



**BOROUGH OF METUCHEN** MIDDLESEX COUNTY  
 Tel. 732-632-8540 • Fax 732-632-8100 • 500 Main Street • Metuchen, NJ 08840

Permit #	_____
Received	_____
Issued	_____
Payment	_____
Amount	_____

**ZONING PERMIT APPLICATION**

SUBMIT WITH ZONING COVERAGE CHECKLIST AND SURVEY / PLANS INDICATING IMPROVEMENT(S)

**1. Location**

Street Address 48 Home Street  
 Block 184 Lot 73 Zone R-2

**2. Applicant**

Name Nicole + Adam Spector Phone 215-990-9283  
 Street Address 48 Home Street Fax \_\_\_\_\_  
 City / State Metuchen, NJ Zip 08840 Email aspector247@gmail.com

**3. Owner (If other than Applicant)**

Name Nicole + Adam Spector Phone 215-990-9283  
 Street Address 48 Home Street Fax \_\_\_\_\_  
 City / State Metuchen NJ Zip 08840 Email aspector247@gmail.com

**4. Present or Previous Use of Building and/or Land**

- Detached Single-Family     Attached Single-Family     Two-Family Residence     Multi-Family Residence  
 Commercial     Office     Industrial     Other

**5. Proposed Use of Building and/or Land**

- New Principal Structure     Addition / Alteration / Deck / Porch     New Accessory Structure  
 Parking Lot / Driveway     Patio / Walkway     Fence / Wall  
 Change of Use / Occupancy     Sign     Other \_\_\_\_\_

**6. Describe Proposed Work or New Use**

2-Story addition off the back 332 sqft of  
new building on first floor and 412.5 sqft on second floor  
crawl space and rear stairs.

**7. Non-Residential Use Data**

	Present	Proposed
Total Floor Area of Building	NA	
Floor Area to be Occupied	NA	
Off-Street Parking Spaces	NA	
Numbers of Employees	NA	
Days & Hours of Operation	NA	

I, THE UNDERSIGNED, HEREBY MAKE APPLICATION FOR A ZONING PERMIT 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 PERMIT RENDERS IT NULL AND VOID AND MAY RESULT IN AN ENFORCEMENT ACTION. I UNDERSTAND IT IS MY RESPONSIBILITY TO ENSURE THE PROPERTY SURVEY IS CURRENT.

Name Adam Spector Date 3/6/24  
 Signature [Signature]



# 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

### 1. Application

#### A. Location

Street Address

48 Home St.

Block

184

Lot

73

Zone

R-2

Situated on

East

side of

Home St

distant

330 ft

feet from

Woodbridge ave.

B. The Site is Located: N.A.

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 Size

Section 110-64: Minimum Lot Width

Section 110-64: Maximum Impervious Coverage

Section 110-64: Maximum Building Coverage

sections:

110-64 Front Yard Setback

110-64 Min. Side Yard (Left)

110-64 Side Yard Combined

110-112.6 Required setback for accessory structures (both garage and shed)

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

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

Architectural Drawings, T-1, SD-1, SD-2, SD-3, SD-4, A-1, A-2, A-3, A-4, A-5, Site Photos 1-6, Survey Plat, Narrative

CEU # 5 4/6/24: T-1, A-3, A-5 And new L-1

**2. Applicant Information**

**A. Applicant**

First Name Nicole + Adam Phone 215-990-9283  
Last Name Spector Phone \_\_\_\_\_  
Street Address 48 Home St. Fax \_\_\_\_\_  
City / State Metuchen, NJ Zip 08840 Email aspector247@gmail.com

**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 Nicole + Adam Phone 215-990-9283  
Last Name Spector Phone \_\_\_\_\_  
Street Address 48 Home St Fax \_\_\_\_\_  
City / State Metuchen, NJ Zip 08840 Email aspector247@gmail.com

**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 NA Phone \_\_\_\_\_  
Street Address \_\_\_\_\_ Fax \_\_\_\_\_  
City / State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

**C. Architect**

Name Steven Zmuda Phone 201-819-9026  
Street Address 314 Village Place Fax \_\_\_\_\_  
City / State Wyckoff, NJ Zip 07841 Email steven.zmuda@gmail.com

**D. Other Professional Consultants**

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

**4. Plat / Plan Data**

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

Family home / 2 story frame Dwelling  
with detached garage and shed (7) bedrooms

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

Single family residence, with one car garage  
and storage shed (4) bedrooms with  
2-story frame addition and crawlspace

**C. Building Data**

Existing:	Floor Area:	1,505 SF	Height in Stories & Feet:	2 story / 35'
Addition:	Floor Area:	774.5 SF (332 + 442.5)	Height in Stories & Feet:	2 story / 35'
New Bldg:	Floor Area:	N.A.	Height in Stories & Feet:	
Total Floor Area:		1,837 SF + 69 porch = 1906 SF		

**D. Subdivision Data**

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

**E. Non-Residential Use Data**

	Present	Proposed
Total Floor Area of Building:	NA	
Floor Area to be Occupied:	NA	
Off-Street Parking:	NA	
Number of Employees:	NA	
Days & Hours of Operation:	NA	
Machinery / Equipment Used:	NA	
	NA	
	NA	
	NA	
Description of Operation(s):	NA	
	NA	
	NA	

## 5. Request for Bulk Variance

### A. Bulk Regulations

	District Requirements	Present	Proposed	Variance
Min. Lot Area	7500 SF	6,000 SF	6,600 SF.	<input checked="" type="checkbox"/> ENC
Min. Lot Width	62.50 ft.	50.00 ft.	50.00 ft.	<input checked="" type="checkbox"/> ENC
Min. Lot Depth (Average)	100.00 ft.	120.00 ft.	120.00 ft.	<input type="checkbox"/>
Min. Front Yard Setback	25.00 ft.	19.30 ft.	19.30 ft.	<input checked="" type="checkbox"/>
Min. Side Yard Setback (Left)	8.00 ft.	3.10 ft.	3.10 ft.	<input checked="" type="checkbox"/> ENC
Min. Side Yard Setback (Right)	8.00 ft.	8.30 ft.	8.30 ft.	<input type="checkbox"/>
Min. Side Yard Setback (Combined)	18.00 ft.	11.40 ft.	11.40 ft.	<input checked="" type="checkbox"/> ENC
Min. Rear Yard Setback	25.00 ft.	65.00 ft.	46.00 ft.	<input type="checkbox"/>
Max. Building Coverage	30%	1594 SF 27%	1906 SF 32%	<input checked="" type="checkbox"/>
Max. Impervious Coverage	50%	3,372 SF 56%	3,372 SF 56%	<input checked="" type="checkbox"/>
Max. Height	35 1/2 stg	30 1/2 stg	30 1/2 stg	<input type="checkbox"/>

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

THE PROPERTY IS NON-CONFORMING IN AREA BY 1500 SQ FT. THE LOT WIDTH IS NON-CONFORMING DUE TO THE LOT BEING 12.5 FT. NARROWER.

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

SEE ATTACHED VARIANCE JUSTIFICATION LETTER.

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

WE ARE PROPOSING A MASTER BEDROOM SUITE AND FAMILY ROOM BECAUSE OUR FAMILY IS GROWING AND WE WANT TO STAY IN TOWN AND NOT RELOCATE.

### 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 ADDITION IS TO THE REAR OF THE BUILDING AND NOT REALLY VISIBLE FROM THE STREET. THE TWO ADJACENT HOMES TO THE SIDES HAVE EQUAL OR LARGER ADDITIONS AND HEIGHT. IT WOULD NOT BE A DETRIMENT TO THE PUBLIC OR IMPAIR THE ZONE PLAN AND ORDINANCE.

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

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

SEE VARIANCE JUSTIFICATION LETTER. 04/06/24

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

SEE VARIANCE JUSTIFICATION LETTER. 04/06/24

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

SEE VARIANCE JUSTIFICATION LETTER. 04/06/24

**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.**

SEE VARIANCE JUSTIFICATION LETTER. 04/06/24

**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.**

SEE VARIANCE JUSTIFICATION LETTER 04/06/24

**7. Correspondence**

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

First Name Steven Phone 201-819-9026  
Last Name Zmuda Phone \_\_\_\_\_  
Street Address 314 Village Place Fax \_\_\_\_\_  
City / State Wyckoff, NJ Zip 07481 Email steven.zmuda@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 Adam Spector Date 3-6-24  
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 Adam Spector Date 3-6-24  
Signature   
Telephone & Fax Number: 215-990-9283

**Narrative for Variance Application for 48 Home Street , Metuchen, NJ**

**Property known as:**

48 Home St., Borough of Metuchen , Middlesex County, New Jersey

Zone: R-2, Residential Single Family

Block: 184

Lot #: 73

Lot Dimensions: 50.00 ft width x 120.00 ft. depth

**Variations applied for relief from Non- Conforming lot size:**

Min Lot Required 7,500 sf ( 6,000 sf existing )

Min. Lot Width Required 62.50 ft. (50.00 ft. existing)

Front Yard Required 25.00 ft. (19.30 ft. existing)

Accessory Structure Required 5.00 ft. (1.6 ft. & 1.7 ft. Existing)

**Proposed Scope of work:**

Maintain Existing two story Frame Dwelling and construct a proposed two story addition at rear of house ( 25.0' ft x 16.5 ft = 412.5 sf ) over partial existing first floor ( 80.5 sf)

Architectural features and finishes of proposed addition to match existing Dutch Colonial Revival style.

Total Land area disturbed = 332 sf.

**Interior renovations include:**

New Primary Bedroom and Primary Bath and Hall. New Attic for storage.

Family Room and Mud Room on First Floor.

New Staircase, crawlspace windows, framing, roofing, siding, finishes, electric, plumbing and HVAC.





# Freehold Soil Conservation District

4000 Kozloski Road, PO Box 5033 — Freehold, NJ 07728-5033  
(732) 683-8500 FAX (732) 683-9140  
www.freeholdscd.org Email: info@freeholdscd.org  
Serving Middlesex and Monmouth Counties since 1938

## Exemption Application Form

Print Clearly or Type

Current Owner: Adam Spector Block (s): 12-A  
Mailing Address: 48 Home St Lot (s): 73  
Town Metuchen State NJ Zip 08840 Street Address: 48 HOME ST.  
Phone: 215-990-7283 FAX \_\_\_\_\_ Township: METUCHEN, NJ

### PLEASE READ ALL INFORMATION CAREFULLY

I, the undersigned, am requesting an Exemption from the Soil Erosion and Sediment Control Act of New Jersey, P.L. 1975, Chapter 251 for the following activity(ies). In addition, I acknowledge that I am responsible to provide the required information as requested below.

The District will review the completed Exemption request and will respond within five (5) business days. If the activity deviates from the documentation provided in this application and/or exceeds 5,000 sq. ft., it will render the Exemption void. A re-assessment will be made by the District.

#### RESIDENTIAL LAND DISTURBANCE (SINGLE FAMILY DWELLING UNIT):

\*Submit a copy of the site plan with total land disturbance areas. A Planning Board Resolution, a descriptive narrative and a detailed site plan documenting ALL land disturbance activity are required.\*

- Demolition and Reconstruction (Area of Total Land Disturbance must be less than 5,000 sq. ft.): Total land disturbance includes all land disturbing activity in both existing and proposed site conditions.
- N.A. Construction of a single family dwelling unit which is NOT part of a proposed subdivision, planned development or construction permit application involving two (2) or more single family dwelling units.
- N.A. Construction of a single family dwelling unit on a lot that has arisen from a subdivision approved after Jan. 1, 1976 that did NOT create two (2) or more buildable lots and the proposed cumulative land disturbance is less than 5,000 sq. ft.
- N.A. Construction of a single family dwelling unit on a lot that has arisen from a subdivision approved prior to Jan. 1, 1976 where I do NOT own or plan to build more than one home at a time.
- Addition/Improvements (Area of Total Land Disturbance must be less than 5,000 sq. ft.): Total land disturbance includes all land disturbing activity in both existing and proposed site conditions.

#### GENERAL LAND DISTURBANCE:

\*Submit a copy of the site plan with total land disturbance areas and provide a descriptive narrative\*

- N.A. Commercial Construction/General Clearing: (Area of Total Land Disturbance must be less than 5,000 sq. ft.): Includes utilities, public facilities, and demolition activity. TOTAL LAND DISTURBANCE = \_\_\_\_\_ sq. ft.
- N.A. Demolition Only (Area of Total Land Disturbance must be less than 5,000 sq. ft.)  
TOTAL LAND DISTURBANCE = \_\_\_\_\_ sq. ft.

#### AGRICULTURE:

Submit a copy of USDA-NRCS Farm Conservation Plan.

- N.A. Cultivation of land for the production of food, fiber, animals and related activities customary to agricultural production and operations. This applies only to crop cultivation and not to the construction of agricultural structures.

Signature — Owner must sign before submission to the District

Owner Signature: [Signature] Date: 2/20/24  
Print Owner Name: Adam Spector

**1. How the existing lot affects the ability to develop the lot:**

The lot width, per Zoning Code minimum, is 12.5 feet narrower than allowed. This constrains the width of the proposed addition. By design it forces the addition to extend farther into the rear yard. Also by having a lot size 1,500 s.f. smaller in area than what is allowed, this limits its max. building coverage vs. what the required Zoning code allows.

**2. Not having the variance granted would severely affect ability to develop the lot.**

By reducing the project addition would have a negative result in minimizing the interior rooms. Expanding the addition as a narrow structure would minimize the back yard recreation area. A longer addition also becomes less energy efficient having more exposed surface area than having more walls shared along the rear of the house.

**3. Pre-existing size and shape**

The narrow lot's width creates an undesirable cramped feeling and lacks the privacy expected in a suburban neighborhood. The neighboring structure to its right side is right upon its property line, without having the required setback. The site is also long with its rear detached garage that requires a long driveway. This takes up excessive lawn area.

**4. Reasons why it is impractical to adhere to some of the provisions of the zoning ordinance**

- **Minimum lot size** is 1,500 s.f. smaller than allowed limiting the building coverage percentage.
- **Minimum lot width** is 12.5 ft. smaller than allowed which limits practical expansion at the backyard.
- **Maximum impervious coverage** is only 6% over allowable (as it already exists) due to having a reduced lot area. The proposed addition will not exceed this percentage.
- **Maximum building coverage** is over by only 2%. Again, this is limited by the undersized lot area.
- **Front Yard Setback** is 19.3' as it exists and is less than required 25' setback. This is a 5.7' variance. The proposed addition will not decrease the dimensions as it is in the rear.
- **Minimum Side Yard (left)** is 3.1' for the existing house. This is 4.9' less than the required min. 8.0' side yard setback due to the lot width being narrower than required.
- **Side Yards Combined** as existing is (3.1' Left + 8.3' Right) = 11.4 Combined. This is 6.6' less than the 18.0' required min. side yard combined setback due to the lot width being narrower than required.  
The proposed addition will be within the allowable required min. Side Yard Combined setback total.
- **Required Setback Accessory Structures** is 5.0'. As the existing Shed is 1.8' (3.2' less than required) and the Garage is 1.7 (3.9' less than required). These are less than the minimum required setbacks of 5.0' due to the existing narrow lot that is below the required width.
- **Maximum Height of new addition** will be kept at 5 feet below the maximum allowable height to be within zoning requirement.

**5. Proposed Landscaping**

- **Borough of Metuchen required landscaping will be provided:**  
New Shade tree, Street tree, Flowering tree and landscaping shrubs.
- There will be no removal of any existing trees.
- Existing lawn areas will remain and be maintained.
- Installation of two new front mulched planting beds.

**6. Summary**

Working with a sensible design for the addition within the undersized lot requires keeping the proportions of the house to lot size. The neighboring houses to the right and left each have existing additions of approx. the same size at the rear or their main house. Since the addition would barely be visible from the street, it would not be a detriment to the neighborhood. The architectural style of the proposed addition is sympathetic to the Dutch Colonial Revival style of the main house. For all of the above reasons, we feel that these variances should be granted.