

November 14, 2025

Chairman Anthony LoPresti
Borough of Raritan Planning Board
22 First Street
Raritan, New Jersey 08869

**RE: Completeness Review II
Naser, Joseph
Final Site Plan
57 & 59 La Grange Street
Block 93, Lots 1 & 2
Our Project Number: 3330.109**

Dear Chairman LoPresti and Board Members:

This office is in receipt of the following items pertaining to the above-referenced application:

- A. *Cover Letter entitled "Re: Joseph Naser, 59 LaGrange Street, Redevelopment and Apartment Building Project", prepared by Christopher D. Ferrara, dated October 16, 2024*
- B. *Letter entitled "Project Name: 57 & 59 LaGrange Street, Applicant: La Grange St, LLC C/O Joseph Naser", prepared by Christopher D. Ferrara, dated November 18, 2024.*
- C. *Borough of Raritan Application for a Site Plan – Subdivision Plan – Variance, dated November 18, 2024.*
- D. *Certified List of Property Owners within 200 feet, dated July 12, 2024*
- E. *Draft Legal Notice, prepared by Christopher D. Ferrara, Esq.*
- F. *Borough of Raritan Checklist 5 for Determining Completeness of Application for Preliminary Site Plan.*
- G. *Borough of Raritan Checklist 6 for Determining Completeness of Application for Final Site Plan.*
- H. *Somerset County Planning Board Land Development Application Form Checklist & Review Fee Schedule and Completeness Checklist.*
- I. *Architectural Plans entitled "Proposed 3 New Apartment Buildings, 59 La Grange Street, Raritan, NJ", prepared by Amrarch Design Studio, dated July 6, 2024, consisting of eleven (11) sheets*
- J. *Site Plans entitled "Preliminary and Final Major Site Plan, Tax Map Lots 1 & 2, Block 93, Borough of Raritan, Somerset County, New Jersey" prepared by Amertech Engineering inc., dated August 20, 2024, last revised September 12, 2025, consisting of six (6) sheets.*
- K. *Report entitled "Phase One Environmental Site Assessment, 59 La Grange Street, Raritan, NJ 08809", prepared by Phase 1 Environmental NJ LLC, dated October 31, 2017.*
- L. *Report entitled "Limited Phase II Site Investigation, 57 La Grange Street, Block 93, Lot, Raritan Borough, New Jersey", prepared by PT Consultants Inc, dated August 1, 2024.*

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Leesport, PA
610-670-6630

- M. Letter entitled “Area of Concern: 1,500-gallon #2 Heating Oil Underground Storage Tank System, unrestricted Use – No Further Action letter and Covenant Not to Sue”, prepared by New Jersey Department of Environmental Protection, dated January 28, 2021.
- N. Letter of acknowledgement stating that an LSRP Notification of Retention Form has been received from the Applicant. Prepared by the New Jersey Department of Environmental Protection, dated September 3, 2024.
- O. **Cover Letter entitled “Re: Project Name: 57 & 59 La Grange Street – Applicant: La Grange St, LLC C/O Joseph Naser”, prepared by Christopher D. Ferrara, Dated November 1, 2025.**
- P. **Borough of Raritan Application for a Site Plan – Subdivision Plan – Variance.**
- Q. **Copy of Borough of Raritan Ordinance No. 2023-03.**
- R. **Borough of Raritan Planning Board Resolution No. 2025-11, adopted May 28, 2025.**
- S. **Proposed Master Deed and By-Laws entitled “Master Deed for La Grange Street – Raritan Condominium Association, Inc. A Non-Profit Corporation.”**
- T. **Corporation Registration Documents entitled “New Jersey Department of the Treasury Division of Revenue and Enterprise Services – Certificate of Inc. (Non-Profit), La Grange Street – Raritan Condominium Association, Inc.”**
- U. **Proposed Consolidation Deed.**
- V. **Traffic Assessment dated August 12, 2025, prepared by Miskovich Consulting Engineers, LLC.**
- W. **Exhibit entitled “57-59 LaGrange Street Car turning Exhibit”, dated August 11, 2025, prepared by Amertech Engineering, consisting of one (1) sheet.**

I. **Project Summary:**

A. **Project History**

In July through October, 2016, the Borough of Raritan finalized its preliminary investigation with a public hearing in accordance with the Local Redevelopment and Housing Law and formally recommended Block 93, Lots 1 and 2 as an Area in Need of Redevelopment, which was forwarded to the Borough Council, authorized by Resolution PB 2016-11.

On October 25, 2016, Ordinance 2016-10-162 was adopted, formally designating the area as a non-condemnation Area in Need of Redevelopment.

On September 10, 2019, the Borough Council directed the Planning Board to prepare a Redevelopment Plan for the Study Area by means of Resolution 2019-09-142.

My office, on behalf of the Planning Board, prepared the “LaGrange Street Redevelopment Plan, Borough of Raritan, Somerset County” dated August 15, 2022 which was adopted by the Borough of Raritan Council by Ordinance 2023-03 on April 4, 2023.

In October 2024, the Applicant informally submitted the site plans and architectural plans, and then on November 19th, 2024 submitted the remaining items for the Preliminary and Final Site Plan application.

On February 26, 2025, the Applicant began testimony on the application and required a continuation due to time constraints.

At the Borough of Raritan Planning Board Meeting held on April 23, 2025, the Applicant appeared before the Board to provide additional testimony to the subject application. Following this testimony, the Planning Board determined that the application was entitled to receive preliminary major site plan approval, due to the site plan’s compliance with the LaGrange Street Redevelopment Plan.

On May 28, 2025, The Borough of Raritan Planning Board subsequently adopted Resolution No. 2025-11, granting preliminary major site plan approval.

In November of 2025, the Applicant submitted a revised site plan in order to address comments from the technical review letter issued by this office on April 21, 2025. Additionally, the Applicant provided a traffic study analyzing the traffic impact to the surrounding roadway network, and a car turning exhibit for corner units 57A and 59J.

B. Project Description

This application is for a Preliminary and Final Site Plan of a Redevelopment Area identified as Block 93, Lots 1 and 2 in the Borough of Raritan. The lot was formerly located in the Borough’s R-4 Medium to High Density Residential Zone. Following the adoption of Ordinance No. 2023-03, the subject area is now located within the “LaGrange Street Redevelopment Zone”.

Block 93, Lot 1 is currently occupied by a 1-story 3,234 square foot masonry building. Also within the lot is an existing storage trailer in the rear yard, and an asphalt driveway. The remaining space within the tract is open green space, with a singular tree in the front yard. Block 93, Lot 2 is currently occupied by a 1-story masonry building consisting of 11,288 square feet. On the right side-yard there is an accessory masonry building, and a concrete walkway in the front. There is minimal vegetation planted along the masonry building. The remaining space within the tract is an expansive asphalt parking area.

The Applicant is proposing to consolidate both lots, and demolish the existing asphalt parking areas, structures, and their associated utilities to clear the space for construction. The Applicant proposes to construct three apartment buildings and their associated utility connections within the tract. Buildings 1 and 2 will consist of five town home units, each containing a driveway, garage, concrete front porch, and rear yard deck. Building 3 contains 4 town home units, and 2 affordable units. The affordable units are proposed to have a shared parking space, while the 4 town home units will have separate driveways and associated garages, concrete front porches, and rear yard decks. Additionally the Applicant proposes to install a 4-foot-wide concrete sidewalk fronting La Grange Street as part of the project, along with landscaping throughout the tract. The Applicant proposes to add a right and left side yard landscaping buffer, as well as other tree plantings throughout the front yard to occupy the open green space.

II. Completeness Review:

The Applicant has submitted this application for final site plan approval. Based on this office’s review of the provided documentation and checklists, it is our recommendation to the Board that this application be deemed **Conditionally Complete** based on the following commentary:

1. Preliminary Site Plan Checklist

- a. **§207-47.B(5)(4) – Application fee, executed escrow agreement and appropriate review fee.**
Verification Required – Applicant did not submit proof of fees or escrow payments made to this office.
(2025-02-26) Verification Provided.
- b. **§207-47.B(5)(6) – Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.**
Verification Required – Applicant did not submit certification from the Borough Tax Collector indicating that all taxes are paid in full for the lots associated with this application.
(2025-02-26) Verification Provided.
- c. **§207-47.B(5)(8) – Proof of filing with the Somerset County Planning Board, Somerset-Union Soil Conservation Service and any other outside agencies from which approval is necessary.**
Verification Required – Applicant has not provided a signed application to the Somerset County Planning Board, whereas this submission is required, therefore a waiver would be required if the

application was never submitted. Applicant should provide testimony to the status of this application.

(2025-02-26) Verification Provided.

- d. §207-47.B(5)(9) – Certification that the Applicant is owner or authorized agent, or consent of owner to file application.

Verification Required – Applicant has not provided such documentation to this office.

(2025-02-26) Verification Provided.

- e. §207-47.B(5)(14) – The Tax Map sheet, and existing block and lot numbers of tract to be subdivide or developed and all adjacent lots.

Temporary Waiver Required – Applicant has submitted a site plan containing a tax map that does not identify the block in which the project area is located; therefore, a temporary waiver is required.

(2025-02-26) Outstanding – Applicant has not provided a revised submission containing a tax map that identifies the block in which the project area is located.

(2025-11-xx) Complies – Borough of Raritan Planning Board granted preliminary site plan approval through the adoption of Resolution No. 2025-11 on May 28, 2025.

- f. §207-47.B(5)(27) – All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.

Waiver Required – Applicant has submitted a site plan that does not contain a lighting plan, or the dimensions of the utility poles that are to remain and be stabilized during construction. Therefore, a waiver is required.

(2025-02-26) Complies – Applicant provided testimony at the February 26, 2025 Planning Board Meeting, stating that no additional lighting installed throughout the tract. Existing lighting features will be utilized.

- g. §207-47.B(5)(33) – Cost estimates of all on-site improvements.

Waiver Requested – Applicant has requested a waiver for providing a cost estimate of all on-site improvements. It is the opinion of this office that this waiver be denied, as a cost estimate is required for the Borough Engineer to determine the performance guarantee the Applicant must post to the Borough.

(2025-02-26) Temporary Waiver Granted – Applicant will provide a cost estimate prior to the start of construction.

- h. §207-47.B(5)(35) – Environmental impact statements, per §207-69.

Waiver Requested – Applicant has requested a waiver for providing an environmental impact statement related to the proposed developments. Due to the nature and location of the proposed work, this office takes no issue in granting this waiver.

(2025-02-26) Waiver Granted.

2. Final Site Plan Checklist

- a. §207-47.B(6)(4) – Application fee, executed escrow agreement and appropriate review fee.

Verification Required – Applicant did not submit proof of fees or escrow payments made to this office.

- b. §207-47.B(6)(6) – Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.

Verification Required – Applicant did not submit certification from the Borough Tax Collector indicating that all taxes are paid in full for the lots associated with this application.

- c. §207-47.B(6)(14) – The Tax Map sheet, and existing block and lot numbers of tract to be subdivide or developed and all adjacent lots.
Temporary Waiver Required – Applicant has submitted a site plan containing a tax map that does not identify the block in which the project area is located; therefore, a temporary waiver is required.
- d. §207-47.B(6)(33) – Cost estimates of all on-site improvements.
Waiver Requested – Applicant has requested a waiver for providing a cost estimate of all on-site improvements. It is the opinion of this office that this waiver be denied, as a cost estimate is required for the Borough Engineer to determine the performance guarantee the Applicant must post to the Borough.
- e. §207-47.B(6)(35) – Environmental impact statements, per §207-69.
Waiver Requested – Applicant has requested a waiver for providing an environmental impact statement related to the proposed developments. Due to the nature and location of the proposed work, this office takes no issue in granting this waiver.

III. Preliminary Site Plan Conditions of Approval:

A. Resolution Conditions

The following are the conditions of the approved Planning Board Resolution 2025-11, restated below for convenience.

1. Any and all outstanding taxes and escrow fees shall be paid in full and the escrow account shall replenished to the level required by Ordinance within 30 days of the adoption of a Resolution, within 30 days of written notice that a deficiency exists in the escrow account, prior to signing the site plan and/or subdivision plat, prior to the issuance of a zoning permit, prior to the issuance of construction permits, and prior to the issuance of a temporary and/or permanent certificate of occupancy, completion or compliance (whichever s applicable);
(2025-11-14) Verification Required – Applicant states that all taxes and escrow fees have been paid in full to date. Applicant has not provided documentation to satisfy this claim to this office. Borough of Raritan shall provide verification.
2. Applicant shall comply with the April 21, 2025 memorandum from the Borough Engineer, Joseph Brosnan PE, unless stated otherwise on the record;
(2025-11-14) Continuing Condition
3. The applicant shall update the plans to create a small dumpster enclosure for use by the two affordable units;
(2025-11-14) Complies – Applicant has revised the site plan to include the construction of a trash and recycling area near the two affordable units.
4. The applicant shall mill and pave half width of the roadway across the entire frontage of the subject property, with coordination with New Jersey American Water;
(2025-11-14) Complies – Applicant has agreed to milling and paving the limits described above through testimony at the April 23, 2025 Planning Board Meeting.
5. The applicant shall create a swale with mulch and/or plantings to the east side of the site to aid in stormwater diversion, with such plan revision to the review and satisfaction of the Borough Engineer;
(2025-11-14) Complies – Applicant has revised the site plan to contain a swale on the east side of the site to aid in stormwater diversion. Adjacent to the swale(s), the Applicant is now proposing to install 17 plantings. It is the opinion of this office that the configuration

of the swale and plantings will satisfactorily divert stormwater from the foundation of Building 1 and the adjacent tract.

6. The applicant shall extend the sidewalk throughout the entire frontage to the west and into the paper street (subject to Council approval) and to the east to Elmer Street (with the exception of a gap to preserve the existing shade trees), with two crosswalks installed to cross LaGrange, subject to the review and satisfaction of the Borough Engineer;
(2025-11-14) Testimony Required – Applicant has extended the proposed sidewalk to the west throughout the entire frontage, as well as east to Elmer Street. Two crosswalks have been proposed to cross LaGrange Street as required, however no grading is provided to ensure ADA compliance at the proposed concrete curb ramps. Applicant shall revise the site plan to demonstrate complaint grading in locations a curb ramp is proposed.
7. The applicant shall provide a landscaping plan and install vegetation consistent therewith subject to the review and satisfaction of the Borough Engineer;
(2025-11-14) Complies – Applicant has revised the landscaping plan to the satisfaction of this office.
8. The applicant shall provide a privacy fence along the rear of the property line and small fences to the rear of each unit to delineate each unit’s backyard space;
(2025-11-14) Complies – Applicant has revised the site plan accordingly, now proposing the construction of a 6-foot-high vinyl fence along the rear property line of the tract, as well privacy fencing in-between each rear yard deck.
9. The applicant shall provide turning templates demonstrating the arrival and departure of cars for the end driveways;
(2025-11-14) Complies – Applicant has provided a car turning exhibit to the satisfaction of this office.
10. The applicant shall flip each of the end units such that the driveways are moved further into the site, essentially putting each end unit’s driveway and garage next to the adjacent unit, as outlined in testimony;
(2025-11-14) Complies – Applicant has flipped the driveways for Unit(s) 57A and 59J to be oriented adjacent to the neighboring driveway. The driveways are now further offset from the side yard property line(s). This plan is consistent with the testimony provided by the Applicant.
11. The applicant shall ensure that attics shall never be converted into additional bedrooms, with same restrictions contained in the bylaws of the proposed HOA;
(2025-11-14) Complies – Applicant has submitted a proposed Master Deed in which this restriction is outlined in paragraph 7c of page 6.
12. The proposed HOA formation documents and masters deed shall be submitted for review and approval of the Board’s professionals;
(2025-11-14) Verification Required – Applicant has provided a copy of the Corporation Registration Documents and Master Deed. This office defers to the Boards Attorney for a determination of approval.
13. A lot consolidation deed shall be submitted for the review and approval of the Board’s professionals;
(2025-11-14) Verification Required – Applicant has provided a lot consolidation deed to this office for review. This office defers to the Boards Attorney for a determination of approval.

14. The applicant shall, after making the required plan revisions submit same to the police department for review from a safety perspective, if the police department recommends safety changes, said changes will be vetted by the Board at the time of final site plan;
(2025-11-14) Verification Required – Applicant states that a submission was provided to the Borough of Raritan Police Department. It is the recommendation of this office that the Applicant obtain a letter of approval or no interest from the Police Department if no safety concerns are identified.
15. The proposed HOA bylaws shall contain a provision requiring that the units be owner occupied and not rented for three (3) years after the issuance of C/O's;
(2025-11-14) Complies – Applicant has submitted a proposed Master Deed in which this restriction is outlined in paragraph 7b on page 6.
16. The applicant shall propose a sound attenuation measure for the rear of the units at the time of final site plan and submit revised architectural plans containing that detail;
(2025-11-14) Testimony Required – Applicant shall identify all of the sound attenuation measures to be installed in the rear of the units.
17. The applicant shall apply to the Borough Council to permit plantings and public benches in the paper street to the west;
(2025-11-14) Complies – Applicant states that they have applied to the Borough Council.
18. When returning for final site plan, the applicant shall submit a traffic impact statement and provide testimony about the proposed traffic impact to the surrounding roadway network;
(2025-11-14) Complies – Applicant has provided a traffic impact statement to this office for review. It is the opinion of this office that the provided report demonstrates that there will be no adverse impact on the estimated traffic generated, and that the available sight stopping distance to either end units is compliant with the posted 25 mph speed limit in this location.
19. The applicant shall comply with all of the conditions contained herein before returning for final site plan approval;
(2025-11-14) Continuing Condition – Applicant shall provide testimony and verification to all of the outstanding items identified in this report.
20. The applicant shall comply with, and be responsible for, any costs associated with any and all Federal, State, County, and local ordinances, codes, rules, regulations, with regard to all aspects of the property, including stormwater management, affordable housing compliance and such applicable laws and codes;
(2025-11-14) Applicant is in acknowledgment and has done so to date.
21. The applicant shall post all required performance guarantees, engineering, maintenance, and inspections fees as may be applicable and required pursuant to the MLUL. These amounts shall be calculated by the Borough Engineer;
(2025-11-14) Applicant is in acknowledgement.
22. The applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property that have not yet been obtained;
(2025-11-14) Applicant is in acknowledgement.
23. All representations, commitments, and agreements made by the applicant or its representatives at the hearing in this matter or contained in any document, sketch, plat, or submission delivered to the Board at any time prior to this approval, including notes contained in original

or revised submissions, will be considered as conditions of approval of this application for development and are hereby incorporated into this resolution by reference;

(2025-11-14) Applicant is in acknowledgement.

24. The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein; and

(2025-11-14) Applicant is in acknowledgement.

25. The aforementioned approval shall be subject to all State, County, and Township statutes, ordinances, rules, and regulations affecting development in the Township, County, and State.

(2025-11-14) Applicant is in acknowledgement.

IV. **Zoning Review:**

Zoning review shall be developed following a favorable completeness determination.

V. **Technical Review:**

Zoning review shall be developed following a favorable completeness determination.

We reserve the right to further comment based on Applicant's testimony and future submittals.

If you require additional information or have any questions, please feel free to contact me at my office.

Very truly yours,

Van Cleef Engineering Associates



Joseph A. Brosnan, PE, PP, CME
Borough/Planning Board Engineer

cc: All Board Members, via Board Secretary
Joseph Naser, Applicant (via U.S. Mail: 549 Lincoln Blvd, Middlesex, NJ 08869)
Christopher D. Ferrara, Applicants Attorney (via email: christopherfm@aol.com)
Ashraf M. Ragab, Applicant's Architect (via email: amrarchdesignstudio1@gmail.com)
Sharif H. Aly, Applicant's Engineer (via email: main@ameritechengineering.com)

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