



# 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)

22-1343 E	Kenneth Casassa	10-26-2022	
Application Number	Applicant Name	Date Received	Date Deemed Complete

### 1. Application

#### ✓ A. Location

Street Address 217 West Chestnut Ave  
 Block 51.10 Lot 37+38 Zone R-2  
 Situated on NORTH side of WEST CHESTNUT AVENUE  
 distant 0 feet from HARVARD 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)

REQUEST - 1 Hardship N3A40:55D-70.c(2) & LOCAL ORDINANCE  
110-64 lot area, lot width, front yard setback (Harvard), AND  
Sideyard Setback (Existing non conforming lot)  
Bygone Coverage

#### ✓ F. Date and Disposition of any previous Board Hearings Involving this Site

N/A

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

Area & Plans prep by Steven Zmuda, Survey  
Rendering  
Photos  
Survey

T-1, SO-1, A-1, A-3

**2. Applicant Information**

**A. Applicant**

First Name Kenneth <sup>KAC</sup> CASASSA Phone \_\_\_\_\_  
Last Name CASASSA Phone \_\_\_\_\_  
Street Address 217 W. Chestnut Ave Fax \_\_\_\_\_  
City / State Metuchen Zip 08840 Email \_\_\_\_\_

**B. Applicant is a/an:**

Individual     Partnership     Corporation     Other \_\_\_\_\_

**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 Jennifer Phone \_\_\_\_\_  
Last Name CASASSA Phone \_\_\_\_\_  
Street Address 217 W. Chestnut Ave Fax \_\_\_\_\_  
City / State Metuchen 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 N/A Phone \_\_\_\_\_  
Street Address N/A Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**B. Engineer**

Name N/A Phone \_\_\_\_\_  
Street Address N/A Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**C. Architect**

Name Steven T Zmuda Phone 201-819-9026  
Street Address 314 Village Place Fax \_\_\_\_\_  
City / State Wyckoff Zip 07481 Email Steven.Zmuda@gmail.com

**D. Other Professional Consultants**

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

✓ **4. Plat / Plan Data**

**A. Present Use of Land / Structure**

Primary Residence SFD w/ 3 Bedrooms 1 Full Bath

**B. Proposed Use of Land / Structure**

Primary Residence " w/ (4) Bedrooms 2 Full Baths

**C. Building Data**

Existing :	Floor Area:	990 sf	Height in Stories & Feet:	2 - 20'
Addition:	Floor Area:	55 sf	Height in Stories & Feet:	2 - 32'
New Bldg: 7	Floor Area:		Height in Stories & Feet:	
Total Floor Area:		1,045 sf		

**D. Subdivision Data**

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:		
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**

**A. Bulk Regulations**

TRANSPOSE

	R-2 District Requirements	Present	Proposed	Variance
Min. Lot Area	7,500 sf	4,342 sf	4,342 sf	<input checked="" type="checkbox"/>
Min. Lot Width	62.50'	40.00'	40.00'	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100.00'	108.24'	108.24	<input type="checkbox"/>
Min. Front Yard Setback (W/Cherubs) <del>Front</del> (HARVEST)	25.00'	29.68'	29.68	<input type="checkbox"/>
Min. Side Yard Setback (Left)	25.00'	13.64	13.64	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Right)	8.00	3.24	3.24	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Combined)		N/A	N/A	<input type="checkbox"/>
Min. Rear Yard Setback	25.00'	30.31'	30.31	<input type="checkbox"/>
Max. Building Coverage	50% 30%	1,801/300-30%	1,355 sf / 31%	<input checked="" type="checkbox"/>
Max. Impervious Coverage	50%	1,780 sf 41%	1,835 / 42%	<input type="checkbox"/>
Max. Height	35/3	26/2	32/2	<input type="checkbox"/>

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

Existing Non Conforming lot. Narrow lot. Home would have to move and situate on narrow lot and not match other corner lots. Building up - not out to gain space

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

90 year old Radio District home will

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

90 year old home

**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.**

- 90 year old home will be modernized and match similar renovating homes in the Radio District.
- By building up and not out, we maintain the yard and will not encroach closer to neighbors

N/A

**6. Request for Conditional Use Approval / Use Variance**

**A. Describe below the specifics of the request.**

Renovate 2nd level finished attic  
New full level with 3 Bedrooms and 2 Baths  
upstairs  
New unfinished Attic  
Maintain existing Squared off footprint

**B. Describe below the special reasons which exist that support the granting of the request.**

Since construction the current  
code does not meet Set back  
requirements

**C. Describe below how the public interest will be served by the granting of the request.**

No direct impact to the public, Home  
will be improved and still fit  
the neighborhood

**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.**

Direct neighbor 215 W. Chestnut  
is in support and provide letter  
to Metuchen Zoning in favor.

**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 Kenneth CASASSA Phone [REDACTED]  
 Last Name CASASSA Phone \_\_\_\_\_  
 Street Address 217 W. Chestnut Ave Fax \_\_\_\_\_  
 City / State Metuchen Zip 08840 Email [REDACTED]

**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 Kenneth CASASSA Date 10-14-22  
 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 Kenneth CASASSA Date 10-14-22  
 Signature [Handwritten Signature]  
 Telephone & Fax Number: [REDACTED]

October 24, 2022

C Variance Application  
Block/Lot/Qual: 51.10 37.  
217 W Chestnut Ave.  
Borough of Metuchen, Middlesex County, New Jersey  
Project #

Kenneth & Jennifer Casassa

### Narrative of Proposal

Dear Metuchen Zoning Board of Adjustment.

We are seeking a "C Variance" approval to replace the partial 2nd level above the existing property footprint. The finished expansion does not result in the structure being closer to the property lines than already exist so the set-back remains the same, just higher. The renovated 2nd floor will consist of 3 bedrooms and 2 full bathrooms with an unfinished attic above. We will build new interior stairs to the 2nd level to meet current code. In order to meet the current set-back requirements, the right side of the new level would have to shift in 10" which would not be flush with the existing wall which may cause issues with our renovation loan that is based on calculated future value.

Today, there is currently only one bathroom shared between Kenneth (Nathan), Jennifer and our 11 year old son so we wish to expand up and include bathrooms but maintain the style of many of the Radio District homes built in the 1930's. We relocated here from San Francisco, CA in 2019 and rented in Woodmont Metro until purchasing this property because we love Metuchen. We wanted our son to continue his school years in our great Metuchen school system. I rent an office on Pearl Street downtown and Jennifer works in Edison. After moving around the country about 10 times for the past 20 years, this is where we want to be long term and bring our home into more modern comfort while blending well with the existing original and renovated neighbors homes.

We are grateful to be Metuchen home owners and look forward to improving our home, adding value to the neighborhood, and being more comfortable while welcoming guests. We are not currently occupying the 2nd floor to minimize renovation impact to us while pending the variance approval so we are eager to start as soon as possible.

Thank you for your consideration.

Kenneth & Jennifer Casassa



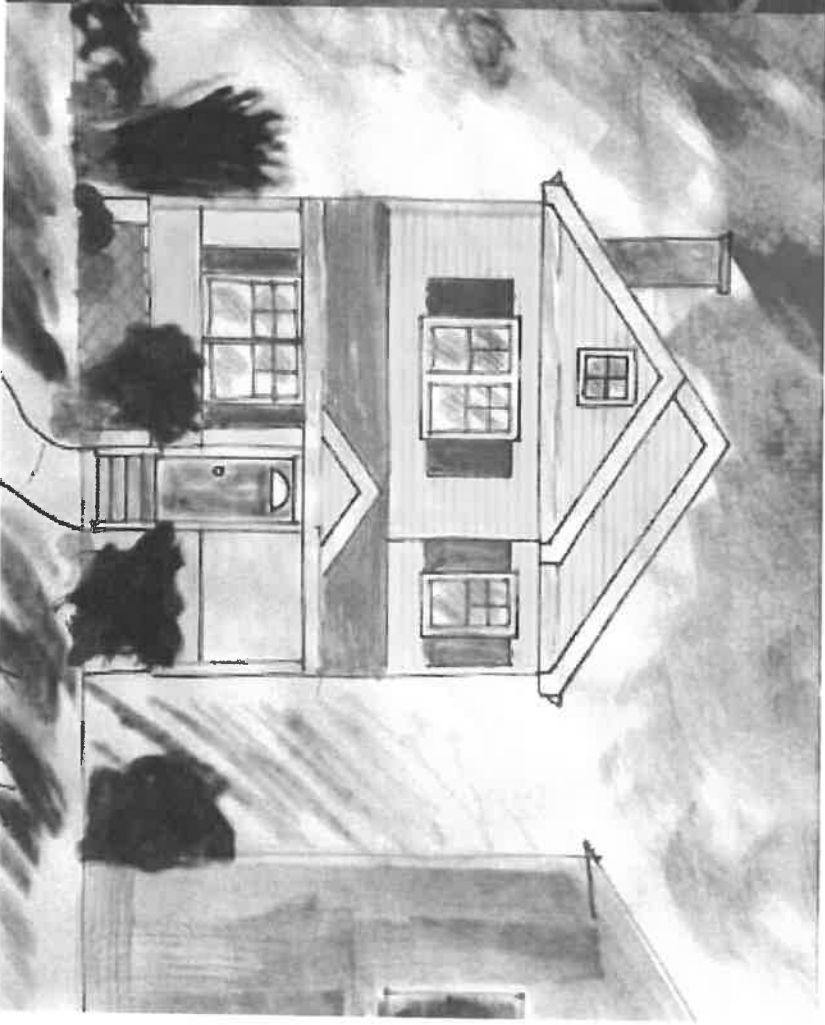
10/24/22

217 W. Chestnut, Metuchen, NJ

Current



Future





**Similar Renovated / New  
nearby 217 W. Chestnut**

**208 Harvard**



**200 Midland  
(CORNER LOT)**



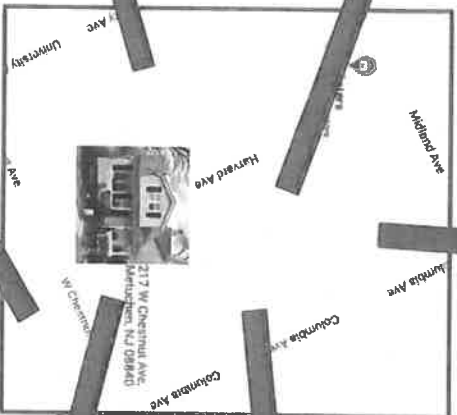
**219 Columbia**



**216 University**



**200 & 206 W Chestnut**



**215W, Chestnut**



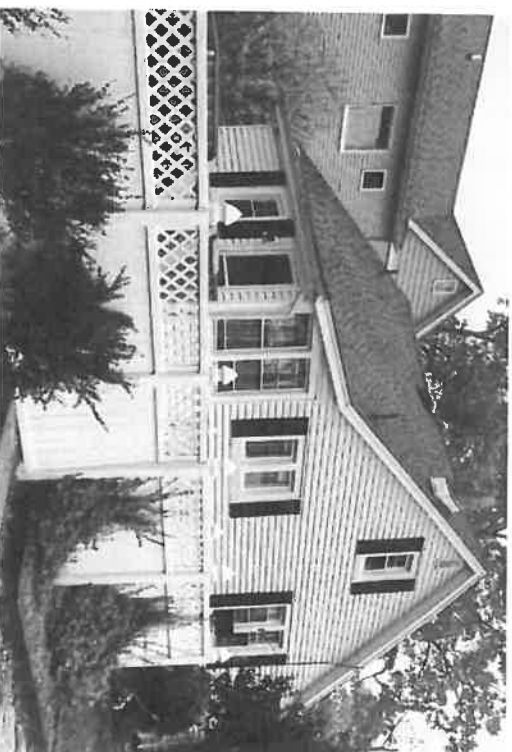
**209 W, Chestnut**



**Images Taken Feb. © 2022 Google Street View**



**South East Corner with adjacent property on right (from Chestnut Ave.)**



**North West Corner (from Harvard Ave.)**



**West Side (Left) (from Harvard Ave.)**



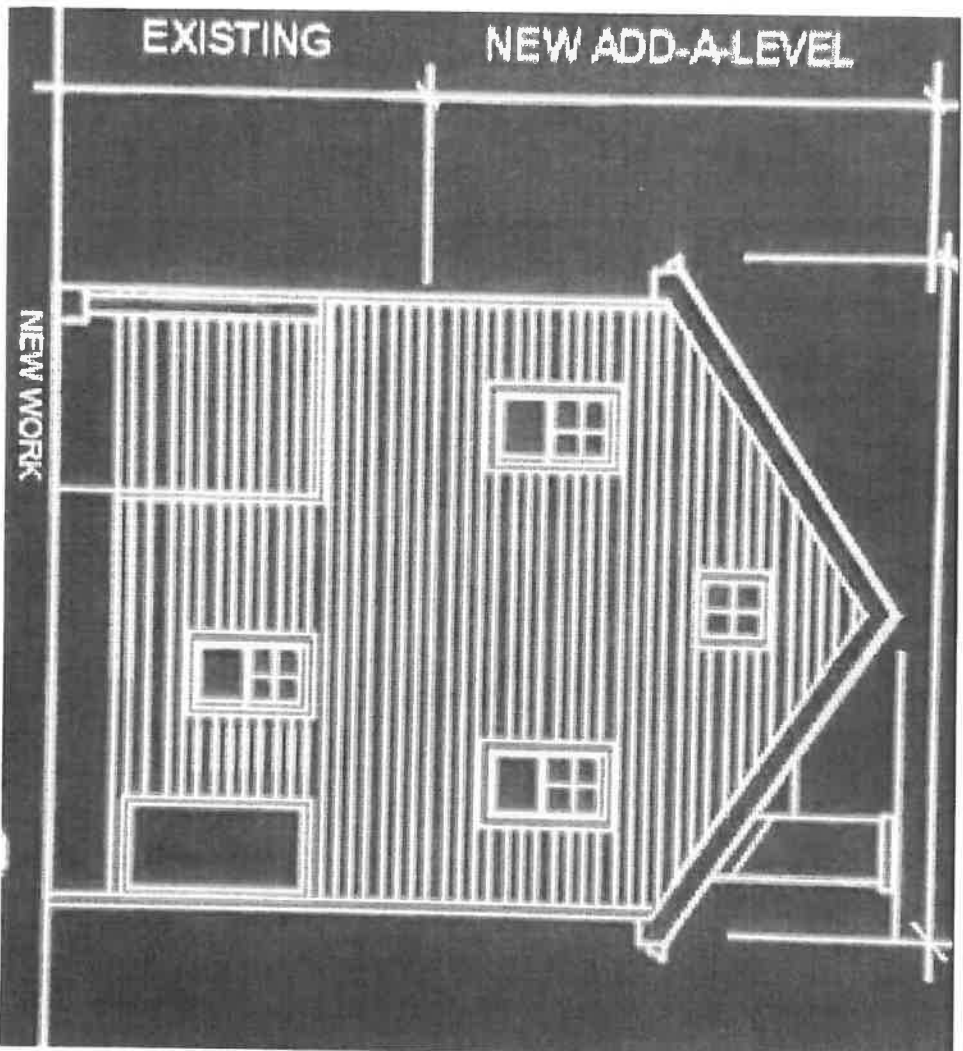
# Elevations / Floorplans



## Front Elevation

- Built on existing 1st Level Footprint
- Similar style to existing nearby homes
- First Level Porch remains
- Same color siding

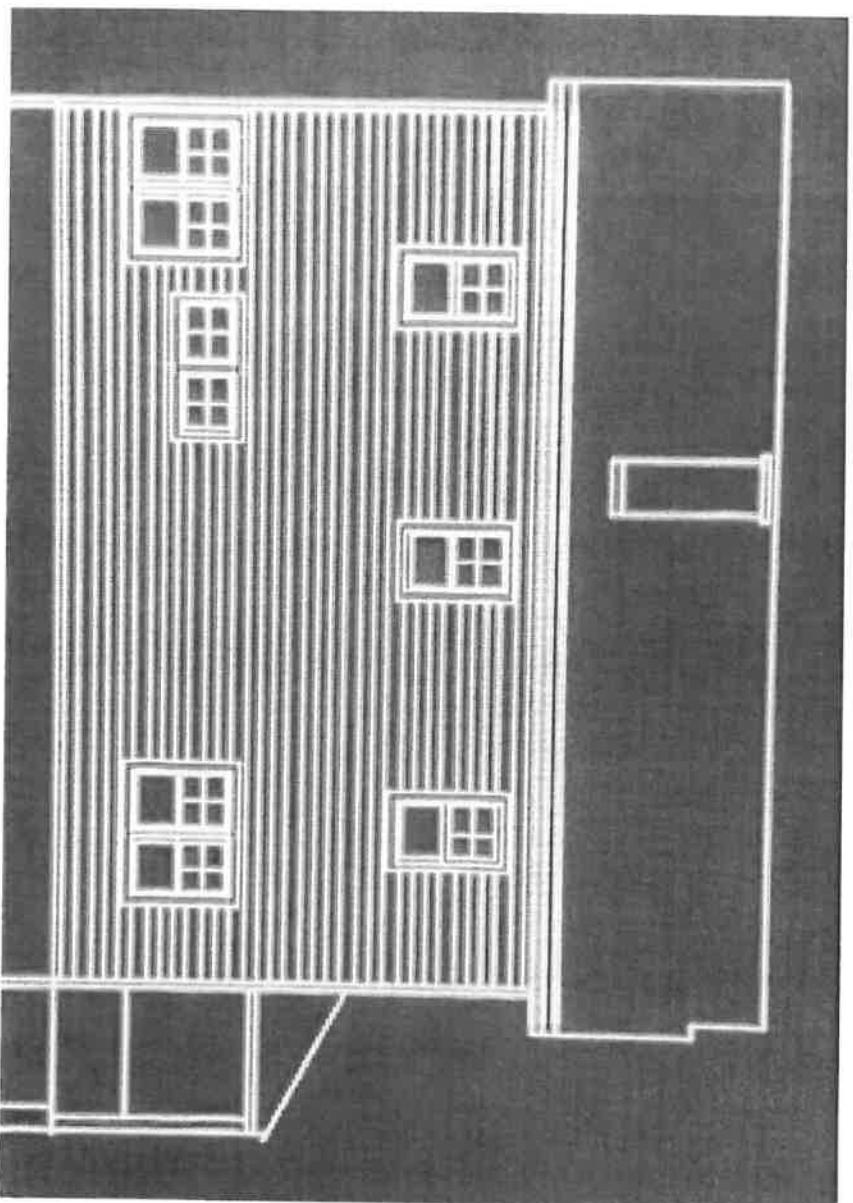
# Elevations / Floorplans



## Rear Elevation

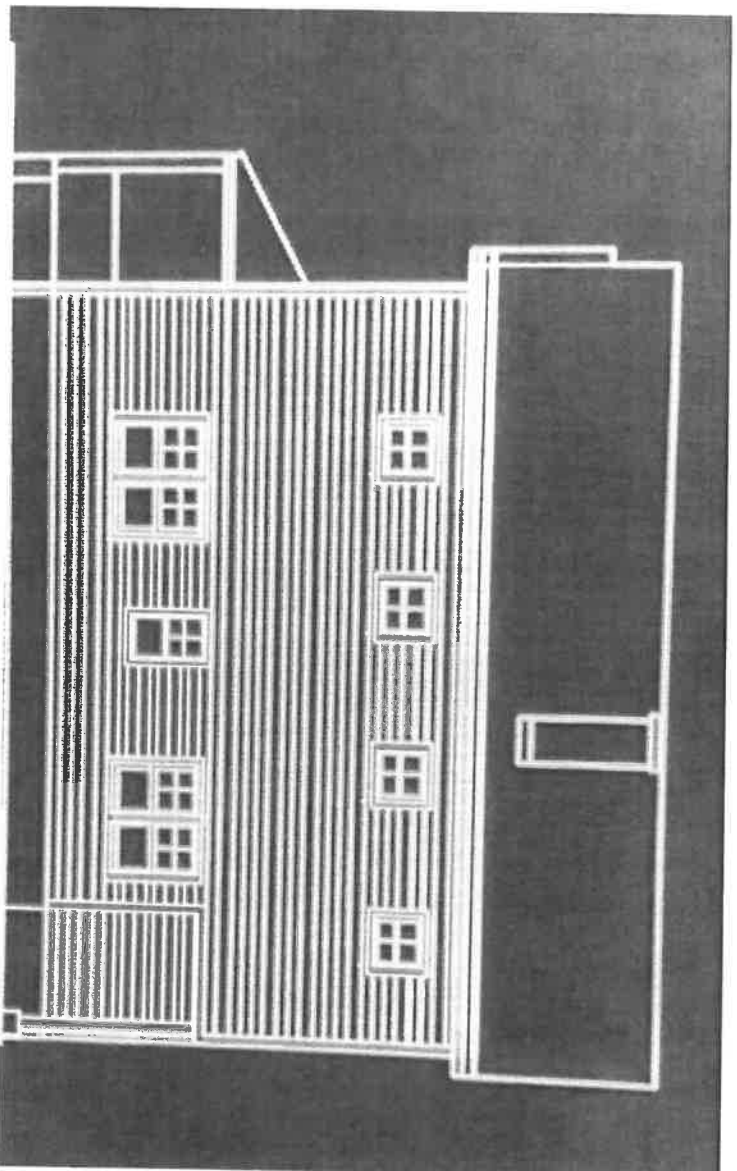
- Deck Remains
- 2nd Level squared off at corner

# Elevations / Floorplans



Left Side Elevation

# Elevations / Floorplans



Left Side Elevation

HARVARD AVENUE

50' R.O.W.

N16°11'15"W 108.84'

N73°48'45"E

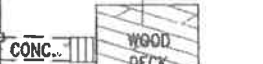
T.M. & F.M. LOT 39

1/PIPE FND 40.00'



PLASTIC FENCE

T.M. & F.M. LOT 38 T.M. & F.M. LOT 37



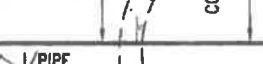
2 STORY FRAME DWELLING No. 217

T.M. BLOCK 51.10  
F.M. BLOCK 51-J  
4,342± S.F.  
0.100 AC.

COVERED PORCH



14.21'



S72°57'00"W 40.00'

FENCE 0.1' OUT

PLASTIC FENCE

FENCE 0.9' IN

MACADAM DRIVE

BLOCK CURB

S16°11'15"E 108.24'

T.M. & F.M. LOT 36



(Bk. 6542 Pg. 471) P.O.B.

WEST CHESTNUT AVENUE

60' R.O.W.

DESCRIPTION:

BEING KNOWN & DESIGNATED AS LOT 37 & 38, BLOCK 51-J ON A MAP ENTITLED "REVISED MAP OF PROPERTY BELONGING TO RADIO ASSOCIATES, SITUATED IN BORO. OF METCHEN, MIDDLESEX COUNTY, N.J." DATED MARCH, 1920, FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON JUNE 22, 1928 AS MAP No. 1230-689.

CERTIFIED TO:

- KENNETH NATHANIEL CASASSA AND JENNIFER CASASSA
- NAVY FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- ELITE TEAM TITLE, LLC, (TITLE No. 926-194050)
- WFG NATIONAL TITLE INSURANCE COMPANY
- WILLIAMS, GRAFFEO & STERN, LLC
- DAVID A. STERN, ESQ.

NOTES:

1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR CERTIFICATION. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY ASSIGNMENT OF THIS SURVEY TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
3. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
4. UNDERGROUND UTILITIES ARE NOT DEPICTED, THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR EXISTENCE OF SAME.
5. DEED REFERENCE: BOOK 6542 PAGE 471 FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE.
6. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.A.C. 45:8-36.3) AND (N.J.A.C. 13:40-5.1(D)).

JAMES P. DEADY SURVEYOR, LLC

PROFESSIONAL LAND SURVEYING SERVICES  
295 ROUTE 22 EAST, ONE SALEM SQUARE  
SUITE 202 WEST

WHITEHOUSE STATION, NJ 08889

(908) 534-0145

(908) 534-0147 FAX

REVISIONS	DATE	Scale: 1"=20'
		Date: 4-19-22
		Dwn. By: V.A.
		Chk'd By: J.C.R.
		FILE# 1209-45-1
		PG 98

SURVEY

of

TAX LOTS 37 & 38-BLOCK 51.10

LOCATED IN THE

BOROUGH OF METCHEN  
MIDDLESEX COUNTY, NEW JERSEY

BY:

*John C. Ritt*

John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100  
Certificate No. 24GA28199000