



# 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)

21-1520-15	Dagmar Winter	1-26-22	
Application Number	Applicant Name	Date Received	Date Deemed Complete

### 1. Application

#### A. Location

Street Address 59 Jonesdale Ave

Block 168 Lot 10, 11 Zone R-2

Situated on West side of Jonesdale Ave

distant 0 feet from Henry 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     Other \_\_\_\_\_

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

Section 110 Attachment 1: Front Yard Setback (Henry) of 12.71' where 25.00' is required and Front Yard Porch Setback (Henry) of 7.26' where 17.00' is required. The existing 1st floor has an existing non-conforming Front Yard Setback (Henry) of 12.00' where 25.00' is required, existing lot area of 5,000 SF where 7,500 SF is required, and an existing lot width of 50.00' where 62.50' is required.

#### 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)

Architectural Drawings prepared by JCB Architectural dated 12/13/2021  
Plan of Survey prepared by Jay A. Stuhl dated 10/07/2021

**2. Applicant Information**

**A. Applicant**

First Name Ingrid & Robert Phone \_\_\_\_\_  
Last Name Winters & Taylor Phone \_\_\_\_\_  
Street Address 59 Jonesdale Ave Fax \_\_\_\_\_  
City / State Metuchen, NJ 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 \_\_\_\_\_ 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 \_\_\_\_\_ Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**B. Engineer**

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

**C. Architect**

Name Jonathan Baczewski, RA Phone 908-271-8646  
Street Address 21 Vones Lane Fax \_\_\_\_\_  
City / State Raritan, NJ Zip 08869 Email jcb@jcbarch.com

**D. Other Professional Consultants**

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

**4. Plat / Plan Data**

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

Detached Single Family Residential

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

Detached Single Family Residential

**C. Building Data**

Existing :	Floor Area:	<u>1,402.87 SF</u>	Height in Stories & Feet:	<u>1-1/2 Stories, 23.15'</u>
Addition:	Floor Area:	<u>255.22 SF</u>	Height in Stories & Feet:	<u>1-1/2 Stories, 23.15'</u>
New Bldg:	Floor Area:	_____	Height in Stories & Feet:	_____
Total Floor Area:		<u>1,658.09 SF</u>		

**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**

	District Requirements	Present	Proposed	Variance
Min. Lot Area	7,500 SF	5,000 SF	5,000 SF	<input checked="" type="checkbox"/>
Min. Lot Width	62.50'	50.00'	50.00'	<input checked="" type="checkbox"/>
Min. Lot Depth (Average)	100.00'	100.00'	100.00'	<input type="checkbox"/>
Min. Front Yard Setback	25.00'	12.00'	12.00'	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	8.00'	7.30'	7.30'	<input checked="" 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	25.00'	31.76'	31.76'	<input type="checkbox"/>
Max. Building Coverage	30%	19.12%	19.12%	<input type="checkbox"/>
Max. Impervious Coverage	50%	39.75%	40.36%	<input type="checkbox"/>
Max. Height	35'	23.15'	23.15'	<input type="checkbox"/>

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

Existing lot has a non-conforming lot width of 50.00' where 62.50' is required.

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

The proposed addition is expanding & adding dormers in the 1/2" story above an existing non-conforming structure that has an existing front yard setback of 12.00' where 25.00' is required and expansion of an existing covered porch with a front yard setback of 7.26' where 17.00' is required.

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

The existing home does not have enough bedrooms for our expanding family.

**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 proposed addition conforms to all dimensional and use requirements of the zoning ordinance with the exception of the front yard setbacks. The modest addition is in character with the local architectural vernacular and does not negatively impact any neighboring properties.

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

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

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

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

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**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.**

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**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.**

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**7. Correspondence**

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

First Name	<u>Jonathan</u>	Phone	<u>908-271-8646</u>
Last Name	<u>Baczewski</u>	Phone	<u></u>
Street Address	<u>21 Vones Lane</u>	Fax	<u></u>
City / State	<u>Raritan, NJ</u>	Zip	<u>08869</u>
		Email	<u>jcb@jcbarch.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 Ingrid Winters & Robert Taylor Date 12/26/21

Signature Ingrid Winters Robert Taylor

**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 Ingrid Winters & Robert Taylor Date 12/26/21

Signature Ingrid Winters Robert Taylor

Telephone & Fax Number: 732-710-9502