



**TO:** Mayor Jason Cilento  
Alex Miller, Borough Administrator  
Borough of Dunellen Council Members

**FROM:** Dan Hauben, PP, AICP, LEED® Green Associate™, DMR Architects  
Francis Reiner, PP, LLA DMR Architects

**DATE:** November 29, 2023

**RE:** Project: Dunellen Rescue Squad  
Location: 635 Bound Brook Road  
Block 49, Lot 29  
DMR # 5424

Dear Mayor, Mr. Miller, and Members of the Council:

This office has been requested to conduct a preliminary review for consistency with the Downtown Redevelopment Area Plan of a proposed redevelopment project at the above referenced location. DMR Architects reviewed the following materials:

- Plans entitled “Dunellen Rescue Squad”, 3 sheets, prepared by Brian M. Taylor, AIA of Taylor Architecture and Design, dated October 18, 2023. ***Hereinafter referred to as “Concept Plans”***;

The property in question is occupied by a vacant one-story commercial building. The Redeveloper proposes a three-story building for use by the Dunellen Rescue Squad, consisting of parking and ambulance storage on the ground floors; classrooms, offices, and lounge/kitchen areas on the second floors; and long-term bunk units on the third floor.

### **Redevelopment Plan Compliance**

Deviations from the Redevelopment Plan which would typically require “d” variance relief from the zoning ordinance (nonconforming use, expansion of preexisting nonconforming use, nonconforming conditional use, excess floor area ratio, height, or density) cannot be granted as variances from a Redevelopment Plan and require Redevelopment Plan Amendment.

DMR has reviewed the application and concluded that the proposed use is permitted and that there are no other aspects of this proposal which would require a site-specific Redevelopment Plan Amendment to permit the project. The use of the property as a rescue squad facility is consistent with the intent of the Redevelopment Plan.

DMR does not have adequate documentation at this time to assess the extent to which other variances, deviations, or waivers that the development may be required for approval of this project. The plans submitted to date include only floor plans and building elevations. DMR defers that determination to the Planning Board review phase.

## Comments and Recommendations

- Use of Facilities by Other Parties: It is DMR's understanding that Section 6.1(m) of the Redevelopment Agreement permits the Redeveloper to rent space within the facility for special events for a period of not more than three (3) days, provided that a certificate of occupancy shall have been issued for use of the facility.
- Parking: The Borough's ordinance lacks parking standards for this type of use. The closest use category would be Eleemosynary/Philanthropic Institutions which require one space per every two employees plus as much additional parking as may be appropriate for residents and visitors. Redeveloper can address this at before the Planning Board.
- Building Materials: The architectural plans presented to the Planning Board should identify building materials and colors.
- Redevelopment Plan and Zoning Compliance: Site plans are needed to determine whether variance or waiver relief is required from the Redevelopment Plan and the Zoning Ordinance. Redeveloper's Architect and Engineer should ensure that plans depict all required site, streetscape, and building elements or identify requested deviations.

Sincerely,



Dan Hauben, PP, AICP, LEED® Green Associate™  
DMR Architects



Francis A. Reiner, PP, LLA  
DMR Architects

CC: Charles Liebling, Esq.  
Lou Ploskonka, P.E.

**EXHIBIT "A"**  
**CONCEPT PLAN**





