



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
21-13102	FRONT PINE TATTOO		

1. Application

A. Location

Street Address 279 Central Avenue
Block 49 Lot 32.6 Zone B-2
Situated on westerly side of Central Av.
distant 190 feet from Corner Liberty Street

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 (Site Plan) Other _____

E. Nature of Relief or Variance Request (List Ordinance Reference Sections)

(d) use variance to permit body art (tattoo) studio and
office to replace existing hair salon.
Site plan approval is requested to be waived as there are no
exterior or site improvements planned or proposed.

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)

floor plan, survey, photographs

2. Applicant Information

A. Applicant

First Name Iron & Pine Tattoo Company ^{LLC} Phone 732.425.0449
Last Name _____ Phone 732.425.0449
Street Address 30 Burchard St. North Fax 732.205.1888 (A Horney)
City / State Edison, NJ Zip 08837 Email Ironpine.tattoo.co@gmail.com

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 Metuchen Central, LLC Phone _____
Last Name _____ Phone _____
Street Address 43 Oak Ave. Fax _____
City / State Metuchen, NJ Zip 08854 Email _____

3. Applicant's Experts

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

Name Brand, Schwartz Phone 908.522.2333 x 217
Street Address 3 Amboy Ave. Fax 908.205.1888
City / State Metuchen, NJ Zip 08840 Email bschwartz@SHOTLAW.com

B. Engineer

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

C. Architect

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

D. Other Professional Consultants

Name Jim Watson, PPLS, Phone 908-322-2030
Street Address EKA Associates, 328 Park Ave. Fax 908-322-4541
City / State Scotch Plains, NJ Zip 07076 Email jwatson@ekaassociates.com

4. Plat / Plan Data

A. Present Use of Land / Structure

Shopping Center

B. Proposed Use of Land / Structure

Same (body art studio replacing hair salon)

C. Building Data No new construction

Existing: Floor Area: 6000 sq. ft. Height in Stories & Feet: 2 stories
Addition: Floor Area: _____ Height in Stories & Feet: _____
New Bldg: Floor Area: _____ Height in Stories & Feet: _____
Total Floor Area: N/A

D. Subdivision Data N/A

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:	6000 sq. ft.	Same
Floor Area to be Occupied:	1000 sq. ft.	Same
Off-Street Parking:	31 provided total	Same
Number of Employees:	3	3
Days & Hours of Operation:	N/A	12-8 p.m., 6 days/week
Machinery / Equipment Used:	Hand tools	

Description of Operation(s):

body art (tattoo) studio and office

5. Request for Bulk Variance

N/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.

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

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

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.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

Applicant seeks to occupy approx 1000 sq ft. of space in shopping center for body art (tattoo) studio and office replacing hair salon.

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

The proposed use is similar to permitted uses, will be an appropriate use of land, will not cause traffic, noise, noise or any other problems.

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

The proposed use is an appropriate one for this location that will not cause any detriment and will bring a new and potentially successful business to the area.

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.

All activities will be indoors and is regulated by the state. No noise, odors, traffic or any other detriments.

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.

The proposed use is consistent with other permitted uses normally found in a strip shopping center.

7. Correspondence

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

First Name Brian D. Schwartz Phone 908-322-2333 X217
Firm Last Name Schwartz, Henningsen & Yaus, P.C. Phone _____
Street Address 3A In Boy Ave Fax 732-205-7868
City / State Metuchen, NJ 08840 Email bschwartz@SHOTLAW.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/TOWNER 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 Carolina Alvarado-Kitchen Date 9/29/2021
Signature [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 Date 8-26-21
Signature [Signature]
Telephone & Fax Number: 732-742-3432 / 732-874-0748

DESCRIPTION OF APPLICATION

Iron & Pine Tattoo Company LLC (the Applicant) is the proposed tenant of approximately 1000 square feet of space in a shopping center located at 279 Central Avenue, Metuchen, New Jersey. Iron & Pine seeks to operate a body art (tattoo) studio in the premises along with an office for the business. There will be no exterior changes to the building and site other than changing the name on the existing signage, and interior changes will be minimal upgrades.

The principals of Iron & Pine are Carolina Alvarado-Kitchen and Shawn Hannon. They will be personally operating the business. It is anticipated that they will have limited additional employees and since only one client can be serviced by each artist at a time, there will not be more than 2 or 3 clients present at any given time. They will operate by appointment and will be open from 12 p.m. to 8 p.m., 6 days a week. They will explain the nature of the business at the hearing as well as the highly regulated nature of the profession.

There are currently 32 parking spaces on the site, and 30 spaces are required for the existing uses, a pizza restaurant (1600 sq. ft.), dog groomer (800 sq. ft.), two hair salons (1300 sq. ft. total), 2 2 bedroom apartments (800 sq. ft. each), and the applicant's space (1000 sq. ft.). This will not change. The proposed body art studio is in the same use group as the hair salon that previously occupied the space and therefore there is no need for any additional parking.

The zoning department has determined that a tattoo and body art studio is not a permitted use in the B-2 Zone. Therefore, Iron & Pine will offer the expert testimony of a planner to explain how this location is particularly suited for the business, that special reasons exist for granting a variance to allow this business, and how the proposed business will not be detrimental to either the public good or the zoning ordinance. In fact, the testimony will show that this business will fit in nicely in the shopping center and this location, and that the business will be an asset to the area.