

CHRISTOPHER D. FERRARA

A LIMITED LIABILITY COMPANY
ATTORNEY AT LAW
52 NOSTRAND ROAD
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CHRISTOPHER D. FERRARA
MEMBER N.J. BAR

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November 18, 2024

Borough of Raritan
Attn: Lou Gara
Administrative Zoning Official
22 First Street
Raritan, NJ 08869

Re: Project Name: 57 & 59 La Grange Street
Applicant: La Grange St, LLC C/O Joseph Naser

Dear Members of the Board:

Please be advised that this firm has been retained to represent Applicant La Grange St, LLC in connection with an application for preliminary and major site plan approval for the construction of three (3) new Apartment Buildings.

Narrative:

Pursuant to Borough of Raritan Ordinance No. 2023-03, the Borough of Raritan:

1. Adopted said Ordinance No. 2023-03 on 4/4/23 in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law;
2. Determined that the Ordinance constituted an amendment to the zoning district map included in the Borough's zoning ordinance establishing the "LaGrange Street Redevelopment Zone";
3. Determined that since the Redevelopment Plan was prepared by the Planning Board at the direction of the Borough Council, the Borough Council is relieved of the requirement to refer the Redevelopment Plan to the Planning Board for a Master Plan consistency report in accordance with N.J.S.A. 40A:12A-7f; and
4. That all ordinances or parts of ordinances inconsistent with the ordinance were therein repealed to the extent of such inconsistency.

Applicant, seeks preliminary and major site plan approval for the construction of three (3) new Apartment Buildings as per the 8/15/22 Redevelopment Plan commissioned by and submitted to the Borough by Van Cleef Engineering, the engineering plans prepared by Ameritech Engineering Inc., and the architectural plans prepared by AMRARCH Design Studio.

Application Documents:

1. Borough of Raritan Application - Site Plan - Subdivision Plan - Variance
2. Borough of Raritan Ordinance No. 2023-03
3. Preliminary Site Plan Completeness Checklist
4. Final Site Plan Checklist
5. Property owners within 200'
6. Sample form of Notice to the property owners within 200 feet of the property
7. Somerset County Planning Board Application
8. Lagrange Street Redevelopment Plan (prepared by Van Cleef Engineering)
9. Engineering Plans prepared by Ameritech Engineering Inc. (6 sets previously submitted)
10. Architectural Plans prepared by AMRARCH Design Studio (6 sets previously submitted).

Application and Escrow Fees:

To be determined and submitted.

Thank you for your consideration and please feel free to contact the undersigned with any questions or concerns that you may have regarding this Application.

Sincerely yours,
Christopher D. Ferrara
Christopher D. Ferrara

CDF/rr
via Hand Delivery

BOROUGH OF HARTMAN APPLICATION
SITE PLAN - SUBDIVISION PLAN - VARIANCE

A map of plat must be annexed hereto showing a plan of current and proposed uses and structures, see checklist for plat details. (Note: It is necessary for this application to be fully completed. All application and plats are to be submitted to the Administrative Officer. A 45 day review period for completeness will start upon submission of documents.)
FOR OFFICE USE ONLY:

Tax Map Page: 16 Date Received: _____
Block: 93 Fee Received: _____
Lot(s): 1 & 2 Board of Adjustment No.: _____
Zone: R-4 Planning Board No.: _____
Street: 57 & 59 LA Grange Street Phone No.: _____

NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

Minor Subdivision "a" Appeal "b" Interpretation
 Preliminary Plat "c" Variance "d" Variance
 Site Plan Final Plat Other

DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner LA Grange Street LLC C/O Joseph Naser
Address 549 Lincoln Blvd., Middlesex, New Jersey 08846
2. Applicant LA Grange Street LLC C/O Joseph Naser
Address 549 Lincoln Blvd., Middlesex, New Jersey 08846
3. Date of purchase _____
4. Current (or last) use The Somerville First Aid & Rescue Squad and 12,600sf Building in use by Two Light Industrial Entities.
5. Size of parcel(s) 0.94 Acres Size of building 15,703 SF
Total square feet (in all floors) _____
6. Number of new lots (including remainder) _____

	PROVIDED	REQUIREMENT OF ZONE <u>R-4</u>
7. Percentage of lot occupied by building	<u>38.2%</u>	<u>--</u>
8. Height of building	<u>>35 FT</u>	<u>35 FT</u>
9. Area of lot	<u>41,056 SF</u>	<u>2,200 SF</u>
10. Setback from front of property line	<u>25.33 FT</u>	<u>25 FT</u>
11. Setback from left side line	<u>11.1 FT</u>	<u>8 FT</u>
12. Setback from rear property line	<u>15.1 FT</u>	<u>15 FT</u>
13. Percentage of impervious lot coverage	<u>57.0%</u>	
14. Has there been any previous appeal involving these premises?	<u>No</u>	
15. If so, state character of appeal and date of disposition:	_____	
16. Other contiguous lots owned by applicant or owner: Block(s) _____ Lot(s) _____		
17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?	_____	
18. Taxes paid to date.	_____	

Signature of Tax Collector

11/18/24
Date of Submission

Applicant Signature

REQUEST FOR VARIANCE

In connection with your application for zoning and/or subdivision variance relief from the terms of the Borough Land Use Ordinance, please set forth:

- | | |
|-----------------------------------|--|
| 1. Nature of Relief Requested | Section of the Zoning Ordinance from which relief is requested |
| _____ "a" appeal | _____ |
| _____ "b" appeal (interpretation) | _____ |
| _____ "c" variance appeal | _____ |
| _____ "d" variance appeal | _____ |
| _____ Other | _____ |

REQUEST FOR "C" VARIANCE INFORMATION

2. In what manner does the strict application of the foregoing present parctical difficulties and/or hardship?

3. What exceptional circumstances or conditions affect the site which are in support of the request.

REQUEST FOR A,B, AND D VARIANCE INFORMATION

4. State the nature of the variance being sought, including dates of any decisions previously made on this tract.

5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?

6. State other pertinent facts which support the request.

(Please note that an application presented to the Board also requires a plat submission in conformance with the Borough Development Checklist.)

BOROUGH OF RARITAN
ORDINANCE NO. 2023-03

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF RARITAN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT CONSISTING OF BLOCK 93, LOTS 1 AND 2 (COMMONLY KNOWN AS 57 AND 59 LaGRANGE STREET) IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Borough Council adopted a Resolution authorizing the Borough of Raritan Planning Board (the “Planning Board”) to undertake a preliminary investigation for the redevelopment of a 0.9035 acres parcel of land known as Block 93, Lot 1 and 2 as shown on the Borough of Raritan Tax Map (the “Study Area”); and

WHEREAS, the Planning Board, pursuant to N.J.S.A. 40A:12A-6, undertook a Preliminary Investigation and, in conjunction therewith, prepared a map showing the boundaries of the Study Area, the location of the various parcels of property constituting the Study Area and a statement setting forth the basis for its Preliminary Investigation; and

WHEREAS, the Planning Board conducted public hearings in July and October of 2016, duly noticed under the Local Redevelopment and Housing Law, on , at which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area constituted a non-condemnation “area in need of redevelopment”, were given an opportunity to be heard and all objections to such determination and evidence in support thereof, whether given orally or in writing, were received and considered by the Planning Board and made a part of the public record; and

WHEREAS, as part of the Planning Board process, a report was presented by the Board Planner, Stanley Schrek, P.E., AIA, P.P, LEED AP of Van Cleef Engineering Associates, issued a report entitled “Area in Need of Redevelopment Study, Block 93, Lots 1 and 2, Borough of Raritan, New Jersey” (the “Preliminary Investigation Report”), which Preliminary Investigation Report was dated July, 2016; and

WHEREAS, the conclusion of its hearings, the Board, by Resolution No. 2016-11 concluded that the Study Area met the criteria of an “area in need of redevelopment” in accordance with N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

WHEREAS, on October 25, 2016, the Borough Council adopted Resolution No. 2016-10-162 designating the Study Area as a non-condemnation “area in need of redevelopment”; and

WHEREAS, the Borough Council, by Resolution No. 2019-09-142 adopted on September 10, 2019, directed the Planning Board to prepare a Redevelopment Plan for the Study Area pursuant to N.J.S.A. 40A:12A-7f of the Local Redevelopment and Housing Law; and

WHEREAS, Van Cleef Engineering Associates was authorized on behalf of the Planning Board to prepare a Redevelopment Plan, which Redevelopment Plan is entitled “LaGrange Street Redevelopment Plan, Borough of Raritan, Somerset County”, last dated August 15, 2022 (the “Redevelopment Plan”); and

WHEREAS, the Borough Council has reviewed and carefully considered the Redevelopment Plan and has found it to be satisfactory and now desires to adopt this Ordinance formally adopting the aforesaid Redevelopment Plan; and

WHEREAS, the Commissioner of the State of New Jersey, Department of Community Affairs, has approved the designation of the Study Area as an “area in need redevelopment.”

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Raritan, County of Somerset and State of New Jersey, as follows:

Section 1. The Redevelopment Plan, a copy of which is annexed hereto and made a part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

Section 2. This Ordinance constitutes an amendment to the zoning district map included in the Borough’s zoning ordinance establishing the “LaGrange Street Redevelopment Zone”.

Section 3. Since the Redevelopment Plan was prepared by the Planning Board at the direction of the Borough Council, the Borough Council is relieved of the requirement to refer the Redevelopment Plan to the Planning Board for a Master Plan consistency report in accordance with N.J.S.A. 40A:12A-7f.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 6. This Ordinance shall take effect upon (i) filing with the Somerset County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication in the manner required by New Jersey law.

NOTICE

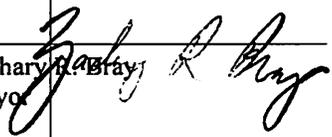
NOTICE IS HEREBY GIVEN that the foregoing Ordinance was finally Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, following a Second Reading and Public Hearing that took place in Council Chambers, 22 First Street, Raritan, NJ 08869 on **Tuesday, April 4, 2023 at 6:30 p.m.** This Ordinance shall take effect upon proper publication, as required by law.

ADOPTION:

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT
		Armahizer	✓			
		Carra			✓	
✓		Fritzinger	✓			
		Hutzler	✓			
		Melitsky	✓			
	✓	Orozco			✓	

ATTEST:


 Eric M. Colvin
 Clerk/Administrator


 Zachary R. Bray
 Mayor

I HEREBY CERTIFY that the foregoing Ordinance was Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, at a Regular Meeting held in Borough Hall, 22 First Street, Raritan, NJ 08869 on Tuesday, April 4, 2023.


 Eric M. Colvin
 Borough Clerk/Administrator

LAND USE AND DEVELOPMENT

207 Attachment 6

Borough of Raritan

Checklist 5

For Determining Completeness of Application For
Preliminary Site Plan
 Chapter 207, Land Use and Development
 Borough of Raritan, Somerset County, New Jersey
[Amended 4-11-2017 by Ord. No. 2017-07]

Name of Application 57 & 59 La Grange Street Application No. _____

Block 93 Lot 1 and 2 Date Filed _____

An application shall not be considered complete until all the materials and information specified below and on the specific checklist for the proposed development have been submitted. Waivers shall be considered upon receipt of written waiver request from the Applicant.

Note: See Article VIII of Chapter 207, Land Use and Development, of the Code of the Borough of Raritan for further details of submission requirements and procedures.

1. Application form, including checklists, 22 copies; one CD, USB flash drive or the most recent compatible technology (please contact the Borough to determine its capabilities), with all submission materials, including plans and reports, in PDF format.
2. Plans: six sets of full-sized plans that have been signed and sealed by a New Jersey professional engineer or New Jersey professional licensed surveyor, as required, and folded into eighths with the title block revealed, and 22 sets in 1/2 size. All submission materials must be collated into 22 packets using the 1/2 size plan sets. All plans must be folded. Non-collated materials and/or unfolded plans will be rejected and all materials returned to the Applicant.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved

RARITAN CODE

3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).
4. Application fee, executed escrow agreement and appropriate review fee.
5. Separate application (and fee) for any conditional use or variance with the application.
6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.
7. Disclosure form pursuant to N.J.S.A. 40:55D-48, providing the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant.
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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
 - a. More than 50 dwelling units within 500 feet of a municipal border;
 - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
9. Certification that applicant is owner or authorized agent, or consent of owner to file application.

Plans shall show or include the following:

10. Map scale not less than 1 inch equals 100 feet, showing the entire tract on one sheet, using 1 of 4 standard sheet sizes: 8 1/2 x 13; 15 x 21; 24 x 36; or 30 x 42 inches per ordinance.
11. A key map showing the entire tract and lands within 2,000 feet, at a scale of 1 inch equals not less than 1,000 feet.
12. Name, address and telephone number of the following:
 - a. Professional responsible for preparing the plans.
 - b. Owner or owners of the site.
 - c. Subdivider or developer.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
X					
	X				
	X				
X					
X					
X					
X					

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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.	X					
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	X					
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	X					
16. Zoning district(s), including district names and zone schedule.	X					
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	X					
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	X					
19. An index for the complete set of plans.	X					
20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest.	X					
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	X					
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	X					
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	X					
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet.	X					
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	X					

RARITAN CODE

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	X					
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	X					
28. Location, size and description of any lands to be dedicated to the Borough or county.	X					
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	X					
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	X					
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	X					
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	X					
33. Cost estimates of all on-site improvements.			X			
34. Signature and seal of a licensed professional engineer.	X					
35. Environmental impact statement, per § 207-69.			X			
36. For industrial or manufacturing uses, a description of any proposed machinery, products, by-products and processes on site; and a statement of the hours of operation, anticipated number of shifts and employees for shift.		X				

LAND USE AND DEVELOPMENT

The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include but not be limited to drainage calculations and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information.

Application Deemed Complete Date _____

Application Deemed Incomplete Date _____

Completeness subject to the Board approving the written requests for the following completeness items:

Application Deemed Incomplete Date _____

Submission of additional information or written request for waivers of the following completeness items is required.

LAND USE AND DEVELOPMENT

207 Attachment 7

Borough of Raritan

Checklist 6

For Determining Completeness of Application For
Final Site Plan
 Chapter 207, Land Use and Development
 Borough of Raritan, Somerset County, New Jersey
[Amended 4-11-2017 by Ord. No. 2017-07]

Name of Application _____ Application No. _____

Block 93 Lot 1 and 2 Date Filed _____

An application shall not be considered complete until all the materials and information specified below and on the specific checklist for the proposed development have been submitted. Waivers shall be considered upon receipt of written waiver request from the Applicant.

Note: See Article VIII of Chapter 207, Land Use and Development, of the Code of the Borough of Raritan for further details of submission requirements and procedures.

1. Application form, including checklists, 22 copies; one CD, USB flash drive or the most recent compatible technology (please contact the Borough to determine its capabilities), with all submission materials, including plans and reports, in PDF format.
2. Plans: six sets of full-sized plans that have been signed and sealed by a New Jersey professional engineer or New Jersey professional licensed surveyor, as required, and folded into eighths with the title block revealed, and 22 sets in 1/2 size. All submission materials must be collated into 22 packets using the 1/2 size plan sets. All plans must be folded. Non-collated materials and/or unfolded plans will be rejected and all materials returned to the Applicant.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved

RARITAN CODE

3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).
 4. Application fee, executed escrow agreement and appropriate review fee.
 5. Separate application (and fee) for any conditional use or variance with the application.
 6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.
 7. Disclosure form pursuant to N.J.S.A. 40:55D-48, providing the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant.
 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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
 - a. More than 50 dwelling units within 500 feet of a municipal border;
 - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Plans shall show or include the following:**
10. Map scale not less than 1 inch equals 100 feet, showing the entire tract on one sheet, using 1 of 4 standard sheet sizes: 8 1/2 x 13; 15 x 21; 24 x 36; or 30 x 42 inches per ordinance.
 11. A key map showing the entire tract and lands within 2,000 feet, at a scale of 1 inch equals not less than 1,000 feet.
 12. Name, address and telephone number of the following:
 - a. Professional responsible for preparing the plans.
 - b. Owner or owners of the site.
 - c. Subdivider or developer.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
X					
	X				
	X				
X					
X					
X					
X					
X					
X					
X					

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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.	X					
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	X					
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	X					
16. Zoning district(s), including district names and zone schedule.	X					
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	X					
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	X					
19. An index for the complete set of plans.	X					
20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest.	X					
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	X					
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	X					
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	X					
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet of tract.	X					
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	X					

RARITAN CODE

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	X					
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	X					
28. Location, size and description of any lands to be dedicated to the Borough or county.	X					
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	X					
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	X					
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	X					
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	X					
33. Cost estimates of all on-site improvements.			X			
34. Signature and seal of a licensed professional engineer.						
35. Environmental impact statement, per § 207-69.			X			
36. Final contours on site and within 100 feet at two-inch intervals; final elevations at building corners, paved areas and property corners.	X					

LAND USE AND DEVELOPMENT

The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include but not be limited to drainage calculations and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information.

Application Deemed Complete Date _____

Application Deemed Incomplete Date _____

Completeness subject to the Board approving the written requests for the following completeness items:

Application Deemed Incomplete Date _____

Submission of additional information or written request for waivers of the following completeness items is required.



BOROUGH OF RARITAN

Municipal Building
22 First Street
Raritan, NJ 08869-1809

Telephone: 908-231-1300
Fax: 908-231-0810
Website: www.raritanboro.org
E-mail: lgara@raritan-nj.org

July 12, 2024

Certified List of Property Owners within 200 feet Radius

Applicant /Requestor:

King, Moench & Collins LLP
225 Highway 35, Suite 202
Red Bank, NJ 07701

Property Requested — Certified List of Property Owners within 200 feet
Block 93, Lot 1
Raritan Borough
Somerset County, New Jersey

I certify that the attached list contains the names and addresses of the owners of properties adjoining and/or within 200 feet of the above-described properties, in all directions, as indicated by the current Raritan Borough Tax Map and Tax List.

July 12, 2024
Date

Barbara Rymmer

Note: Notice to be served on adjoining municipalities when the property involved is within 200 feet of an adjoining municipality. Notice of said hearing must be given to the Municipal Clerk of such municipality by certified mail at least 10 days prior to the hearing.



RARITAN BOROUGH

Parcel Offset List

Target Parcel(s): Block-Lot: 93-1
FIRST AID & RESCUE SQUAD, INC./SMRVL

24 parcels fall within 200 feet of this parcel(s).

Block-Lot: 93-2
LA GRANGE ST LLC,
1130 SOMERSET STREET
NEW BRUNSWICK, NJ 08901

Block-Lot: 99-23
OBERTI, FELICIA & DIRICO.SALVATORE A
16 ELMER STREET
RARITAN, NJ 08869

Block-Lot: 99-5
PAPERÀ, DAVID V
58 LAGRANGE STREET
RARITAN, NJ 08869

Block-Lot: 98-22.01
AJBANI, DILIPKUMAR D. & YOGINI
54 LAGRANGE ST.
RARITAN, NJ 08869

Block-Lot: 98-21
SIMPKINS, ROBERT M
19 REIMER STREET
RARITAN, NJ 08860

Block-Lot: 98-3
YASHINSKI, DOROTHY
8420 THORNBERY DR. WEST
UPPER MARLBORO, MD 20772

Block-Lot: 98-1
BOWER, ERNEST & BOWER G & TURRY E
822 BOUND BROOK AVENUE
RARITAN, NJ 08869

Block-Lot: 61-4
CENTRAL RR OF NJ C/O NJ TRANSIT
24 JOHNSON DR
RARITAN, NJ 08869

Block-Lot: 92-27
RAMON, OSCAR C
53 LAGRANGE ST
RARITAN, NJ 08869

Block-Lot: 99-25
CARRA, DENISE
20 ELMER STREET
RARITAN, NJ 08869

Block-Lot: 99-1
PIERSON, MARY
22 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 98-20
HERRERA, ATENOGENES & GONZALEZ, MARIA
17 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 99-6
WILEY, KEITH & WARD-WILEY, REBECCA
14 REIMER STREET
RARITAN, NJ 08890

Block-Lot: 92-28.01
POLINTAN, REGINA C
55A LA GRANGE ST
RARITAN, NJ 08869

Block-Lot: 99-4
RICHELIEU, ROXANNE ELIZABETH &AKEEM
16 REIMER ST
RARITAN, NJ 08869

Block-Lot: 99-3
MCGLYNN, NIKKI
878 SHERWOOD ROAD
BRIDGEWATER, NJ 08807

Block-Lot: 98-2
BOWER, ERNEST & BOWER G & TURYE
822 BOUND BROOK AVENUE
RARITAN, NJ 08869

Block-Lot: 92-28.02
SLOBEN DAVID J. & SHEILA A.
55B LAGRANGE STREET
RARITAN, N.J. 08869

Block-Lot: 59-1
RARITAN BOROUGH
22 FIRST ST
RARITAN, NJ 08869

Block-Lot: 98-22
GODOY, FREDY & TRIFILA
21 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 99-22
TKACIK, H DEAN
7489 FLINT FOREST DR
COOPERSBURG PA 18036

Block-Lot: 99-24
BROWN, THOMAS & JILL
18 ELMER STREET
RARITAN, NJ 08869

Block-Lot: 58-5
RARITAN BOROUGH
22 FIRST ST.
RARITAN, N J 08869

Block-Lot: 99-2
RENA, MARIA L & MANALO, IRVEN O R
20 REIMER ST
RARITAN, NJ 08869

Additional Require Certified Mailing List for the following:

Somerset County Planning Board
P.O. Box 3000
Somerville, NJ 08876

N. J. Dept. of Transportation
1035 Parkway Ave.
P.O. Box 600
Trenton, NJ 08625-0600

Public Service Electric & Gas Co.
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Bell Atlantic
540 Broad St.
Newark, NJ 07102

Sherwin Ulep, P.E. / Facility Engineer
The Somerset Raritan Valley Sewage Authority
P.O. Box 6400
Bridgewater, NJ 08807

New Jersey American Water Co.
1025 Laurel Oak Rd.
Voorhees, NJ 08043

Borough of Raritan
Borough Clerk
22 First St.
Raritan, N.J. 08869

Cable Vision
275 Centennial Ave.
Piscataway, N.J. 08855-6805
CN 6805

Somerville Borough Clerk
25 West end Avenue
Somerville, N.J. 08876

Bridgewater Township Clerk
100 Commons Way
Bridgewater, NJ 08807

**LEGAL NOTICE
TO WHOM IT MAY CONCERN:**

In compliance with the Municipal Land Use Law of the State of New Jersey, as amended and supplemented, notice is hereby served upon you to the effect that the Applicant, La Grange St, LLC (hereinafter "Applicant"), has filed for preliminary and major site plan approval seeking the construction of three (3) new Apartment Buildings in the Borough of Raritan on the subject property located at 57 & 59 La Grange Street Borough of Raritan more specifically described on the Borough of Raritan Tax Map as Block 93, Lots 1-2, with an address of 57 & 59 La Grange Street Borough of Raritan on a 0.93 acre parcel. The property is located in the R-4 Zoning District.

The Borough has required notice pursuant to the Municipal Land Use Law. We hereby provide said notice that we have made an application to the Borough of Raritan Planning Board. Testimony will be presented at the time of the public hearing in support of the application. The Applicant will seek whatever variances, waivers, exceptions, checklist item waivers, design waivers, or any other relief that may be required, in the opinion of the Board and their professionals, or as may be identified by the Board professionals in their review, in order to implement the proposed plan and design. Amendments to the application and the plan may be made at the time of the Public Hearing based upon comments from the Board and its professionals and/or the public and new variances may be required based upon professional review. Any person or persons affected by said project will have an opportunity to be heard at the Public Hearing on the application to be held on the _____ 2024, at 6:30 p.m. in the Council Chambers located Borough Hall, 22 First Street, Raritan, New Jersey.

The application and supporting documents detailing the application are on file with the Administrative Zoning Official and may be inspected at the Raritan Borough Hall, 22 First Street, Raritan, New Jersey during regular business hours Monday through Friday 8:30 A.M. to 4:15 P.M. Any interested party may appear at said hearing and participate therein in accordance with the Rules of the Board.

Christopher D. Ferrara, LLC
Christopher D. Ferrara, Esq.
52 Nostrand Road
Hillsborough, NJ 08844

SOMERSET COUNTY PLANNING BOARD

**Telephone (908) 231-7021; Fax (908) 707-1749; TDD (908) 231-7168
P.O. Box 3000, Somerville, N.J. 08876-1262**

LAND DEVELOPMENT APPLICATION FORM CHECKLIST & REVIEW FEE SCHEDULE

The *Somerset County Land Development Review Resolution* requires that certain proposed land development proposals be submitted to the Somerset County Planning Board for review and, where required, approval. Land development activities subject to County Planning Board approval include:

- All subdivisions and resubdivisions of land within Somerset County.
- All site plans for land development
- Change of Use applications

This application form shall be completed by the applicant, or the applicant's designated agent and submitted with all required documents to the Somerset County Planning Board. This application consists of three (3) parts, each of which shall be completed as indicated.

- Part I – Project Information
- Part II – Review Fee Schedule
- Part III – Submission Contents Checklist

One set of plans and supporting documents shall be submitted.

Somerset County is an equal opportunity employer.

PART I – PROJECT INFORMATION

For new land development applications, complete Sections A-E and sign the application in Section F. For resubmissions and revisions, fill out Section A, update Sections B-E for any change in information, and sign the application in Section F.

SECTION A – PROJECT IDENTIFICATION

PROJECT NAME 57 & 59 La Grange Street

MUNICIPALITY Borough of Raritan

BLOCK(S) 93 LOT(S) 1 & 2

STREET ADDRESS 57 & 59 La Grange Street

TAX MAP PAGE 16 DATE OF PLANS BEING SUBMITTED 8/20/2024

LOCAL BOARD REVIEWING APPLICATION:

PLANNING BOARD BOARD OF ADJUSTMENT

COUNTY PLANNING BOARD FILE # _____ (for resubmissions/revisions)

SECTION B – APPLICANT AND CONTACT INFORMATION

APPLICANT'S NAME La Grange St, LLC C/O Joseph Naser

ADDRESS 549 Lincoln Blvd, Middlesex, NJ 08846

TELEPHONE (908) 296-5403 FAX _____

E-MAIL jbrothersproperty@gmail.com

PLAN PREPARER'S NAME Amertech Engineering, Inc. C/O Sharif Aly, P.E.

PLAN PREPARER'S ADDRESS 757 Ridgewood Ave, North Brunswick, NJ 08902

TELEPHONE (732) 828-3535 FAX (732) 249-0859

E-MAIL Sharif@amertechengineering.com

ATTORNEY'S NAME Christopher D. Ferrara, Esq.

ATTORNEY'S ADDRESS 52 Nostrand Road, Hillsborough, NJ 08844

TELEPHONE (908) 240-4570 FAX _____

E-MAIL christopherfm@aol.com

SECTION C – SITE DATA

AREA OF TRACT 0.93 acres

DEDICATED OPEN SPACE 0 acres

PUBLIC SEWER YES X NO _____
 PUBLIC WATER YES X NO _____
 REDEVELOPMENT YES _____ NO X

SECTION D – SUBDIVISION INFORMATION

SUBDIVISION TYPE RESIDENTIAL (√) _____ NONRESIDENTIAL (√) _____
 NUMBER OF NEW BUILDING LOTS _____
 NEW BUILDING LOTS PROPOSED UNDER FAIR HOUSING ACT _____
 TOTAL AREA OF NEW BUILDING LOTS _____ acres
 AVERAGE AREA OF NEW BUILDING LOTS _____ acres
 NUMBER OF MULTI-FAMILY LOTS _____
 LENGTH OF NEW STREET _____ linear feet

SECTION E – SITE PLAN INFORMATION

<u>TYPE (√)</u>	<u>NUMBER OF UNITS</u>	<u>AMOUNT OF NEW SQ. FOOTAGE</u>	<u>NUMBER OF NEW PARKING SPACES</u>
<u> X </u> RESIDENTIAL	<u> 16 </u>	<u> 15,703 </u>	<u> 48 </u>
Living Units	<u> 0 </u>		
Attached Units	<u> 0 </u>		
Fair Housing Act Units	<u> 2 </u>		
_____ COMMERCIAL/RETAIL			
_____ OFFICE			
_____ INDUSTRIAL/WAREHOUSE			
_____ PUBLIC/INSTITUTIONAL			
_____ OTHER			

SECTION F - SIGNATURE

SIGNED _____ DATE _____
 (SIGNATURE OF APPLICANT OR AGENT)

PART II – REVIEW FEE SCHEDULE

A review fee shall apply to each subdivision and land development submitted to the Somerset County Planning Board for review in accordance with the New Jersey County Enabling Act, Section 40 27-6.2 and 40 27-6.6. Fees shall be submitted with the submission package to the County Planning Board located in the County Administration Building, 20 Grove Street, Somerville, New Jersey. Only certified checks or money orders, payable to Treasurer, County of Somerset, will be accepted. Review will not commence until the proper fees and accompanying plans and supporting documents are received by the County Planning Board. The review fee is non-refundable.

One pre-application meeting and/or submission of a concept plan will be considered by the Planning Board when requested by the applicant. Subsequent meetings and reviews of documents will only be considered upon receipt of a completed Somerset County Land Development Application Form and Checklist with the appropriate fee.

Complete all sections of the fee schedule below that apply.

SECTION A – REVIEW FEE EXEMPTION (Check reason for exemption)

1. _____ Lot line adjustments where no building lots are being created.
2. _____ Minor building additions not on a county road involving less than 1,000 sq. ft. and no additional parking.
3. _____ Plans submitted by a duly recognized nonprofit institution or municipality.
4. _____ Housing units proposed as per the Fair Housing Act. *Only the specific housing units or lots proposed under the Fair Housing Act are exempt from the review fee.*

SECTION B – SUBDIVISION REVIEW FEE (Check appropriate category)

If uncertain whether the proposed development impacts a County facility, the applicant should submit the lesser fee. If the County determines that the project impacts a County facility, the County will notify the applicant as to the correct fee in the first County Planning Board report.

1. _____ A minor subdivision which contains two (2) or fewer new lots, which does not impact a County road or drainage facility as determined by the County.
\$150.00 flat fee \$ _____
2. _____ A minor subdivision which contains two (2) or fewer new lots, which impacts a County road or drainage facility as determined by the County.
\$200.00 flat fee \$ _____
3. _____ A major subdivision which contains three (3) or more new lots, which does not impact a County road or drainage facility as determined by the County.
\$300.00 flat fee \$ _____
4. _____ A major subdivision which contains three (3) or more new lots, which impacts a County road or drainage facility as determined by the County.
\$400.00 flat fee plus \$ _____
\$20.00 per new lot + \$ _____
5. _____ A Final Plat
\$300.00 flat fee \$ _____

SECTION C – SITE PLAN REVIEW FEE (Check appropriate category)

If uncertain whether the proposed development impacts a County facility, the applicant should submit the lesser fee. If the County determines that the project impacts a County facility, the County will notify the applicant upon issuance of the first County Planning Board report.

- 1. x A site plan which does not impact a County road or drainage facility as determined by the County.
\$150.00 flat fee \$ 150.00
- 2. A site plan which impacts a County road or drainage facility as determined by the County.
\$400.00 flat fee plus \$
\$10.00 per parking stall **Commercial/Office** + \$
\$2.00 per 100 sq. ft. **Industrial** + \$
\$20.00 per dwelling unit **Residential** + \$

For projects requiring a more detailed engineering/planning review, an escrow account may be required to cover the actual cost of completing the review of the project. The County Planning Board will advise the applicant of this amount when applicable.

SECTION D – TOTAL APPLICATION FEE \$ 150.00

SECTION E – REVISION FEE (Check appropriate category)

A revision fee must be submitted for revised plans, stormwater management reports, traffic reports and other supporting documentation.

- 1. 1st revision - no revision fee
- 2. 2nd and each subsequent revision
- \$150.00 Minor Subdivision (2 or fewer new lots)** \$
- \$300.00 Major Subdivision (3 or more new lots)** \$
- \$300.00 All Site Plans** \$

SECTION F – GEOGRAPHIC INFORMATION SYSTEM FEE (Check appropriate category)

A separate check shall be submitted for the Geographic Information System fee as listed below.

- \$25.00 per plat plus** \$
- \$10.00 per new lot** \$
- \$25.00 per site plan if proposed structure is greater the 400 sq. ft.** \$

PART III – COMPLETENESS CHECKLIST

SOMERSET COUNTY LAND DEVELOPMENT COMPLETENESS CHECKLIST

The Somerset County Land Development Application Completeness Checklist is part of the adopted *Somerset County Land Development Review Resolution*. For further clarification concerning items on the checklist refer to the *Land Development Review Resolution*. The *Land Development Review Resolution* may be viewed on the Somerset County website at (www.co.somerset.nj.us/planweb/index.htm; select Planning Division, then Land Development Review). Somerset County Planning and Engineering staffs are authorized to make all determinations on completeness. Please refer to the *Land Development Review Resolution* for appropriate thresholds for traffic and stormwater management reports.

Any applicant seeking a waiver from any item on this completeness checklist shall provide a detailed written explanation for each waiver request being sought. If deemed necessary, this written request and accompanying explanation will be brought before the Somerset County Land Development Committee for review and consideration. The applicant will be advised in writing of the Land Development Committee's decision concerning the waiver request(s).

Somerset County Land Development Completeness Checklist

The following checklist is to be completed and included with the standard application form:

I= Incomplete

NA=Not Applicable

C=Complete

General Requirements

- | I | NA | C | |
|-----------------------|----------------------------------|----------------------------------|---|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 1. Completed current County Land Development Application form with all required attachments. (http://www.co.somerset.nj.us/planweb/pdf/appformlist.pdf) |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 2. Review or revision fees paid in full by certified check. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 3. Written description of application. Description must include existing and proposed use. Any items marked not applicable on this checklist must be fully explained within the written description. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 4. Copy of complete application as submitted to municipality. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 5. Copy of all applications to other review agency (NJDEP, Soil Conservation, Canal Commission, etc.). |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 6. Historical Impact Statement (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 7. Agricultural Impact Statement (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 8. Recycling Plan Element (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 9. Copy of Highlands Preservation Area Approval (if applicable). Please refer to http://www.highlands.state.nj.us/njhighlands/ for more information on requirements. If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 10. Number of COAH units must be listed in the written description of application and shown on plan. |

Plan Requirements

- | | | | |
|-----------------------|-----------------------|----------------------------------|---|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 11. Title page with a legible key map, containing a north arrow, at a scale suitable to easily find the site for a field inspection. The title page must also include the project name and the 3"x 4" County acceptance stamp block. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 12. Construction plans showing all proposed improvements to County facilities at a scale of 1"=30' signed and sealed by a professional engineer prepared in accordance with County standards. All sheets are to contain the scale of plan (written and graphic) and a correctly oriented north arrow. Existing features must be shown consistent with the Plan of Survey. |

- | I | NA | C | |
|-----------------------|----------------------------------|----------------------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 13. County construction details, drawn to scale, and applicable specifications. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 14. Title block (Per N.J.S.A.13:40-1.3) containing type/name of application, plan preparer, existing block and lot numbers, and date of plan with revision dates. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 15. County facilities and surrounding topography and features must be shown for a minimum distance of 200' beyond the tract boundaries. For projects affecting County facilities this includes pavement, curb, drainage systems, utilities, vegetation, striping, signage (sign type and description), signals and similar features. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 16. Zone district of site and adjoining areas, name of applicant, owner and applicant's attorney. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 17. Existing and proposed square footage (per floor) and use of building(s) listed. Number and type of new units is to be specified. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 18. Current signed and sealed Plan of Survey of the property in question prepared in accordance with N.J.S.A.13:40-5.1. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 19. Names of all property owners within 200' with lot and block numbers shown and adjacent lot numbers shown on all sheets. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 20. Right-of-way dedication(s) to the County consistent with County standards and the County Master Plan shown on the plan with signed and sealed metes and bounds descriptions by a professional land surveyor. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 21. Proposed access location and configuration in accordance with Chapter 4 of the Land Development Review Resolution and applicable County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 22. For improvements within the County right-of-way, the centerline of the County road is to be defined with bearings, distances and curve data with stationing every 50 feet increasing to the north or east. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 23. Lines of sight per County standards shown in plan and profile views with proposed treatment to provide clear lines of sight. Sight easements are to be shown per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 24. Intersection Grading Plan drawn at 1"=20' showing pavement and curb elevations as needed to ensure proper construction and positive drainage control. Superfluous information is to be omitted from the Intersection Grading Plan. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 25. Cross sections of the County road drawn per County standards at 1"=5' (horizontal and vertical) with existing and proposed elevations. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 26. Typical roadway section(s) of the County road in accordance with County standards. |

- | I | NA | C | |
|-----------------------|----------------------------------|----------------------------------|---|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 27. Proposed utility connections within the County right-of-way (sanitary, water, gas, electric, etc.) with pavement restoration details and specifications per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 28. Profile of driveway or sidestreet intersecting the County road showing smooth profile with grades matching cross sections and intersection-grading plan. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 29. Provisions for the collection of recyclables in multi-family residential and commercial developments. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 30. Signage and striping plan per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 31. Traffic control plan for construction of improvements to County facilities. |

Stormwater Management Requirements

- | | | | |
|-----------------------|----------------------------------|----------------------------------|--|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 32. Stormwater management report prepared in accordance with County standards, signed and sealed by a professional engineer. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 33. Full-scale drainage area maps for existing and proposed conditions showing correct delineation of sub-areas, times of concentration with flow paths and slopes, soil and cover types and downstream point of analysis. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 34. Proposed treatment consistent with County standards for intercepting, detaining and treating all stormwater runoff directed to County facilities. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 35. Adequate drainage improvements to ensure proper drainage at access point(s) and along the County road. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 36. Drainage calculations showing proposed drainage facilities in accordance with the appropriate requirements. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 37. Contours and spot elevations to determine existing and proposed drainage patterns. |

Traffic Requirements

- | | | | |
|-----------------------|----------------------------------|-----------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 38. Traffic Impact Study including: Existing, No Build, and Build Traffic Volumes, New Trip Distribution Figures, Pass-by Trip Distribution Figures, Site Generated New Trip Figures, Site Generated Pass-by Trip Figures, Site Generated Total Trip Figures, Existing, No Build, Build, and Build with Mitigation Levels of Service Figures, Proposed Mitigation Measures, Sketch of Proposed Mitigation Measures and Cost Estimate for Proposed Mitigation Measures. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 39. Traffic Impact Study Technical Appendix, including: Traffic Count Data (Manual Count Sheets / ATR's), Trip Generation Calculations, including pass-by calculations, Gravity Model (if applicable) and Capacity Analysis Worksheets. |

LAGRANGE STREET REDEVELOPMENT PLAN

Borough of Raritan, Somerset County

DRAFT as of
August 15, 2022

*Public Hearing
Date:*

*Prepared by:
Stanley Schrek, PE, AIA, PP, CME, LEED-AP
N.J. Lic. # PP-3213*

VCEA Project 330003



755 Memorial Parkway, Suite 110
Phillipsburg, NJ 08865
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Fax: (908) 454-1397
www.vcea.org

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I. INTRODUCTION

The study area on the consists of Block 93 Lot 1 and Block 93 Lot 2, also referred to as 57 and 59 LaGrange Street, respectively. The lots are each approximately 0.45 acres in size and are adjacent to each other. The parcels are bounded to the north by the New Jersey Transit Raritan Valley line railway; to the east by Block 93 Lot 3; to the south by LaGrange Street; and to the west by Reimer Street. Figures 1 and 2 indicate the location of the parcels within the Borough and their regional context. Reimer Street R.O.W. is also illustrated. Vacation of R.O.W. may be considered in conjunction with conceptually proposed development.

These lots are in the R-4 Medium High Density Residential District which permits single-family homes but does not expressly permit multi-family dwellings. This permits only conditional uses permitted in the R-1 Residential District and Professional Offices limited to properties with frontages on Somerset Street.

The LaGrange Street Redevelopment Plan encompasses the entirety of an area in need of redevelopment established by the Borough of Raritan in July 2016. The Redevelopment area includes 2 parcels in the Borough (Block 93 Lots 1 and 2, also referred to as 57 and 59). The Redevelopment Area contains approximately 1 acre in the mix of single and multi-family residential neighborhood. The Redevelopment Area is the only nonresidential land uses in the vicinity. The parcels are bounded to the north by the New Jersey Transit Raritan Valley line railway; to the east by Block 93 Lot 3; to the south by LaGrange Street; and to the west by Reimer Street. Figures 1 and 2 indicate the location of the parcels within the Borough and their regional context. The study area is located in the R-4 Medium to High Density Residential Zone. The study area parcels are the only non-residential land uses in the immediate vicinity. Lot 1 is currently occupied by one building and an attached garage in use by the Somerville First Aid and Rescue Squad; Lot 2 is currently occupied by a 12,600 sf building in use by two light industrial entities.

District Regulations

Permitted principal uses shall be all uses permitted in the R-4 Medium to High Residential District, except the alternative residential development option. The Borough's Zoning Ordinance at §207-108 cites the regulations for the R-4 zoning districts principal, accessory and conditional uses.

The Permitted uses shall be all uses permitted in the R-1 Residential District, except the alternative residential development option.

These permitted uses include:

- Single-family residences.
- Places of worship, parish houses and convents, and cemeteries.
- Public parks, playgrounds and recreational areas owned or operated by the Borough.
- Public and private schools, except nursery schools as defined in this chapter.

Permitted accessory uses shall be all uses permitted in the R-1 Residential District, which are:

- Private garages.
- Private swimming pools for residential use in accordance with the Borough of Raritan Swimming Pool Ordinance and the Uniform Construction Code.
- Fences, patios, sheds and other typical residential accessory structures and uses.

Permitted conditional uses are professional offices, limited to properties with frontage on Somerset Street, and all conditional uses permitted in the R-1 Residential District, which are:

- Home occupation.

- Public and private schools.
- Public utility facilities.
- Places of worship.

Bulk requirements of the R-4 Zone for single-family homes include minimum lot area of 7,500 square feet for interior lots (9,000 square feet for corner lots), maximum permitted building height of 2.5 stories or 30 feet, minimum front yard of 25 feet, minimum side yard of eight feet, minimum rear yard of 35 feet, and maximum impervious lot coverage of 30 percent

This area was first studied in July 2016 when the Borough Council authorized a preliminary investigation to determine whether the LaGrange Street area qualified as an “area in need of redevelopment”. The area included the two (2) lots along LaGrange Street. A study was prepared in July 2016, and two public hearings were held in July and October of 2016. In October 25th the Planning Board adopted a resolution recommending the Council designate the LaGrange Street two lots as an “area in need of redevelopment”. The Council subsequently adopted such resolution. A conceptual site plan was also prepared and presented to the Borough Council.

REDEVELOPMENT PLAN PROCESS

The Borough of Raritan has authorized Van Cleef Engineering Associates to conduct a redevelopment needs analysis and public hearing to determine whether two parcels in the Borough (Block 93 Lots 1 and 2) meet the criteria to be designated an “area in need of redevelopment” (NJ Local Redevelopment and Housing Law; N.J.S.A. 40A:12A-1 et. seq.). The study area parcels (“the study area”) are located at 57 and 59 Lagrange Street, respectively.

Consistency with Redevelopment Plan

A Technical Review Committee of the Planning Board shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the Borough of Raritan Planning Board and prior to a determination of a complete application by the Planning Board. As a condition of filing any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Redevelopment Authority shall execute a Redevelopment Agreement with a redeveloper.

Planning Board Review

1. Site plan and subdivision review shall be conducted by the Borough of Raritan Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat or deed.

2. Variances may not be granted from “Use Regulations” or “Area, Yard, Coverage and Other Requirements”. However, variances may be granted from standards contained in the remaining sections in accordance with the provisions of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-60 and 70c Furthermore, exceptions may be granted pursuant to N.J.S.A. 40:55D-51 and submission waivers pursuant to NJSA 40:55D-10.3. 3. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12a&b.

Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (N.J.S.A. 40A:12A-5 et seq.) except to the extent they may be modified by the Redeveloper’s Agreement.

Figure 1 – Location of Redevelopment Area

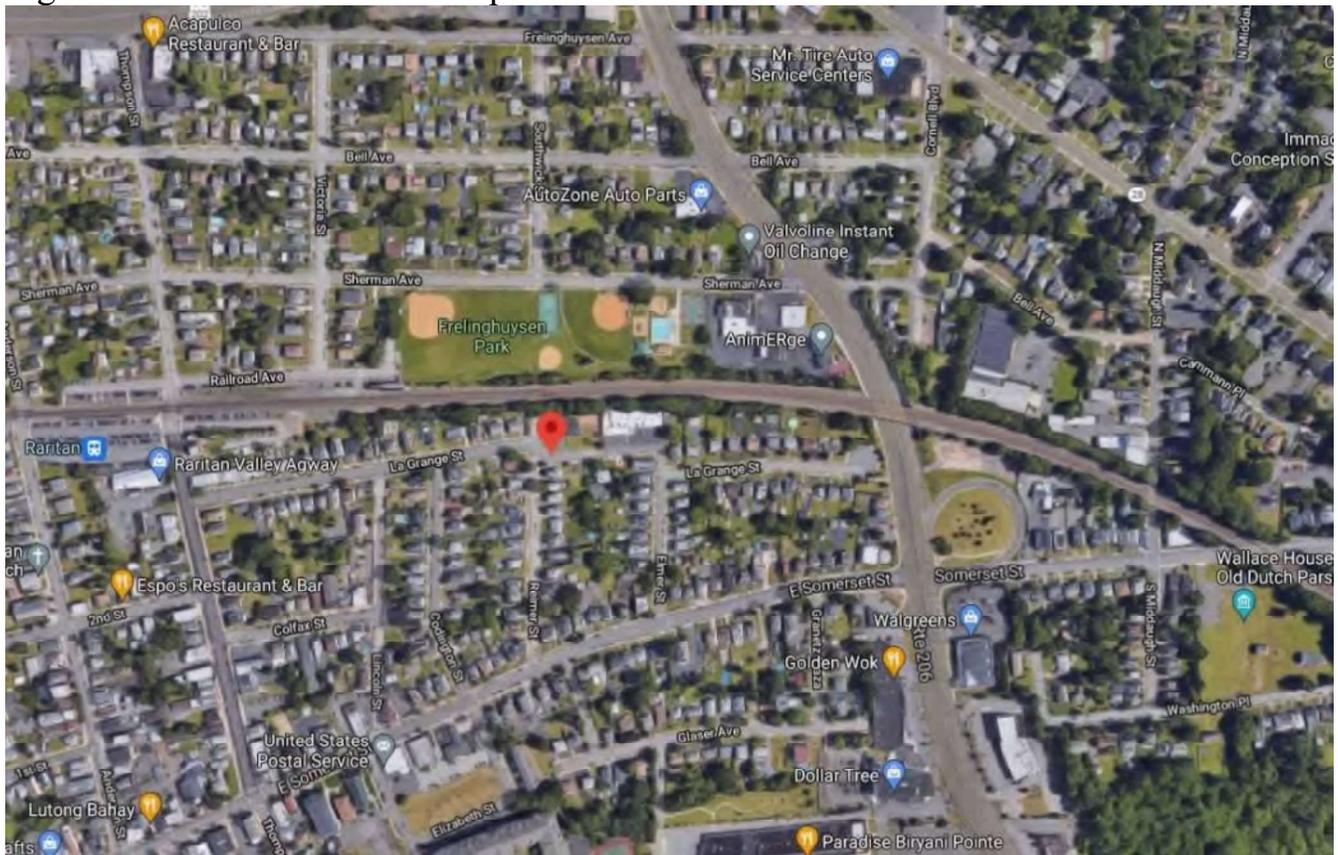


Figure 2 – Aerial Photo

Google Maps La Grange St

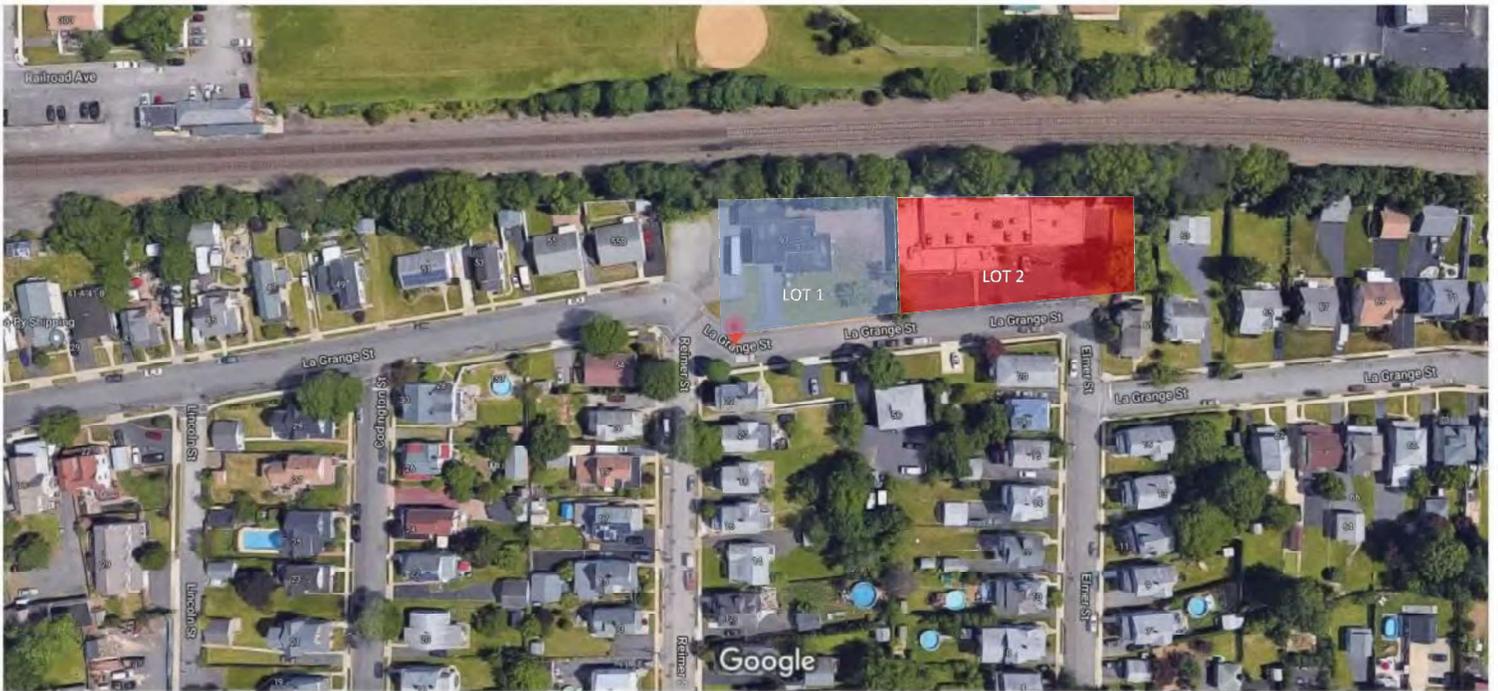
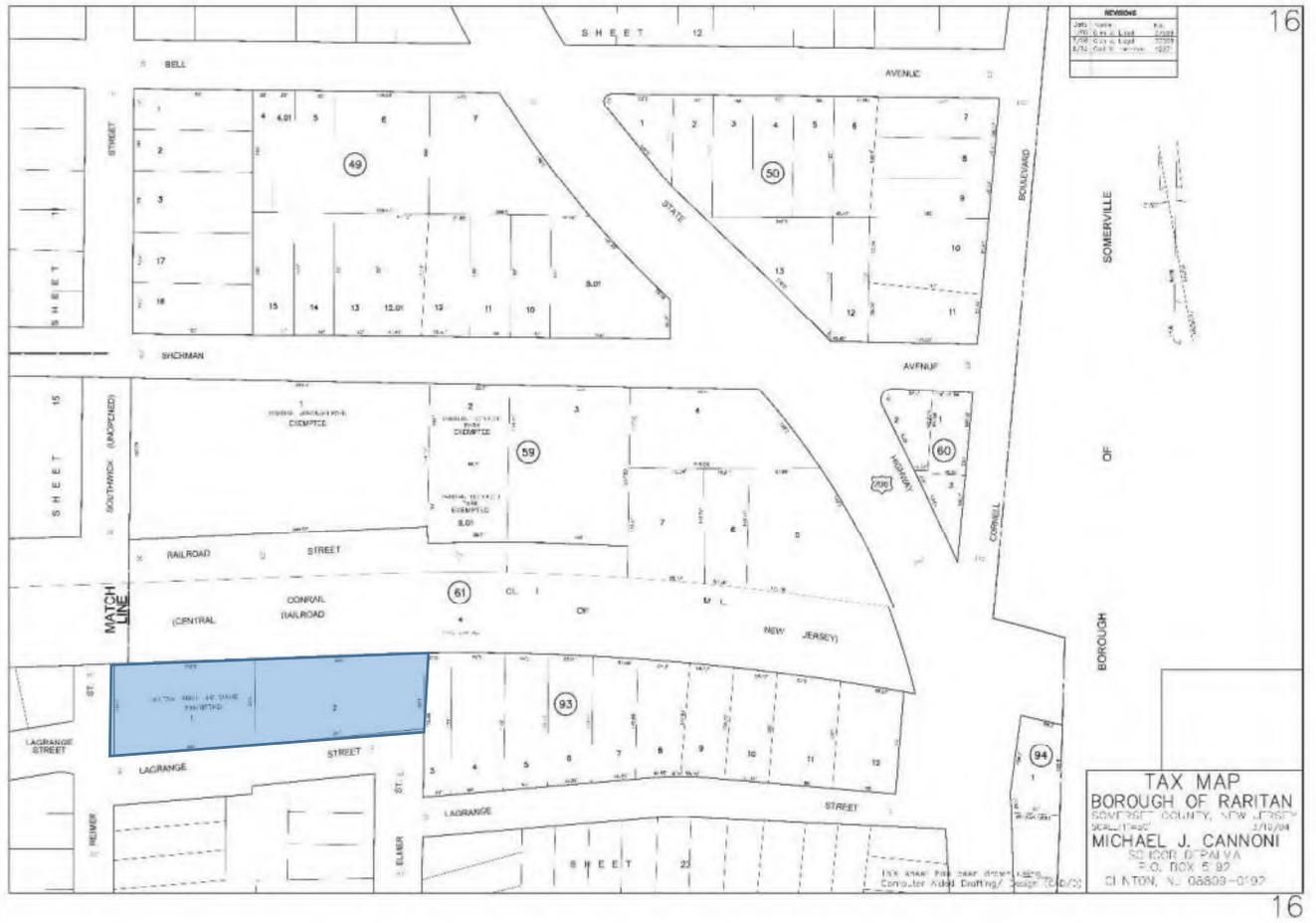


Figure 3 – Tax Map



II. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The LaGrange Street Redevelopment Plan is intended to provide a framework of regulations for the development of vacant and underutilized lands for the creation of multi-family housing on LaGrange Street and is guided by the following goals and objectives:

1. Provide a cohesive design for new housing that is in keeping with the character of the existing neighborhood.
2. Maintain the existing street and circulation system for the LaGrange Street Redevelopment Area that connects the existing residential neighborhood to the existing businesses along Somerset Street.
 - a. Public streets shall not create a “dead-end” or cul-de-sac.
 - b. Streets and sidewalks shall connect to the rest of the LaGrange Street, the Raritan Train Station, and amenities on Somerset Street and in the Downtown.
 - c. Pedestrian connectivity between the Redevelopment Area and Thompson Street and the Downtown shall be prioritized in the vicinity of the Redevelopment Area.
3. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support any proposed development.
 - a. Redeveloper shall be responsible for extension of public water supply to the Redevelopment Area subject to the requirements of the water supply authority.
4. Create small lots for better maintenance of the lots and usage of the lots.

III. LAND USE AND DEVELOPMENT REGULATIONS

For the purposes of this plan, we will refer to the standards in the Section 207 of the Borough's Code - Land Use and Development - related to residential and multi-family uses.

IV. APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND DEVELOPMENT ORDINANCE

The use, bulk, design and performance standards of this Redevelopment Plan shall supersede the zoning provisions of the Borough of Raritan Development Ordinance for Block 59 and 57 for LaGrange Street Lot 1 and 2. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Development Ordinance shall apply to the redevelopment area as permitted by N.J.S.A. 40A:12A-7. A (2).

V. REDEVELOPMENT REGULATIONS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be substantially consistent with the exhibits entitled “Illustrative Plan: Multi-family Dwellings” and “Architectural Concept: Multi-Family Dwellings” included as part of this Redevelopment Plan. Variances may not be granted from “Use Regulations” or “Area, Yard, Coverage and Other Requirements”. However, variances or design exceptions may be granted from standards contained in the remaining sections, herein, or within the Borough’s Land Development Ordinance. Consideration of variances shall be undertaken pursuant to requirements found at N.J.S.A. 40:12DA-5.C of the New Jersey Municipal Land Use Law. Consideration of exceptions shall be undertaken pursuant to requirements found at N.J.S.A. 40:12A-5. Consideration of submission waivers shall be undertaken pursuant to N.J.S.A. 40:12A-5.

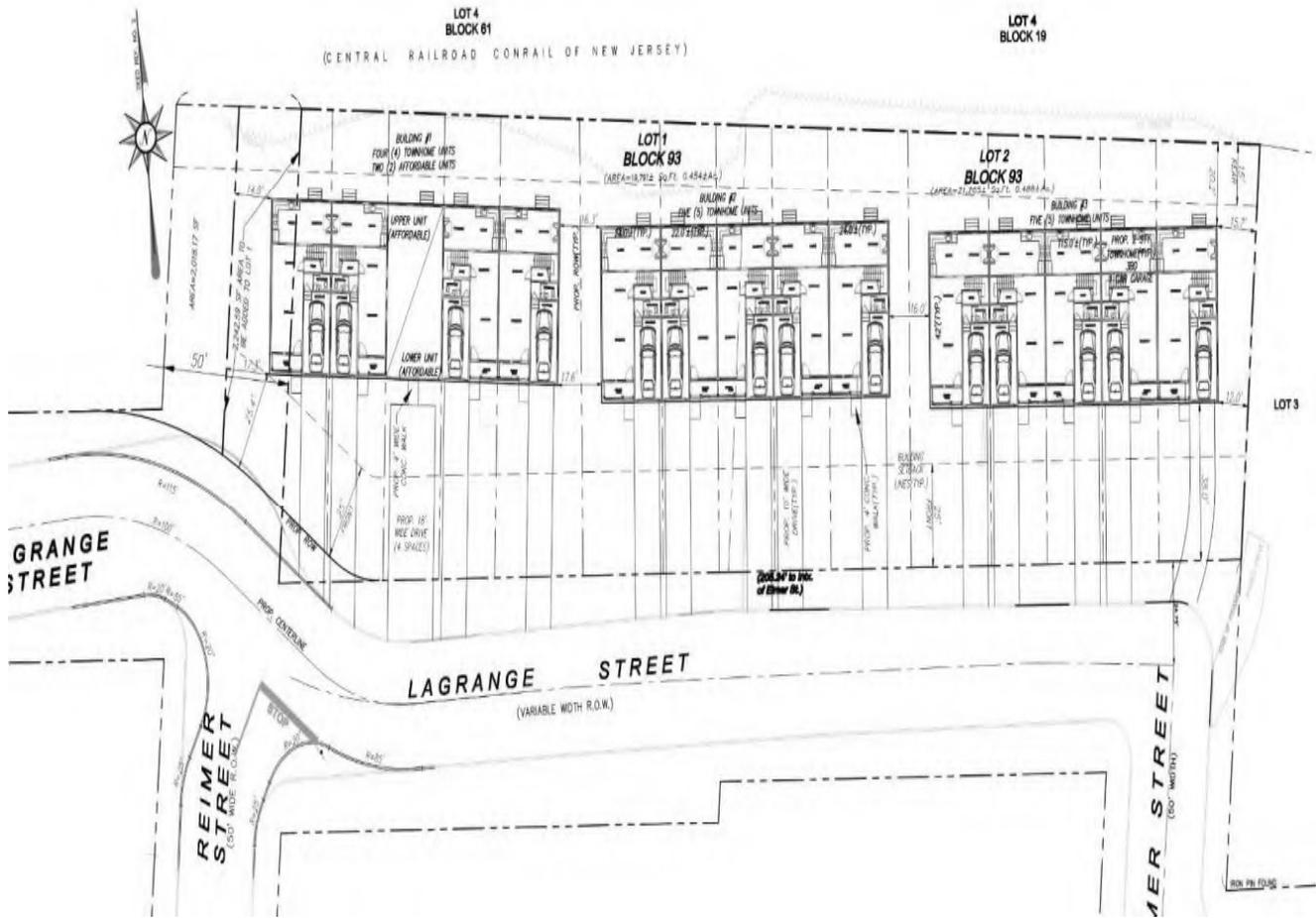


Figure 4 – Illustrative Plan

59 LA GRANGE STREET, RARITAN, NJ

ARCHITECTURAL PLANS & ELEVATIONS

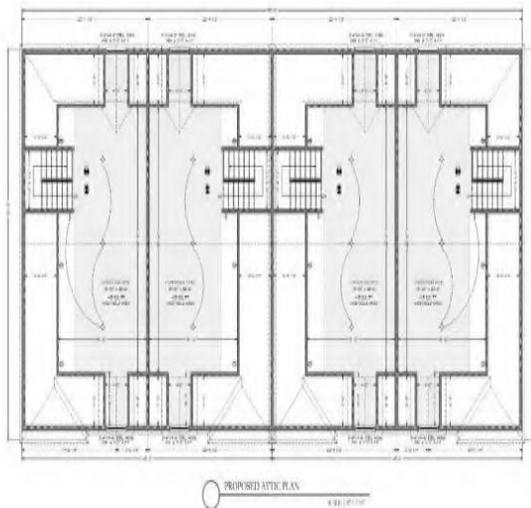
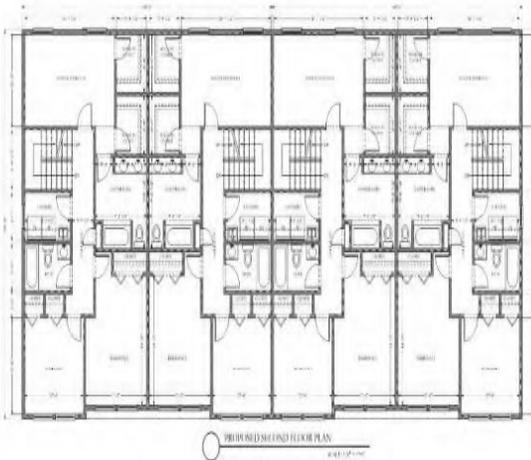
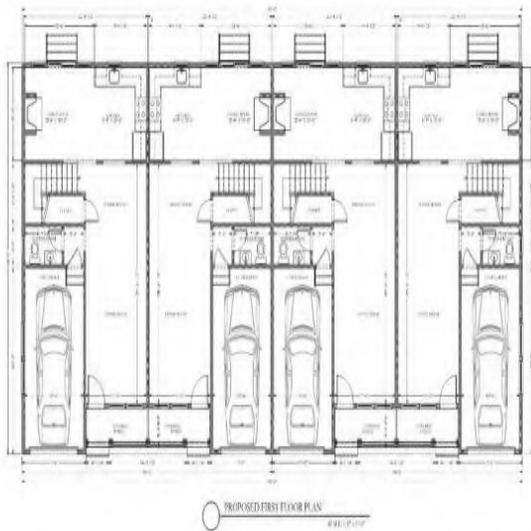


Figure 5 – Elevation Plan

Use Regulations

Definitions

All terms used herein shall have the same meaning as defined in the Borough of Raritan of Zoning and Land Use Ordinance unless otherwise specified in this redevelopment plan.

Waivers

Variation from the requirements set forth in this redevelopment plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

Permitted Principal Uses

No lot within the redevelopment area shall be used and no structure shall be erected, altered or occupied for any purpose except for the following permitted principal uses:

1. Townhouses.

Accessory Uses and Structures Permitted

Any of the following accessory uses and structures shall be permitted in the redevelopment area when used in conjunction with a permitted principal use:

1. Off-street parking.
2. Fences, walls and street furniture.
3. Essential services.
4. Accessory uses on the same lot and customarily incidental to a principal use.

Design Standards

Except as otherwise modified, the following area, yard, and coverage standards contained herein shall apply to all development in the Lagrange Street Redevelopment Area. Throughout this Redevelopment Plan, the term “tract” shall mean the entirety of the Redevelopment Area including all lots and public street rights-of-way, presently existing or to be created, within the Redevelopment Area. The following performance and design standards shall be used in all development within the LaGrange Street Redevelopment Area. “Shall” is mandatory and “should” is permissive. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at NSA 40:55D-51.

General

1. Neighborhood Design. Any plan for the Redevelopment Area shall be generally consistent with the exhibit contained herein, entitled “Illustrative Plan: Multi-Family” by Amertech Engineering, Inc., in terms of layout, arrangement, scale and intensity.
2. Building Design. Architecture of buildings within the redevelopment area shall be substantially consistent with the exhibit contained herein entitled “Architectural Concept: Multi-Family” by Amertech Engineering, Inc.
3. All units will be established for individual sale per N.J.A.C 46:8 B-8, et.al.
4. All townhouse units will be arranged to face LaGrange Street.
5. Roofs should be either gable or hip; dormers are encouraged. Flat roofs are not permitted.
6. Individual units should include a basement, which is defined in Section 207-7 “BASEMENT”:
“For purposes of this chapter, with reference to occupancy or use and to regulate the height and bulk of buildings, the portion of a building in which the ceiling averages less than four feet above the finished grade where such grade meets the outside walls of the building, which shall not be considered a story and habitable.”

7. Parking. A minimum of two off-street parking spaces shall be provided for the residents of each townhouse unit. Such parking spaces shall be provided on the lot of the townhouse unit and may include one space in the garage and one space in the driveway. Additional visitor parking may be provided on LaGrange Street according to Borough on-street parking regulations.

Townhouse Bulk Standards

The Redevelopment Area district regulations LaGrange are as follows:

Lot Area	2,200 sf
Front Yard Setback	25 ft.
Side Yard Setback	8 ft.
Rear Yard Setback	15 ft.
Combined Side Yard Setback	20 ft.
Height	2½ story / 35 ft.
Lot Coverage	65%

In the event of a conflict between the foregoing and Figure 4 attached hereto, the standard set forth in Figure 4 shall control.

Porches

Each townhouse will have a covered front porch defining the entry, which may be located within the required front yard. The entry porch should be at least four feet deep and about five feet wide. The porch roof must complement the roof style of the main structure.

Garages

Each townhouse will have at least a single-car garage at the front or rear of the property. Garages are to be designed to complement the scale and style of the residential unit including elements such as siding, roof, windows and color. The two condominium style affordable housing units will not have garages.

Fences and Hedges

Front yard fences and fences at corners will be no higher than three feet and be of an open type design such as vertical rails or pickets. Front porch railings and front yard fences should be of complementary materials and design details and painted to be compatible with the house. Fences separating properties will be no higher than five feet and may be solid in design. Fences along the alley cart way shall be no taller than three feet high if solid or five feet if open to maintain a pleasant pedestrian environment along the alley. Chain link fences are prohibited in all cases. Hedges are to be maintained at the same height as fences.

Street Trees

All street frontages should be planted with street trees of medium size such as Hedge Maple (Acer campestre), Trident Maple (Acer buergeranum), Green Ash (Fraxinus caroliniana), etc. at an average spacing of 30 to 50 feet.

Vehicular Circulation and Parking

1. Parking for Residential Uses: The standards of the New Jersey Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-1 et seq.) shall apply.
2. Required spaces shall be located off-street.
3. Parking area design shall comply with the Borough of Raritan Land Development Regulations.

4. Electric Vehicle Supply Equipment (E.V.S.E.) or make-ready spaces must be provided in accordance with P.L. 2021, c. 171, specifically referencing the amended Municipal Land Use Law, C.40:55D-66.20 “Certain Multiple Family Dwellings, Preliminary Site Plan Approval”, as required.

Lighting

In addition to the requirements of §207-66 (Residential Lighting Standards) of the Land Use Development Ordinance, the following specific requirements pertaining to development within the LaGrange Street Redevelopment Area:

- (a) Lighting shall be provided for nonresidential uses during the hours between sunset and sunrise to ensure the safe movement of persons and vehicles when the facility is in use and for security purposes when the facility is not in use.
- (b) Lighting levels, colors and fixture types shall be consistent throughout the site and shall complement the architectural theme and landscaping of the site.
- (c) All outdoor lighting fixtures shall be designed and directed so as to prevent direct light from shining onto the property of any neighbor or onto any public street or sidewalk.

Maintenance of Building Premises

Maintenance of Building Premises should be done in accordance of §217-11 of the Borough’s Land Development Code.

- A. Premises and yards where commercial and residential buildings are located shall be kept free of litter and waste materials. Litter from said buildings must not be left outside unless the receptacles or waste materials are in an enclosure which will prevent said materials from being blow over property on which said building is located. Empty soft drink and milk cases, large and small cardboard cartons and other discarded materials not in receptacles or enclosures must be removed daily from commercial premises.
- B. It is unlawful for any residential or commercial property owner to permit open or overflowing waste disposal bins on his or her property.

Stormwater Management

1. The stormwater management design for all residential and nonresidential development shall be in conformance with the Stormwater Management Rules (N.J.A.C. 7:8) of the State of New Jersey and the New Jersey Stormwater Best Management Practices Manual published by the NJDEP dated April 2004 and amended thereafter. These rules set forth the required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new (proposed) development. The design and performance standards for new development include groundwater recharge, runoff quantity controls, runoff quality controls and Category One buffers. Details of the performance standards can be found in Subchapter 5 of the Stormwater Management Rules.

Provisions Related To Off-Site Improvements

The approving authority may require an applicant, as a condition for approval of a subdivision or site plan, to pay his pro rata share of the cost of providing only reasonable and necessary street improvements and water, sewerage and drainage facilities, and easements therefor, located outside the property limits of the subdivision or development that are necessitated or required by construction or improvements within such subdivision or development. "Necessary improvements" are those clearly, directly and substantially related to the development in question. The approving authority shall base its determinations regarding proportionate or pro rata shares to be

paid by an applicant on the circulation and comprehensive utility service plans pursuant to the Municipal Land Use Law.

Provisions Related To State and Federal Regulations

Certain redevelopment activities proposed in this plan may be subject to state and federal standards, regulations and permit requirements including but not limited to post-remediation requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits.

Relationship to Other Plans

Borough of Raritan Master Plan

On November 29, 2017 the Borough adopted a Master Plan Reexamination Report that supported the goals, objectives and recommendations. That plan proposed many general policies which, together, form a statement which serves as a guide for the Borough's future. The general policies are then defined by goals which support the policies and then each planning goal is further defined by several objectives which will implement the specific planning goals.

At the time the 2003 Master Plan was drafted, the study area properties were located in an M-1 zone, which the Master Plan recommended rezoning to R-4; specifically, the corner of LaGrange Street and Elmer Street. While the Master Plan does not call out other specifications to this particular zoning district, it does note the Borough's overall goals for Land Use, the following of which are relevant to the study area parcels:

Land Use Goals

1. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, enhances remaining industrial areas, increases parks and open space, protects environmentally sensitive natural features, accommodates community facilities and facilitates local/regional circulation.
 2. Preserve and enhance the residential character of the Borough by protecting established neighborhoods, maintaining a balance of housing choices, providing for compatible infill housing and planning for appropriate residential development in targeted redevelopment areas where land uses are in transition.
 3. Encourage appropriate redevelopment in transitional focus areas that will return underutilized land to productive use, improve quality of life, enhance community character, create new employment opportunities and strengthen the municipal tax base.
 4. Continue the revitalization of the Central Business District as a mixed-use destination and support other commercial districts through selective redevelopment, compatible infill development, infrastructure improvements, updated zoning, public/private partnership and increased regional cooperation.
- Recommendations from the Master Plan:

- Residential Districts:

Monitor the potential for intrusion of non-residential uses in Low and Medium Density Residential Districts.

Somerset County Master Plan

1. Respond to the changing needs of the County’s population by encouraging a broad range of housing types at all levels of affordability Planning Objectives
2. Create healthy, attractive, walkable neighborhoods with proximity and access to jobs, cultural and recreational amenities, services and transportation choices Planning Objectives
3. Align housing policies and strategies with the principles of regional and local smart growth and sustainability
4. Maximize the dynamic relationship between housing supply, quality of life and the strength of the economy
5. Support efforts to advance the Federal and State Fair Housing Acts and “Affirmatively Furthering Fair Housing” requirements
6. Enable informed housing policy, regulatory and investment decision-making

Housing Plan Element - C. 52:27D-310 (addendum to C. 40:55D-28b(3)) The Housing Plan Element describes available housing types and strategies to achieve present and prospective housing needs. This element should: inventory the existing housing stock; analyze local demographics and existing and future employment; project housing needs for six-years; determine present and prospective needs for low and moderate -income affordable housing; and identify locations for affordable housing.

Per the Fair Share Plan, Raritan Borough, Somerset County, dated February 9, 2022, as adopted by the Planning Board and endorsed by Mayor and Council, two (2) affordable units shall be included within this development.