



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)

| | | | |
|--------------------|-------------------------|---------------|----------------------|
| 21-1298 E | Homeland Developers LLC | 8-11-2021 | 9-23-21 |
| Application Number | Applicant Name | Date Received | Date Deemed Complete |

1. Application

A. Location

Street Address 23 Rayle Court

Block 124 Lot 49.02, 51.06, 56, 61 Zone R-1

Situated on the Westerly side of Rayle Court

distant 150.3 feet from the northerly line of Hillside 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)

Applicant proposes to merge Block 124, Lots 49.02, 51.06, 56, and 61 and to subdivide the newly created lots into two conforming lots in anticipation of the future construction of one (1) single-family home on each proposed lot.

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)

See JPD Engineering Plan, consisting of one (1) sheet, dated February 7, 2021.

See Project Narrative enclosed.

2. Applicant Information

A. Applicant

First Name Home Land Developers, LLC Phone _____
Last Name _____ Phone _____
Street Address 1914 Oak Tree Road Fax _____
City / State Edison, NJ Zip 08820 Email _____

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 P.T. and Gloria M. Phone _____
Last Name Ruegger Phone _____
Street Address 23 Rayle Court Fax _____
City / State Metuchen, NJ Zip 08840 Email _____

3. Applicant's Experts

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

Name Lauren R. Tardanico, Esq., Chiesa Shahinian & Giantomasi PC Phone 973-530-2089
Street Address One Boland Drive Fax 973-530-2289
City / State West Orange, NJ Zip 07052 Email ltardanico@csglaw.com

B. Engineer

Name John DuPont, PE, PP, JPD Engineering Phone 908-387-0777
Street Address 756 Jackson Road Fax _____
City / State Stewartsville, NJ Zip 08886 Email johndupont@verizon.net

C. Architect

Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

D. Other Professional Consultants

Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

4. Plat / Plan Data

A. Present Use of Land / Structure

There is one (1) single-family residential home located on the property.

B. Proposed Use of Land / Structure

Applicant proposes to merge the lots comprising the property and to subdivide the newly created lot into two (2) conforming lots in anticipation of future construction of one (1) single family residential home on each lot.

C. Building Data

| | | | | |
|-------------------|-------------|--|---------------------------|---------------------------|
| Existing : | Floor Area: | Approx. 4,244sf home and 686 sf garage | Height in Stories & Feet: | Approx. 24.5 feet |
| Addition: | Floor Area: | | Height in Stories & Feet: | |
| New Bldg: | Floor Area: | Bldg 1: Approx. 4,484 sf Bldg 2: Approx. 4,240 sf | Height in Stories & Feet: | will comply with R-1 Zone |
| Total Floor Area: | | Approx: 8,724 sf | | |

D. Subdivision Data

| | | | | |
|---------------|---|--------------------|---------------------------|--------------------|
| Area: | Entire Tract: | 24,395 square feet | Portion being subdivided: | 24,395 square feet |
| No. of Lots: | Present | 4 | Proposed: | 2 |
| No. of Units: | Demolished: | 1 | Proposed: | 2 |
| Purpose: | Proposed subdivision to create two (2) conforming lots. | | | |

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 attached

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.

Not applicable

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

Not applicable

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

Not applicable

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.

Not applicable

6. Request for Conditional Use Approval / Use Variance Not applicable.

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 Lauren Phone 973-530-2089
Last Name Tardanico Phone _____
Street Address 1 Boland Drive Fax 973-530-2289
City / State West Orange, NJ Zip 07052 Email ltardanico@csglaw.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 JP SINGH Date 8/4/21
Signature [Handwritten 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 JIMMY RUEGGER Date 8/4/21
Signature James A Ruegger
Telephone & Fax Number: 732-754-1854



BOROUGH OF METUCHEN MIDDLESEX COUNTY

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

| | |
|----------|-------|
| Permit # | _____ |
| Received | _____ |
| Issued | _____ |
| Payment | _____ |
| Amount | _____ |

ZONING PERMIT APPLICATION

SUBMIT WITH ZONING COVERAGE CHECKLIST AND SURVEY / PLANS INDICATING IMPROVEMENT(S)

1. Location

Street Address 23 Rayle Court
 Block 124 Lot 49.02, 51.06, 56, 61 Zone R-1

2. Applicant

Name Home Land Developers, LLC Phone _____
 Street Address 1914 Oak Tree Road Fax _____
 City / State Edison, NJ Zip 08820 Email _____

3. Owner (If other than Applicant)

Name P. T. Ruegger Jr. & Gloria M. Ruegger Phone _____
 Street Address 23 Rayle Court Fax _____
 City / State Metuchen NJ 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 JP SINGH Date 8/4/2021
 Signature [Handwritten Signature]

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:

| <u>HOME LAND DEVELOPERS, LLC</u> | | |
|---|-----------------|---|
| 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 |