

APPLICANT: ANDRAWIS, SELIM & HENIEN, USAMA

APPLICATION #: 20-000002

DESCRIPTION: 2 lot subdivision in R 4 zoning district. The existing lot is 10k prop sub 5k each.

SUBDIVISION:	Minor: X	Preliminary:	Final:
SITE PLAN:	Minor:	Major:	
CAPITAL PROJECT REVIEW:			
CONDITIONAL USE:			
VARIANCE:	Use:		Bulk: X

SCHEDULED HEARING DATE: 6/10/2020

CONTINUED TO:	1st:	2nd:
	3rd:	4th:
	5th:	6th:

REVIEW AGENCIES

DATE COMMENTS/REVISIONS RECEIVED

A:	—	Board of Education	
B:	<u>X</u>	Code Enforcement	February 21, 2020 No Comment
C:	<u>X</u>	Collector of Revenue	February 14, 2020
D:	<u>X</u>	Construction Official	February 20, 2020 No Comment
E:	—	Environmental Commission	
F:	—	Fire District	
G:	—	Fire Inspection	
H:	—	Health/Environment	
I:	—	Middlesex County Planning Board	
J:	—	N.J.D.O.T.	
K:	—	Planning & Engineering	
L:	<u>X</u>	Public Safety	February 25, 2020 No Comment
M:	—	Public Works	
N:	—	Recycling & Solid Waste	
O:	—	Recreation & Parks	
P:	—	Sewerage & Water Resources	
Q:	—	Turnpike Authority	
R:	—	Other	



Township of East Brunswick

DEPARTMENT OF PLANNING AND ENGINEERING
KEITH T. KIPP
DIRECTOR

MEMORANDUM

February 24, 2020

TO: East Brunswick Planning Board

FROM: Department of Planning & Engineering

RE: Application #20-02 Minor Subdivision, Selim Andrawis

Plans Reviewed

A copy of a survey for Block 113 Lots 34 - 37 dated November 25, 2019 by Brunswick Surveying Incorporated and Minor Subdivision Plan by East Point Engineering, LLC dated December 20, 2019.

1. Description:

A. Applicant's Proposal - Applicant is proposing to subdivide one lot into two lots. Lots 34 thru 37 contain a total of 10,000 sf and the proposed two lots would each contain 5,000 sf.

B. Zoning -The following chart indicates the zoning requirements for the R-4 Zone:

<u>R-4 Zone</u>	<u>Required</u>	<u>Existing</u>	<u>Lot 34.01</u>	<u>Lot 37.01</u>	<u>Code</u>
Lot Area	10,000 sf	10,000	5,000	5,000	228-39C V
Lot Width	75'	100'	50'	50'	228-39B V
Front Yard Setback	30'	13.3'	30.5'	13.3'	228-39D ENC
Side Yard Setback	10'	14.37'	10.5'	14.38'	228-39E
Total Side Setback	20'	83.2'	21'	33'	228-39E
Rear Yard Setback	20'	45.7'	29.5'	No change	228-39F
Accessory side Yard setback	10'	18.63'	N/A	5.1'	228-39G V
Max Building Coverage	25%	13%	22.44%	26.34%	228-39H V
Max Lot Coverage	30%*	29%	36.48%	57.92%	228-224G V
Impervious coverage Setback	5'	0'	0'	N/A	228-222E V
Max % of driveway within front yard	30%	13%	11%	39%	228-222A V

(V) Variance required

(ENC) Existing non-conformity

*35% with attenuation (30% without attenuation)

2. Findings

A. Property In Question

The property is located at 145 Old Bridge Turnpike, Block 113 Lots 34 thru 37 in the R-4 District. The lot is on the southwestern side of Old Bridge Turnpike. On the north side of Old Bridge Turnpike is the border of South River Township. The surrounding area is mainly single-family dwellings. The lot contains a one-story single-family dwelling.

B. Applicant's Proposal

The applicant is proposing to subdivide one residential lot into two equally sized lots of 5,000 sf. The existing two-story dwelling would remain and a new dwelling is proposed on the second lot.

3. Bulk Variances:

- a. Lot Area – The minimum required lot area is 10,000 sf whereas the applicant has proposed 5,000 sf for each lot. This is a serious deviation from the ordinance and the applicant should provide testimony as per the MLUL with the required proofs. The surrounding 22 lots (Block 119 Lots 8 thru 23, 28 and 29 and Block 113 Lots 11 thru 23, 66 thru 59, 30 thru 37, 40.01, 43.01, 44 thru 49, 71 thru 75) vary in size with the majority of the lots being 10,000 sf or larger. The breakdown is as follows: 11 lots contain 10,000 or more square feet, 1 lot contains 9,088 sf, 4 lots contain 7,500 sf and 6 lots contain 5,000 sf.
- b. Lot Width – The minimum required lot width is 75' whereas the applicant has proposed 50' for each lot.
- c. Front Yard Setback – The existing front yard setback, which likely dates back to 1915, pre-dates the land development ordinance. This is an existing non-conformity for which a setback variance should be sought.
- d. Accessory side yard setback – The existing 24' x 26' (624 sf) masonry garage would create a new variance due to the proposed lot line and would be 5.13' from the side yard whereas 10' is required.
- e. Maximum building coverage – The maximum building coverage permitted is 25% whereas the applicant has proposed 26.34% for proposed Lot 37.01, which contains the existing residential structure.
- f. Maximum impervious coverage – The maximum impervious coverage permitted for 10,000 sf lots is 30% and with attenuation is 35% whereas the applicant has proposed 36.48% for

proposed Lot 34.01 and 57.92% for proposed Lot 37.01. The applicant may want to consider reducing the impervious coverage.

- g. Impervious coverage setback – The required setback is 5’ whereas the existing setback is approximately 1’. The existing 13’ x 23’ (299 sf) stone area with a retaining wall is approximately 1’ from the side yard property. Eliminating the stone area would reduce the impervious coverage to 52%.
- h. Maximum percentage of driveway within a front yard – The maximum percentage of a driveway within a front yard is 30% whereas the applicant has proposed 39% for proposed Lot 34.01.

4. **Recommendations/Comments**

Should the Planning Board consider granting the approval, staff recommends the following:

The proposed parking on Lot 34.01 would consist of two off-street stalls whereas the applicant is proposing a four bedroom dwelling. At least three off street parking stalls are recommended. The applicant should provide testimony as to whether or not a garage is being proposed.

The impervious coverage for Lot 37.01 is a significant deviation from the ordinance. The applicant should attempt to reduce the impervious coverage. Eliminating the stone area would reduce the impervious coverage to from 57.92% to 52%.



Colleen McGurk, PP/AICP
Planner/Zoning Officer



Keith Kipp
Director of Planning and Zoning



TO: (X) KEITH KIPP, DIRECTOR, PLANNING & ENGINEERING
 () COLLEEN MCGURK, ZONING OFFICER
 (X) C.M.E. ASSOCIATES, PLANNING BOARD ENGINEER
 (X) LARRY SACHS, PLANNING BOARD ATTORNEY
 (X) COLLEEN MCGURK, PLANNER

(X) DAN LOSIK, DIRECTOR, PUBLIC WORKS
 (X) DIRECTOR OF WATER/SEWER UTILITY
 (X) MARC COLEMAN, RECYCLING & SOLID WASTE COORDINATOR

() EAST BRUNSWICK DEPARTMENT OF HEALTH & ENVIRONMENT
 () ENVIRONMENTAL COMMISSION

(X) CHIEF, PUBLIC SAFETY (NOTICE ONLY)
 (X) TRAFFIC SAFETY

*2/21/2020
 KCS
 no
 comments*

(X) RICHARD A. VIGLIOTTI, CONSTRUCTION OFFICIAL
 (X) KRISTI SACKTIG, CODE ENFORCEMENT OFFICER
 () BOARD OF EDUCATION
 () NEW JERSEY TURNPIKE AUTHORITY
 (X) JOHN TALBOT, FIRE DISTRICT NO. 1 (2 PLANS)
 () SEAN VERDI, FIRE DISTRICT NO. 2 (2 PLANS)
 () FIRE DISTRICT NO. 3 (ALSO SEND A COPY TO FIRE DISTRICT NO. 1)
 () NEW JERSEY DEPARTMENT OF TRANSPORTATION

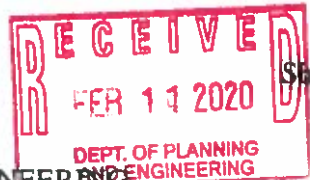
FROM: DEPARTMENT OF PLANNING AND ENGINEERING

SITE PLAN	MINOR	()	SUBDIVISION	MINOR	(X)
	MODIFICATION	()		PRELIMINARY	()
	PRELIMINARY	()	FINAL	()	
	FINAL	()	VARIANCE	BULK	(X)
			USE	()	

APPLICATION # 20-000002
 NAME: Selim Andrawis
 LOCATION OF SITE: 145 OLD BRIDGE TPKE
 Zone: R4 Block: 113 Lot: 34

DUE DATE: 3/4/2020
 DATE SENT: 2/18/2020

Please review all plans for compliance with requirements of concern to your office and return review and plans to this office. Thank You.



EAST BRUNSWICK TOWNSHIP
DEPARTMENT OF PLANNING AND ENGINEERING
TAX AND ASSESSMENT PAYMENT REPORT

20-02

APPLICATION # _____ DESCRIPTION _____

Under provisions of East Brunswick Land Use Procedures Ordinance, Chapter 132, an applicant for all development must submit proof that no taxes or assessments for local improvements are due or delinquent on the property.

Applicant will complete Section I of this form and submit them with the application. The Department of Planning and Engineering will forward the form to the Collector of Revenue Office for verification that no delinquent taxes or assessments are due.

Section I (to be completed by Applicant)

I SELIM ANDRANIS of 145 OLD BRIDGE TURNPIKE, E. BRUNSWICK

(name) (address) NO

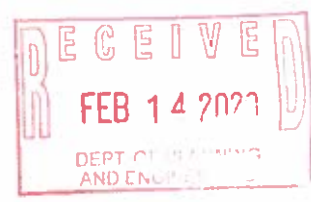
am making application to the (Planning Board) (Zoning Board) for Development
of Lot(s) 34-37 in Block(s) 113 in
the R-4 Zone, located at 145 OLD BRIDGE TURNPIKE Street(s)
whose owner of record is SELIM ANDRANIS of 145 OLD BRIDGE TURNPIKE
(name) (address)

I request the Collector of Revenue determine whether there are any delinquent taxes and/or assessments due.

[Signature]
(Applicant's Signature)
1/30/20
(Date)

Section II (To be completed by Collector of Revenue)

I find that: () All taxes due have been paid.
 () All assessments due have been paid.
 X The following are delinquent and past due.



[Signature]
MICHELLE A. O'HARA
ASSISTANT FINANCE DIRECTOR/TAX COLLECTOR

2/13/2020
(Date)



MEMORANDUM

February 20, 2020


TO: Keith Kipp, Director
Planning & Engineering

FROM: Richard A. Vigliotti, Construction Official

A handwritten signature in black ink, appearing to read "RAN", positioned to the right of the "FROM:" line.

RE: Application No. 20-000002
Selim Andrawis
145 Old Bridge Turnpike
Zone: R4 Block: 113 Lot (s): 34

No Comments

EAST BRUNSWICK POLICE DEPARTMENT INTER-OFFICE MEMORANDUM		
SUBJECT: 145 Old Bridge Turnpike (20-000002)	NUMBER: NA	
EFFECTIVE DATE: February 25, 2020	DISTRIBUTION TO: Planning and Engineering	ISSUED BY: Sgt. Anthony DeSantis
CANCELLATION DATE: February 25, 2020		APPROVED BY: Sgt. Anthony DeSantis

The Department of Public Safety, Special Operations, does not have any comments regarding the above mentioned application.

