



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)

22-1339 E	William Prince, Jr.	9-6-2022	9-14-2022
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 163 CENTER STREET
 Block 55 Lot 12 & 13 Zone R-2
 Situated on WEST side of CENTER ST
 distant 0 feet from MAPLE 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 (MAPLE AVENUE)
- FRONT YARD SETBACK (CENTER STREET)
- (RIGHT) SIDE YARD SETBACK
- LOT WIDTH

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)

Construction plans prepared by Danon Group, dated 30 Aug 2022, narrative of proposal & photos. Survey & LANDSCAPE PLAN

2. Applicant Information

A. Applicant

First Name William Phone _____
Last Name RANCE JR. Phone _____
Street Address 163 CENTER ST. Fax _____
City / State NETUCHEN, 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 WILLIAM HARRIET Phone _____
Last Name RANCE JR. + RANCE Phone _____
Street Address <SAME> 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 MANSOOR AZIZI (DANON GROUP) Phone 973-723-0039
Street Address 3 HIRSCHKLAU LANE Fax _____
City / State FAIR LAWN, NJ Zip 07410 Email MAZIZI366@gmail.com

D. Other Professional Consultants - CONTRACTOR

Name IJAZ (JAZZ) MIRZA Phone 908-380-6304
Street Address 901 MINDY LN Fax _____
City / State PISCATAWAY, NJ Zip 08854 Email JAZZ4HOMESNJ@gmail.com

4. Plat / Plan Data

A. Present Use of Land / Structure

Single family home under construction with permits & addition, received a stop-work order. EXISTING BEDROOMS (4)

B. Proposed Use of Land / Structure

REBUILD existing single family home with original/existing layout and dimensions plus addition with already approved permits. Existing bedrooms are (4); proposed bedrooms are (4)

C. Building Data

Existing :	Floor Area:	$838 + 362 = 1200$ ^{sq. ft}	Height in Stories & Feet:	1.5 stories / 22-83'
Addition:	Floor Area:	$1716 - 1200 = 516$ ^{sq. ft}	Height in Stories & Feet:	1 story / 8-42'
New Bldg:	Floor Area:	_____	Height in Stories & Feet:	_____ N/A
Total Floor Area:		1716 sq. ft.; 2.5 stories; 31-25' (per approved permit)		

D. Subdivision Data

Area:	Entire Tract:	_____	Portion being subdivided:	_____
No. of Lots:	Present	_____	Proposed:	_____
No. of Units:	Demolished:	_____	Proposed:	_____
Purpose: _____				

N/A

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):	_____	_____
	_____	_____
	_____	_____

N/A

* PREVALING
CONDITIONS

5. Request for Bulk Variance

A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	7500 sq. ft	7875 sq. ft	no change	<input type="checkbox"/>
Min. Lot Width	62.5'	52.5'	no change	<input checked="" type="checkbox"/> PE/V
Min. Lot Depth (Average)	100'	150'	no change	<input type="checkbox"/>
* Min. Front Yard Setback - Center ST.	25' (22')	24.66'	no change	<input checked="" type="checkbox"/> PE/V
* Min. ^{FRONT} Side Yard Setback (Left) ^{MAPLE} AVE	25' (24')	14.5'	no change	<input checked="" type="checkbox"/> PE/V
Min. Side Yard Setback (Right)	8'	6.5'	2ND FLOOR ADDITION - 8.33' 1ST FLOOR - no change	<input checked="" type="checkbox"/> PE/V
Min. Side Yard Setback (Combined)				<input type="checkbox"/> N/A
Min. Rear Yard Setback	25'	97'	88'	<input type="checkbox"/>
Max. Building Coverage	30%	11%	14%	<input type="checkbox"/>
Max. Impervious Coverage	50%	15%	18%	<input type="checkbox"/>
Max. Height	35'	22.83'	31.3'	<input type="checkbox"/>

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

To be provided at hearing

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

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 IJAZZ (JAZZ) Phone 908-380-6304
Last Name MIRZA Phone 908-531-9626
Street Address 901 Mindy Ln Fax _____
City / State PISCATAWAY, NJ Zip 08854 Email JAZZHOMESNJ@gmail.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 WILLIAM RANCE JR. Date 8-31-2022
Signature William J Rance w.r. with revisions
9-6-2022

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 WILLIAM RANCE JR. Date 8-31-2022
Signature William J Rance w.r. with revisions
9-6-2022

Telephone & Fax Number: _____

Narrative of Proposal

Address: 163 Center Street, Metuchen NJ 08840

Block: 55

Lot: 12 and 13

Owners of property: William Rance Jr. and Chantale Romero

Date: Updated 23 Sep 2022

Approved Construction Permit #22-0580; Dated 25 Jul 2022

To: Zoning Officer / The Board

The above-mentioned address is a single-family dwelling currently under construction for renovations/remodel and an addition. We have an approved construction permit# 22-0580, dated 25 Jul 2022. Demolition started on the property on 06 Aug 2022. During the demolition and gut of the house, the contractors observed significant safety issues with the original structure as listed below.

- (1) There was significant fire damage to several existing 3x8 supporting beams in the basement and to the joists/1st floor flooring.
- (2) The 1st floor ceiling/joists (2x8) were cut at an angle towards the ends of the joists.
- (3) The sheathing was done with drywall instead of plywood to the exterior of the house. Most of the underlying beams were damaged and rotten.
- (4) Most of underlying flooring was damaged and rotten.

Refer to Attachment 1 for images of said damage.

The original structure was overall very weak and would not pass inspection in an as-is condition with the above issues mentioned and would need to be replaced/repared. The contractor advised the owners to replace the damaged wood which eventually resulted in repair/replacement of more than 50% of the original structure. The existing concrete foundation/footprint was not touched. On 25 Aug 2022, we received a stop work order on the property.

The original house is currently on a non-conforming lot and due to the front yard setback requirements on Maple Ave (25') and Center Street (25') also the right side yard setback and lot width, we are seeking a variance to resume rebuilding/replacing the original structure to the same dimensions it was originally per architectural plans so that the approved renovation and addition (all within the conformance space) can be resumed. The proposal to rebuild the original structure will not increase the existing non-conformity of the lot.

The original structure we are requesting to rebuild is comparable to the houses at the same intersection of Maple Ave and Center Street. The other 3 corner houses bordering Maple Ave and Center Street are also on non-conforming lots. Images of these neighboring corner homes were also attached for reference. Refer to Attachment 2.

Attachment 1

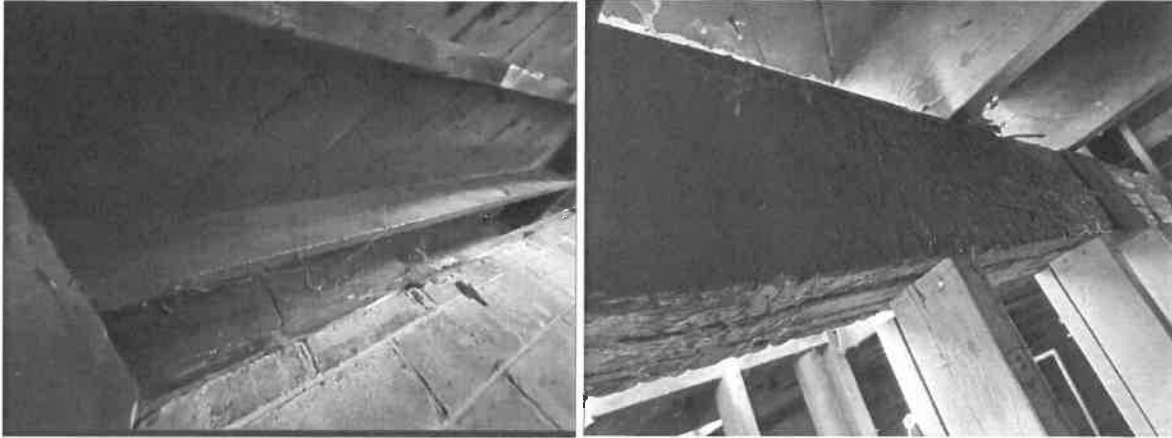
Evidence of Property Damage

Fire Damage to beams and 1st floor Flooring



Attachment 1 – Continued

Fire Damage Continued

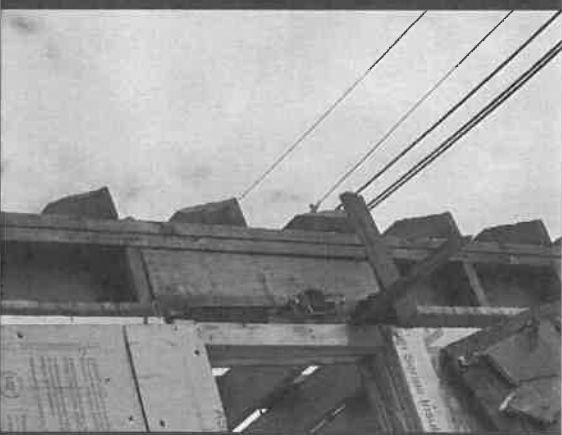


Damage to 1st floor Wall Beams – Sheathing made of drywall and siding instead of plywood



Attachment 1 - Continued

Damage to 1st floor Ceiling Joists – Beams cut at an angle



Attachment 2

Neighboring Corner Houses Bordering Maple Ave and Center Street

53 Maple Ave



54 Maple Ave

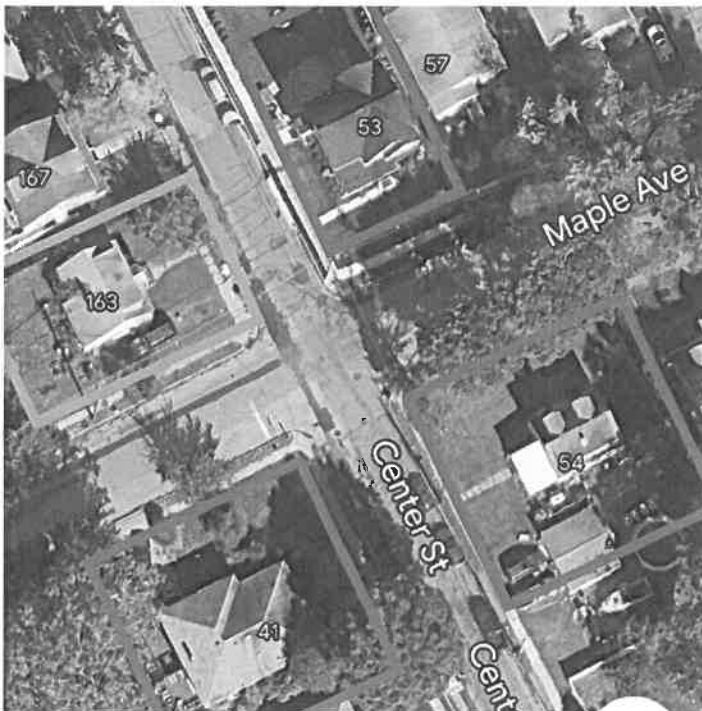


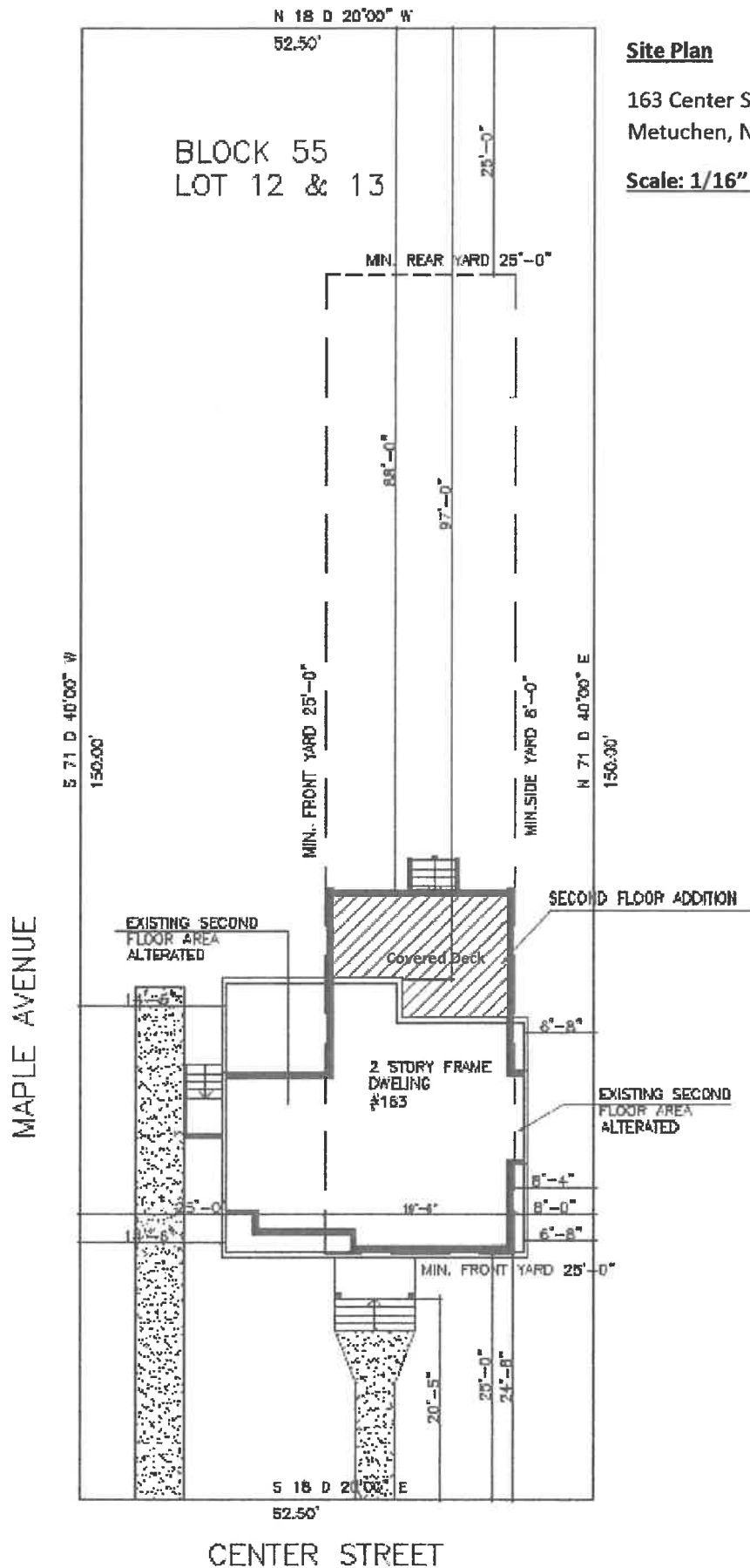
Attachment 2 – Continued

41 Maple Ave



Aerial View of Neighboring Corner Lots





Site Plan

163 Center Street,
Metuchen, NJ 08840

Scale: 1/16" = 1'-0"

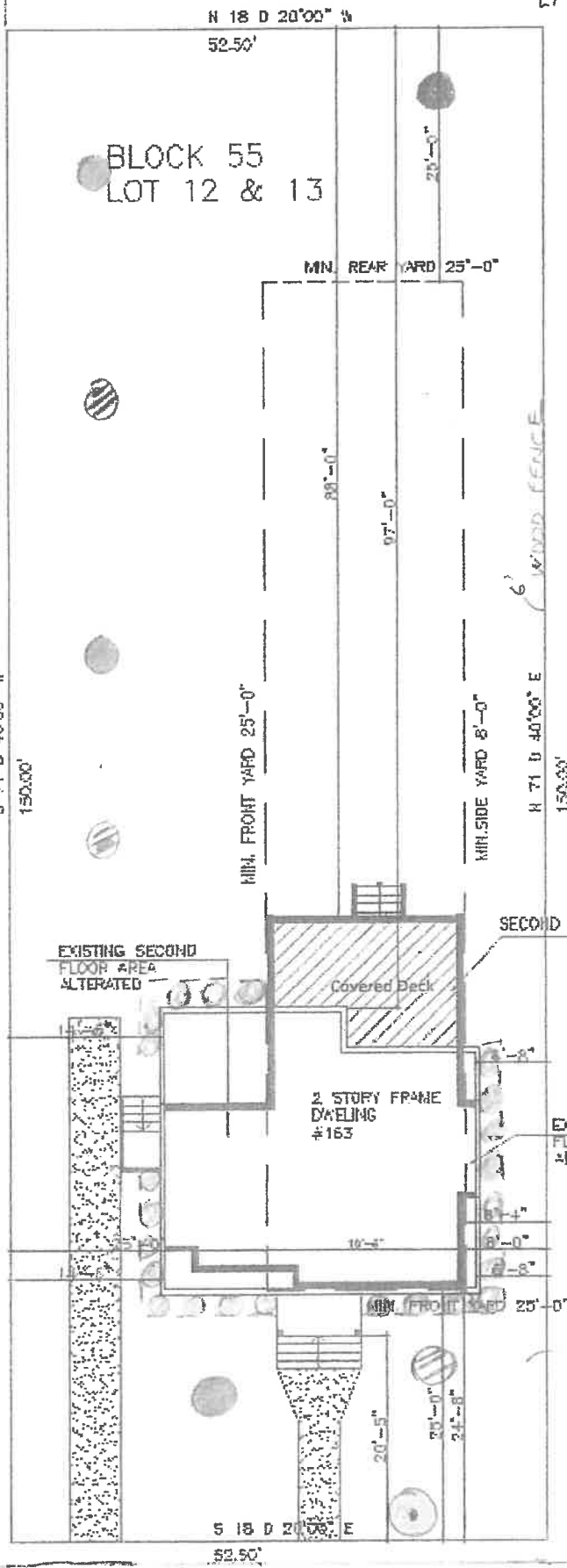
LANDSCAPE PLAN

Site Plan

163 Center Street,
Metuchen, NJ 08840

Scale: 1/16" = 1'-0"

MAPLE (60' WIDE) AVENUE



PROPOSED PLANTING SCHEDULE

TYPE	#
SKYRUBBER JUNIPER	5
BOXWOOD	5
EVENING PRIMROSE	4
BLUE SPICE	2
HYDRANGEA	8
WEIGELA	4
GARDENIA	4
TOTAL:	32

DC	DROP CURB
MH	MANHOLE
UP	UTILITY POLE
PROF	PROPOSED
SHRUBS	SHRUBS
EXISTING TREE	EXISTING TREE
PROPOSED TREE	PROPOSED TREE
SHADE	SHADE

CONC CURB CENTER (50' WIDE) STREET