



MCB ENGINEERING ASSOCIATES, L.L.C.

P.O. Box 588, 11 Furler Street, Totowa, New Jersey 07511-0588

Phone: (973) 812-6680 • Facsimile: (973) 812-6681

email: mcbea@mcbea.com • Certificate of Authorization Number 24GA28108300

August 09, 2023

Via: Hand Delivery

Mr. Lou Gara
Zoning Officer/Land Use Administrator
Borough of Raritan
22 First Street
Raritan, New Jersey 08869

Re: **17-19 Colfax Street**
Borough of Raritan Resubmission
Block 95, Lots 12 & 13
Borough of Raritan, Somerset County
MCBEA Project Number: 4273

Dear Mr. Gara,

The purpose of this letter is to transmit to you the below documents pertaining to the *Site Plan Application* for the **17-19 Colfax Street** project, block 95, lots 12 & 13, Raritan, New Jersey:

Six (6) collated sets of the following:

- One (1) copy of the plans entitled "Preliminary & Final Major Site Plan for 17-19 Colfax Street, Block 95 – Lots 12 & 13, Borough of Raritan, Somerset County, New Jersey", prepared by MCB Engineering Associates, LLC, revised August 08, 2023, signed & sealed. (24" x 36" size)
- One (1) copy of the "June 5, 2023, electronic mail correspondence from Kenneth Sadowski of Acuity Brands to Matthew Clark of MCB Engineering Associates, LLC" regarding the proposed site lighting design. (8.5" x 11" size)
- One (1) copy of the survey entitled "Boundary and Topographic Survey of, Tax Lots 12 and 13, Block 95, A.K.A. 17 and 19 Colfax Street, Borough of Raritan, Somerset County, New Jersey", prepared by DMC Associates, Inc, revised June 15, 2023, signed & sealed. (24" x 36" size)
- One (1) copy of the landscape plan entitled "17-19 Colfax Street, Raritan Borough, New Jersey", prepared by Bosenberg Landscape Architecture, dated August 08, 2023, signed & sealed. (24" x 36" size)

Twenty-two (22) collated sets of the following:

- One (1) copy of the plans entitled "Preliminary & Final Major Site Plan for 17-19 Colfax Street, Block 95 – Lots 12 & 13, Borough of Raritan, Somerset County, New Jersey", prepared by MCB Engineering Associates, LLC, revised August 08, 2023. (11" x 17" size)
- One (1) copy of the "June 5, 2023, electronic mail correspondence from Kenneth Sadowski of Acuity Brands to Matthew Clark of MCB Engineering Associates, LLC" regarding the proposed site lighting design. (8.5" x 11" size)
- One (1) copy of the survey entitled "Boundary and Topographic Survey of, Tax Lots 12 and 13, Block 95, A.K.A. 17 and 19 Colfax Street, Borough of Raritan, Somerset County, New Jersey", prepared by DMC Associates, Inc, revised June 15, 2023. (11" x 17" size)
- One (1) copy of the landscape plan entitled "17-19 Colfax Street, Raritan Borough, New Jersey", prepared by Bosenberg Landscape Architecture, dated August 08, 2023. (11" x 17" size)

Additional items:

- Eight (8) copies of the calculations entitled "Drainage Calculations for 17-19 Colfax Street, (Block 95 – Lots 12 & 13), Borough of Raritan, Somerset County, New Jersey", prepared by MCB Engineering Associates, LLC, revised August 08, 2023, signed & sealed.
- One USB key drive containing PDF copy of the above items and this transmittal letter.

These items are being provided based on the municipal comments provided at the April 26, 2023, public hearing as follows:

1. The limits of the project survey have been increased based on coordination with Stanley Schrek of Van Cleef.
2. The site layout has been revised to provide for a "turn around" at the dead end of the proposed parking field while maintaining the location of the proposed handicap accessible parking stall depicted on the 02/08/2023 site plan set. The refuse enclosure has been relocated onsite so that the one (1) parking stall removed for the "turn around" can be provided in the enclosure's original location.
3. The grading & stormwater management design has been revised to remove the proposed retaining walls & infiltration trench shown on the 02/08/2023 site plan set.
4. A professional landscape architectural firm has been retained by the applicant and a new landscape plan prepared by the landscape architectural firm has been provided (the landscape plan has been removed from the site plan set).
5. The site lighting representative was consulted to provide commentary on the proposed site lighting and impacts to the adjacent lots.

If you have any questions, please contact me (973) 506-0108

Very truly yours,
MCB Engineering Associates, L.L.C.



Matthew G. Clark, P.E.
For the firm

Cc:

Stanley J. Schrek, PE, AIA, PP, CME, LEED AP (w/encl.)
Van Cleef
755 Memorial Parkway; Suite 110
Phillipsburg, NJ 08865
(via: hand delivery)

Susan R. Rubright, Esq. (w/encl.)
Brach Eichler, LLC
101 Eisenhower Parkway
Roseland, NJ 07068
(via: hand delivery)