

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

SCHEDULED HEARING DATE: 6/24/2020

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

**REVIEW AGENCIES**

**DATE COMMENTS/REVISIONS RECEIVED**

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



## Township of East Brunswick

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DEPARTMENT OF PLANNING AND ENGINEERING  
KEITH T. KIPP  
DIRECTOR

### MEMORANDUM

June 19, 2020

TO: East Brunswick Planning Board

FROM: Department of Planning & Engineering

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

Memo revision 2

#### Plans Reviewed

A copy of a survey for Block 113 Lots 34 - 37 dated November 25, 2019 by Brunswick Surveying Incorporated and revised Minor Subdivision Plan by East Point Engineering, LLC dated June 10, 2020 and received on June 12, 2020.

#### 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'	18.9'	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'/31.74'	228-39G V
Accessory Rear Yard Setback	10'	5.1'	28'	5.2'	228-39G V
Max Building Coverage	25%	13%	23.60%	20.04%	228-39H

Max Lot Coverage	30%*	29%	34.42%	39.90%	228-224G V
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(V) Variance required

(ENC) Existing non-conformity

\*35% with attenuation (30% without attenuation)

## 2. The plans have been updated as follows:

- The existing 24' x 26' two-car garage is being reduced to a one-car garage which will reduce the overall impervious coverage.
- The existing driveway will be reduced from 10' wide to 9' and a planter strip along the dwelling is proposed.
- The 124 sf stone area in the south corner of the lot is to be removed.
- The proposed dwelling now has a one-car garage instead of a two-car garage and the overall footprint has changed. The original square footage of the dwelling was 1,122 and the updated square footage is now 1,180.
- The proposed 20' driveway is now shown as 12' wide driveway with a small turnaround.
- The impervious coverage setback variance has been eliminated for Lot 37.01
  
- The maximum building coverage variance for Lot 37.01 has been eliminated.
- The maximum impervious coverage on Lot 37.01 has been reduced from 57.92 to 39.90.
- The square footage of the driveway has been reduced and appears to have eliminated the required variance.

## 3. 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.

## 4. 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.

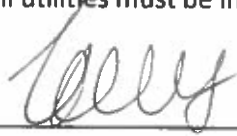
- b. Lot Width – The minimum required lot width is 75' whereas the applicant has proposed 50' for each lot.
- c. Front Yard Setback – The existing front yard setback, which likely dates back to 1915, pre-dates the land development ordinance. This is an existing non-conformity for which a setback variance should be sought.
- d. Accessory side yard setback – The existing 24' x 13' (213 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 impervious coverage – The maximum impervious coverage permitted for 10,000 sf lots is 30% and with attenuation is 35% whereas the applicant has proposed 39.90% for Lot 37.01. The applicant has eliminated the impervious coverage variance for proposed Lot 34.01 by reducing the size of the existing garage and has also removed the existing stone area. This reduced the coverage from 57.92% to 39.90%.

5. Recommendations/Comments

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

The applicant should provide testimony regarding the proposed size of the new driveway with the K turn on Lot 34.01. If the driveway exceeds 458 sf it would create a variance. My calculations show it at 458 sf or slightly above.

All utilities must be installed underground.



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  
 KR  
 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

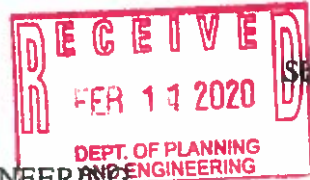
FROM: DEPARTMENT OF PLANNING AND ENGINEERING

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.

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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)

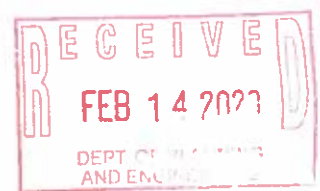
I request the Collector of Revenue determine whether there are any delinquent taxes and/or assessments due.

[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.  
 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

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

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

