

# Narrative

## First Presbyterian Church of Metuchen

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Applicant is applying to the Planning Board for Preliminary and Final Site Plan approval with a variance relief to construct a 1,142 square foot addition to the existing "Social Center" with a 163 square foot covered entry.

With regard to Section 110-87A, the use continues to comply and can be considered a permitted principal use and not a permitted conditional use provided under Section 110-68.C.(1) as the proposal is merely an expansion of the existing "Social Center" which is currently permitted.

Applicant requires relief from Section 110-154B - Off Street Parking Requirements - where 333.5 is required and 136 spaces is existing and proposed.

We are hereby requesting the following waivers:

1. §110-53.L. – Environmental analysis map – The area of disturbance is limited to a parking lot and previously developed areas.
2. § 110-55.2. – Green Development Checklist – see attached correspondence prepared by East Point Engineering, LLC dated August 4, 2023.



Office Address:  
11 South Main Street  
Marlboro, NJ 07746  
Tel: (732) 577-0180

August 4, 2023

Borough of Metuchen  
Attn: Planning Board  
500 Main Street  
Metuchen, NJ 08840

**RE: Green Development Checklist  
First Presbyterian Church of Metuchen  
270 Woodbridge Avenue  
Block 164, Lot 49.011  
Borough of Metuchen, Middlesex County, New Jersey**

Dear Board Members:

The purpose of this letter is to address the Borough's Green Development Checklist requirements (Chapter 110-55.2) as they relate to the site improvement portion of the standards.

The property in question is located at 270 Woodbridge Avenue and contains 7.38 acres. It is currently developed with a freestanding church, separate social hall, parsonage, cemetery, and other accessory structures.

Parking for a total of 136 vehicles is provided for in two separate parking lots. Approximately 70% of the parcel is open space (e.g. not covered by an impervious surface).

The project proposes a 1,153 S.F. addition to the existing food pantry. The addition is situated at the northeast corner of the existing social hall building.

Since the use presently exists on the property, and the church has been in existence for decades, the "Context" portion of Chapter 110-55.2 does not apply. Any historic context will remain as-is and the new addition has been designed to match the architectural features of the existing building.

The "Site Development" aspects of Chapter 110-55.2 are largely addressed by way of the small scope of the project. The addition is being constructed over an existing paved parking area and additional landscaping will be provided for aesthetics. The proposed site lighting consists of four (4) new building mounted fixtures which contain LED lamps and are Dark Sky compliant.

In summary, the building addition does not create any water deficits, heat islands, has no impact on the existing availability of parking, does not propose tree clearing, does not generate additional waste, or require increased use of pesticides and fertilizers. It is simply a small addition to accommodate the good work that the church is doing within the community.

Should you have any questions, or require additional information, please do not hesitate to contact me at the number above.

Very truly yours,

**EAST POINT ENGINEERING, LLC**

*Marc S. Leber*

Marc S. Leber, P.E., P.P., C.M.E.