

# LAW OFFICES OF STEPHEN P. SINISI, ESQ., LLC

ATTORNEYS & COUNSELORS AT LAW

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STEPHEN P. SINISI

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ROBERT L. FALKENSTERN (NJ, NY & USPTO)

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Two Sears Drive, 2<sup>nd</sup> Fl.  
Post Office Box 1458  
Paramus, New Jersey 07653-1458  
(201) 599-1600  
Fax (201) 599-1616  
firm@sinisilaw.com

OF COUNSEL

VANESSA S. FALKENSTERN

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August 11, 2025

**Via Email ([lgara@raritan-nj.org](mailto:lgara@raritan-nj.org)) & UPS Overnight**

Lou Gara, Interim Board Secretary  
Combined Land Use Board, as Zoning Board  
Borough of Raritan  
22 First Street  
Raritan, NJ, 08869

**Re: IAAT Services LLC (“Applicant”)  
605 U.S. 202, Raritan, NJ; Block 34 , Lots 8 & 8.01  
Development Application: Proposed Double-Sided Digital Multi-Message  
Billboard**

Dear Chairman and Zoning Board Members:

Please be advised that we serve as development counsel for IAAT Services LLC (“Applicant”) in connection with its proposed development. Applicant seeks use and height variance approval, together with preliminary and final minor site plan approval with related bulk variance relief to construct and operate a double-sided digital multi-message billboard at the above entitled property. To the foregoing end, we respectfully submit the following:

- 1) Our client’s completed W-9 and application fees, as follows:
  - a) Use Variance Fee - \$250.00;
  - b) Other Variance Fee - \$75.00;
  - c) Prelim., Nonresidential Site Plan Fee - \$500.00;
  - d) Final, Nonresidential Site Plan Fee - \$125.00;
  - e) Escrow Fee- \$2,850.00 (all application fees above x 3)
- 2) 3 sets of the “Planning Board Application and Minor Site Plan Checklist” and supporting documents;
- 3) 3 sets of the Applicant’s “Sign Permit Application”;
- 4) 3 sets of the NJDOT Permit dated 12/26/24, together with an updated list of active permits in 2025;

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- 5) 3 sets of colorized renderings entitled "605 US 202, Raritan, NJ" prepared by Kevin Ross Design, LLC and dated 7/29/25;
- 6) 3 sets of the survey entitled "Boundary & Topographic Survey" prepared by Gary V. Marmo, PLS of David A. Stires Associates, LLC, consisting of 1 sheet and revised 6/18/25;
- 7) 3 sets of site plans entitled "Preliminary and Final Minor Site Plan & Use Variance Drawings" prepared by Ryan McDermot of Dynamic Headquarters, consisting of 3 pages dated 6/30/25; and
- 8) 3 sets of a report entitled "Traffic Safety Impacts" prepared by Hal Simoff, PE, PP of Simoff Engineering Associates, Inc. dated 8/8/25.

Kindly inform our office when the Board and/or its staff has issued its "completeness" determination and assigned a date for the hearing, in order to enable the Applicant to satisfy its formal notice requirements for this application and provide you with the additional sets of plans/materials to the Board's professionals.

Naturally, should you require additional information or documentation, please do not hesitate to contact me and we shall endeavor to promptly address your request.

As always, thank you for your assistance.

Very truly yours,

LAW OFFICES OF  
STEPHEN P. SINISI, ESQ., LLC

By: /s/ Stephen P. Sinisi  
Stephen P. Sinisi, Esq.

SPS:ld  
Enclosures  
Cc via email: 101 Second Ave, LLC, Property Owner  
Client and Project Team

# Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

**Please print or type**

Name (See Specific Instructions on page 2.) \_\_\_\_\_

Business name, if different from above. (See Specific Instructions on page 2.)  
IAAT Services LLC

Check appropriate box:  Individual/Sole proprietor     Corporation     Partnership     Other \_\_\_\_\_

Address (number, street, and apt. or suite no.)  
104 A Vance Avenue

City, state, and ZIP code  
Lanette NJ 08879

Requester's name and address (optional) \_\_\_\_\_

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 2.

**Note:** If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Social security number: 

--	--	--	--	--	--	--	--	--	--

or

Employer identification number: 

3	1	8	2	1	9	2	0
---	---	---	---	---	---	---	---

List account number(s) here (optional) \_\_\_\_\_

**Part II For U.S. Payees Exempt from Backup Withholding** (See the Instructions on page 2.)

**Part III Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here    Signature of U.S. person    [Signature]    Date    4/21/25

**Purpose of Form**

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

**Use Form W-9 only if you are a U.S. person** (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

If you are a foreign person, use the appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Corporations.

**Note:** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**What is backup withholding?** Persons making certain payments to you must withhold and pay to the IRS 31% of such payments under certain conditions. This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

If you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return, payments you receive will not be subject to backup withholding. Payments you receive will be subject to backup withholding if:

- You do not furnish your TIN to the requester, or
- You do not certify your TIN when required (see the Part III instructions on page 2 for details), or
- The IRS tells the requester that you furnished an incorrect TIN, or
- The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

- You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the Part II instructions and the separate Instructions for the Requester of Form W-9.

**Penalties**

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willingly falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of Federal Law, the requester may be subject to civil and criminal penalties.

IAAT SERVICES LLC 10-24  
104 A VANCE AVE  
LAVALLETTTE NJ 08735

169  
55-136/312  
861

8/6/2025  
Date

Pay to the Order of Borough of Paritan \$ 250<sup>00</sup>  
Two Hundred - Fifty & 00/100 Dollars

**TD Bank**  
America's Most Convenient Bank®  
*Use business application fees*

For 605 US 202, Paritan, NJ Alvado RP

⑆031201360⑆ 4432070087⑈ 0169

Harland Clarke

TD Bank, N.A.

IAAT SERVICES LLC 10-24  
104 A VANCE AVE  
LAVALLETTTE NJ 08735

170  
55-136/312  
861

8/6/2025  
Date

Pay to the Order of Borough of Paritan \$ 75<sup>00</sup>  
Seventy - Five & 00/100 Dollars

**TD Bank**  
America's Most Convenient Bank®  
*other business fees*

For 605 US 202, Paritan, NJ Alvado RP

⑆031201360⑆ 4432070087⑈ 0170

Harland Clarke

TD Bank, N.A.

IAAT SERVICES LLC 10-24  
104 A VANCE AVE  
LAVALLETTTE NJ 08735

171  
55-136/312  
861

8/6/2025  
Date

Pay to the Order of Borough of Paritan \$ 500<sup>00</sup>  
Five Hundred & 00/100 Dollars

**TD Bank**  
America's Most Convenient Bank®  
*Preliminary Non Residential Site Plan Fee*

For 605 US 202, Paritan, NJ Alvado RP

⑆031201360⑆ 4432070087⑈ 0171

Harland Clarke

TD Bank, N.A.

IAAT SERVICES LLC 10-24  
104 A VANCE AVE  
LAVALLETT NJ 08735

172  
55-136/312  
861

8/6/2025  
Date

Pay to the Order of Borough of Linton \$ 125<sup>00</sup>  
One Hundred - Twenty Five & 00/100 Dollars



America's Most Convenient Bank®

For Airplane 605 US 202, Linton Alvarez MP

⑆03⑆120⑆360⑆4432070087⑆0172

Harland Clarke

TD Bank, N.A.

IAAT SERVICES LLC 10-24  
104 A VANCE AVE  
LAVALLETT NJ 08735

173  
55-136/312  
861

8/6/2025  
Date

Pay to the Order of Borough of Linton \$ 2,850<sup>00</sup>  
Two Thousand Eight Hundred - Fifty & 00/100 Dollars



America's Most Convenient Bank®

For 605 US 202, Linton Alvarez MP

⑆03⑆120⑆360⑆4432070087⑆0173

Harland Clarke

TD Bank, N.A.

BOROUGH OF HAMILTON 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: #10 Date Received: \_\_\_\_\_  
 Block: 34 Fee Received: \_\_\_\_\_  
 Lot(s): 8 & 8.01 Board of Adjustment No.: \_\_\_\_\_  
 Zone: B-3 Planning Board No.: \_\_\_\_\_  
 Street: 605 U.S. 202 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:

- Record Title Owner 101 Second Ave, LLC  
 Address 52 Millburn Ave., Springfield, NJ 07081-1015
- Applicant Isabel Amado  
 Address 104A Vance Ave., Lavallette NJ 08735
- Date of purchase Applicant is tenant. Owner aquired property on/about 5/19/21; see title excerpt attached as rider
- Current (or last) use Commercial strip mall
- Size of parcel(s) 33,085 SF Size of building 5,759 SF (existing)  
 Total square feet (in all floors) \_\_\_\_\_
- Number of new lots (including remainder) n/a

	PROVIDED	REQUIREMENT OF ZONE	
		B-3	R-4
7. Percentage of lot occupied by building	<u>17.4%</u>	<u>N/A</u>	<u>N/A</u>
8. Height of building	<u>62 FT (billboard)</u>	<u>30 FT</u>	<u>35 FT</u>
9. Area of lot	<u>33,085 SF</u>	<u>14,000 SF</u>	<u>9,000 SF</u>
10. Setback from front of property line	<u>5.0 FT</u>	<u>50 FT</u>	<u>25 FT</u>
11. Setback from left side line	<u>14.1 FT</u>	<u>5 FT</u>	<u>8 FT</u>
12. Setback from rear property line	<u>56.6 FT</u>	<u>20 FT</u>	<u>35 FT</u>
13. Percentage of impervious lot coverage	<u>77.2%</u>	<u>75.0%</u>	<u>30.0%</u>
14. Has there been any previous appeal involving these premises?	<u>Not to Applicant's knowledge</u>		
15. If so, state character of appeal and date of disposition:	<u>see attached rider for prior resolutions</u>		
16. Other contiguous lots owned by applicant or owner:	<u>No</u>		
Block(s) _____ Lot(s) _____			
17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?	<u>Not to Applicant's knowledge</u>		
18. Taxes paid to date.	<u>see attached rider</u>		

Signature of Tax Collector

Isabel Amado  
 Date of Submission 7/31/25

Isabel Amado  
 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

<input type="checkbox"/>	"a" appeal	
<input type="checkbox"/>	"b" appeal (interpretation)	
<input checked="" type="checkbox"/>	"c" variance appeal	<u>§207-108.F, Attachment 1, §207-116.F, Attachment 1</u>
<input checked="" type="checkbox"/>	"d" variance appeal	<u>§207-116.A, §207-108.A, §207 - Attachment 1</u>
<input type="checkbox"/>	Other	

REQUEST FOR "C" VARIANCE INFORMATION

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

see Planner's rider attached re: variance justifications

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

see Planner's rider attached re: variance justifications

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.

see Planner's rider attached re: variance justifications

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

see Planner's rider attached re: variance justifications

6. State other pertinent facts which support the request.

see Planner's rider attached re: variance justifications

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

## **Rider to Application**

Owner's Consent/Inspection Permission

**OWNER'S CONSENT FOR PROPERTY INSPECTION AND FILING OF LAND USE  
DEVELOPMENT APPLICATION**

TO WHOM IT MAY CONCERN:

I, Shane Wierks, Managing Member of 101 Second Ave, LLC, am the legal owner of the property located at 605 U.S. 202, Raritan, NJ; Block 34 , Lots 8 & 8.01.

I hereby grant permission and provide my full consent to IAAT Services LLC to do the following in relation to the property listed above:

- 1) Submit a Land Use Development Application to the appropriate municipal, county, or regional authority;
- 2) Undertake Site Inspections of the property by the relevant Raritan planning, engineering, or inspection officials, including physical access for site visits, photographs, and any required assessments related to the application; and
- 3) Receive Notices related to the application, including but not limited to requests for additional information, public hearing notices, and final decisions.

This consent is valid for the duration of the application process and any related proceedings unless revoked in writing.

I certify that I am authorized to give this consent and that all information provided herein is true and correct.

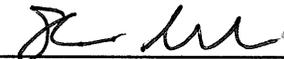
**Owner Information:**

Full Name: 101 Second Ave, LLC, Attn: Shane Wierks, Managing Member

Mailing Address: 52 Millburn Ave., Springfield, NJ 07081-1015

Phone Number: 908-581-7781

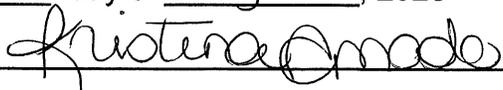
Email Address: sw@smregroup.com

Signature of Owner: 

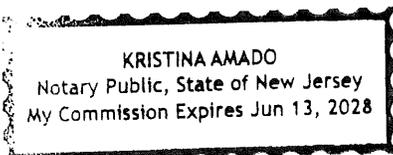
Date: 8/4/25

Sworn to and subscribed before me this

4<sup>th</sup> day of August, 2025



Notary Public



## **Rider to Application**

Planner's Variance Justifications

## **RIDER TO APPLICATION**

### REQUEST FOR “C” VARIANCE INFORMATION

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

All “c” relief relates to existing conditions on a developed site. The existing lot coverage is nonconforming at 77.2% where the maximum permitted is 75%. The proposed billboard will increase the lot coverage by a mere 18 square feet, which is still 77.2% lot coverage. Therefore, the existing lot coverage and proposed lot coverage are virtually the same.

The proposed billboard will have a front setback of 5 feet, where a minimum of 50 feet is required in the B-3 zone. The existing building has a front setback of 50 feet. The billboard is positioned to avoid conflict with the building and the parking lot, such that there is no change to the building or site circulation.

Whereby relief relates to the land and the structures lawfully existing thereon, there is a basis for hardship relief. Strict or literal application of the ordinance would impose practical difficulties upon the applicant, such as relocating the building or altering the parking lot.

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

As noted, the “c” relief relates to the physical characteristic of the land. The proposal is essentially a retrofit of a developed site. The applicant is working with the land “as is”. Thus, the developed nature of the site is the exceptional circumstance.

### REQUEST FOR “D” VARIANCE INFORMATION

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

The application seeks the following “d” relief pursuant to N.J.S.A. 40:55D-70:

- d(1) use relief for a digital billboard, which is not permitted in the B-3 or R-4 zone
- d(1) use relief for dual use (two principal uses on one lot), retail + digital billboard
- d(2) relief for expansion of a nonconforming use – existing retail in the R-4 zone
- d(6) height relief for the billboard (62 feet) where the maximum permitted building height is 35 feet in the R-4 zone, and 30 feet in the B-3 zone.

The application includes a rider with previous land use decisions on the site.

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

The site is particularly suited for the use by virtue of its context and condition. Contextually, the site is located in a nonresidential zone along a highway, which is well-suited for a use that is intended to serve the motoring public. Condition-wise, as noted above, the existing site can accommodate the billboard without alteration of the building or grounds, and without any interference to site circulation or operations. The site is also particularly suited for the use because NJDOT has determined this is a “permitted location” in accordance with the State’s outdoor advertising regulations and has issued a permit.

The application will advance purposes of the land use law at N.J.S.A. 40:55D-2 especially purpose (a), the promotion of the general welfare, with a use that provides a form of communication and constitutional free speech; purpose (g) the provision for a variety of uses in appropriate locations according to the needs of all New Jersey citizens, including businesses that rely upon this land use for advertising; and purpose (m) efficient use land with retrofit of a developed site.

6. *State other pertinent facts which support the request.*

Relief can be granted without substantial detriment to the public and without substantial impairment to the zone plan. The applicant will provide testimony and evidence that address potentially negative impacts such as safety, brightness, and visual impact. The site is in a nonresidential zone and the immediately adjacent land uses are zoned nonresidential. Relief relates to a distinct site that meets the specific separation and safety requirements of the NJDOT. Relief if granted does not apply to the zone as a whole, and is therefore not tantamount to a rezone. The use promotes economic development, which is a goal and objective of the Master Plan.

# **Rider to Application**

Proposed Public Notice

**PUBLIC NOTICE OF HEARING**  
**RARITAN MUNICIPAL COMBINED LAND USE BOARD, AS THE**  
**BOARD OF ADJUSTMENT**  
**BOROUGH OF RARITAN**

**PLEASE TAKE NOTICE** that a public hearing of the Raritan Municipal Combined Land Use Board, sitting as the Board of Adjustment will be held in person on **Wednesday, \_\_\_\_\_, 2025 at 6:30 p.m.** at the Raritan Municipal Building/Borough Hall, 22 First Street, Raritan, NJ, 08869. The undersigned, attorneys for **IAAT Services LLC** (“Applicant”), shall appear to present a proposed development application seeking use variance approval, together with preliminary and final site plan approval with related variance relief to construct and operate a double-sided digital multi-message billboard, as shown on the plans filed with the application materials.

The premises/project location is known as 605 U.S. 202, Raritan, New Jersey, also known as Block 34, Lots 8 & 8.01 on the Tax Assessment Map of the Borough of Raritan. The property is located in the B-3 (Highway Business Zone) and R-4 (Medium high Density Residential Zone) Zones.

The Applicant is seeking preliminary and final minor site plan approval, as well as the following specific variance(s), waiver(s), exception(s) and/or continuation/confirmation of pre-existing non-conformities from the Raritan Zoning and Site Plan Ordinances, respectively as follows:

1. Section 207-116.A & 207-108.A.: Permitted Uses: digital billboards are not permitted in the B-3 and R-4 Zones; a double-sided digital multi-message billboard is proposed; therefore, a ‘D-1’ use variance(s) is/are required;
2. Section 207-116.A & 207-108.A: Permitted Uses: more than one principal use is not permitted in the B-3 and R-4 zones and two (2) principal uses are proposed; a new billboard and existing retail business use; therefore, a ‘D-1’ use variance(s) is/are required;
3. Section 207-108.A. Permitted Uses: The existing retail business use is not permitted in the R-4 zone; the addition of a billboard will constitute an expansion of an existing nonconforming use; therefore, a ‘D-2’ use variance(s) is/are required;
4. Section 207-116.F & 207-108.F: Max. Building Height: 2 stories/30 ft. in the B-3 Zone and 2.5 stories/35 ft. in the R-4 zone are permitted/required; less than 2.5 stories exist and Applicant proposes 62 ft.; therefore, a D-6 variance is required for the proposed height;
5. Section 207-116.F & 207-108.F: Max. Impervious Coverage: 75% max. in the B-3 Zone and 30% in the R-4 Zone are permitted; 77.2 or 25,539 SF is existing and Applicant proposes 77.2 or 25,557 SF; therefore, a variance is required;
6. Section 207-116.F & 207-108.F: Min. Front Yard Setback (principal building): 50 ft. in the B-3 Zone and 25 ft in the R-4 Zone are permitted; 50.5 ft exist and Applicant proposes 5 ft.; therefore, a variance is required;

7. Section 207-116.F & 207-108.F: Min. Exterior Yard Setback (principal building): 15 ft. in the B-3 Zone and 25 ft in the R-4 Zone are permitted; 14.1 ft exist and is proposed; therefore, a continuation of the existing non-conformance is required;
8. The Applicant also seeks approval for any and all variances, waivers, exceptions, interpretations, and any other incidental relief that may be required or deemed necessary during the review and consideration of this application by the Municipal Land Use Board and its professionals or by the Applicant during the application and hearing process, including but not limited to that which may be generated by way of revised plans and submission of same.

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

This Notice is also being provided to owners of property within 200 feet of the Applicant's Property and utilities servicing the Borough of Raritan, as shown on the list provided by the Borough of Raritan.

LAW OFFICES OF  
STEPHEN P. SINISI, ESQ., LLC

Dated: \_\_\_\_\_, 2025

By: /s/ Stephen P. Sinisi, Esq

Stephen P. Sinisi, Esq.  
*Attorney for Applicant, IAAT  
Services LLC*

## **Rider to Application #3**

Title Policy Excerpt



**First American Title™**

**OWNER'S POLICY OF TITLE INSURANCE**

**SCHEDULE A**

Name and Address of Title Insurance Company:

**First American Title Insurance Company  
1 First American Way  
Santa Ana, CA 92707**

Policy No.: [REDACTED]

File No.: [REDACTED]

Address Reference: **Route 202 & Second Ave., Raritan, NJ 08869**

Amount of Insurance: [REDACTED]

Date of Policy: **June 22, 2021**

1. Name of Insured:

**Asset Preservation, Inc., as QI for 101 SECOND AVENUE LLC**

2. The estate or interest in the Land that is insured by this policy is:

**Fee Simple**

3. Title is vested in:

**101 SECOND AVE LLC, by Deed from THE ANGELONE REALTY COMPANY, dated 5/19/2021, recorded 6/22/2021, in the Somerset County Clerk/Register's Office at Book 7355 Page 1980 Instrument No. 2021038662.**

4. The Land referred to in this policy is described as follows: **See LEGAL DESCRIPTION attached hereto.**

Joseph Ciambro  
Authorized Officer or Agent

**First American Title Insurance Company**

Dennis J. Gámore, President

Greg L. Smith, Secretary

*Issued by*  
**Town Title Agency, LLC**  
East 40 Midland Ave.  
Paramus, NJ 07652  
(201) 996-1099 Fax: (201) 996-1095



**First American Title™**

**OWNER'S POLICY OF TITLE INSURANCE**

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

Policy No. [REDACTED]

File No. [REDACTED]

Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Taxes paid through the 2<sup>nd</sup> Quarter 2021. Subsequent taxes not yet due and payable. Possible additional taxes assessed or levied under N.J.S.A. 54:4-63.1, et seq.
3. Easements or claims of easements, not shown by the public record.
4. Content of acreage of subject property is not hereby insured.
5. Subject to the imposition of municipal liens with respect to unpaid utility charges, if any.
6. The title to any lands lying in the bed of any street, road or avenue, abutting, adjoining, passing through or crossing subject property is not hereby insured.
7. Subject to easements recorded in:  
Deed Book 1675, Page 229 (Utility Easement)
8. Slope and drainage rights of the New Jersey in and to that portion of the subject property abutting or adjoining ROUTE 202. Further, the rights of New Jersey to limit or regulate access to and from the subject property via said New Jersey State Highway, pursuant to statutory requirements. Consequently, access to and from said New Jersey State Highway may be limited and a curb-cut license may be required.
9. Subject to terms and conditions as set forth in Deed Book 1256 page 653.
10. Rights or claims of parties in possession under any unrecorded lease.
11. Rights of tenants in possession under N.J.S.A. 2A:18-61.1 et seq.
12. Sub-surface conditions and/or encroachments which are not disclosed by an instrument of record.
13. This Policy does not insure against any claim resulting from the payment of, receipt of, or adjustment of sales price of the Land by reason of Homestead Tax Credits which are due or to become due.
14. Construction Mortgage executed by 101 SECOND AVE LLC, in favor of FIRST COMMERCE BANK dated 6/2/2021, recorded 6/22/2021 at Book 7355 Page 1985 Instrument No. [REDACTED] in the Office of the Somerset County Clerk/Register in the State of New Jersey securing [REDACTED]



*First American Title*<sup>™</sup>

15. Assignment of Leases and Rents executed by 101 SECOND AVE LLC, in favor of FIRST COMMERCE BANK dated 6/2/2021, recorded 6/22/2021 at Book 7355 Page 1994 Instrument No. 2021038664 in the Office of the Somerset County Clerk/Register in the State of New Jersey.
16. UCC-1 Financing Statement wherein 101 SECOND AVE LLC is the debtor and FIRST COMMERCE BANK is the secured party recorded/filed 6/22/2021 at Book 7355 Page 2001 Instrument No. 2021038665 in the Office of the Somerset County Clerk/Register in the State of New Jersey.
17. State UCC Financing Statement wherein 101 SECOND AVE LLC is the debtor and FIRST COMMERCE BANK is the secured party filed 6/24/2021 at Instrument No. 55285773 in the State of New Jersey Department of Treasury Division of Revenue & Enterprise Services.



*First American Title™*

**OWNER'S POLICY OF TITLE INSURANCE**

**LEGAL DESCRIPTION**

Policy No. [REDACTED]

File No. [REDACTED]

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Raritan, County of Somerset, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 10 Thru 14 in Block C as shown on a certain map entitled: "Raritan Water Power Co., Building Lots, Raritan, New Jersey", which map was filed in the office of the Clerk of Somerset County on 01/27/1926 as Filed Map No. 25B.

BEGINNING at a P.K. Nail set in the Southerly sideline of New Jersey State Highway Route 202, said point being the intersection of the said Southerly sideline of New Jersey State Highway Route 202 with the Westerly sideline of Second Avenue, and from said beginning point running,

1. South 6 degrees 59 minutes East a distance of 233.65 feet to an iron pipe and corner, thence,
2. North 88 degrees 06 minutes West a distance of 160.17 feet to an iron pipe and corner, thence,
3. North 02 degrees 21 minutes 16 seconds West a distance of 94.40 feet to an iron pipe and corner, thence,
4. South 82 degrees 23 minutes East a distance of 13.37 feet to an iron pipe and corner, thence,
5. North 01 degree 17 minutes East a distance of 150.00 feet to a tree in the Southerly sideline of New Jersey State Highway Route 202, thence,
6. Along same South 82 degrees 23 minutes East a distance of 120.00 feet to the point of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: SAID description is in accordance with a survey made by David A. Stires Associates, LLC, dated 3/17/21.

FOR INFORMATION PURPOSES ONLY: BEING known as Route 202 & Second Ave., Borough of Raritan, New Jersey 08869.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 8 and 8.01, Tax Block 34 on the Official Tax Map of Borough of Raritan, New Jersey.



**First American Title™**

**SURVEY ENDORSEMENT (9/10/07) [REDACTED]**

Attached to: **Owner Policy:** [REDACTED]

File No.: [REDACTED]

Exception No. 1 is removed. Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by David A. Stires Associates, LLC, dated 3/17/21, are added to Schedule B:

- (a) 10' wide PSE&G easement.
- (b) Fences over Southerly and Westerly lines.
- (c) Conc. curb over Northerly and Easterly lines.

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: June 22, 2021

Joseph Ciambrone  
Authorized Officer or Agent

**First American Title Insurance Company**

Dennis J. Galtore, President

Greg L. Smith, Secretary

*Issued by*  
**Town Title Agency, LLC**  
East 40 Midland Ave.  
Paramus, NJ 07652  
(201) 996-1099 Fax: (201) 996-1095

## **Rider to Application #15**

### Prior Resolutions of Approval:

- 1) ZBA Resolution of Approval dated 6-19-74 re: site plan and variance relief for "L" shaped building;
- 2) ZBA Resolution of Approval dated 2-16-83 re: site plan and variance to construct new building
- 3) ZBA Resolution of Approval dated 7-18-84 (amended site plan);  
and
- 4) ZBA Resolution of Approval dated 4-16-86 re: sign variance

B-34 L-8

RESOLUTION OF THE BOARD OF ADJUSTMENT OF  
THE BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY

WHEREAS, JAMES T. ANGELONE Applicant, has applied to the Board of Adjustment of the Borough of Raritan for a variance from Sections 505, 1207 B-4, 801.5, 803.20 and 1102.2 of the Zoning Ordinance of said Borough for permission to erect an "L" shaped building approximately 70' x 110' to house a number of stores on the premises known as Block 34, Lot 8 on the Tax Map of the Borough of Raritan, and

WHEREAS, a public hearing was held on said application by the Board on April 17, 1974, and

WHEREAS, numerous persons objected to the application, and

WHEREAS, the Board, after carefully considering the evidence presented to it by or on behalf of the Applicant and by or on behalf of adjoining property owners and the general public, has made the following findings of fact:

1. Applicant's proposal violates 505, "obstruction of vision at intersection" of the Ordinance; however the existing structure which will be removed has a lesser sight line so the proposed structure represents an improvement in this area.
2. Applicant falls 25' short of set back requirements; however the existing structure is also set back 25' and, therefore, there will be no change.
3. Immediately adjacent properties are also set back 25'.

4. Applicant falls 36' short of rear and sideyard requirements of 50'; however, due to the configuration and width of the subject lot, it is not possible for the 50' setback requirement to be met, and to require applicant to do so would impose an undue hardship upon him.

5. Applicant needs 51 parking spaces and has only 34. The present use now has only 8 to 10 spaces. The Board finds as a fact 34 spaces will be sufficient in this case.

6. The Planning Board has granted conditional site plan approval.

7. Applicant is willing to comply with all conditions of the Planning Board resolution.

8. While numerous neighboring home owners voiced objections to the proposal, no expert testimony was tendered in support of any of the naked opinions offered.

9. The proposed use will be attractive, improve the appearance of the subject property and be a benefit to the community as a whole; and

WHEREAS, the Board has made the following ultimate findings and conclusions based upon the foregoing findings of fact:

1. That the granting of said variance will not adversely affect the values of adjacent and nearby properties.

2. That the granting of said variance will not alter the essential character of the neighborhood.

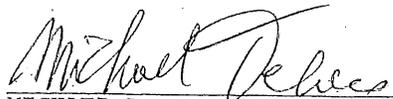
3. That the granting of said variance will promote the general health, safety and welfare.

4. That the granting of said variance will be without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Raritan.

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Raritan this 19th day of June, 1974 on the basis of the evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions, that this Board does hereby grant a variance from the provisions of Sections 505, 1207 B-4, 801.5, 803.20 and 1102.2 of the Zoning Ordinance to erect the neighborhood shopping center in an "L" shaped building approximately 70' x 110' as proposed, subject to the following conditions:

1. This Board accepts the recommendations of the Planning Board and Borough Engineer as set forth in the Planning Board Resolution and hereby incorporates said resolution and conditions as if set forth at length herein.
2. Applicant must provide and maintain an efficient commercial means of garbage disposal and comply with all Borough health codes and ordinances.
3. Required shrubbing to be installed and maintained at a height of four (4) feet, the Planning Board requirement of a lesser height being hereby rejected.
4. The parking lot will be drained, paved and lighted in accordance with the Borough Codes and approved by the Borough Engineer.
5. Neighboring residences are to be protected from glare, fumes, discharge from exhaust fans and excessive noise from heating and cooling units and other electrical or mechanical devices.
6. Curbing and sidewalks shall be constructed as per plans submitted to this Board.

7. The owner shall maintain the property and it shall be his responsibility to keep the premises clear and attractive in appearance.



MICHAEL DeCICCO, Secretary  
Raritan Board of Adjustment

RESOLUTION OF THE BOARD OF ADJUSTMENT OF  
THE BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY

WHEREAS, JAMES ANGELONE Applicant, has applied to the Board of Adjustment of the Borough of Raritan for a variance from Section R-3 of the Zoning Ordinance of said Borough for permission to construct a new building capable of housing three business uses, which building will be located partially in the R-3 Residential Zone on the premises known as Block 34, Lots 8-8A, on the Tax Map of the Borough of Raritan, and

WHEREAS, public hearings were held on said application by the Board on January 19, 1983 and February 16, 1983, and

WHEREAS, no persons objected to the application, and

WHEREAS, the Board, after carefully considering the evidence presented to it by or on behalf of the Applicant, has made the following findings of fact:

1. The said construction would expand a pre-existing non-conforming use.
2. The construction would eliminate unsightly delapidated buildings now on the site.
3. The construction would correct an existing drainage problem.
4. The construction would not create a traffic problem.

WHEREAS, the Board has made the following ultimate findings and conclusions based upon the foregoing findings of fact:

1. That the granting of said variance will not adversely affect the values of adjacent and nearby properties.
2. That the granting of said variance will not alter the essential character of the neighborhood.

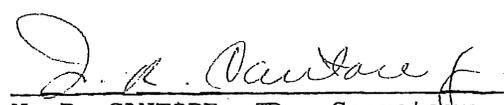
3. That the granting of said variance will promote the general health, safety and welfare.

4. That the granting of said variance will be without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Raritan.

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Raritan this 16th day of February, 1983, on the basis of the evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions, that this Board does hereby grant a variance from the provisions of Section R-3 of the Zoning Ordinance to allow construction pursuant to the site plans as amended, subject to the following conditions:

1. The Applicant agrees to comply with any recommendation made by the Borough Engineer for a buffer to be planted or constructed between the Applicant's property and the Hoy property adjacent to it.

  
Anthony Castino,  
Vice Chairman

  
N. R. CANTORE, JR., Secretary  
Raritan Board of Adjustment

RESOLUTION OF THE BOARD OF ADJUSTMENT OF  
THE BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY

WHEREAS, JAMES ANGELONE and LENA ANGELONE, Applicants, have applied to the Board of Adjustment of the Borough of Raritan for permission to amend a site plan previously approved by the Board of Adjustment by Resolution adopted February 16, 1983, on certain property known as Block 34, Lots 8 and 8A in the Borough of Raritan; and

WHEREAS, a hearing on said Application was held by the Board on July 18, 1984; and

WHEREAS, the Board, after carefully considering the evidence presented to it by or on behalf of the Applicant, and taking into consideration all comments concerning the Application made by or on behalf of the general public, has made the following findings of fact:

1. Applicant proposes changes to the previously approved site plan as follows:
  - (a) The number of parking spaces is increased from 26 to 30 so as to provide 4 additional parking spaces at the rear of the building for employee parking.
  - (b) The size of the building is being reduced to 5780 square feet. In addition, the building configuration is being changed so as to provide a better buffer as to the adjoining Hoy property.

(c) The Second Avenue entrance has been relocated on the plans and enlarged so as to aid in the flow of traffic. The greenhouse which presently exists at the rear of the property will remain, but the boiler room shown in the plans previously approved by the Board of Adjustment will be removed. In place of the boiler room, a small storage shed will be constructed.

2. The changes to the site plan as described above substantially improve the aesthetics of the proposed development and will provide a better buffer to the Hoy property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Raritan, this 18th day of July, 1984, on the basis of the evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions, that this Board does hereby approve the proposed changes as shown on the amended site plan as presented to the Board by the Applicants on July 18, 1984; and

IT IS FURTHER RESOLVED that the granting of this application is contingent upon the following:

1. The exterior lights used for illumination of the premises and parking area will be of the reflecting type shown in the plans.

2. The portable sign previously used by Applicants on the premises may continue to be used provided that it is not placed in such a manner as to obstruct the view of Route 202 for vehicles traveling on Second Avenue.

3. Appropriate screening, either manmade or natural, as approved by the Borough Engineer, shall be placed next to

the Hoy property on the west side of Applicants' property so as to provide a proper buffer.

4. The approval of the amendments to the site plan shall be subject to the review and acceptance of said changes by the Borough Engineer.

  
N. R. CANTORE, JR., Secretary  
Raritan Board of Adjustment

  
ALEXANDER F. SALERNO, Chairman

RESOLUTION OF THE BOARD OF ADJUSTMENT  
OF THE BOROUGH OF RARITAN  
SOMERSET COUNTY, NEW JERSEY

WHEREAS, Angelone Realty Company has applied to the Board of Adjustment of the Borough of Raritan for a variance from Section 42-115 B(6) (b) in Article XI of the Zoning Ordinance of said Borough for permission to place a sign on premises known as Block 34, Lot 8 on the Tax Map of the Borough of Raritan; and

WHEREAS, a public hearing was held on said application by the Board on April 16, 1986; and

WHEREAS, the Board, after carefully considering the evidence presented to it by the Applicant and taking into account that there were no objections thereto from any adjoining property members or members of the general public has made the following findings of fact:

1. The Applicant requires a bulk variance from the requirements set forth in Article XI. The sign is to be placed in such a way that it will encroach on the required setback of 50 feet from any street line/property line. The proposed placement will be 32.5 feet from State Highway 202 and 17.5 feet from Second Avenue. The applicant also requires a bulk variance from the requirements in Article XI for the required height from ground to bottom of the sign. The Applicant proposes the height to be 8 feet as opposed to the required 10 feet.

2. The placement of the sign closer to the street lines will not interfere with sight lines for a vehicle exiting Second Avenue onto State Highway 202.

The placement of the sign will not interfere with the sight line for vehicles turning off of State Highway 202 onto Second Avenue.

3. A height of 8 feet from the ground to the bottom of the sign may interfere with the sight line and a height of 10 feet with under plantings not to exceed a height of 2 feet would provide for more appropriate sight lines.

4. The proposed sign is for a shopping center which has been constructed and a parking lot which has been paved. Placing the sign the required 50 feet from the street lines would require placement in the middle of the parking lot.

5. The Applicant has represented that he will agree to make the height from the ground to the bottom of the sign 10 feet as opposed to 8 feet.

WHEREAS, the Board has made the ultimate findings and conclusions based upon the foregoing findings of fact:

1. Granting of said variance will not adversely effect the values of the adjacent nearby property.

2. That the granting of said variance will not alter the essential character of the neighborhood.

3. That the granting of said variance will promote the general health, safety and welfare.

4. That the granting of said variance will be without substantial detriment to the public good and without substantial impairment to the purpose of the Zone Plan and Zoning Ordinance of the Borough of Raritan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Raritan, this 16th day of April 1986, on the basis of the evidence adduced before it, the aforesaid findings of fact and ultimate findings and conclusions

that this Board does hereby grant Applicant a variance from the provision of Section 42-115 B(6) (b) in Article XI as set forth in the Zoning Ordinance of the Borough of Raritan; and .

IT IS FURTHER RESOLVED, that the granting of this application is contingent upon the applicant conforming to the recommendations of the Borough Engineer which directed that the distance from the ground to the bottom of the sign is to be 10 feet and that no under plantings exceed 24 inches.



ALEXANDER F. SALERNO,  
Secretary, Raritan Board of Adjustment



WARREN SALERNO,  
Chairman

# **Rider to Application #18**

Tax Certification



# BOROUGH OF RARITAN

Municipal Building  
22 First Street  
Raritan, NJ 08869-1809

Telephone: 908-231-1300  
Fax: 908-231-0810  
Website: [www.raritanboro.org](http://www.raritanboro.org)

June 4, 2025

To Whom It May Concern:

This letter is to certify that as of June 4, 2025, taxes are current on block 34 lots 8 & 8.01, 605 U.S. 202, Raritan, NJ 08869. There are no open liens on either lot.

Please let me know if you require additional information.

Sincerely,

Tori B. Cesario, CTC  
Tax Collector  
Borough of Raritan

LAND USE AND DEVELOPMENT

207 Attachment 3

**Borough of Raritan**

**Checklist 2**

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

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Name of Application Amado: Double-sided multi message digital billboard Application No. \_\_\_\_\_

Block 34 Lot 8 & 8.01 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
1.	X					
2.	X					

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.
  9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Minor site 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.
  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.
  14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.
  15. Scale, North arrow and original date, with any revision dates.
  16. Zoning district(s), including district names and zone schedule.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).	X					
4. Application fee, executed escrow agreement and appropriate review fee.	X					
5. Separate application (and fee) for any conditional use or variance with the application.	X					
6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.	X					
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.		X				
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.		X				
9. Certification that applicant is owner or authorized agent, or consent of owner to file application.	X					
<b>Minor site plans shall show or include the following:</b>						
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.	X					
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.	X					
12. Name, address and telephone number of the following:	X					
a. Professional responsible for preparing the plans.	X					
b. Owner or owners of the site.	X					
c. Subdivider or developer.	X					
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 original date, with any revision dates.	X					
16. Zoning district(s), including district names and zone schedule.	X					

LAND USE AND DEVELOPMENT

- 17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.
- 18. Preliminary building plans, conceptual floor plans and elevations.
- 19. The locations of existing streets with names, utilities, easements and their purpose, restriction with description thereof, rights-of-way, streams and natural features, wetlands or floodplains and drain ditches.
- 20. Existing contours at sufficient intervals to determine general slope and natural drainage.
- 21. Location of existing sewer lines and waterlines to serve the tract.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.	X					
18. Preliminary building plans, conceptual floor plans and elevations.		X				
19. The locations of existing streets with names, utilities, easements and their purpose, restriction with description thereof, rights-of-way, streams and natural features, wetlands or floodplains and drain ditches.	X					
20. Existing contours at sufficient intervals to determine general slope and natural drainage.	X					
21. Location of existing sewer lines and waterlines to serve the tract.	X					

RARITAN CODE

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.

