

PROPERTY OWNERS WITHIN 200'

| PROPERTY OWNER & ADDRESS | BLOCK | LOT |
|--|-------|------|
| RARITAN SKY PROPERTIES LLC 525 E. CITY LINE RD STE. 9 LAKEWOOD, NJ 08701 | 110 | 6 |
| TWO A PROPERTIES LLC 16 WEISS TERRACE, RARITAN, NJ 08869 | 110 | 1 |
| HIGHLAND PARK ACQUISITIONS & HOLDIN 499 FRINSTON ROAD, SUITE B9, PARLIN, NJ 08859 | 109 | 1.02 |
| PRINCIPAL MARY & JEROME 47 EAST SOMERSET ST, RARITAN, NJ 08869 | 98 | 11 |
| GIACUINTO, JOANN 35 E SOMERSET ST, RARITAN, NJ 08869 | 97 | 15 |
| RANI PROPERTIES LLC 106 LIBERTY CORNER ROAD, WARREN, NJ 07059 | 109 | 1.03 |
| RENSHAW, KATHLEEN 6 LINCOLN STR, RARITAN, NJ 08869 | 97 | 13 |
| J & J ENTERPRISES LLC PO BOX 444, RARITAN, NJ 08869 | 97 | 14 |
| CL RIVER PARK LP 60 ORLANDO DRIVE, RARITAN, NJ 08869 | 116 | 12 |
| L & W INVESTMENT GROUP INC 44 EAST SOMERSET STREET, RARITAN, NJ 08869 | 110 | 2 |
| BESSAPARIS, DANIEL 9 LARCH LANE, HILLSBOROUGH, NJ 08844 | 96 | 13 |
| CIRIANNI FAMILY TRUST 84 MEFFAN AVE, RARITAN, NJ 08869 | 97 | 17 |
| FL REALTY MANAGEMENT INC 1973 WASHINGTON VALLEY RD, MARTINSVILLE, NJ 08836 | 109 | 1.01 |
| D ALESSIO, CARLO & EGIDIA 1013 HELENE PLACE, RARITAN, NJ 08869 | 110 | 7 |
| GRIMM, AUGUST 37 E. SOMERSET STREET, RARITAN, NJ 08869 | 97 | 16 |
| R & L NAPLES 107 LLC 31 BROADWAY TERRACE, CHATHAM, NJ 07928 | 110 | 3 |
| PATEROSTER, JOHN 101 OLD YORK RD, RARITAN, NJ 08869 | 98 | 9 |
| NOSCAINO, MICHAEL & SARA 45 EAST SOMERSET STREET, RARITAN, NJ 08869 | 98 | 10 |
| SOMERSET COUNTY PLANNING BOARD PO BOX 3000, SOMERVILLE, NJ 08876 | | |
| NJ DEPT. OF TRANSPORTATION 1035 PARKWAY AVE, PO BOX 600, TRENTON, NJ 08625-0600 | | |
| PUBLIC SERVICE ELECTRIC & GAS CO, MANAGER - CORPORATE PROP 80 PARK PLAZA, T6B, NEWARK, NJ 07102 | | |
| BELL ATLANTIC 340 BROAD ST, NEWARK, NJ 07102 | | |
| SHERWIN ULEP, PE / FACILITY ENGINEER THE SOMERSET RARITAN VALLEY SEWAGE AUTHORITY PO BOX 6400, BRIDGEWATER, NJ 08807 | | |
| NEW JERSEY AMERICAN WATER, CO 1025 LAUREL OAK RD, VOORHEES, NJ 08043 | | |
| BOROUGH OF RARITAN, BOROUGH CLERK 22 FIRST STREET, RARITAN, NJ 08869 | | |
| CABLE VISION 275 CENTENNIAL AVE, PISCATAWAY, NJ 08855-6805, CN 6805 | | |
| SOMERVILLE BOROUGH CLERK 25 WEST END AVENUE, SOMERVILLE, NJ 08876 | | |
| BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY, BRIDGEWATER, NJ 08807 | | |

200' LIST DATED OCTOBER 27, 2021

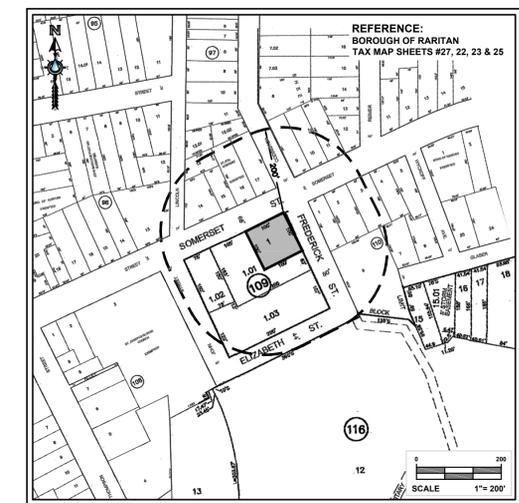
PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
BEFORE YOU START ANY PROJECT, INVESTIGATE THE EARTH'S
RECORDS, OF SURFACE AND/OR SUBSURFACE CONDITIONS.

SURVEY REFERENCE

SURVEY OF PROPERTY PREPARED BY
ARTHUR J. SCHAPPELL JR. PLS PP NJ LIC. NO. 31279
DATED OCTOBER 26, 2020



TAX MAP

SCALE: 1" = 200'

ZONING TABLE

ZONE: B1 - NEIGHBORHOOD BUSINESS
EXISTING USE: GASOLINE SERVICE STATION AND MAINTENANCE GARAGE
PROPOSED USE: GASOLINE SERVICE STATION AND CONVENIENCE STORE

BULK REQUIREMENTS

CODE REFERENCE: §207 ATTACHMENT 1; SCHEDULE OF BULK REQUIREMENTS

| ITEM | PERMITTED | EXISTING | PROPOSED |
|---------------------------|---------------------------|----------------------------|----------------------------|
| MINIMUM LOT AREA | 7,500 S.F. 0.172 ACRES | 10,000 S.F. 0.230 ACRES | 10,000 S.F. 0.230 ACRES |
| LOT WIDTH | 75' | 100.0' | 100.0' |
| PRINCIPAL BUILDING | | | |
| FRONT YARD (E.SOMERSET) | N/A | 65.0' | 65.0' |
| FRONT YARD (FREDERICK) | N/A | 32.4' | 32.4' |
| SIDE YARD | N/A | 7.18' | 7.18' |
| REAR YARD | 35' | 0.2'(X) | 0.0'(V) |
| BUILDING HEIGHT | 40' 3 STORIES | AS EXISTING 1.0 STORIES | TO REMAIN 1.0 STORIES |
| IMPERVIOUS COVERAGE | 95% 9,500 S.F. | 97.3%(X) 9,730 S.F. | 97.3%(X) 9,730 S.F. |

(V) = VARIANCE REQUIRED
(X) = EXISTING NON-COMFORMANCE

IMPERVIOUS COVERAGE

| ITEM | EXISTING | PROPOSED |
|-------------------|------------------|------------------|
| BUILDING | 3,418 S.F./34.2% | 3,452 S.F./34.5% |
| PARKING/DRIVEWAYS | 6,079 S.F./60.8% | 6,079 S.F./60.8% |
| WALKS/WALLS/MISC. | 233 S.F./2.3% | 199 S.F./2.0% |
| TOTAL | 9,730 S.F./97.3% | 9,730 S.F./97.3% |

OWNER/APPLICANT

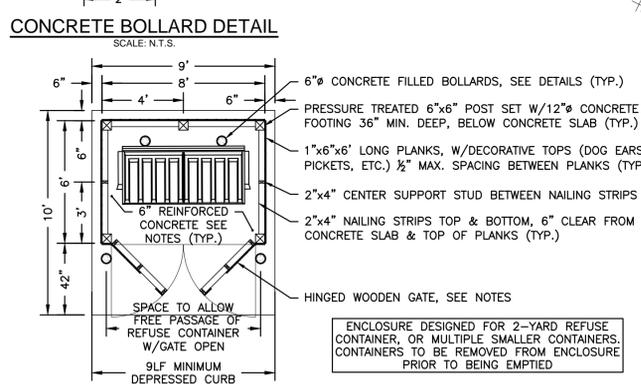
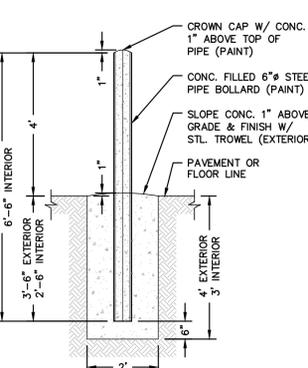
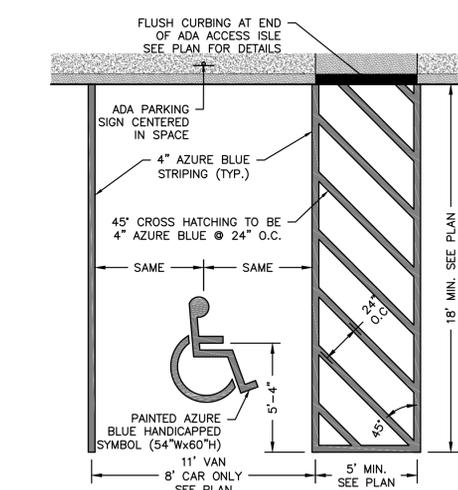
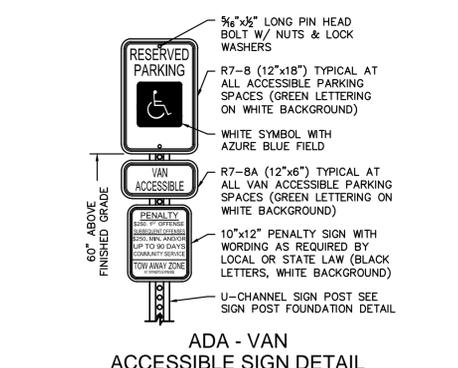
40 SOMERSET STREET, LLC
8 PEACH TREE LANE
CHESTER, NJ 07930

SITE PLAN APPROVED AT A REGULAR MEETING OF THE BOROUGH
OF RARITAN PLANNING BOARD ON _____

CHAIRMAN OF THE BOARD _____ DATE _____

SECRETARY OF THE BOARD _____ DATE _____

BOARD ENGINEER _____ DATE _____



- NOTES:**
- PARKING STALL AND AISLE SHALL COMPLY WITH ALL STATE AND LOCAL BARRIER FREE CODE REQUIREMENTS.
 - PARKING SPACE AND ACCESS AISLE SHALL HAVE A SURFACE SLOPE NOT STEEPER THAN 2% (1:48).
 - A MINIMUM ACCESSIBLE ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A BOLLARD SHALL BE PROVIDED TO PREVENT VEHICLE OVERHANGING FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36 INCHES.
 - VAN STALLS TO BE 8' WIDE IF ADJACENT TO 8' WIDE AISLE.
 - ALL STENCILS SHALL BE APPROVED BY THE ENGINEER BEFORE USE.

- GENERAL NOTES:**
- THIS DESIGN WAS PREPARED IN ACCORDANCE WITH EXISTING STATE AND LOCAL REGULATIONS.
 - THIS DESIGN IS BASED ON CONDITIONS WHICH WERE PRESENT AT THE TIME OF SITE EVALUATION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORESEEN SITE CONDITIONS. THESE CONDITIONS MAY NECESSITATE REVISIONS TO THE DESIGN ANY SUCH CHANGES REQUIRED BY THE ENGINEER OR REGULATORS MAY BE SUBJECT TO ADDITIONAL COSTS AT THE OWNER'S EXPENSE.
 - NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
 - ALL TREES WITHIN 10 FEET OF EXCAVATIONS ARE RECOMMENDED FOR REMOVAL. EXCAVATION MAY DISTURB THE ROOT STRUCTURE OF THE TREES OR EFFECT THE GROUND WATER CONDITIONS OF SURROUNDING TREES CAUSING THEM TO DIE. IF ANY TREES DIE, IT IS CONSIDERED AN ACT OF NATURE AND NEITHER THE ENGINEER NOR THE CONTRACTOR CAN BE HELD RESPONSIBLE.
- SITE PREPARATION NOTES:**
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL AT 1-800-272-1000 BEFORE PERFORMING ANY EXCAVATION WORK.
 - THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
 - ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
 - THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.

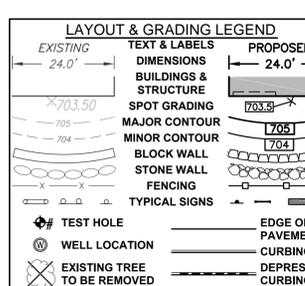


PARKING REQUIREMENTS

EXISTING
SERVICE STATION: 1 STALL PER 100 S.F. OF GROSS FLOOR AREA
@ 1,890 S.F. = 18.9 STALLS, 6 AVAILABLE

PROPOSED
COMMERCIAL: 1 STALL PER 150 S.F. OF GROSS FLOOR AREA
@ 1,890 S.F. = 12.6 STALLS

13 TOTAL STALLS REQUIRED
6 TOTAL STALLS PROVIDED



MAJOR SITE PLAN

PROJECT: PROPOSED CONVENIENCE STORE AT 40 EAST SOMERSET STREET BOROUGH OF RARITAN BLOCK 109, LOT 1

APPLICANT: 40 SOMERSET STREET, LLC

PROFESSIONAL ENGINEER: J.R. HOUSER
NEW JERSEY LICENSE NO. 24GE0474700
PENNSYLVANIA LICENSE NO. PE079324

PROFESSIONAL ENGINEER: T.C. VANDERVALK
NEW JERSEY LICENSE NO. 24GE05185800