

I understand that the attached list of utility companies will also need to be notified.

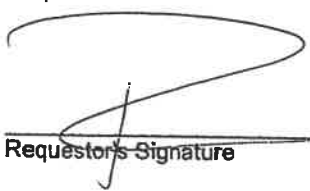
I understand that upon application of said certified list, payment in the amount of ten dollars (\$10.00) or twenty-five cents (\$0.25) per name, whichever is greater, must be rendered.

Richard Mongelli, Esq.

December 24, 2020

Requestor's Name

Date


Requestor's Signature

CORPORATE DISCLOSURE

I certify that the following entities or persons are the only owners of 10% or more of the equity of the applicant, AROS DEVELOPMENT, LLC:

**Anthony Rosamilia, Jr.
43 Oak Avenue
Metuchen, NJ 08840**



Anthony Rosamilia Jr.

December 24, 2020

Sworn to me this 24th day of December, 2020.



RICHARD MONGELLI, ESQ.
Attorney at Law of NJ