



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
21-11-16-21	SEAN S. SPANGLER	10/21/21	11-16-21

1. Application

A. Location

Street Address 700 Middlesex Avenue
Block 71 Lot 37.01 Zone Oakite Site Redevelopment Area / LI (Light Industrial)
Situated on North side of Greenwich Parkway
distant _____ feet from Middlesex 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 Deviations from the Redevelopment Plan

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

See attached Statement of Principal Points and Variance / Deviations Table

F. Date and Disposition of any previous Board Hearings involving this Site

None known to the Applicant (Applicant reserves the right to amend this response)

G. Plat Submission (List maps and other exhibits accompanying this application)

- (1) Preliminary and Final Site and Subdivision Plan, prepared by Dynamic Engineering Consultants, P.C.;
- (2) Architectural Floor Plans and Elevations, prepared by Dan Dokken, AIA;
- (3) Stormwater Management Report prepared by Dynamic Engineering Consultants, P.C.;
- (4) Traffic Impact Study, prepared by Dynamic Traffic;
- (5) Recycling Report, prepared by Dynamic Engineering Consultants, P.C.
- (6) Property Survey, prepared by Dynamic Survey, LLC

2. Applicant Information

A. Applicant

First Name Artis Senior Living, LLC **Phone** 703-992-7953
Last Name c/o Max Ferentinos, Vice President **Phone** ---
Street Address 4905 Del Ray Avenue, Suite 200 **Fax** ---
City / State McLean, Virginia **Zip** 22102 **Email** MFerentinos@artissl.com

B. Applicant is a/an:

Individual Partnership Limited Liability 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 8)

First Name Metuchen III, LLC **Phone** 301-652-5234
Last Name c/o Stuart Schooler, Managing Member **Phone** ---
Street Address 4905 Del Ray Avenue, Suite 200 **Fax** ---
City / State Bethesda, Maryland **Zip** 20814 **Email** Stuart.Schooler@themavengroup.us

3. Applicant's Experts

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

Name Stephen F. Hehl, Esq. **Phone** 908-687-7000
Street Address 370 Chestnut Street **Fax** 908-687-7028
City / State Union, New Jersey **Zip** 07082 **Email** SHehl@lawjw.com

B. Engineer

Name Daniel T. Sehnal, PE **Phone** 908-879-9229
Street Address 245 Main Street, Suite 110 **Fax** 908-879-0222
City / State Chester, New Jersey **Zip** 07930 **Email** DSehnal@dynamicec.com

C. Architect

Name Dan Dokken, AIA **Phone** 316-268-0230
Street Address 345 Riverview **Fax** 316-268-0205
City / State Wichita, Kansas **Zip** 67203 **Email** DDokken@lk-architecture.com

D. Other Professional Consultants

Name Craig W. Peregov, PE **Phone** 732-681-0760
Street Address 245 Main Street, Suite 110 **Fax** ---
City / State Chester, New Jersey **Zip** 07930 **Email** CPeregov@dynamictraffic.com

4. Plat / Plan Data

A. Present Use of Land / Structure

The existing +/- 6.60-acre tract is part of Oakite Site Redevelopment Area is currently improved with an existing 1-story building (bank) fronting Middlesex Avenue; balance of the site is unimproved

B. Proposed Use of Land / Structure

Subdivision of a +/- 1.61-acre parcel (Parcel A) from the existing 6.60-acre tract and the construction of an Artis Senior Living branded assisted living / memory care facility consisting of 61 units (64 beds); Existing 1-story building (bank) to be subdivided and will remain

C. Building Data

Existing :	Floor Area:	N/A	Height in Stories & Feet:	N/A
Addition:	Floor Area:	N/A	Height in Stories & Feet:	N/A
New Bldg:	Floor Area:	21,505 SF (footprint)	Height in Stories & Feet:	2 story / 34.8' (40.7' to cupola)
Total Floor Area:				39,340 SF (ground floor area)

D. Subdivision Data

Area:	Entire Tract:	287,375 SF (6.60 AC)	Portion being subdivided:	Parcel A: 70,018 SF (1.61 AC)
No. of Lots:	Present	1	Proposed:	3 (Application relates solely to Parcel A; Parcels B and C to be developed by others)
No. of Units:	Demolished:	N/A	Proposed:	61 Units (64 Beds)
Purpose:	Creation of Parcel A and construction of Artis Senior Living assisted living / memory care facility			

E. Non-Residential Use Data

	Present	Proposed
Total Floor Area of Building:	Portion to be subdivided is undeveloped	39,340 SF
Floor Area to be Occupied:		Entire Building
Off-Street Parking:		20 spaces
Number of Employees:		7:00 a.m. - 3:00 p.m. (+/- 24 employees)
Days & Hours of Operation:		3:00 p.m. - 11:00 p.m. (+/- 14 employees)
		11:00p.m. - 7:00 p.m. (+/- 8 employees)
Machinery / Equipment Used:	See attached Statement of Principal Points	
Description of Operation(s):	See attached Statement of Principal Points	

5. Request for Bulk Variance

A. Bulk Regulations

	Redevelopment Zone Requirements District Requirements	Present	Parcel A Proposed	Variance
Min. Lot Area	60,000 SF (1.38 AC)	287,375 SF (6.60 AC)	70,018 SF (1.61 AC)	<input type="checkbox"/>
Min. Lot Width	---	---	---	<input type="checkbox"/>
Min. Lot Depth (Average)	---	---	---	<input type="checkbox"/>
Min. Setback from street line of Greenwich Parkway Road	50 FT	---	50 FT	<input type="checkbox"/>
Min. Setback from land lease line (Fulton Bank)	25 FT	---	25 FT	<input type="checkbox"/>
Min. Setback from Future Middlesex Greenway Extension	25 FT	---	25 FT	<input type="checkbox"/>
Min. Setback from Block 71, Lot 37.02 (Sportsplex)	50 FT	---	67.6 FT	<input type="checkbox"/>
Max. Building Coverage	40%	---	30.7% (21,505 SF)	<input type="checkbox"/>
Max. Impervious Coverage	80%	---	65.8% (46,075 SF)	<input type="checkbox"/>
Max. Height	35 FT	---	2 story / 34.8' (40.7' to cupola)	<input type="checkbox"/>

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

See attached Statement of Principal Points

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

See attached Statement of Principal Points

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

See attached Statement of Principal Points

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.

See attached Statement of Principal Points

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.

Not applicable; The Applicant's proposed use of an assisted living / memory care facility is a principally permitted use in the Oakite Site Redevelopment Plan. See Section 5.1.A.1 of the Oakite Site Redevelopment Plan.

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

N/A

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

N/A

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.

N/A

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.

N/A

7. Correspondence

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

First Name	<u>Stephen F. Hehl, Esq.</u>	Phone	<u>908-687-7000</u>
Last Name	<u>Hehl Office of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.</u>	Phone	<u>---</u>
Street Address	<u>370 Chestnut Street</u>	Fax	<u>908-687-7028</u>
City / State	<u>Union, New Jersey</u>	Zip	<u>07083</u>
		Email	<u>SHehl@lawjw.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 Max Ferentinos, Vice President - Artis Senior Living, LLC Date 12/11/2020

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 Stuart Schooler, Managing Member - Metuchen III, LLC Date _____

Signature _____

Telephone & Fax Number: 301-652-5234

7. Correspondence

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

First Name	<u>Stephen F. Hehl, Esq.</u>	Phone	<u>908-687-7000</u>
Last Name	<u>Hehl Office of Javerbaum Wurgaft Hicks Kahn Wikstrom & Sinins, P.C.</u>	Phone	<u>- - -</u>
Street Address	<u>370 Chestnut Street</u>	Fax	<u>908-687-7028</u>
City / State	<u>Union, New Jersey</u> Zip <u>07083</u>	Email	<u>SHehl@lawjw.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 Max Ferentinos, Vice President - Artis Senior Living, LLC Date _____

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 Stuart Schooler, Managing Member - Metuchen III, LLC Date 12/14/20

Signature *Stuart Schooler*

Telephone & Fax Number: 301-652-5234