

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	On (Office Use Only)				2
20-1248 Application Number	E All & Renova		Le Sug. 3,	the second	1 H-2 4 12 17 11
,,	Applicant	Name	Date Re	ceived	Date Deemed Complete
1. Application		,			
A. Location					1
Street Address	434 New Durham	Road			·.
Block	72	Lot 48-	52 Zo	ne	B3 -
Situated on	North	side of	New Durham		
distant	0	feet from	Adams Stree	A.M. and Johns, Sparring - 1 (1) - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	det erre skelder hef og presses i indet skelde have er post-britar påre sprengen ski til det det nes i krig det erre et appeale en i d
B. The Site is Loca	ted:	,		**************************************	ndert der gift vil til en engele synstell der late i der glei soll eine synstelle die still der die der gift v
☐ Within 200' of E	—— dison Township	acent to Coun	itv Road ===	Adjacent	to State Highway
C. Status:	•			3 Majacei II	to State Highway
XXXVew	☐ Revision or Resubmissi	on of Prior Ap	oplication No.		
D. Type (Check all that		·			4
☐ Concept	☐ Preliminary] Final		Conditional Use Approval
☐ Minor Site Plan	⊠ KMajor Site Plan		Minor Subdivision		Major Subdivision
☐ (a) – Appeal	☐ (b) – Interpreta		(c) – Variance (Bulk		
☐ Request for Wai	ver of Submission Requirem		Other) ALAJĄ	d) – Variance (Use)
	or Variance Request (List Or		\$4000 i hiji kalabarani maja da kaji pa-a propi provada gasan	Mars a na state and a special policy of the state of the	ra riperior en
SECTION O-	// - USA Varianca	for poc	ridontial mark	ina	B3 Zone
3.07' existin		ont Yare	l (New Durham	Road)	-35 required.
3.69 existin	-9, , 4 • 1 2 DEODOS	eu: Milli	IIIIIII SIAA Var	a Dath	The state of the s
14.36' propos	sed	sed; Max	imum Buildin	g Heig	ht - 35' required,
Date and Disnosi	tion of any provious Bears	111	and the second s	·	en haden yek gerat (Manasa) i kayan ili 1917 a - da bekin sama in samani in hade ki 1916aan 1810 (Amerika) i Cang
	tion of any previous Board				
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The state of the s	(List maps and other exhibits accor		and tagles agreement the strong of the stron		1 Mary to describe the state of
reliminary &	Final Major Site	npanying this ap e Plan b	pucation) V EKA Associa	atee D	\ dated 11/10/22
heets 1 - 8;	Architect Plan	oy Marci	lle Architect	is. dat	red 12/2/20
heets 1 - 3	The contraction of the contracti			-7	

2. Applicant Information

A. Applicant				
First Name	A&G Renovations LLC	Phone		
Last Name		Phone		
Street Address	22 Sylvan Ave.	Fax		
City / State	Metuchen NJ Zip 08840	Email		
B. Applicant is a	/an:	The state of the s		
☐ Individual	☐ Partnership ☐ Corporation	XX Other Limited Liability Co		
C. Applicant's Re	elationship to Owner:			
xx Owner	☐ Lessee ☐ Purchaser Under C	ontract		
D. Owner (If other t	han Applicant: requires Owner's Consent on Page 6)			
First Name		Phone		
Last Name	Marie and the second se	Phone		
Street Address	14-33-33-33-33-33-33-33-33-33-33-33-33-33	Fax		
City / State	Zip	Email		
3. Applicant's A. Attorney (Requi	Experts red if Applicant is a Corporation; must be a licensed in the John Wiley, Jr.			
Street Address	216 Amboy Ave.	Fax732-494-3944		
City / State	Metuchen NJ Zip 08840	Email john@wileylavender.com		
B. Engineer				
Name	EKA Associates PA	Phone 908-322-2030		
Street Address	328 Park Ave.	Fax		
City / State	Scotch Plains NJ Zip 07076	Email jwatson@ekaassociates.com		
C. Architect				
Name	Mark Marcille	Phone 732-662-5824		
Street Address	505 Main St.	Fax 732-662-5826:		
City / State	Metuchen NJ Zip 08840	Email mark@mpm-arch.com		
D. Other Profession	onal Consultants	2		
Name		Phone		
Street Address		Fax		
City / State	Zip	Email		

4. Plat / Plan Data

A. Present Us	se of Land / Struc	ture		•	
Single 1	Famliy Hous	e	1	The state of the s	
B. Proposed t	Use of Land / Str	ucture	mm e 140.7 fal ^{maggar} il ^a na annail fa se j ^{al} frencesi più	yan 1995 biri kari muru uni Andrina kancı (Andrija'dı Para, val.) Yı (Antrija, val.) basılar qandır iyadını ka	M, Ar Taylorus Advances Art 11 (MA) (MAMARIAN AND AND ENGLISH AND THE STATE OF THE
	rownhouse w		ng lot	in rear	
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C. Building Da					1
Existing :	Floor Area:	der den som – manmendeliger a mit stadiger geleder gelegt prof som der der der der der gelege geven se sad and	overseels that Marrell and Mar	Height in Stories & Feet:	LEACH CONTRACTOR TO THE ADMINISTRATION OF THE PUBLIC AND ADMINISTRATION OF CONTRACTOR AND ADMINISTRATION OF THE PUBLIC AND ADMINISTR
Addition:	Floor Area:	Deplot o 1 ars recover por substituti esta sen como o sem sucema se processo por placido y subserva de 1903 y po	**************************************	Height in Stories & Feet:	HARE MAN MAN PRINCIPAL POR PROPERTY OF THE PRO
New Bldg:	Floor Area:	7771 sf	on the same and a specific plant of the same of the sa	Height in Stories & Feet:	44.36
Total Floor Are	ea:	Elikon 1944 kali liliyoo ya ya qoran ya ya ya uu uuni yaki oo kali kali kali kali kali kali kali kali			
D. Subdivision	Data N/A				
Area:	Entire Tract:	19 5 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ac y Main ya 1 aqoo f 3 bili bili pi cipe (1965) bo iyo.	Portion being subdivided:	p-delicapino/scaling records majoral college participation of the second
No. of Lots:	Present	1986a ing phintop 1985 3 1934 (1994) i Armelo per maganama pengapa 349 341 diliki ka 1984 (1944) 4 1944	aphetathade orașen politic (sec 1000 pm) ball me	Proposed:	NAMES AND ADDRESS OF THE PARTY
No. of Units:	Demolished:			Proposed:	
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E. Non-Reside	ntial Use Data	N/A	÷l		
Total Floor Are	ea of Building:		Pres	ent	Proposed
Floor Area to b	_	MPSENSON OF RESPECTABLE STATE AND A STATE OF	anton un tra i di ciù cajori ajuj pipajori anggarajumi	BANGGARA (Andrews of the control of the Andrews of the Control of	init deservante del les les les les les les les les les l
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Number of Em	ployees:	and a state of the		de National angle for a répression to substitute de set à manage properties de la confession de la confessio	COM Blanch in the family has proper to the second state of the second se
Days & Hours	of Operation:	semanya mamadanoeta noo oleh dipirana kanasa s	н е, по нарежно пол	and the second section of the second section and the second section is a second section of the second section section section is a second section sect	
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		pfitters control property and a very control and a capital	**************************************	eficiente e e e en	
Description of (Operation(s):	The state of the s			
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5. Request for Bulk Variance

A. Bulk Regulations	District Requirements	Present	Proposed	Variance
Min. Lot Area	10 000 -5			_
Min. Lot Width	10,000 sf 100'	13,249 sf 100.04 l	13,249 sf 100.04'	
Min. Lot Depth (Average)	1001	132.43	132.43'	
Min. Front Yard Setback	35 1	New Durham 8.07'	New Durham 31.74	
Min. Side Yard Setback (Left)	no estato de la maria della ma	77.84'	Adams 14.19'	
Min. Side Yard Setback (Right)	10'	and the second section of the company model distribute about the form on the first	14.19'	
Min. Side Yard Setback (Combined)	40 '	81.53	24.19	
Min. Rear Yard Setback	25 '	Mental-gali prepri in performancia con con e e a ci condicionad de los desapordes con en traductivo	deline Property and proposed control of the Control	
Max. Building Coverage	40%	95.18' 3.9%	50.59'	
Max. Impervious Coverage	70%	7.18	23.6% 65%	
Max. Height	35 1	THE COLUMN STATE OF THE PROPERTY OF THE PROPER	44.36	
		idential uses	kiry- ku wanning , dhi i jimayahakiki pa 1914 dana ngu indahi ki aya ki ki ki ka	treet.
C. Describe below any other exceptions complying with the Zoning Ordinance. The severe slope and the compliance to the ordina	al conditions of the	property that prevent t	he applicant from	A TOTAL OF PARTY IN COMMENTAL AND
C. Describe below any other exceptions complying with the Zoning Ordinance. The severe slope and the	lack of a m	property that prevent to arket for office cable.	he applicant from	

6. Request for Conditional Use Approval / Use Variance

A. Describe below the specifics of the request.
An 8-unit apartment building in place of the existing non-conforming
single family house. The underlying zoning for the site is B3 which is not compatible to the residential uses on the street.
B. Describe below the special reasons which exist that support the granting of the request.
Provides adequate light and air ;
Promotes the establishment of appropriate population density
Promotes a desirable visual environment
C. Describe below how the public interest will be served by the granting of the request.
There will be less traffic generated by the proposed use. There will
be an attractive building replacing the decaying structure currently
existing.
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 proposed use will have less of a negative impact than a B3
permitted use.
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.
This corner lot in the B3 zone is inappropriately zoned and the
proposed use will serve as a transition to the single family uses
on the other side of the zone line.

7. Correspondence

A. Person to be co	ntacted in regard to a	ll matters	pertaining to	this Appl	ication (If other than Applicant)
First Name	John			Phone	732-494-6099
Last Name	Wiley		in particular and the second	Phone	4
Street Address	216 Amboy Ave	•	ett (får þýr plenskum um prægst pplæknik efde se mer þennennin	Fax	732-494-3944
City / State	Metuchen NJ	Zip	08840	Email jo	phn@wileylavender.com
8. Verification a	nd Authorization				****
IS MY RESPONSII METUCHEN RELAT TO COMPLY WITH ENFORCEMENT AC CONSTRUCTION O IS IN COMPLIANC DEFINED BY THE	BILITY TO BE AWARE OF THE TOTAL AND COMMENTS OF THE TOTAL APPLICATION. FIMPROVEMENTS WILL NEW THE TOTAL APPLICABLE OF TOTAL APPLICABLE OF THE TOTAL A	F AND COM ON. I UNDER: THE APPLIC OT BE COM E REGULAT	HE ACCURACE PLY WITH AL STAND THAT F ATION RENDE MENCED AT TH TIONS REGARI	Y OF THAT II L ZONING F FAILURE TO RS IT NULL IE ABOVE LO DING ZONIN	EVELOPMENT ONLY FOR THE LOCATION NFORMATION. I ACKNOWLEDGE THAT IT REQUIREMENTS OF THE BOROUGH OF PROVIDE ACCURATE INFORMATION OR AND VOID AND MAY RESULT IN AN OCATION UNTIL THE APPLICANT/OWNER G AND PROPERTY MAINTENANCE AS AND ASSOCIATED APPROVALS DO NOT LAW.
A. Applicant's Verif	ication STATEMENTS CONTAINE	IN THIS AP	PI ICATION AR	E TOUE	
Name Joh	n Wiley, Jr. orney for Appl				Date 1/11/21
Signature	orney for Appr	- Carrey	owner		¢
3. Owner's Authoriz	ation	100			
HEREBY CERTIFY THAT OCUMENTS PRESENTE O SUBMIT THIS APPLIC	I AM THE OWNER OF REG D TO THE PLANNING BOA ATION FOR DEVELOPMEN	CORD OF THE RD ZONING IT.	E PROPERTY D B BOARD OF AI	escribed ! Djustment	HEREON AND THAT I CONCUR WITH THE I HEREBY AUTHORIZE THE APPLICANT
Name		omening andersoon to the space page by the 16th North Receiped	l dan sakarat kalanda dan yang penganan pengangkangka kalang pangga		Pate
Signature		The major specific to the last of Management specific	non-con-	**************************************	
	lumber:				