



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)

21-1803	51 Holly Rd Associates	9-21-21	10-21-21
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 195 Main Street

Block 158 Lot 1.01 & 1.02 Zone B-2

Situated on West side of Main Street

distant 124 feet from High 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 110-64 - Minimum Lot Depth - 100' Required/91.22' Existing/Proposed

Section 110-64 - Minimum Rear Yard - 25' Required/11.3' Existing/Proposed

Section 110-64 - Parking Waiver - 26 spaces Required/15 spaces to be provided in adjacent municipal 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)

Site Plan by Meridian Engineering Group Inc. dated 4/5/21 Sheets 1-3

Architectural Plan by Marcille Architects dated 2/17/21 Sheets A1 - A2

2. Applicant Information

A. Applicant

First Name 51 Holly Road Associates LLC Phone 732-709-8297
Last Name _____ Phone _____
Street Address 195 Main St., Suite 206 Fax _____
City / State Metuchen NJ Zip 08840 Email eastcoastlien@gmail.com

B. Applicant is a/an:

Individual Partnership Corporation Other Limited Liability Co.

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 Bochasanwasi Shri Akshar Phone _____
Purushottam Swaminarayan
Last Name Sanstha Inc. Phone _____
Street Address P.O. Box 519 Fax _____
City / State Windsor NJ Zip 08561 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., Esq. Phone 732-494-6099
Street Address 216 Amboy Avenue Fax 732-494-3944
City / State Metuchen NJ Zip 08840 Email john@wileylavender.com
holly@wileylavender.com

B. Engineer

Name Meridian Engineering Group Inc Phone 732-205-8288
Street Address 1199 Amboy Avenue Fax _____
City / State Edison NJ Zip 08837 Email brian@meridianegi.com

C. Architect

Name Marcille Architects Phone 732-662-5824
Street Address 505 Main St., 2nd Fl. Fax _____
City / State Metuchen NJ Zip 08840 Email mark@mpm-arch.com

D. Other Professional Consultants n/a

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

4. Plat / Plan Data

A. Present Use of Land / Structure

3 story brick/frame building with commercial use

B. Proposed Use of Land / Structure

3 story mixed-use building containing one "B" office use tenant and
13 residential apartments with ADA access ramp to building

C. Building Data

Existing :	Floor Area:	<u>11,781sf</u>	Height in Stories & Feet:	<u>3 story</u>
Addition:	Floor Area:	<u>0</u>	Height in Stories & Feet:	
New Bldg:	Floor Area:	<u>0</u>	Height in Stories & Feet:	
Total Floor Area:		<u>11,781sf</u>		

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:		
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	5,000sf	7,746.82sf	7,746.82sf	<input type="checkbox"/>
Min. Lot Width	40'	89.65'	89.65'	<input type="checkbox"/>
Min. Lot Depth (Average)	100'	91.22'	91.22'	XXX <input type="checkbox"/>
Min. Front Yard Setback	10'	11.1'	11.1'	<input type="checkbox"/>
Min. Side Yard Setback (Left)	0'	2.3'	2.3'	<input type="checkbox"/>
Min. Side Yard Setback (Right)				<input type="checkbox"/>
Min. Side Yard Setback (Combined)	0'	6.4'	6.4'	<input type="checkbox"/>
Min. Rear Yard Setback	25'	11.3'	11.3'	XXX <input type="checkbox"/>
Max. Building Coverage	70%	50.7%	50.7%	<input type="checkbox"/>
Max. Impervious Coverage	80%	63%	63.5%	<input type="checkbox"/>
Max. Height	3 Story	3 Story	3 Story	<input type="checkbox"/>

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

The premises contains a three story office building with no on site parking.

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

The premises has no elevator and there is the need to provide handicap accessible apartments on the first floor and apartments on the first floor is not permitted in the B-2 Zone.

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

The applicant wishes to convert the second and third floor to all residential apartments however the need for affordable and handicap accessible units require a portion of the first floor to be used for apartments.

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 conversion from office to residential is permitted in the Zone and it is the applicant's intention to use the portion of the first floor fronting on Main Street for office space. The apartments in the rear of the first floor would not be in detriment to the public good nor substantially impact the content and purpose of the Zone Plan and Ordinance.

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

To permit a portion of the first floor to be used for residential apartments.

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

The application encourages the applicable use of land: (a) provides adequate light, air and open space; (c) establishes appropriate population density; (e) promotes a desirable visual environment.

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

Any existing structure will be enhanced by the conversion from office to residential which will potentially reduce traffic and parking areas.

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.

The preservation of the existing building will insure no adverse impact or undue burden and the Borough will have the building converted from an empty one to a useful one.

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 zone plan and ordinance already permits residences on second and third floors however the existing conditions (i.e. no elevator) does not comply to ADA requirements nor reconfiguring the location of affordable units.

7. Correspondence

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

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

8. Verification and Authorization

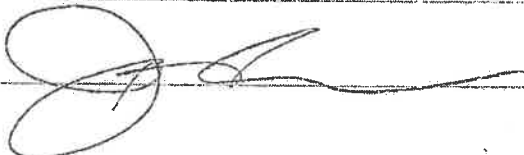
I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR AN APPLICATION FOR DEVELOPMENT ONLY FOR THE LOCATION AND THE WORK DESCRIBED HEREIN AND CERTIFY TO THE ACCURACY OF THAT INFORMATION. I ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO BE AWARE OF AND COMPLY WITH ALL ZONING REQUIREMENTS OF THE BOROUGH OF METUCHEN 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 Jamie Gordon, Managing Member Date 7/1/21

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 DIPAL PATEL Date 10/13/21

Signature 

Telephone & Fax Number: 732-425-9772

DISCLOSURE BY PARTNERSHIP PER N.J.S.A. 40:55D-48.1 & 48.2

The members of 51 Holly Road Associates LLC, the applicant before the Borough of Metuchen Planning/Zoning Board of Adjustment, owning 10% or more of the company, are as follows:

Jamie Gordon
195 Main St., Suite 206
Metuchen, NJ 08840



JAMIE GORDON,
Managing Member