



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)

22-1318 K	Frank Shea	Apr 6, 2023	March 23, 2023
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 303 GROVE AVENUE

Block 107 Lot 51 Zone R1

Situated on West side of Grove Avenue

distant 0 feet from East Chestnut 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)

110-64 – Front Yard Setback – Grove Avenue – 41.3' required/32.84' proposed; East Chestnut Avenue
 - 30.4' required/25.41' proposed

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)

Plot Plan by John Riggio, RA Architect dated 10/11/22; Proposed plan of Addition and Alteration dated 1/31/23 and Sketch of Setbacks dated 1/12/23 by Brunswick West Inc.

2. Applicant Information

A. Applicant

First Name Frank Kuo-Fang Phone 732-632-7595
Last Name Shen Phone _____
Street Address 4 Plafsky Drive Fax _____
City / State Edison NJ Zip 08817 Email franshen@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 _____ Phone _____
Last Name _____ Phone _____
Street Address _____ Fax _____
City / State _____ Zip _____ Email _____

3. Applicant's Experts

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

Name John Wiley, Jr. Phone 732-494-6099
Street Address 216 Amboy Ave Fax 732-494-3944
City / State Metuchen NJ Zip 08840 Email john@wileylavender.com
holly@wileylavender.com

B. Engineer

Name Fletcher Engineering Inc. Phone 732-738-8809
Street Address P.O. Box 329 Fax _____
City / State Fords NJ Zip 08863 Email Pauljfletcher@comcast.net

C. Architect

Name John Riggio Phone 732-902-2882
Street Address 172 Main St., Suite 33 Fax _____
City / State Metuchen NJ Zip 08840 Email John-r@usa.net

D. Other Professional Consultants

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

4. Plat / Plan Data

A. Present Use of Land / Structure

Single family 3-bedroom house

B. Proposed Use of Land / Structure

Renovations to the existing single family house to include a second story above the existing footprint and a one-story addition and garage on the rear of the existing dwelling, with an attached covered front porch and rear deck. The proposed garage shall have driveway access on East Chesnut Ave. The renovated house will consist of 6 bedrooms.

C. Building Data

Existing :	Floor Area:	836.60sf	Height in Stories & Feet:	1 story
Addition:	Floor Area:	3888.86sf	Height in Stories & Feet:	2 ½ story – 35'
New Bldg:	Floor Area:		Height in Stories & Feet:	
Total Floor Area:	4727.46sf house plus 440sf garage			

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 N/A

	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

	District Requirements	Present	Proposed	Variance
Min. Lot Area	10,000sf	17,155.82sf	17,155.82sf	<input type="checkbox"/>
Min. Lot Width	75'	83.30'	83.80'	<input type="checkbox"/>
Min. Lot Depth (Average)	100'	205.95'	205.95'	<input type="checkbox"/>
Min. Front Yard Setback	41.3' – Grove 30.4' – E. Chestnut	38.1' – Grove 14.7' E. Chestnut	32.84' – Grove 25.41' – E. Chestnut	X <input type="checkbox"/>
Min. Side Yard Setback (Left)	10'	4.8'	10.10'	<input type="checkbox"/>
Min. Side Yard Setback (Right)	N/A	N/A	N/A	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	N/A	N/A	N/A	<input type="checkbox"/>
Min. Rear Yard Setback	25'	87.53'	50.53'	<input type="checkbox"/>
Max. Building Coverage	30%	8.02%	14.4%	<input type="checkbox"/>
Max. Impervious Coverage	50%	8.02%	17.8%	<input type="checkbox"/>
Max. Height	2 story/35'	1 story	2 story/35'	<input type="checkbox"/>

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

The wood rot discovered by the applicant's contractor made it necessary to replace more than 50% of the existing dwelling, triggering the need for variances for the pre-existing front yard setback.

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

In order to obtain compliance with the ordinance, the front of the existing dwelling house would have to be removed.

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

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.

The Master Plan, Green Development checklist encourages the rehabilitation of existing housing Stock. The granting of the variance requested would allow this objective to be advanced.

6. Request for Conditional Use Approval / Use Variance N/A

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	<u>John</u>	Phone	<u>732-494-6099</u>
Last Name	<u>Wiley</u>	Phone	<u></u>
Street Address	<u>216 Amboy Ave</u>	Fax	<u>732-494-3944</u>
City / State	<u>Metuchen NJ</u>	Zip	<u>08840</u>
		Email	<u>john@wileylavender.com</u> <u>holly@wileylavender.com</u>

8. Verification and Authorization

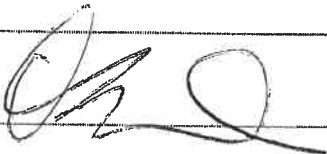
I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR AN APPLICATION FOR DEVELOPMENT ONLY FOR THE LOCATION AND THE WORK DESCRIBED HEREIN AND CERTIFY TO THE ACCURACY OF THAT INFORMATION. I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO BE AWARE OF AND COMPLY WITH ALL ZONING REQUIREMENTS OF THE BOROUGH OF METUCHEN 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 Frank Shen Date 2/17/23

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 _____ Date _____

Signature _____

Telephone & Fax Number: _____