

September 15, 2026

Board Chair Barret Windrem
Borough of Raritan Planning Board
9 West Somerset Street
Raritan, New Jersey 08869

**RE: Technical Review I
25 Somerset Reality LLC
Preliminary & Final Site Plan Application
25 East Somerset Street, Raritan, New Jersey
Block 96, Lot 13
Our Project Number: 3330116**

Dear Board Chair Windrem and Board Members:

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

- A. *Borough of Raritan Application for Site Plan – Subdivision Plan – Variance.*
- B. *Land Use Development – Checklist 5 – For Determining Completion of Application of Preliminary Site Plan – Chapter 207, Land Use Development – Borough of Raritan, Somerset County, New Jersey.*
- C. *Land Use Development – Checklist 6 – For Determining Completeness of Application for Final Site Plan – Chapter 207, Land Use Development – Borough of Raritan, Somerset County, New Jersey.*
- D. *Disclosure Statement for the Applicant.*
- E. *Survey entitled “Topographical Survey of Block 96, Lot 13, 25 East Somerset Street, Borough of Raritan, New Jersey”, prepared by Thomas P. Santry PLS, dated April 17, 2026, consisting of one (1) sheet.*
- F. *Architectural Renderings entitled “Proposed Shops and Apartment Building, 25 East Somerset Street, Block: 96, Lot: 13, Borough of Raritan, Somerset County, New Jersey”, prepared by Eco Architects LLC, dated July 22, 2026, consisting of two (2) sheets.*
- G. *Site Plan entitled “Preliminary and Final Major Site Plan, 25 East Somerset Street Block 96, Lot 13, Tax Map Sheet No. 22, Borough of Raritan, Somerset county, New Jersey”, prepared by East Point Engineering LLC, dated May 11, 2026, consisting of twelve (12) sheets.*

I. Project Summary:

A. Project History

It was noted that this property filed for a minor site plan with C and D variances in or around 2014. The status of this application is undetermined.

In August of 2026, this office received the subject application and associated materials in order to conduct an initial completeness review.

B. Project Description

The subject application has been submitted to the Board for preliminary and final site plan approval for the construction of a four (4) story, multi-use structure. In order to permit the construction of the proposed site

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

improvements, “C” and “D” variance relief will be required by the Board. The subject tract is located at 25 East Somerset Street, also identified as Block 96, lot 13, and is located within the Borough of Raritan B-1 zoning district. The existing tract has an area of 15,219.10 square feet, or approximately .35 acres. The tract currently is occupied by an expansive frame building, serving a commercial use. The remaining area within the tract primarily consists of an asphalt parking area that encompasses the existing structure. Located along the northern, and western property line is minimal green space and vegetation, serving as a buffer between the parking area and six-foot high, vinyl fence.

The Applicant is proposing to demolish the existing structure and parking area in order to make way for the construction of a four-story, multi-use structure. This structure will have a ground floor area of 3,525 square feet. The first floor will serve a commercial use, while the remaining floors will be residential. Within these floors, the Applicant proposes to construct a total of fourteen (14), one-bedroom apartment units. Additional improvements within the tract include the construction of a concrete walkway and new asphalt parking lot. The proposed parking area will be accessible from Lincoln Drive. In order to properly form an entry to this parking area, the Applicant proposes to install concrete sidewalk on Lincoln Street throughout the limits of the tract. This sidewalk network will contain two (2) ADA complaint curb ramps at the location of the entry drive. This sidewalk will extend and connect to the existing sidewalk infrastructure fronting East Somerset Street. Within the parking area, 20 spaces are proposed by the Applicant in the current layout. Limits of the parking area are to be defined with the installation of concrete vertical curbing. Concrete sidewalk will be installed to extend from the parking area to the proposed structure located along the southern tract boundary. Additional improvements within the tract include landscaping, construction of retaining walls, installation of a vinyl fence, and construction of a trash enclosure.

It should be noted by the Board that both “C” and “D” variance relief is required in order to permit the site improvements being proposed. Below is brief description of variances required:

- Applicant will require “C” variance relief for the proposed building height of four-stories. Within the Borough of Raritan B-1 zoning district, the maximum building height is limited to three-stories. Furthermore, relief is required for the number of parking spaces provided, as parking configuration provided only contains 20 spaces, whereas 52 spaces are required.
- Applicant will require “D” variance relief for the apartment units proposed within the first floor of the structure. Within the B-1 zoning district, residential units are only permitted above the ground floor level. Further, variance relief is required for the unit size. Each individual unit is required to have a minimum floor area of 900 square feet. This office calculates that each unit is roughly 670 square feet. Furthermore, the Applicant proposes a density of 40 units per acre, while the maximum allotted is 15 units.

II. Completeness Review

The Applicant has submitted this application for preliminary major site plan Approval. Based upon review of the provided documentation and checklists, it is the recommendation of this office that the Board deem this application **complete** based on the following commentary:

1. Preliminary Site Plan Checklist

- a. §207-47.B(6)(3) – Protective covenants and deed restrictions applying to lands being subdivided.
Waiver Required – Applicant is not proposing a subdivision of land in connection to the subject application. This office recommends that the Board grant this waiver.
(2026-09-15) – Deemed Administratively Complete.
- b. §207-47.B(6)(7) – Separate application (and fee) for any conditional use with the application.
Waiver Required – Applicant is not pursuing a conditional use in connection to the application. This office recommends that the Board grant this waiver.
(2026-09-15) – Deemed Administratively Complete.

- c. §207-47.B(6)(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.
Temporary Waiver Required – The site improvements proposed by the Applicant will result in a limit of disturbance (LOD) in excess of 5,000 square feet. Therefore, filing an application to the Somerset-Union Soil Conservation District is required. This office recommends that a temporary waiver be granted for completeness purposes only, and that proof of approval from the Somerset-Union Soil Conservation District be provided prior to any final approvals.
(2026-09-15) – Deemed Administratively Complete – Filing with Somerset County Planning Board will still be required.
- d. §207-47.B(6)(13) – The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor.
Temporary Waiver Required – Applicant has not provided names of all property owners within 200 feet of the subject tract. It is the opinion of this office that a temporary waiver be granted for completeness purposes only, and that this item be provided prior to the next hearing of the subject application.
(2026-09-15) – Deemed Administratively Complete – Proper notice must be provided prior to hearing to all within 200’ of the subject property.
- e. §207-47.B(6)(22) – Location, names and widths of all existing and proposed streets, including the cross sections and profiles across the tract and within 200 feet; and the location of all proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.
Partial Waiver Required – Applicant has provided the widths of all existing streets, in addition to the location of all proposed entry and exit drives for the tract. The Board shall note that no new roadways will be constructed in connection to the proposed improvements, and no existing roads are to be modified. Therefore, this requirement is not applicable to the application. Therefore, it is the recommendation of this office that a temporary waiver be granted by the board.
(2026-09-15) – Deemed Administratively Complete – Any issues associated with drainage associated with the site will have to be addressed in testimony.
- f. §207-47.B(6)(25) – Location, type, and size of all proposed catch basins, storm drainage facilities and utilities, per ordinance.
Waiver Required – Applicant is not proposing installation of any catch basins or additional storm facilities throughout the tract. All runoff from impervious surfaces is to be conveyed to the Lincoln Street right-of-way. All additional utilities proposed (water, gas, electric) have been shown by the Applicant. This office recommends that the Board grant a waiver for this requirement.
(2026-09-15) – Deemed Administratively Complete – Applicant shall still provide testimony to stormwater management strategy
- g. §207-47.B(6)(28) – Location, size and description of any lands to be dedicated to the Borough or County.
Waiver Required – Applicant is not proposing the dedication of lands to the Borough or County as part of this application. The Board shall grant a waiver for this requirement.
(2026-09-15) – Deemed Administratively Complete.
- h. §207-47.B(6)(33) – Cost estimates of all on-site improvements.
Temporary Waiver Required – Applicant has not provided an Engineer’s estimate for all of the site improvements proposed, whereas this is required. This office recommends that the Board grant a temporary waiver for completeness purposes only, and that an estimate be provided prior to final approval.
(2026-09-15) – Deemed Administratively Complete.

- i. §207-47.B(6)(35) – Environmental impact statement, per §207-69.
Waiver Required – The site has previously been developed with a commercial use. Furthermore, the improvements proposed by the applicant will result in a reduction of impervious cover within the tract. It should also be noted that this application does not fall under the definition of a “Major Development”, as defined by the NJDEP in N.J.A.C. 7:8. Therefore, this office recommends that the Board grant a waiver for this requirement.
(2026-09-15) – Deemed Administratively Complete – however it is expected that the Applicant shall provide testimony to all environmental aspects pertaining to the project.
2. **Final Site Plan Checklist**
 - a. §207-47.B(7)(3) – Protective covenants and deed restrictions applying to lands being subdivided.
Waiver Required – Applicant is not proposing a subdivision of land in connection to the subject application. This office recommends that the Board grant this waiver.
(2026-09-15) – Deemed Administratively Complete.
 - b. §207-47.B(7)(7) – Separate application (and fee) for any conditional use with the application.
Waiver Required – Applicant is not pursuing a conditional use in connection to the application. This office recommends that the Board grant this waiver.
(2026-09-15) – Deemed Administratively Complete.
 - c. §207-47.B(7)(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.
Temporary Waiver Required – The site improvements proposed by the Applicant will result in a limit of disturbance (LOD) in excess of 5,000 square feet. Therefore, filing an application to the Somerset-Union Soil Conservation District is required. This office recommends that a temporary waiver be granted for completeness purposes only, and that proof of approval from the Somerset-Union Soil Conservation District be provided prior to any final approvals.
(2026-09-15) – Deemed Administratively Complete – Filing with Somerset County Planning Board will still be required.
 - d. §207-47.B(7)(13) – The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor.
Temporary Waiver Required – Applicant has not provided names of all property owners within 200 feet of the subject tract. It is the opinion of this office that a temporary waiver be granted for completeness purposes only, and that this item be provided prior to the next hearing of the subject application.
(2026-09-15) – Deemed Administratively Complete – Proper notice must be provided prior to hearing to all within 200’ of the subject property.
 - e. §207-47.B(7)(22) – Location, names and widths of all existing and proposed streets, including the cross sections and profiles across the tract and within 200 feet; and the location of all proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.
Partial Waiver Required – Applicant has provided the widths of all existing streets, in addition to the location of all proposed entry and exit drives for the tract. The Board shall note that no new roadways will be constructed in connection to the proposed improvements, and no existing roads are to be modified. Therefore, this requirement is not applicable to the application. Therefore, it is the recommendation of this office that a temporary waiver be granted by the board.
(2026-09-15) – Deemed Administratively Complete – Any issues associated with drainage associated with the site will have to be addressed in testimony.

- f. **§207-47.B(7)(25)** – Location, type, and size of all proposed catch basins, storm drainage facilities and utilities, per ordinance.
Waiver Required – Applicant is not proposing installation of any catch basins or additional storm facilities throughout the tract. All runoff from impervious surfaces is to be conveyed to the Lincoln Street right-of-way. All additional utilities proposed (water, gas, electric) have been shown by the Applicant. This office recommends that the Board grant a waiver for this requirement.
(2026-09-15) – Deemed Administratively Complete – Applicant shall still provide testimony to stormwater management strategy
- g. **§207-47.B(7)(28)** – Location, size and description of any lands to be dedicated to the Borough or County.
Waiver Required – Applicant is not proposing the dedication of lands to the Borough or County as part of this application. The Board shall grant a waiver for this requirement.
(2026-09-15) – Deemed Administratively Complete.
- h. **§207-47.B(7)(33)** – Cost estimates of all on-site improvements.
Temporary Waiver Required – Applicant has not provided an Engineer’s estimate for all of the site improvements proposed, whereas this is required. This office recommends that the Board grant a temporary waiver for completeness purposes only, and that an estimate be provided prior to final approval.
(2026-09-15) – Deemed Administratively Complete.
- i. **§207-47.B(7)(35)** – Environmental impact statement, per §207-69.
Waiver Required – The site has previously been developed with a commercial use. Furthermore, the improvements proposed by the applicant will result in a reduction of impervious cover within the tract. It should also be noted that this application does not fall under the definition of a “Major Development”, as defined by the NJDEP in N.J.A.C. 7:8. Therefore, this office recommends that the Board grant a waiver for this requirement.
(2026-09-15) – Deemed Administratively Complete – however it is expected that the Applicant shall provide testimony to all environmental aspects pertaining to the project..

III. **Zoning Review:**

All municipalities in the State of New Jersey have active zoning codes effectuated by their Land Use Plans, an element of each municipality’s Master Plan. The zoning codes provide legally enforceable, standardized schedules of bulk requirements, outlining the maximum and minimum distances from lot lines, percentage of impervious coverage, and other various attributes of each parcel based on the location of that parcel within the municipality. This also includes permitted, conditional, accessory and prohibited uses. Strict adherence to this code is required.

However, pursuant to the Municipal Land Use Law (M.L.U.L.)’s, N.J.S.A. 40:55D-70, the Board of Adjustment may: “a. Hear and decide appeals where it is alleged by the appellant that there is error, in any order, requirement, decision or refusal made by an administrative officer based on or made in the enforcement of the zoning ordinance;” and “b. Hear and decide requests for interpretation of the zoning map or ordinance or for decisions upon other special questions upon which such board is authorized to pass by any zoning or official map ordinance...”

As such, the Applicant has requested variances in accordance with N.J.S.A. 40:55D-70. The following table summarizes the existing and proposed conditions juxtaposed to the permissions and allowances (requirements) of the zoning code:

Block 96, Lot 13

B1 – Central Business Zoning District

Description	Permitted	Existing	Proposed	Comment
Min. Lot Area	7,500 sf.	15,219.10 sf.	15,219.10 sf.	Complies
Min. Lot Width	75 ft.	79.6 ft.	79.6 ft.	Complies
Min. Front Yard Setback	N/A	.1 ft.	3 ft.	Complies
Min. Rear Yard Setback	35 ft.	32.2 ft.	81.7 ft.	Complies
Min. Side Yard Setback	N/A	2.8 ft.	2 ft.	Complies
Total Side Yard Setback	N/A	41.5 ft.	2 ft.	Complies
Max. Building Height (Feet)	40 ft.	<40 ft.	40 ft.	Complies
Max. Building Height (Stories)	3 stories	<3 stories	4 stories	Variance
Max. Impervious Coverage	95%	<95%	72.7%	Complies
Residential Density	15 units/acre	N/A	40.1 units/acre	Variance

Please note that existing non-conformities that require a variance have been identified in this report for proper recordkeeping. This enables the Board to formally acknowledge the site in its current configuration regardless of any prior records of approval, existing or alleged. Any future applications on the subject parcel will be able to reference this document, at this point, as fully compliant.

1. Bulk Schedule (C Variance):

§207-107 – Bulk Schedule (Max. Building Height) – Variance Requested

The Applicant is proposing the construction of a four (4) story, multi-use structure. Within the Borough of Raritan B-1 zoning district, the maximum building height permitted is three (3) stories. Therefore, it is required that the Applicant receive variance relief from the Board in order to permit proposed non-conforming condition. The Board shall discuss whether then proposed structure fits the character of the surrounding downtown neighborhood.

§207-107 – Bulk Schedule (Residential Density) – Variance Requested

The Applicant is proposing the construction of a four (4) story, multi-use structure. Within the Borough of Raritan B-1 zoning district, the maximum residential density is 15 residential units per acre, whereas the Applicant is proposing to construct 14 residential units. The subject tract is .349 acres, therefore the residential density proposed is 40.1 units per acre. Therefore, variance relief is required from the Board in order to permit the proposed non-conforming condition.

§207-63.C(1) – Parking (Residential & Commercial) – Variance Requested

The Applicant is proposing to provide 20 off-street parking spaces throughout the tract, whereas a total parking requirement of 52 spaces is calculated by this office. Therefore, variance relief is required from the Board in order to permit the proposed parking deficit.

2. Permitted Use (D Variance):

§207-114.A(4) – Residential Use – Variance Requested

Within the Borough of Raritan B-1 zoning district, residential units are not permitted within the ground floor. The ground floor shall only be utilized for nonresidential uses permitted within the zone. Within the proposed structure, the Applicant is proposing the construction of two (2) apartment units. Therefore variance relief is required by the Board in order to permit this non-conformance.

§207-114.A(4) – Residential Use – Variance Required

Within the Borough of Raritan B-1 zoning district, residential units are required to have a minimum net floor area of 900 square feet. Each of the apartment units proposed by the Applicant are approximately 670 square feet. Therefore, variance relief is required in order to permit the proposed non-conformance.

IV. **Technical Review:**

1. **Preliminary Technical Review**

The following are preliminary comments provided during the completeness process, restated here for posterity:

- a. This application is a substantial departure from the Borough of Raritan Land Use Code, zoning code, and Master Plan. While the appropriate variances and relief are being requested, it is strongly suggested that alternatives be prepared, including but not limited to collaboration with the adjacent property located at Block 96, Lot 14, which also has a concurrent Land Use Board application.
- b. ~~Applicant shall be prepared to provide testimony to the size of the proposed apartment units. Upon review of the architectural renderings provided, this office calculates each apartment unit will have 675 square feet of net floor area. Within the Borough of Raritan B-1 zoning district, the minimum floor area required for an apartment building is 900 square feet.~~ **Comment IV.3.c supersedes this comment.**
- c. ~~Testimony shall be provided to the ADA accessibility of the proposed apartment units. This office strongly recommends that the Applicant provide access to the concrete sidewalk from the proposed parking area through the installation of a curb ramp and detectable warning surface. Grading shall be provided for all concrete curb ramps in order to ensure compliance with the current ADA rules and regulations established by the NJDOT.~~ **Comment IV.2.b supersedes this comment.**
- d. ~~Testimony shall be provided to the proposed parking layout within the tract. This office calculates that the parking requirement within the tract is 52 spaces. Therefore, variance relief is required. It shall be demonstrated by the Applicant that the current parking configuration can meet the demand of the tract.~~ **Comments IV.2.c and IV.2.d supersede this comment.**
- e. ~~Applicant shall be prepared to provide testimony to additional stormwater mitigation methods that may be installed throughout the tract. Currently, the majority of all stormwater runoff will convey into the Lincoln Street right-of-way. This office recommends that mitigation methods be installed in order to minimize the volume of excess runoff.~~ **Comment IV.2.a supersedes this comment.**

2. **Site Plan Review Comments:**

- a. Testimony shall be provided by the Applicant to additional stormwater mitigation measures to be installed throughout the tract. The grading plan provided by the Applicant indicates that all runoff generated within the parking area will convey into the Lincoln Street right-of-way. It should be noted by the Applicant and the Board that there is not sufficient drainage infrastructure located on Lincoln Drive. Due to this lack of drainage infrastructure, this office strongly recommends further mitigation methods be installed within the tract in order to minimize the volume of excess runoff conveyed into the Borough right-of-way. Such mitigation methods may include the installation of a trench drain at the entry/exit drive of the parking lot that will convey runoff to a seepage pit that may be installed within the eastern side yard of the proposed structure.
- b. Applicant shall provide testimony to the installation of the concrete sidewalk and curb ramps that are to be constructed within the Lincoln Street right-of-way. Grading shall be provided in order to demonstrate that the proposed curb ramps are to be constructed in compliance with the most recent ADA rules and regulations established by the NJDOT. Compliance shall be identified within the site plan, and the installation of detectable warning surfaces shall be noted where applicable. This office further recommends installation of a concrete curb ramp adjacent to, or within proximity of the proposed handicapped parking stall. This will grant residents utilizing these spaces much more

efficient access to the sidewalk network, and prevent residents from having to traverse the parking lot in its entirety to access the sidewalk.

- c. Applicant shall provide a construction detail for the proposed asphalt parking lot. Applicant shall note §207-63.A(1) of the Borough of Raritan Municipal Code; *“All off-street parking areas shall be surfaced with either a bituminous concrete pavement with a minimum of four inches of asphalt concrete and two inches of surface course or 1 1/2 inches of surface course with three inches of base course of asphalt concrete on four inches of granular base or a six-inch reinforced concrete pavement on good subgrade. All parking areas shall be maintained in good condition and shall be so graded and drained as to dispose of all surface waters to the satisfaction of the Borough Engineer.”* The detail of the pavement section shall be provided in accordance with the regulations outlined above.
- d. Testimony shall be provided to the parking layout within the tract. This office calculates that the parking requirement for the tract is 52 spaces, whereas the Applicant proposes the installation of only 20 spaces. It is worth noting that the residential parking requirement alone for this particular application is 28 spaces according to the most recent RSIS regulations. Another 24 spaces are then required for the commercial use. It is the opinion of this office that the number of parking spaces provided by the Applicant is insufficient to meet the demand for the residential use, without even taking into account the commercial use. The site plan shall be revised in order to provide a parking layout that meets, or more closely meets the demand of the tract.
- e. Applicant shall revise the parking stall striping detail to correspond with the dimensions shown in the site plan. This office strongly recommends that a stop bar be installed at the entry/exit point of the tract in order to ensure safety of residents exiting the parking lot.
- f. Applicant shall provide a demolition plan identifying all of the existing conditions to be removed, and those to remain prior to construction. All vegetation to be removed shall be identified that has a caliper of 6” or more. The proposed plans indicate that the entirety of the parking area and pavement is to be removed and replaced during the construction of the proposed parking area, no pavement areas are to be sawcut and preserved. Applicant shall provide testimony to the details regarding what is to be maintained on-site.
- g. Testimony shall be provided to the construction of the proposed retaining walls. Applicant has not identified the material in which the walls will be constructed. Construction details for the retaining wall shall be provided.
- h. The Applicant shall demonstrate that a trash truck can efficiently exit the tract after collecting the garbage from the trash enclosure area. If residents park vehicles in either parking space(s) adjacent to the trash enclosure, the trash truck will not be able to turn around and safely exit the tract.
- i. Applicant is proposing to install new gas and water services, along with a new sanitary lateral. All of the connections for these services are located within the East Somerset Street right-of-way. This roadway is under County jurisdiction. Therefore, a road opening permit shall be acquired from the County prior to performing these connections. Applicant shall provide a typical detail for trench restoration in order to ensure proper reconstruction of the roadway. This detail shall indicate back-filling is to include an initial pipe cover of 12”, followed by 6” lifts achieving a 95% compaction density.
- j. The landscaping plan provided is not consistent with the schedule of plantings. On the site plan, it is identified that seven (7) plantings will be installed near the entry/exit drive of the tract, denoted as “JV”. The installation of such plantings is not included in the planting schedule provided. This shall be revised.

- k. Several of the American Boxwoods to be planted along the western property line must be relocated in order to make way for the proposed fence and retaining wall. The site plan demonstrates conflict with these features, as line work is intersecting, and the space between the dumpster enclosure and the fence is less than two (2) feet.
- l. Testimony shall be provided to the lack of landscaping along the northern property line. This office strongly recommends that the Applicant provide additional screening in this location, as adjacent lot(s) to the north are residential in nature. While this office acknowledges there is existing fencing in this location, mature vegetation will extend over the six (6) foot height of the fence, and provide additional screening of the four (4) story structure for residents.
- m. The lighting plan submitted by the Applicant show light trespass to the residential tract to the north of the proposed parking area. Four (4) of the proposed features will be located around the parking area, and one (1) feature is to be a building mounted light. It is noted that there is light trespass on the adjacent residential tract(s) to the north of the proposed parking area. Applicant shall note and abide by §207-66.B(3)(e) Municipal Code; *“To control light trespass, the maximum illumination at five feet inside an adjoining residential parcel or public right-of-way or beyond from an artificial light is 0.1 horizontal footcandle and 0.1 vertical footcandle. Maximum illumination, likewise measured, inside an adjoining commercial or industrial parcel or on a public right-of-way or beyond shall not exceed 0.5 footcandle measured horizontally and vertically.* It is strongly recommended by this office that all lighting fixtures installed within the tract be limited to a color temperature of 3,000 Kelvins.
- n. Applicant shall provide testimony to the anticipated volume of sewage and wastewater that will be generated by the proposed development. Applicant shall provide estimates for expected flow(s) of sewage, process water, and wastewater expected from the development.
- o. Should the Board rule favorably on this Application, the limit of disturbance (LOD) shall be staked out prior to construction, and subsequently maintained throughout. It should be noted that since the LOD is in excess of 5,000 square feet, application to, and approval from the Somerset County Union Soil Conservation District is required.
- p. Prior to any approval of this application, the Applicant shall receive and address all comments that may be provided from the Borough of Raritan Fire Department. Copies of all comments received from the Fire Department shall be forwarded to this office upon receipt.

3. Architectural Review Comments:

- a. Applicant shall provide testimony to the methods of green building design to be incorporated into the construction of the proposed multi-use building. Such designs shall include walls, roofs, doors, and windows that promote energy conservation and temperature regulation.
- b. Applicant has provided colored renderings of the proposed structure; however product information has not been provided. Samples of the proposed materials (siding, masonry, roofing material, etc.) should be provided to the Board for comment prior to final approval. The Board shall determine if all construction materials and design are consistent with the character of the Borough.
- c. Testimony shall be provided to the size of the apartment units. This office calculates that each of the units is approximately 670 square feet. Within the Borough of Raritan B-1 zoning district, the minimum floor area requirement for an apartment unit within a mixed-use structure is 900 square feet. This office strongly recommends that the Applicant reduce the total number of units proposed within the structure, and reconfigure the floor plan to only feature units of at least 900 square feet.
- d. Testimony shall be provided to measures of ADA accessibility to be implemented for all units that are to be constructed. Specifically, the nature in which wheelchair accessibility will be provided.
- e. Applicant shall state whether any of the proposed units are to all be designated as market rate, or if certain units will be designated as affordable units.

4. Governing Agencies:

Applicant shall provide letters of approval or no interest from the following governing agencies, this may include, but is not limited to the following:

- a. Somerset County Union Soil Conservation District
- b. Somerset County Planning Board
- c. Borough of Raritan Fire Department
- d. Borough of Raritan Police Department

Very truly yours,

Van Cleef Engineering Associates



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

cc: All Board Members, via Board Secretary

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