

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 2 - 1208 Application Number	E Homeland Di	elgers	Dale Receive	321.9-23-21
1. Application	·· Applicant A	ianic	Date receive	ed uate Deemed Complete
A. Location				
Street Address	23 Rayle Court			
Block	124		2, 51 06, 56, 61 Zone	R-1
Situated on			Rayle Court	
distant			the northerly line of I	Hillside Avenue
B. The Site is Loc			Manager 1 Section 1 Sectio	THE COLUMN TWO IS NOT THE PROPERTY OF THE COLUMN TWO COLUMNS TO SERVER THE COLUMN TWO COLUMNS TO COLUMNS TWO COLUMNS TO COLUMN TWO COLUMNS TO COLUMN TWO COLUMNS TO COLUMNS TWO COLUMNS TO COLUMN TWO COLUMNS TWO COLUMNS TWO COLUMNS TO COLUMN TWO COLUMNS
☐ Within 200' of £	 Edison Township □ Adjac	ent to Cou	inty Road 🔲 A	djacent to State Highway
C. Status:			•	
☑ New	☐ Revision or Resubmission	n of Prior /	Application No.	
D. Type (Check all tha			(Telefonia Company Comp
☐ Concept	☐ Preliminary	1	☐ Final	☐ Conditional Use Approval
☐ Minor Site Plan	☐ Major Site Plan		Minor Subdivision	☐ Major Subdivision
☐ (a) - Appeal	(b) - Interpretation	on I	☐ (c) – Variance (Bulk)	☐ (d) – Variance (Use)
☐ Request for Wa	iver of Submission Requireme	nts i	☐ Other	
	or Variance Request (List Ordinoses to merge Block 124, Le			to subdivide the newly
created lots into	o two confirming lots in an	rticipatio	n of the future constru	ction of one (1) single-fami
home on each p		ng mayur: rans avon ractaes abou	attender gebruik der gelieben gelieben der geben der	and the second s
er falling hit Fide in the mount of the gap of graphs again age and a management				
F. Date and Dispos	ition of any previous Board I	Hearings	involving this Site	
None known.	e vita pieta anno en municipa santonione lebi proprie del propriento produce pregunta de disposación de la comp	h first from the Western William & Marketyng yng		
354 E F (\$ 0680) E	410-4136 H 4 X XX H 1032-22		er de den de de	The second secon
	flist maps and other exhibits accomp ering Plan, consisting of or			2021
	rative enclosed.	(1) (31)	201, 44100 1 101 441 7 , 2	e V.F. died. 3. 4. Hindrich Halle Michael (Arthur Land) von Hindrich (Arthur 1974) (Ar

2. Applicant Information

A. Applicant				
First Name	Home Land Deve	lopers, LLC	Phone	
Last Name			Db	dates and all the day's transfer property and the second and and add the second and an extended and a second
Street Address	1914 Oak Tree Ro		Fax	manusca, arrang ng ng phan yang godd b. Y. A. A. B. A. A. B. A. A. B. B. A. B.
City / State	Edison, NJ	Zip 08820	Email	Bendeurg pp g dat sild adminished bles principleurge) g person of relative, of recognize in the freeze continuence and mining it programs be add an definition of require process.
B. Applicant is a	√an:			The state of the s
☐ Individual	☐ Partnership	☐ Corporation		☑ Other LLC
C. Applicant's R	elationship to Owner:			and it is supply to the purifying the sea and a control of the sea and a control of the stable the subject of the sea and
☐ Owner	☐ Lessee	☑ Purchaser Under C	ontract	☐ Other
D. Owner (if other	than Applicant; requires Owner	r's Consent on Page 6)		the manufacture of the Security and Security of the Security of Security Security of the Secur
First Name	P.T. and Gloria M.		Phone	
Last Name	Ruegger	The response is being a pooling consequent that they appear upon a part of the consequence of the consequenc	Phone	With Approximation Solid Andrews State (September 2) and Angel State (September 2) and a fine of the September 2) and a septemb
Street Address	23 Rayle Court	i tarifu i ta summammada da da, di abada bi biada sana ang pidagar dan pro s e ne supa passa.		\$1-8-16-17-\$ This million (is in process on a party of the \$1.6 for any principle, of \$1.0 for \$1.0 fo
City / State	Metuchen, NJ	Zip 08840	Email	No. 16 at a pursual property Sect. (a) of the Act had believed in the horizon of which all pursual purpurary property and the sales it is placed if you have by Property Accessed a company to the contract of the sales in the contract of the sales in the contract of the c
	red if Applicant is a Corporatio Tardanico, Esq., Chiesa Sl			Jersey) 973-530-2089
Street Address	One Boland Drive			973-530-2289
City / State	West Orange, NJ	Zip 07052	Fax	ltardanico@csglaw.com
B. Engineer		Zib	_ Email .	nardameo@esgraw.com
Name	John DuPont, PE, Pl	P, JPD Engineering	Phone	908-387-0777
Street Address	756 Jackson Road		_ Fax	Addition to the state of the second s
City / State	Stewartsville, NJ	Zip 08886	Email	johndupont@verizon.net
C. Architect		**************************************		The state of the commence of the second control of the second cont
Name			Phone	
Street Address	MET TO BE SEAT A CONTROL OF A C	n de la grafia de la colonidad de la grafia d	Fax	Market consideration of the property of the first trade of the first production of the first problem of the constraints and the constraints are constraints and the constraints are constraints and the constraints and the constraints are constraints and the constraints and the constraints are constraints are constraints are constraints and the constraints are constraints and the constraints are constraints are constraints and th
City / State		Zip	Email	المراحة والمراحة والم
D. Other Profession		The second control of		annergenergene vier der deutstellen der med gränen von zugen von der de dy hy von syndagene dem vermen ver
Name			Phone	
Street Address	- Manufacture and All Andrews and Angles	THE PARTY OF THE P	Fax	e asti kumulannin minin ja deline alamaka jirabi birak i ratir ire, da firikin direkta bila sira melanda inchi Mirosa mand
City / State		Zip	Email	THE REST OF SECURITY SHOW A SECURITY OF THE SE

4. Plat / Plan Data

	Use of Land / Soposes to mer		ne property and to subdiv	ide the newly created lot into t	
2) conformir	ng lots in antic	ipation of future constru	ection of one (1) single fa	mily residential home on each	
C. Building D	ata Floor Area:	Approx. 4,244sf home and 686 sf garage	Unight in Charina 9 Fact.	Approx 24.5 feet	
Addition: New Bldg: Total Floor Ar	Floor Area:	Bidg 1: Approx. 4,484 s Bidg 2: Approx. 4,240 s Approx: 8,724 sf	Height in Stories & Feet: Height in Stories & Feet: Height in Stories & Feet:	Approx. 24.5 feet will comply with R-1 Zon	
O. Subdivision Area: No. of Lots: No. of Units:	Entire Tract: Present Demolished:	24,395 square feet 4	Portion being subdivided: Proposed: Proposed:	24,395 square feet 2 2	
Purpose:		odivision to create two (2	•		
Sales Walled	ea of Building: be Occupied: king: ployees:	Prese		Proposed	
Machinery / Eq	uipment Used:				

5. Request for Bulk Variance See attached

A. Bulk Regulations				
Min. Lot Area	District Requirements	Present	Proposed	Variance
Min. Lot Width	grafing of a depot of a graph of the section of the	THE TRANSPORT COLOR STREET TO STREET STREET STREET	and the table of the particular defeated by the particular angular appropriate to the particular and	□
	Fer-forterprise converses animals and filely being allowed and filely and the filely and	The Parket Section will be declared and the section of the section		_ 0
Min. Lot Depth (Average)	Mile of April 1800 one one April 1800 and 1800 a	ere - months ("Thromagn expressing years allowed and applicate as the description are as a second of the	Second month of other discharge resignant style is defined as	_ 0
Min. Front Yard Setback	The stand of the state of the standard of the	THE RESIDENCE OF THE PROPERTY	- 1 Pro- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	🛮
Min. Side Yard Setback (Left)	the first core grant talents about the set of a majority	an news news garanteespara pers All Black abbis pales on Assess and assess	of a B. Darber of the empire file distribution and a school part business of	🛘
Min. Side Yard Setback (Right)	1 PM PM to he and any more and any or any	SPEC - 155 PETI, PRISE, Post in Securior Medical Action 2, 455	e to respond to any other many and the supply reported to the section of the sect	
Min. Side Yard Setback (Combined)	Tomorbio de la Maria (M. Alexa) de Media (L. L. L	participative. The examinant department asserts as as as in the set of the se	hefu is un system to easy the selection of easiers during	
Min. Rear Yard Setback	ومواد والموادود	Indirect we determine secretary pass as displayed styling additions upon up you entity including		0
Max. Building Coverage	deale blood on the state of a state of the s	Programment and the second second second second second	e major fer stander en bestelde skallede ekkelende kalleste kallede en beskelende en beskelende en beskelende	
Max. Impervious Coverage		Object (National & Child of About April 1985), as management of the apple	et despiter in skjesnik delige daar (gry jiter yy ig gan as you man despite	
Max. Height	Mint of the control of access processing by the base of the control of the contro	APPENDED THE PROPERTY AND A SECOND ASSESSMENT AS A SECOND AS A SECOND ASSESSMENT AS A SECOND ASSESSMENT AS A SECOND ASSESSMENT AS A SECOND A	er in the weak to make the state of the stat	
B. Describe below the nature of the co Not applicable	nstraints imposed by t	the physical character	istics of the prop	erty.
And was an	THE COMMENSATION OF THE PROPERTY OF THE PARTY OF THE PART	The state of the s	الله و الله الله الله الله الله الله الل	THE THE SECTION THE SECTION OF
C. Describe below any other exception	al conditions of the pr	operty that prevent th	e applicant from	en harren um rembark et hij hijd vij etgi jigur
complying with the Zoning Ordinance. Not applicable		The Contract representation of the Contract States and Contract States and Contract States and Contract States and Contract States States and Contract States State	For the North Control of the text State State on the State State of the State State of the State	**************************************
D. Describe below how not granting this	variance request would	l impose difficulties or	undue hardship u	pon you,
Not applicable	and the september of the Paris of All Called Stagling, Square, of United Administrating the maximum, and compa	***************************************	والمراجعة	TT BY THE T A PROBE T Applicable property.
E. Describe below how the granting of to sublic good nor substantially impair the Not applicable	the variance request we intent and purpose o	ill not result in substa	intial detriment to le Zoning Ordinan	the ace.

6. Request for Conditional Use Approval / Use Variance Not applicable.	
A. Describe below the specifics of the request.	
	Vanto-procede
	minimizações de l'antic
B. Describe below the special reasons which exist that support the granting of the request.	
	THE SET LAND ALMAND LINES. T
The state of the s	
C. Describe below how the public interest will be served by the granting of the request.	
	entrant i debent a pri e
	error the sale of sale and
D. Describe below what circumstances exist or what measures will be taken to ensure that, if the requestranted, the surrounding property owners will experience no adverse impact or undue burden.	st is

	e ^{rged} terminalse topsasseg
E. Describe below how the granting of the request will not result in substantial detriment to the public of substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.	looq
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	an district secretary nature of the
	named in the second second

7. Correspondence

A. Person to be	contacted in regard to all	matters	pertaining (o this Ap	plication (If other than Applicant)
First Name	Lauren		and the second section of the section	Phone	973-530-2089
Last Name	Tardanico	TT-SEC-T-T-Y-SAC NEE SUN AFFERD NO DE		Phone	
Street Address	1 Boland Drive			_ Fax	973-530-2289
City / State	West Orange, NJ	Zip	07052	Email	ltardanico@csglaw.com
!, THE UNDERS	and Authorization	ATION FO	R AN APPLICA	TION FOR I	DEVELOPMENT ONLY FOR THE LOCATION INFORMATION, I ACKNOWLEDGE THAT IT
METUCHEN REI	ISIBILITY TO BE AWARE OF LATING TO THIS APPLICATION ITH ANY PROVISIONS OF TH	AND CON	APLY WITH AI	L ZONING	REQUIREMENTS OF THE BOROUGH OF D PROVIDE ACCURATE INFORMATION OR LL AND VOID AND MAY RESULT IN AN
CONSTRUCTION IS IN COMPLIA DEFINED BY TH	OF IMPROVEMENTS WILL NOT NOE WITH ALL APPLICABLE	REGULA RETUC	TIONS REGAR HEN THIS AP	DING ZON	OCATION UNTIL THE APPLICANT/OWNER ING AND PROPERTY MAINTENANCE AS AND ASSOCIATED APPROVALS DO NOT Y LAW.
A. Applicant's Ve					
IMEREBY CERTIFY T	HE STATEMENTS CONTAINED I	N THIS AF	PPLICATION AF	RE TRUE.	1 •
Name	IP SING	出_	error errori	er i sajar err errakarringeleggelegkeleggelejke	Date 8421
Signature	TOSIA	4_			
	0				
B. Owner's Autho	rization				
DOCUMENTS PRESEN	IAT I AM THE OWNER OF RECO ITED TO THE PLANNING BOARI LICATION FOR DEVELOPMENT.	D / ZONING	IE PROPERTY I G BOARD OF A	DESCRIBED DJUSTMEN	HEREON AND THAT I CONCUR WITH THE T. I HEREBY AUTHORIZE THE APPLICANT
Name	JIMMY Ru	iEG	GER		Date 8 4 2
Signature	James AK	ne []	Ces	and the state of t	The state of the s
Telephone & Fax	Wumber: 732-	- 75	4-18	54	



BOROUGH OF METUCHEN

MIDDLESEX COUNTY

Tel. 732-632-8540 • Fax 732-632-8100 • 500 Main Street • Metuchen, NJ 08840

Permit # Received Issued Paymont Amount

Last Revised 2/3/2015

ZONING PERMIT APPLICATION

1. Location 23 Rayle Cout Street Address 49.02, 51.06, 56, 61 Zone 124 Block 2. Applicant Home Land Developers, LLC Name **Phone** 1914 Oak Tree Road Street Address Fax Edison, NJ 08820 City / State Email 3. Owner (If other than Applicant) P. T. Ruegger Jr. & Gloria M. Ruegger Name Phone 23 Rayle Court Street Address Fax Metuchen NI City / State Zip 08840 Email 4. Present or Previous Use of Building and/or Land Detached Single-Family ☐ Attached Single-Family ☐ Two-Family Residence ☐ Multi-Family Residence ☐ Commercial ☐ Office ☐ Industrial ☐ Other 5. Proposed Use of Building and/or Land New Principal Structure ☐ Addition / Alteration / Deck / Porch ☐ New Accessory Structure ☐ Parking Lot / Driveway Patio / Walkway ☐ Fence / Wall ☐ Change of Use / Occupancy ☐ Sign Other 6. Describe Proposed Work or New Use Applicant proposes to merge Block 124, Lots 49.02, 51.06, 56, and 61 and to subdivide the newly created lot into two conforming lots in anticipation of the future construction of one (1) single family residential home on each proposed lot. 7. Non-Residential Use Data Present Proposed **Total Floor Area of Building** Floor Area to be Occupied Off-Street Parking Spaces **Numbers of Employees** Days & Hours of Operation I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR A ZONING PERMIT 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 PERMIT RENDERS IT NULL AND VOID AND MAY RESULT IN AN ENFORCEMENT ACTION. I UNDERSTAND IT IS MY RESPONSIBILITY TO ENSURE THE PROPERTY SURVEY IS CURRENT. Name

BOROUGH OF METUCHEN PLANNING BOARD

Narrative of Proposal

Home Land Developers, LLC (the "Applicant") is the contract purchaser of the properties located at 23 Rayle Court and designated as Block 124, Lots 49.02, 51.06, 56 and 61 on the Tax Maps of the Borough of Metuchen (the "Property"). The Property, which is located within the Borough's R-1 Zoning District, is currently improved with an existing single-family residential home.

The Applicant proposes to demolish the existing single-family structure and to merge the four lots comprising the Property into a single lot. The Applicant proposes to subdivide the newly created lot into two (2) new lots in anticipation of future proposed construction of one (1) single-family residential home on each of the new lots.

Each of the newly proposed lots conforms with the bulk requirements of the R-1 Zoning District.

APPLICATION FOR DEVELOPMENT

Disclosure information of all entities and individuals having a ten percent (10%) or greater interest in the Applicant Home Land Developers, LLC pursuant to N.J.S.A. 40:55D-48.1:

HOME LAND DEVELOPERS, LLC			
ENTITY/INDIVIDUAL	INTEREST	BUSINESS ADDRESS	
Jagpaviterjit Singh	50%	13 Yardley Street, Edison, New Jersey 08820	
Inderpal Kaur Mann	50%	13 Yardley Street, Edison, New Jersey 08820	