

Susan R. Rubright
Direct Dial: 973-403-3157
Direct Fax: 973-618-5557
E-mail: srubright@bracheichler.com

January 11, 2024

VIA OVERNIGHT DELIVERY

Mr. Lou Gara
Borough of Raritan
22 First Street
Raritan, New Jersey 08869

Re: Amrutha, LLC/ Site Plan and Variance Application
Block 44, Lot 5
31 Frelinghuysen Ave., Raritan Borough

Dear Mr. Gara:

This firm represents Amrutha, LLC (“Applicant”) with regard to a Site Plan Application to use the existing building at the above referenced property as a wine and liquor store and for small office use. In further support of that application, please find:

- Twenty-two sets of 1/2 size and 6 sets of full size plans entitled Building Renovation for Wine Grand, prepared by Charles Schaffer Associates, LLC dated 01/04/24. These replace the previous plans dated 8/24/2023 and submitted to you under cover letter dated December 5, 2023.
- Twenty-two copies of Resolution dated March 23, 1994 entitled “Resolution By the Planning Board of the Borough of Raritan Granting Bulk Variances for the Installation of Six New Parking Spaces and New Rear Addition”. (Copies of this Resolution were included with our initial May 25, 2025 submission.)
- Twenty-two copies of photographs of the pre-engineered metal building addition taken by Charles Schaffer Associates, LLC on or about January 8, 2024.
- Twenty-two copies of a Certificate of Occupancy issued on February 23, 1998 for a “pre-engineered steel building addition 24 ft x 40 ft” and the Permit Application for same dated January 23, 1997.

5 Penn Plaza, 23rd Floor
New York, New York 10001
212.896.3974

101 Eisenhower Parkway
Roseland, New Jersey 07068
973.228.5700

515 N. Flagler Drive
Suite P-300
West Palm Beach, Florida 33401
561.899.0177

www.bracheichler.com

Lou Gara
January 11, 2024
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- Twenty-two sets of ½ size and five (5) sets of full size Location Plan and Site Plan, prepared by David A. Stires Associates, LLC dated 1/10/24.

By copy of this letter we are forwarding one (1) full size set of the plans to the Board Engineer.

Thank you for your attention to this matter.

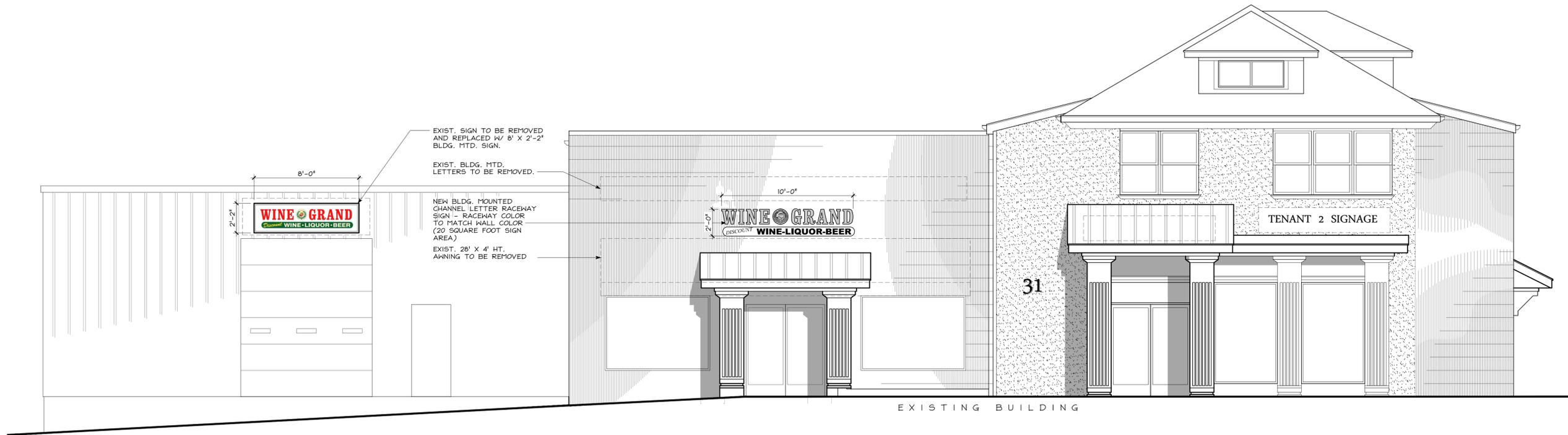
Sincerely,

A handwritten signature in black ink that reads "Susan R. Rubright". The signature is written in a cursive style with a large, looped 'R' at the end.

Susan R. Rubright

SRR
Enclosures

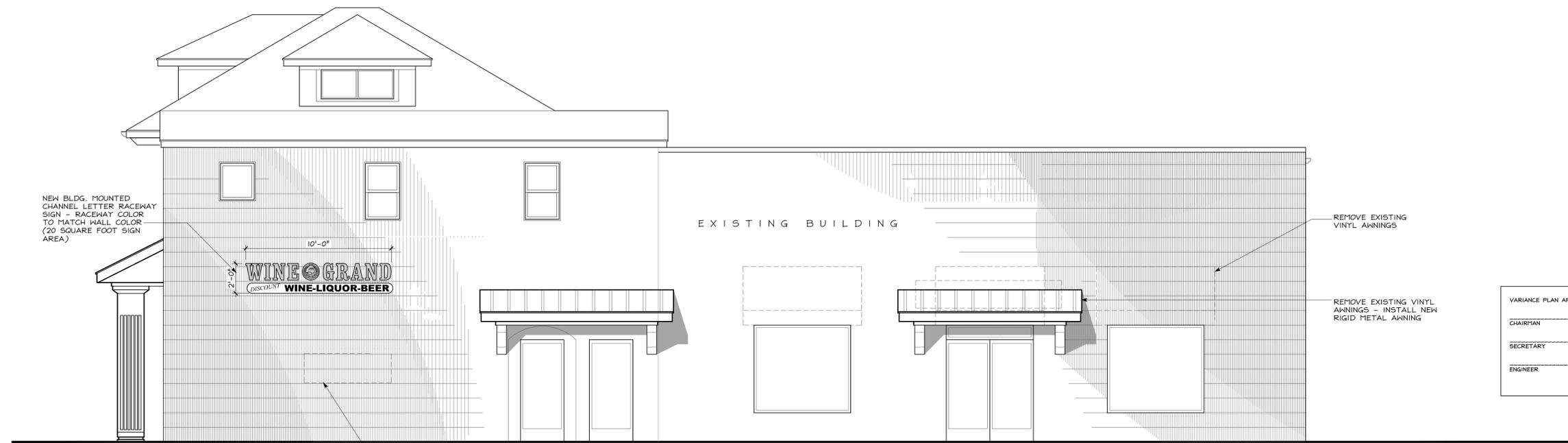
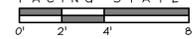
cc: Stanley Schrek, P. E.
Clients
Professionals



EXISTING BUILDING

FRONT ELEVATION

SCALE: 1/4" = 1'-0"
FACING STATE ROUTE 206



EXISTING BUILDING

FRONT SIDE ELEVATION

SCALE: 1/4" = 1'-0"
FACING FRELINGHUYSEN AVE.



VARIANCE PLAN APPROVED BY THE TOWNSHIP BOARD

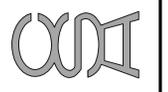
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

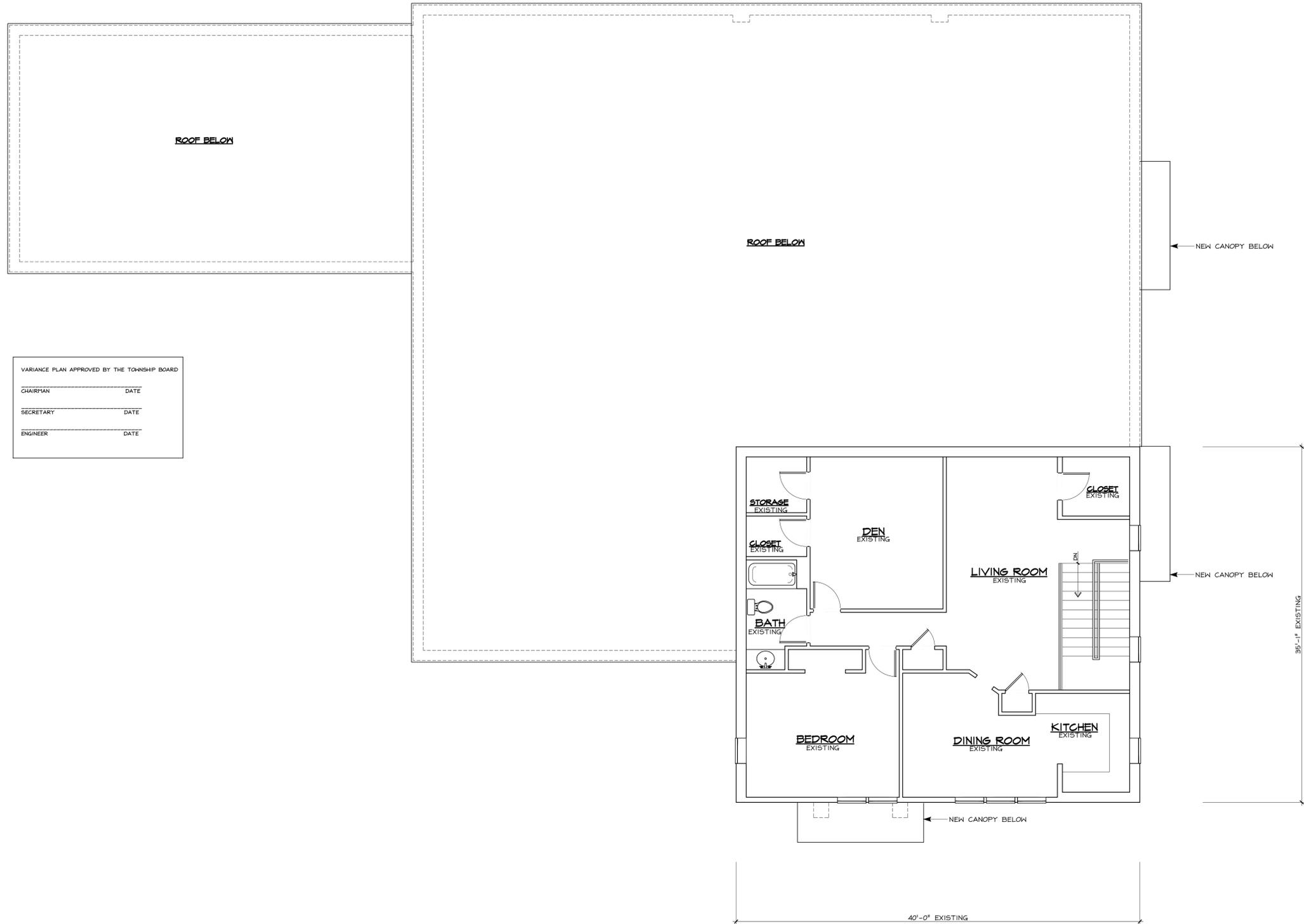
A-1

Charles Schaffer
 C 7620
 PAJ 8615 B
 NY 0232326-1

CHARLES SCHAFER ASSOCIATES LLC
 architect · planner
 288 NEWTON - SPARTA ROAD · NEWTON · NEW JERSEY 07860 973-385-7355

BUILDING RENOVATION FOR:
WINE GRAND
 31 FRELINGHUYSEN AVE., RARITAN, NJ





VARIANCE PLAN APPROVED BY THE TOWNSHIP BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0" 1,403 S.F.



A-3

Charles Schaffer
 n) C 7620
 pa) 8615 B
 ty) 023236-1

CHARLES SCHAFER ASSOCIATES LLC
 architect · planner
 288 NEWTON-SPARTA ROAD • NEWTON • NEW JERSEY 07860 973-385-7355

DATE	1-4-24
Drawn by	
checked by	

BUILDING RENOVATION FOR:
WINE GRAND
 31 FRELINGHUYSEN AVE., RARITAN, NJ



**RESOLUTION BY THE PLANNING BOARD OF THE BOROUGH OF RARITAN
GRANTING BULK VARIANCES FOR THE INSTALLATION OF
SIX NEW PARKING SPACES AND NEW REAR ADDITION**

WHEREAS, THEODORE C. BENCH AND RONALD C. BENCH, owners of property commonly known as Lot 5, Block 44, as set forth on the Tax Map of the Borough of Raritan, have applied to the Planning Board of the Borough of Raritan for expansion of their utilization of the property in question by the installation of the new addition and six additional parking spaces, and;

WHEREAS, the Board marked into evidence site plan prepared by Herbert A. Lauterwald, Jr. dated October 6, 1993, and;

WHEREAS, the Board also considered the testimony of Donald C. Bench, and;

WHEREAS, various adjoining property owners appeared expressing their concern with the expansion in question, and;

WHEREAS, the Board, after carefully considering all of the evidence, made the following findings of fact:

1. The property in question consists of 60,875 square feet, upon which is located a retail carpet sales and installation business, which is a permitted use in the B-3 zone.
2. The applicant testified that the State of New Jersey was in the process of condemning the frontage along Route 206, which, in effect, would eliminate three of its parking spaces.

3. The applicant also indicated that he proposed to install an addition on the southwest corner of the property in question with dimensions of 24 by 40 feet to be used for the storage and transportation vehicles delivering carpet.

4. Referring to a portion of the original Resolution granting site plan approval, the applicant made mention of the fact that the zoning requirement was to provide 39 parking spaces, but the applicant could only provide 15 at that time, leaving six potential additional spaces for when they became necessary.

5. The applicant's inquiry was that, now that they had become necessary, mainly because of the condemnation in question, would the Board consider allowing the same. Left unaddressed was the loss of some of the parking spaces to accommodate the proposed addition. However, a review of the plans seem to indicate that perhaps only three or four additional parking spaces could be picked up in this location. In any event, the applicant testified that he proposed to install six new parking spaces in the front of his facility along Frelinghuysen Avenue. Access would be gained through the present entrance way to the existing structure in question, with the entrance way simply expanded in allowing for the additional parking spaces in the front yard of the property in question.

6. The applicant was also questioned as to the existing fences along the westerly and southerly sidelines of the property, which were used as a buffer for adjoining property owners. He testified that the fences were in somewhat poor condition. The adjoining property owners indicated that the fence was probably not necessary along the westerly side since that side was effectively shielded by the

buildings in question. The adjoining property owners along the southern border of the property, however, continued to evidence concern that the southern dilapidated fence needed to be repaired and sections replaced.

7. The Borough Engineer raised a number of questions in addition to the fence situation, including the relocation of the dumpster, the need for new driveway openings on Frelinghuysen Avenue and the possible extension of sidewalks along the properties fronting on Frelinghuysen Avenue in lieu of sidewalk installation along Route 206. The need for County approval and shade tree installation was also mentioned by the Borough Engineer.

8. The concerns raised by the Engineer were met with a positive response from the applicant, and he also agreed to install curbing around the new parking lot for the six cars in question and agreed to use the same construction material and coloration on the proposed additional building.

9. There were numerous bulk violations generated by the within application as set forth in the following table. However, most of these violations represent pre-existing conditions and are certainly unavoidable, given the location, layout and configuration of the property in question.

	REQUIRED/ALLOWED	PROPOSED
LOT AREA	14,000 SQ. FT.	16,875 SQ. FT.
LOT WIDTH	120 FT.	103 FT. (EXISTING)
FRONT YARD	50 FT.	30 FT. (EXISTING)
REAR YARD	20 FT.	5 FT.*
ONE SIDE YARD	5 FT.	5 FT.
BOTH SIDE YARDS	15 FT.	15 FT.
EXISTING SIDE YARDS	15 FT.	--
BUILDING HEIGHT	2 STORY (28')	EXISTING
LOT COVERAGE	30%	37%
PARKING	46	17*

***DENOTES VARIANCE REQUIRED**

Based upon the foregoing, the Planning Board of the Borough of Raritan reached the following ultimate conclusions:

1. The use proposed is permitted in the area, and the expansion, which results in numerous bulk variances, seems to be a logical extension of the former site plan approval granted to the applicant.
2. In terms of the bulk violations, although they seem to be numerous and include lot coverage and side yard violation, they appear to be inescapable given the lot size, location and configuration of the same.
3. There are certain statutory purposes served by the granting of the variance, including promotion of health and safety by the installation of necessary parking and the promotion of utilization of renewable energy resources by the continuing utilization of the existing building for a permitted use.

4. The benefits derived by the granting of the within bulk variances, including the safety benefits and the allowance of the applicant to effectively utilize the premises, outweigh the detriments in terms of the bulk variances, most of which are unavoidable due to the lot's location and the recent condemnation procedure.

5. In terms of the negative criteria, there would be no substantial impairment to the public good since protection from the bulk violations will be afforded the adjoining residential areas, both by repairing the fencing in question and additional buffering gained by the installation of the additional structure.

6. In terms of the impairment to the intent and purpose of the zoning ordinance, although there are some substantial violations, again, they seem to be unavoidable under the circumstances.

NOW, WHEREFORE, BE IT RESOLVED BY THE Planning Board of the Borough of Raritan that the within application for site plan approval, together with bulk variances, be and is hereby approved subject to the following terms and conditions:

1. The present stockade fence located along the westerly sideline of the premises shall be removed.
2. The fence along the southerly sideline portion of the premises shall be repaired and replaced, where necessary.
3. The garbage dumpster shall be maintained inside the premises.
4. A new driveway opening from Frelinghuysen Avenue shall be constructed. Details must be presented to the Borough Engineer for a depressed

curb and patching the roadway. Similarly, a permit must be secured from Somerset County for the driveway opening.

5. A stone cavity is proposed for means of control of runoff from the proposed parking, and the run-off system is connected to the State Highway system. Therefore, the within approval is subject to the approval from the N.J.D.O.T.

6. In lieu of construction of sidewalk along the easterly sideline of the property near Route 206, the applicant shall install sidewalk in front of lots 3, 4 and 5 (its own lot) in the public right-of-way. The sidewalk shall continue to within five feet of Route 206 and terminate at that point.

7. A shade tree shall be planted by the applicant along the westerly sideline of its property near Frelinghuysen Avenue (the vicinity of the new parking lot), which is subject to the approval of the Borough Engineer.

8. Curbing shall be provided around the entire new parking lot.

PROPOSED BY: _____
Ronald Kortbawi
SECONDED BY: _____
Anthony Sacino
DATED: _____
March 23, 1994

CARPET WAREHOUSE
REMNANTS • AREA RUGS

NOT OUR JOB
NOT OUR
DUMPSTER

NOT OUR JOB
NOT OUR
DUMPSTER

CARPET ONE



NOT OUR JOB
NOT OUR
DUMPSTER

GRAFFITI







PAGE FOR ASSE
25-64





CERTIFICATE

Date Issued 2-23-98
Control # _____
Permit # 97730

IDENTIFICATION

Block 44 Lot 5
Work Site Location 31 Frelinghuysen Ave.,
Parlin, N.J. 08869
Owner in Fee Theodore C. Bench, Sr.
Address Sage
Tele. (908) 725-6466
Contractor The Monticello Group, Inc.
Address P. O. Box 542, North Branch,
New Jersey
Tele. (908) 218-9118
Lic. No. or Bldrs. Reg. No. 021604
Federal Emp. No. 22-3105385
or Social Security No. _____

Home Warranty No. _____
Type of Warranty Plan: [] State [] Private
Use Group 8
Maximum Live Load 300 Gross
Construction Classification 2-B
Maximum Occupancy Load 300 Gross
Description of Work/Use:

Pre-engineered steel building addition
24 ft. x 40 ft.

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance the following conditions must be met no later than _____, 19____ or the owner will be subject to fine or order to vacate:

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____.

[Signature]
CONSTRUCTION OFFICIAL

Fee \$ 100.00
Paid [] Check No. 1198
Collected by: [Signature]



Date Received
Date Issued
Control #
Permit #

1/23/97
17730

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 44 Lot 5
Work Site Location 31 FRELINGHUYSEN AVE
KARITAN NJ 08867
Owner in Fee THE MONTECELLO GROUP INC
Address PO BOX 5142
NORTH BRANCH NJ 08876
Tele. (908) 725-6446
Contractor THE MONTECELLO GROUP INC
Address PO BOX 5142
NORTH BRANCH NJ 08876
Tele. (908) 218-9118
Lic. No. or Bldrs. Reg. No. 021604
Federal Emp. No. 22-3105285 or Social Security No. _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature _____

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Pre-engineered
Steel building Addition
24' x 40'

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)			
<input type="checkbox"/> No Plans Req.	_____	_____	Type:	Failure	Failure	Approval	Initial
<input type="checkbox"/> All	_____	_____	Footing	_____	_____	_____	_____
<input type="checkbox"/> Footing	_____	_____	Foundation	_____	_____	_____	_____
<input type="checkbox"/> Foundation	_____	_____	Slab	_____	_____	_____	_____
<input type="checkbox"/> Frame	_____	_____	Frame	_____	_____	_____	_____
<input type="checkbox"/> Other	_____	_____	Insulation	_____	_____	_____	_____
Joint Plan Review Required:							
<input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Fire							
SUBCODE APPROVAL							
<input type="checkbox"/> CO <input type="checkbox"/> CCO <input type="checkbox"/> CA							
Date: _____							
Approved By: _____							
			Finishes:				
			Energy				
			Mechanical				
			TCO				
			Other				
			Final				

TYPE OF WORK:

- New Building
- Addition
- Alteration
- Roofing
- Siding
- Fence _____ Height (6' or over)
- Sign _____ Sq. Ft.
- Pool
- Asbestos Abatement
- Other C.O.
- Other _____
- Demolition

**(Office Use Only)
FEE**

\$ _____
_____ 376.00

_____ 100.00

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed 8-1
Constr. Class Present _____ Proposed _____
No. of Stories 1
Height of Structure 16' Ft.
Area—Largest Floor 760 Sq. Ft.
New Bldg. Area/All Floors 760 Sq. Ft.
Volume of New Structure 15,000 Cu. Ft.
Total Land Area Disturbed _____ Sq. Ft.

Est. Cost of Bldg. Work:

1. New Bldg. \$ 60,000
2. Alteration \$ _____
3. Total (1+2) \$ 60,000

Administrative Surcharge \$ _____
Paid Check # _____ Minimum Fee \$ 376.00
Collected by: _____ DCA TRAINING FEE \$ 25.00
TOTAL FEE \$ 576.00



CONSTRUCTION PERMIT

Date Issued 1/23/99
Control #
Permit # 97730

IDENTIFICATION Block 44 Lot 5

Work Site Location 31 FERLINGHUISSEN AVE
QUANTICO N.J. 08869

Owner in Fee THEODORE C. BOUGH

Address 31 FERLINGHUISSEN AVE
QUANTICO NJ 08869

Tele. (908) 725-6466

Contractor THE MONTICELLO GROUP INC
Address PO BOX 5192
MOUNTAIN BROOK NJ 08876

Tele. (908) 218-9188

Lic. No. or Bldrs. Reg. No. 221604 Exp. Date _____

Federal Emp. No. 92-2105385

or Social Security No. _____

is hereby granted permission to perform the following work:

- BUILDING PLUMBING [] OTHER _____
- ELECTRICAL [] FIRE PROTECTION
- [] ELEVATOR DEVICES

DESCRIPTION OF WORK:

Pre-Engineered building -

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 60,000-

CONSTRUCTION OFFICIAL

1 WHITE -INSPECTOR 2 CANARY-OFFICE 3 PINK-OFFICE 4 GOLD-APPLICANT

PAYMENTS (Office Use Only)	
Building	<u>396.00</u>
Electrical	<u>26.00</u>
Plumbing	<u>26.00</u>
Fire Protection	
Elevator Devices	
Other <u>Admin</u>	<u>7.00</u>
DCA Training Fee	<u>26.00</u>
Cert. of Occ.	<u>100.00</u>
Other	
Total	<u>584.00</u>
Check No. <u>1175</u>	<u>584.00</u>
Cash	
Collected By: <u>UPS</u>	<u>Balance T 7.00</u>
	<u>7.00</u>

(see reverse side)

Balance P

PROPERTY OWNERS
WITHIN 200 FEET OF SITE

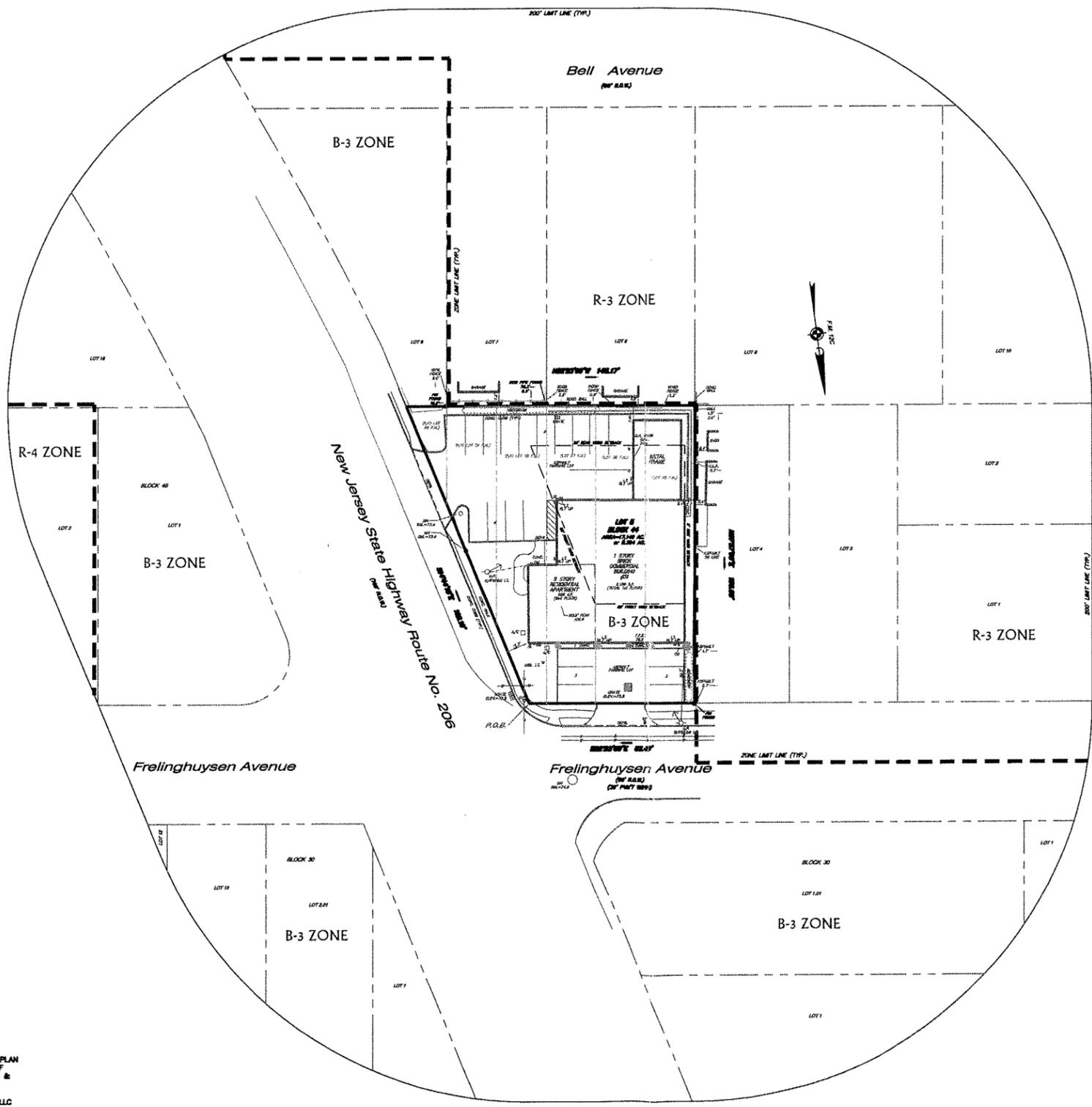
BLOCK/LOT	OWNERS NAME & ADDRESS
28/1/01	MONA PROPERTIES LLC 800 ROUTE 206 RARITAN, NJ 08869
30/1	NATIONAL RETAIL PROPERTIES LP 400 201 ORANGE AVE. 3900 ORLANDO, FL 32801
30/2/01	CELL SOLUTIONS LLC 18 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
30/12	DEUTSCH, ALMA & SIDNEY L. 33 VICTORIA DRIVE BELVIDERE, NJ 07823
30/13	DEUTSCH, ALMA & SIDNEY L. 33 VICTORIA DRIVE BELVIDERE, NJ 07823
44/1	BARONE, BOITA 58 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
44/2	DEBARI, ROCCO & HATOUN, LILA 506 SIZEMORE ST. RARITAN, NJ 08869
44/3	MILLER, JENNIFER ROSALE 37 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
44/4	PARRIS, ROSA ET AL. 30 FRELINGHUYSEN AVENUE RARITAN, NJ 08869
44/5	COOPER, CYNTHIA, MADSON, GABRIELLE 104 BELL AVENUE RARITAN, NJ 08869
44/7	TOMARCO, RONALD J. 108 BELL AVENUE RARITAN, NJ 08869
44/9	108 BELL AVENUE ASSOCIATES, LLC 125 SIZEMORE CIRCLE BERKELEY HEIGHTS, NJ 07922
44/9	CAMER, ROBERT T. & ROSALE G. 7 BROOKSIDE STREET RARITAN, NJ 08869
44/10	FORNTELLI, DAVID A. 118 BELL AVENUE RARITAN, NJ 08869
45/1	ARA, CELIA & HERBERT 21 FRELINGHUYSEN AVE. RARITAN, NJ 08869
45/2	BEVILACQUA, ROBERT 19 FRELINGHUYSEN AVE. RARITAN, NJ 08869
45/3	ALLEGRA, BRIND W. JR. 78 WASHINGTON PLACE SOMERVILLE, NJ 08876
45/10	DEMONTE, WAYNE 22 BELL AVE., P.O. BOX 155 RARITAN, NJ 08869

UTILITY & OTHER AGENCY CONTACTS

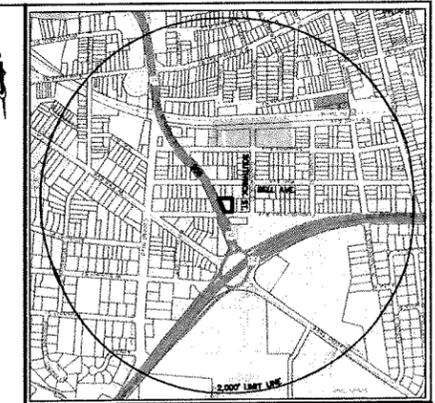
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 30 FAIR PLAZA, 100 NEWARK, NJ 07102	SOMERSET COUNTY PLANNING BOARD P.O. BOX 3000 SOMERVILLE, NJ 08876
BELL ATLANTIC 540 BRADDO ST. NEWARK, NJ 07102	N.J. DEPT. OF TRANSPORTATION 1335 PARKWAY AVE. P.O. BOX 600 TRENTON, NJ 08645-0600
SHERMAN UELP, P.E./FACILITY ENGINEER THE SOMERSET RARITAN VALLEY SEMIWAIR AUTHORITY P.O. BOX 5400 BRIDGEWATER, NJ 08807	BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST ST. RARITAN, NJ 08869
NEW JERSEY AMERICAN WATER CO. 1025 LAUREL OAK RD. VOORHEES, NJ 08043	SOMERVILLE BOROUGH CLERK 26 WEST END AVENUE SOMERVILLE, NJ 08876
CABLEVISION 275 CENTRAL AVENUE PISCATAWAY, NJ 08854-8400 CH 8400	BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY BRIDGEWATER, NJ 08807

REFERENCES:
1. BOUNDARY, TOPOGRAPHIC AND EXISTING LOCATION INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 5 BLOCK 44, BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY", PREPARED BY MORGAN ENGINEERING & SURVEYING AND DATED 6/24/23.
2. ADDITIONAL LOCATION INFORMATION PROVIDED BY DAVID A. STIRES ASSOCIATES, LLC IN SEPTEMBER, 2023.

MINOR SITE PLAN
BLOCK 44 LOT 5
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



DRAWING LIST
1. LOCATION MAP
2. MINOR SITE PLAN



TRACTS WITHIN 2000 FT.
SCALE: 1"=300'

ZONING DATA

B-3: HIGHWAY BUSINESS DISTRICT
BLOCK 44, LOT 5
EXISTING USE: FORMER FLOORING STORE W/APARTMENT ABOVE
PROPOSED USE: LIQUOR STORE AND OFFICE SPACE W/APARTMENT ABOVE
TOTAL TRACT AREA: 17,149 S.F. or 0.394 AC.
AS SHOWN ON THE BOROUGH OF RARITAN TAX MAP SHEET #12

AREA AND YARD RESTRICTIONS

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA (CORNER)	14,000 S.F.	17,149 S.F.	17,149 S.F.
MIN. LOT WIDTH (CORNER)	120 FT.	83.48 FT.*	83.48 FT.*
MIN. FRONT YARD SETBACK	50 FT.	11.3 FT.*	11.3 FT.*
MIN. SIDE YARD SETBACK	5 FT. (ONE)/ 15 FT. (BOTH)	5.1 FT. (ONE)/ N/A (BOTH)	5.1 FT. (ONE)/ N/A (BOTH)
MIN. SIDE YARD SETBACK (EXT.)	15 FT.	5.1 FT.*	5.1 FT.*
MIN. REAR SETBACK	20 FT.	11.3 FT.*	11.3 FT.*
MAX. IMPERVIOUS LOT COVERAGE	75%	78.58%	78.58%
MAX. BLDG. HEIGHT	2 STORES/ 30 FT.	2 STORES/ 28 FT.+/-	2 STORES/ 28 FT.+/-

*EXISTING NON-COMFORMITY

THE FOLLOWING APPROVALS ARE REQUIRED:

- RARITAN BOROUGH PLANNING BOARD
- SOMERSET COUNTY PLANNING BOARD
- RARITAN BOROUGH BUILDING DEPARTMENT (APPLICABLE PERMITS)

PARKING SUMMARY:

LIQUOR STORE:
4,788 S.F. x (4 SPACES / 1,000 S.F.) = 19.1 SPACES REQUIRED

OFFICE SPACE:
1,403 S.F. x (4.5 SPACES / 1,000 S.F.) = 6.3 SPACES REQUIRED

1 BEDROOM APARTMENT = 1.8 SPACES REQUIRED
TOTAL = 27.2 SPACES

EXISTING SPACES = 19
REQUIRED SPACES = 28
PROPOSED SPACES = 20, VARIANCE REQUESTED

NOTE:

LIQUOR STORE INCLUDES AREA FOR STORAGE INCLUDING COOLER AREAS

OWNER & APPLICANT

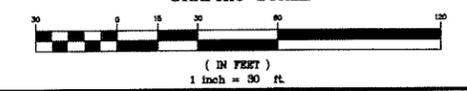
SATYANARAYANA VARRE
4 PIERCE FARM ROAD
WHITEHOUSE STATION, NJ 08889
ATTN: SATYANARAYANA VARRE
PH.: 732-718-0594

10/31/23
DATE
SATYANARAYANA VARRE

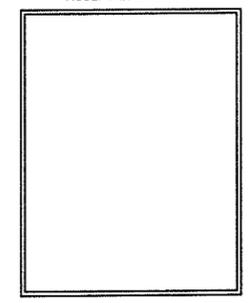
APPROVED BY THE RARITAN BOROUGH PLANNING BOARD

PLANNING BOARD CHAIRMAN _____ DATE _____
PLANNING BOARD SECRETARY _____ DATE _____
BOARD ENGINEER _____ DATE _____

GRAPHIC SCALE

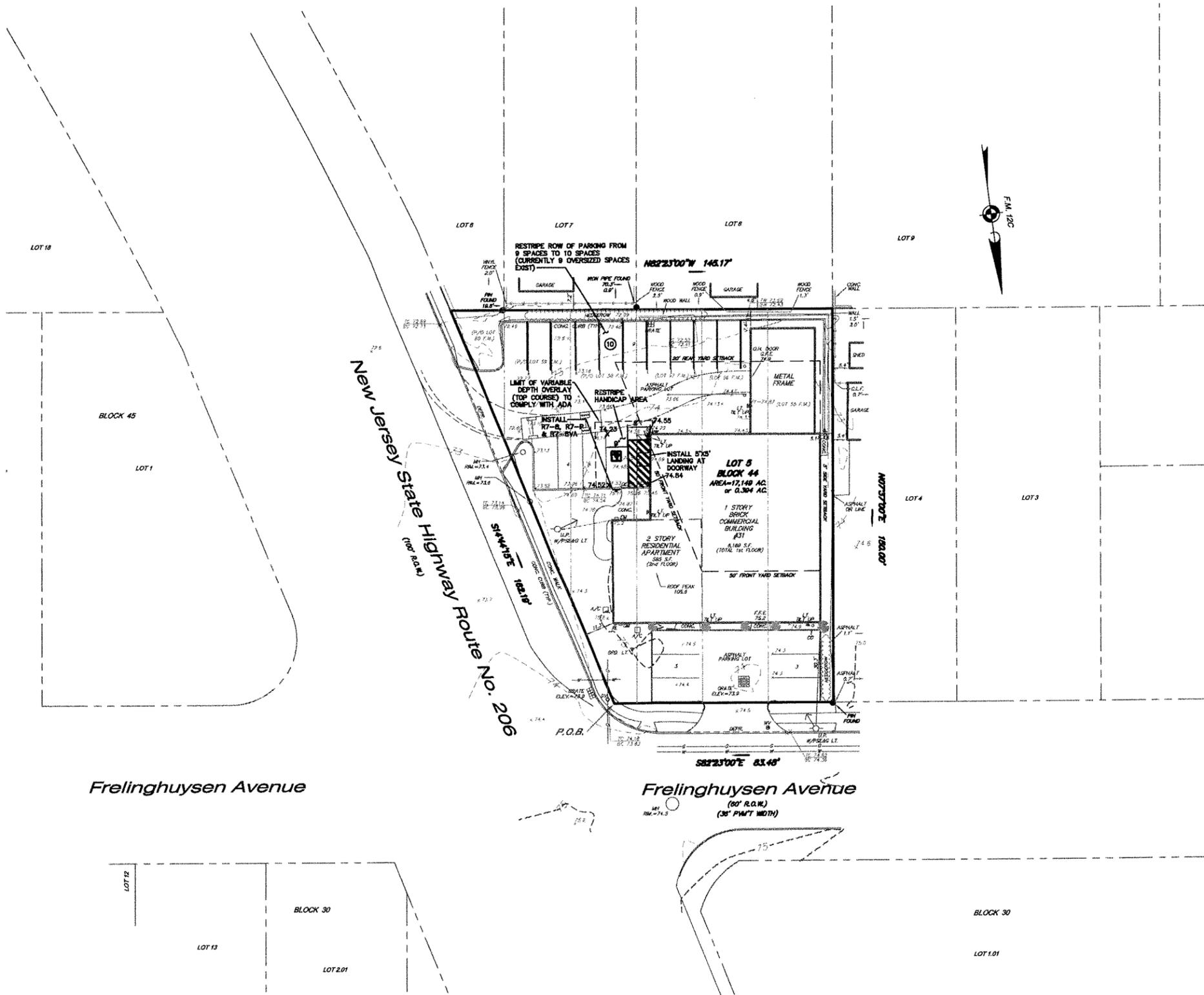
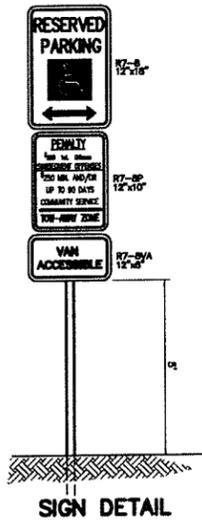


SOMERSET COUNTY
ACCEPTANCE STAMP



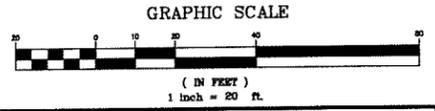
THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

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	<p>1</p>								



Frelinghuysen Avenue

Frelinghuysen Avenue



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DATE	REVISION	BY
1/10/24	REVISED PER COMPLETENESS	DAS

DAS
DAVID A. STIRES ASSOCIATES, LLC
ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS

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www.dastires.com

DAVID A. STIRES
PROFESSIONAL ENGINEER
N.J. LICENSE No. 34814
D. Stires
DATE 10/31/23
Certificate of Authority # 24432806800

DESIGNED BY: DAS
DRAWN BY: SMT
CHECKED BY: DAS
SCALE: 1"=20'

MINOR SITE PLAN
31 FRELINGHUYSEN AVENUE
TAX BLOCK 44 LOT 5
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

PROJECT No.
23094
SHEET NUMBER
2 OF **2**