

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)

20-1276	CAFC Asset	1-13-21	2-24-21
Application Number	Applicant Name	Date Received	Date Deemed Complete

1. Application

A. Location

Street Address 212 University Avenue

Block 51.6 Lot 44 & 45 Zone R-2

Situated on East side of University Avenue

distant 240 feet from Midland 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)

Section 110-64 - Minimum Lot Area - 7,500sf required/4,000sf existing/proposed

Minimum Lot Width - 62.5' required/40' existing/proposed; Minimum Front

Yard Setback - 25' required/24.93' existing/proposed; Minimum Side Yard

One - 8' required/2.65' existing/proposed left; Minimum Side Yard Both -

18' required/17.5' existing/proposed; Maximum Impervious Coverage -

50% required/56% proposed; Minimum Driveway Setback - 3' required/1'1" proposed

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)

Renovations & Alterations to 212 University Avenue, dated May 25, 2020

by Inglese Architecture & Engineering

2. Applicant Information

A. Applicant

First Name CAPC Asset Stabilization Fund Phone 973-841-2674
Last Name _____ Phone _____
Street Address 421 Halsey Street Fax _____
City / State Newark NJ Zip 07102 Email lmay@njclf.com

B. Applicant is a/an:

Individual Partnership Corporation Other Limited Liability Company

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 _____ Phone _____
Last Name _____ Phone _____
Street Address _____ 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 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

B. Engineer

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

C. Architect

Name Inglese Architecture & Engineering Phone 201-438-0081
Street Address 632 Pompton Avenue Fax _____
City / State Cedar Grove NJ Zip 07009 Email j.bouzas@inglese-ae.com

D. Other Professional Consultants

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

4. Plat / Plan Data

A. Present Use of Land / Structure

Single family house

B. Proposed Use of Land / Structure

Single family house

C. Building Data

Existing :	Floor Area:	<u>1437 sf</u>	Height in Stories & Feet:	<u>1 1/2 story</u>
Addition:	Floor Area:	<u>688 sf</u>	Height in Stories & Feet:	<u>(second floor)</u>
New Bldg:	Floor Area:	<u>n/a</u>	Height in Stories & Feet:	<u>2 1/2 story</u>
Total Floor Area:		<u>2145 sf</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 N/A

	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	7,500 sf	4,000 sf	4,000 sf	XX <input type="checkbox"/>
Min. Lot Width	62.5'	40'	40'	XX <input type="checkbox"/>
Min. Lot Depth (Average)	100'	100'	100'	<input type="checkbox"/>
Min. Front Yard Setback	25'	24.93'	24.93'	XX <input type="checkbox"/>
Min. Side Yard Setback (Left)	8'	2.65'	2.65'	XX <input type="checkbox"/>
Min. Side Yard Setback (Right)	10'	14.85'	14.85'	
Min. Side Yard Setback (Combined)	18'	17.5'	17.5'	XX <input type="checkbox"/>
Min. Rear Yard Setback	25'	39.5'	39.5'	<input type="checkbox"/>
Max. Building Coverage	30%	22%	22%	<input type="checkbox"/>
Max. Impervious Coverage	50%	42%	56%	XX <input type="checkbox"/>
Max. Height	35'/3 story	19.6'/1 1/2 sty	26.25' 2 1/2 sty	<input type="checkbox"/>

**

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

This is an undersized lot with an existing house on it which requires extensive renovations.

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

The ordinance for maximum impervious coverage was caused by the extension of a macadam driveway to the existing garage. The other variances requested are for existing conditions.

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

Variances are all existing conditions except for the driveway.

** Driveway setback 3' required / 1.1' proposed

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 existing conditions are not being changed and the macadam driveway will reduce dust, etc.

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	<u>John</u>	Phone	<u>732-494-6099</u>
Last Name	<u>Wiley</u>	Phone	<u>732-494-3944</u>
Street Address	<u>216 Amboy Avenue</u>	Fax	<u>732-494-3944</u>
City / State	<u>Metuchen NJ</u>	Zip	<u>08840</u>
		Email	<u>john@wileylavender.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 Jeffrey Crum or CAPC Asset Stabilization Fund #2 Date 06/10/2020

Signature  dotloop verified 06/10/20 2:48 PM EDT UJDA-YAIT-PQMF-QLSU

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 Jeffrey Crum for CAPC Asset Stabilization Fund #2 Date 06/10/2020

Signature  dotloop verified 06/10/20 2:48 PM EDT CTJL-AAQO-TYFI-BZEC

Telephone & Fax Number: 973-841-2674

NARRATIVE

212 UNIVERSITY AVENUE

BLOCK 51.6, LOT 44 & 45

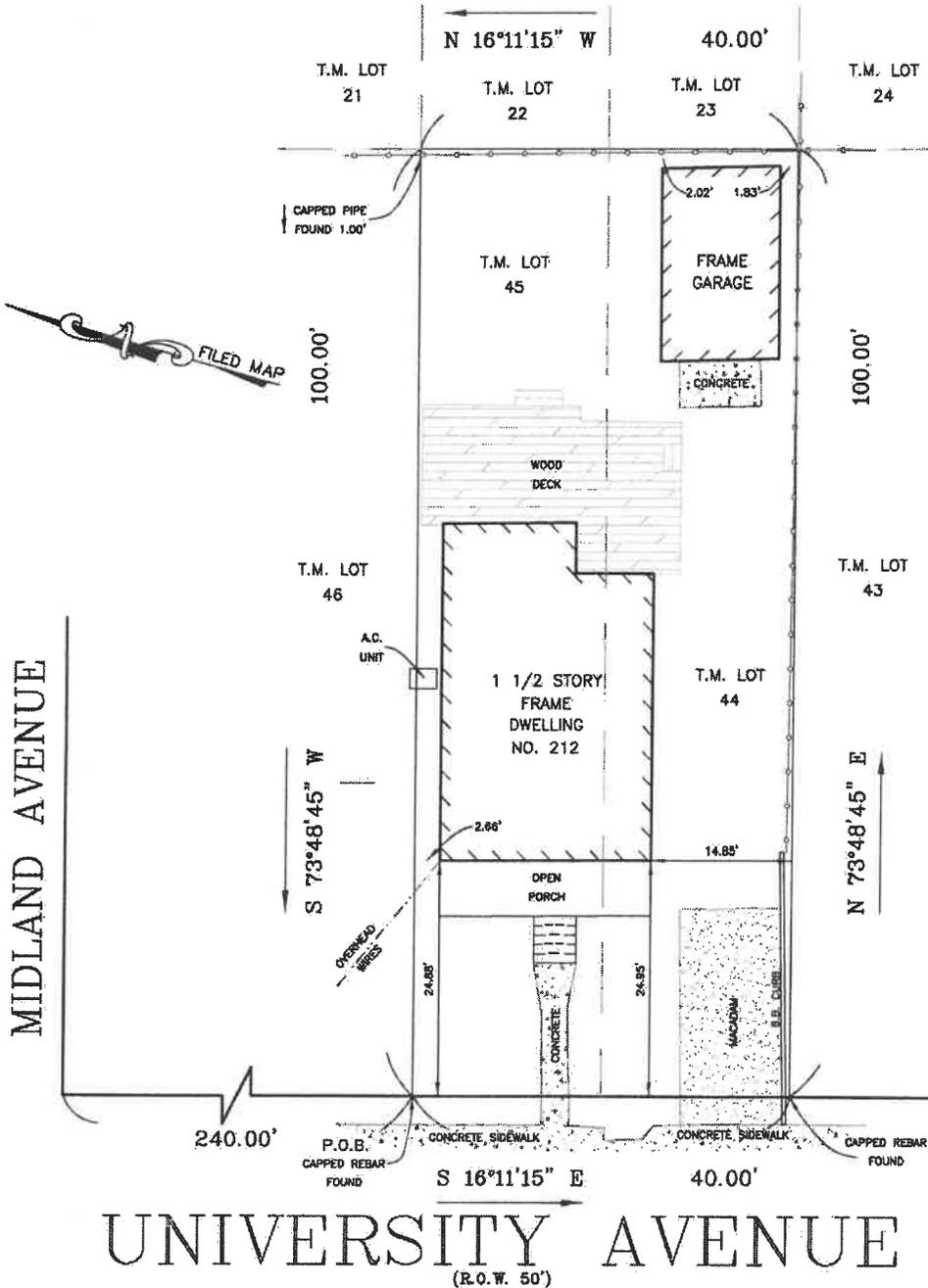
Applicant is the owner of the existing one and one-half story single family house, which is currently vacant. Applicant proposes to renovate the entire first floor, keeping the original footprint, and construct an addition to the structure to create a full second story with a new roof. The second story addition will also remain within the original first floor footprint. The existing garage will remain and be renovated. The existing deck will also remain and be renovated. The existing macadam driveway will be extended to reach the garage.

**SURVEY OF TAX LOTS 44 & 45, BLOCK 51.6
BOROUGH OF METUCHEN, MIDDLESEX CO., N.J.**



BEING LOTS 44 & 45, BLOCK 51-F ON A CERTAIN MAP ENTITLED
"MAP OF PROPERTY BELONGING TO RADIO ASSOCIATES"
MAP FILED JUNE 22, 1928 AS MAP NUMBER 1230, FILE NUMBER 689.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED
FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c 14(C45 B-38.3) AND N.J.A.C. 13:40-5.1(d)



DEED BOOK 17288, PAGE 205
USED IN THE PREPARATION OF THIS SURVEY

AREA=4,000 SQ. FT.

CERTIFICATE OF AUTHORIZATION: GA28217600

THIS SURVEY CERTIFIED TO:
CAPC ASSET STABILIZATION FUND 2, LLC; A NEW JERSEY
NON-PROFIT LIMITED LIABILITY COMPANY
WATERS, MCPHERSON, MCNEILL, P.C.
MORRIS HOME ABSTRACT CO., INC. (RE: 1BMH61290)
CHICAGO TITLE INSURANCE COMPANY

KTJ ASSOCIATES, LLC
1019 OLD YORK ROAD, NESHANIC STATION, NJ 08853
ANDREW J. KIRTLAND
Professional Land Surveyor No. 246504335400
(908)754-7886 phone (908)755-7750 fax

Andrew J. Kirtland

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. THIS OFFICE MAKES NO DETERMINATION AS TO THE EXISTENCE OF WETLANDS. CERTIFICATION IS MADE ONLY TO ABOVE NAMED PARTIES. NO LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFADAVIT, RESALE OF PROPERTY, OR CONSTRUCTION, INCLUDING FENCES.

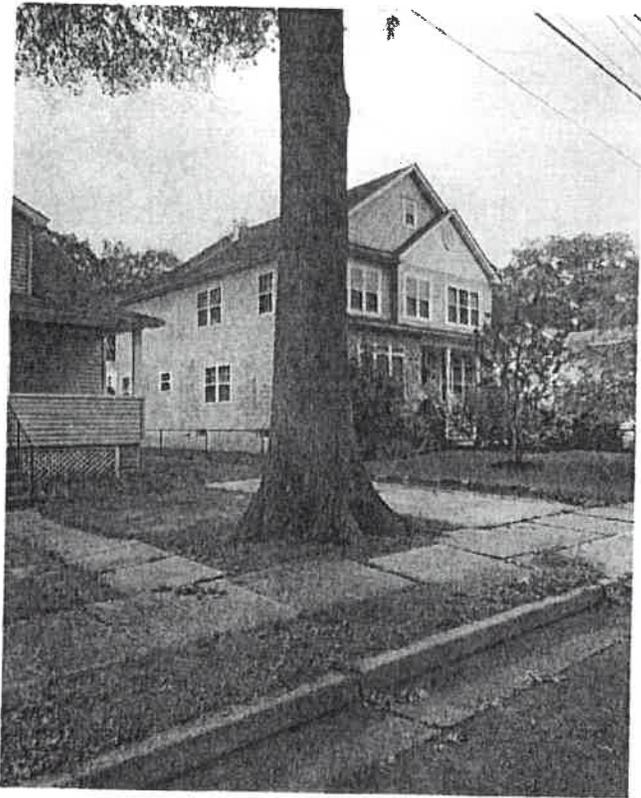
TAX LOT 44 & 45	TAX BLOCK 51.6	MUNICIPALITY BOROUGH OF METUCHEN	CHECKED BY: AK
SCALE: 1"=15'	DATE: 11-29-2018	DRAFTED BY: BK	FILE: 61801



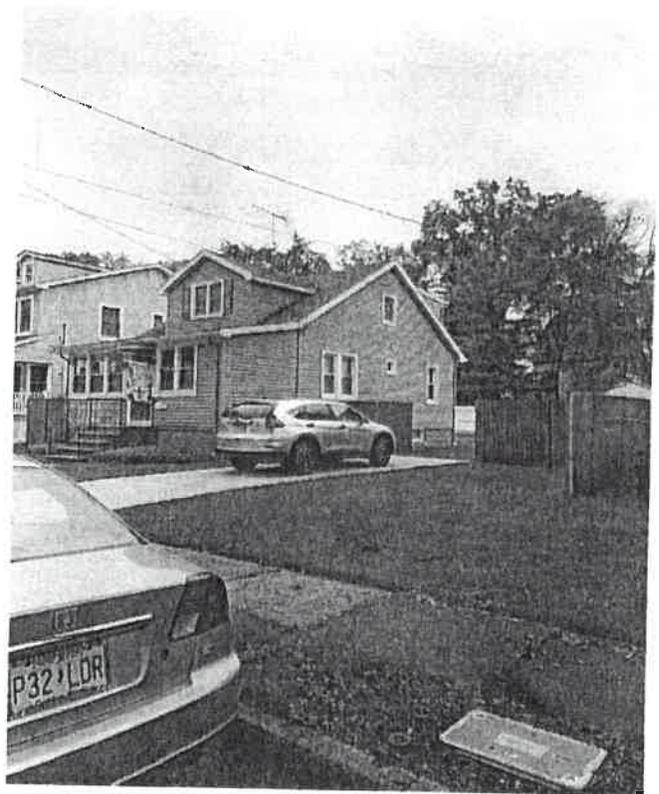
SUBJECT PROPERTY



PROPERTY ACROSS THE STREET



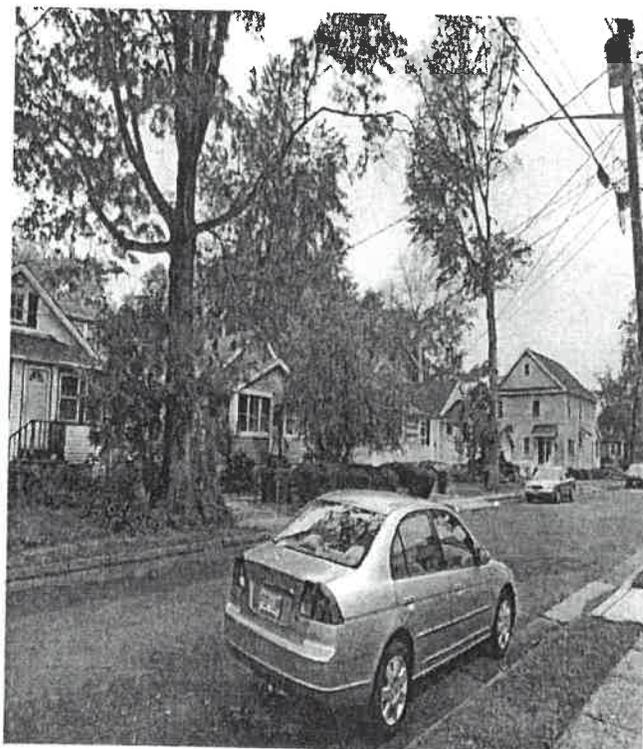
PROPERTY TO THE RIGHT OF SUBJECT PROPERTY



PROPERTY TO THE LEFT OF SUBJECT PROPERTY



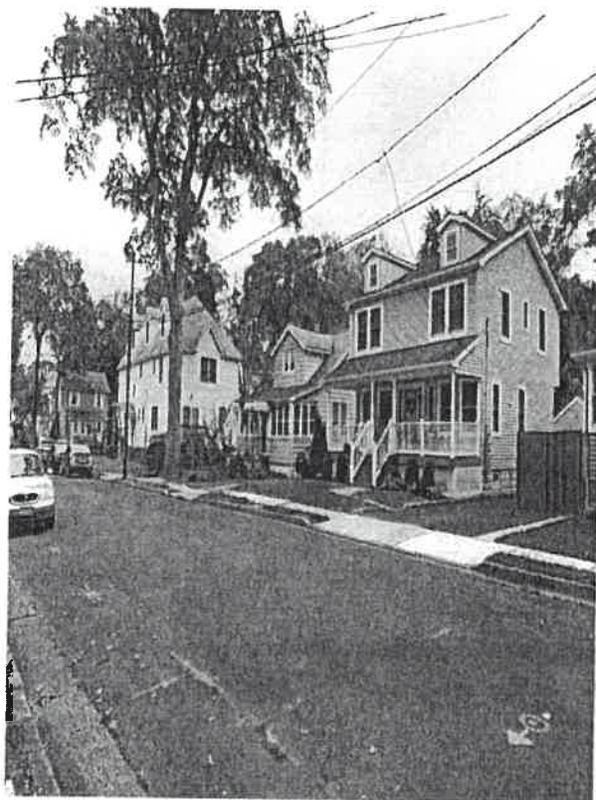
PROPERTY TO THE REAR OF SUBJECT PROPERTY



PROPERTY ACROSS AND TO THE RIGHT OF SUBJECT



PROPERTY ACROSS AND TO THE LEFT OF SUBJECT



NEIGHBORHOOD STREET VIEW