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Charles Z. Schalk 1,4
Christopher M. Corsini 1
Ellen M. Gillespie
Michael F. O'Grodnick 4
Alexander G. Fisher 1,4

Kaitlyn J. Michko
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George A. Mauro, Jr. (1933-2006)
Alan Bart Grant (1943-2015)

1. Also NY Bar
2. Also ME Bar
3. Cert. Civil Trial Atty
4. U.S. Supreme Court

August 15, 2022

Via Certified Mail

Land Use Board
Borough of Raritan
22 First Street,
Raritan, New Jersey 08869

Re: Application – Minor Subdivision
Applicant – Trading Post Realty #2, LLC
Property – Block 107, Lot 15 (28-30 Doughty Street)

Dear Members of the Board,

Please be advised that this office represents the applicant, Trading Post Realty #2, LLC, in connection with the within application for minor subdivision approval with bulk variance relief to subdivide the existing lot located at 28-30 Doughty Avenue in the Borough.

Narrative

The applicant is the current owner of Block 107, Lot 15, which for many years has housed two principal uses on one lot, notably two single-family residential units which are fully functional. Ordinance Section 207-77 requires only one principal building per lot.

The proposed use of subdividing the lot to allow for one single-family residential unit on each lot would be consistent with the use requirements of the R-4 zone, and the proposed lot sizes are generally consistent with many of the existing lot sizes in the area.

Variance Relief

The applicant has identified the following (c) bulk variances for the proposed residence which deviates from the bulk zone requirements, as follows:

| Item | Permitted/Required | Existing | Proposed (15.01/15.02) |
|-----------------------|---------------------------|-----------------|---|
| Min. Lot Area (Int.) | 7,500sf. | N/A | 5,345sf. (15.01) |
| Min. Lot Area (Ext.) | 9,000sf. | 9,080sf. | 3,735sf. (15.02) |
| Min. Lot Width (Int.) | 75ft. | N/A | 71.7sf. (15.01) |
| Min. Lot Width (Ext.) | 85ft. | 80ft. | 43.8ft. (15.02) |
| Min. SY Setback | 8ft./20ft. | 20ft./48ft. | 5.4ft/33.8ft (15.01) 5.4ft/N/A (15.02) |
| Min. RY Setback | 35ft. | 34.9ft. | 19.8ft. (15.02) |
| Max. Improvement Cov. | 30% | 25.4% | 31.8% (15.02) ¹ |

Application Documents & Checklists

Please find enclosed the following documents in support of the application:

1. Raritan Borough Development Application
2. Minor Subdivision Plan Checklist
3. Owner's Disclosure Form and Authorization
4. Property Owners Within 200ft.
5. Proof of Somerset County Planning Board Submission
6. 22 signed and sealed copies of the Minor Subdivision Plan
7. USB Drive with application documents in PDF format.
8. Proof of taxes paid.

Fees and Escrows

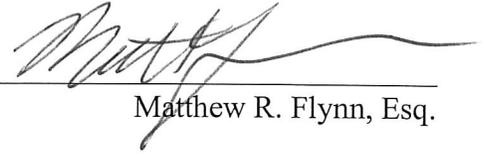
The applicant has submitted fees herein, calculated as follows:

- a. Application Fee: Minor Subdivision \$150, plus \$10/lot = \$160, plus eight bulk variances at \$75.00 each (\$600). Total application fee = \$760.00
- b. Escrow Fee: Fee calculated at 3x application fee = \$2,280.00

¹ The lot also contains pre-existing non-conformities for the front-yard setback of the two homes and the rear-yard setback for the home on Lot 15.01.

Thank you for your consideration, and please feel free to contact me with any additional questions or concerns. We look forward to hearing from you.

Very Truly Yours,



Matthew R. Flynn, Esq.

Cc: Client (via email)
David Stires, P.E.

BOROUGH OF RARETAN 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: _____ Date Received: _____
 Block: _____ Fee Received: _____
 Lot(s): _____ Board of Adjustment No.: _____
 Zone: _____ Planning Board No.: _____
 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 Trading Post Realty #2, LLC
 Address P.O. Box 544, Middlesex, N.J. 08846
2. Applicant SAME AS OWNER
 Address _____
3. Date of purchase 6-19-97
4. Current (or last) use Residential
5. Size of parcel(s) 9,080sf Size of building 2,848sf (1,400 + 1,448)
 Total square feet (in all floors) _____
6. Number of new lots (including remainder) 2

| | PROVIDED | REQUIREMENT OF ZONE <u>R-4</u> |
|--|-----------------------------|--------------------------------|
| 7. Percentage of lot occupied by building | <u>20.9% 31.8%</u> | <u>30%</u> |
| 8. Height of building | <u>2 stories</u> | <u>2.5 stories</u> |
| 9. Area of lot | <u>5,345sf 3,735sf</u> | <u>7,500sf 9,000sf</u> |
| 10. Setback from front of property line | <u>17.8ft 15.2ft</u> | <u>25ft</u> |
| 11. Setback from left side line | <u>5ft, 34ft 5ft, N/A</u> | <u>8ft 20ft</u> |
| 12. Setback from rear property line | <u>31.9ft 19.8ft</u> | <u>35ft</u> |
| 13. Percentage of impervious lot coverage | <u>see lot coverage</u> | |
| 14. Has there been any previous appeal involving these premises? | <u>N/A</u> | |
| 15. IF so, state character of appeal and date of disposition: | <u>N/A</u> | |
| 16. Other contiguous lots owned by applicant or owner: | <u>N/A</u> | |

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) | _____ |
| <u> X </u> | "c" variance appeal | <u> § 207-108(F) for listed bulk variances </u> |
| _____ | "d" variance appeal | _____ |
| _____ | Other | _____ |

REQUEST FOR "C" VARIANCE INFORMATION

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

see attached cover letter, testimony to be provided

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

see attached cover letter, testimony to be provided

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.

N/A

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

N/A

6. State other pertinent facts which support the request.

testimony to be provided

**Affidavit of Ownership Disclosures &
Owner's Authorization to File Application**

Applicant: Trading Post Realty #2, LLC
Property: Block 107, Lot 15 (28-30 Doughty Street)
Project: Minor Subdivision

I. Affidavit of Ownership Interest:

The purpose of this affidavit is to disclose the following list of stockholders owning 10% of stock or 10% interest in partnership in Trading Post Realty #2, LLC, pursuant to N.J.S.A. 40:55D-48.1.

| <u>Name</u> | <u>% Ownership</u> | <u>Address</u> |
|----------------|--------------------|-----------------------------|
| Paul Guididas | 50% | P.O. Box 544, Middlesex, NJ |
| David Guididas | 50% | P.O. Box 544, Middlesex, NJ |

II. Owner's Authorization to File Application & Site Walk Permission:

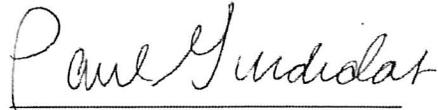
The application consists of one (1) parcel identified on the tax map as Block 107, Lot 15. The applicant's authorized member hereby consents to the filing of this application and hereby gives permission for site walk by the Board members and Board professionals.

III. Certification:

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Date:

8/19/22


Paul Guididas

LAND USE AND DEVELOPMENT

207 Attachment 2

Borough of Raritan

Checklist 1

For Determining Completeness of Application for
Minor Subdivision 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 Minor Subdivision, 28 & 30 Daughtry Ave. Application No. _____
 Block 107 Lot 15 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.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Minor subdivision 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 |
| | ✓ | | | | |
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LAND USE AND DEVELOPMENT

- 17. Boundary and acreage of original tract; number, acreage and configuration of all new lots; dimension of all lot lines; lot areas in square feet; required setback lines; dimensions to existing structure.
- 18. Location of all existing buildings or structures and landscaping.
- 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.
- 22. Feasible sketch plan for remaining lands.

| | Applicant Portion | | | Borough Portion | | |
|---|-------------------|----------------|------------------|-----------------|---------------|-----------------|
| | Plats Comply | Not Applicable | Waiver Requested | Plats Comply | Do Not Comply | Waiver Approved |
| 17. Boundary and acreage of original tract; number, acreage and configuration of all new lots; dimension of all lot lines; lot areas in square feet; required setback lines; dimensions to existing structure. | ✓ | | | | | |
| 18. Location of all existing buildings or structures and landscaping. | ✓ | | | | | |
| 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. | ✓ | | | | | |
| 22. Feasible sketch plan for remaining lands. | ✓ | | | | | |

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.

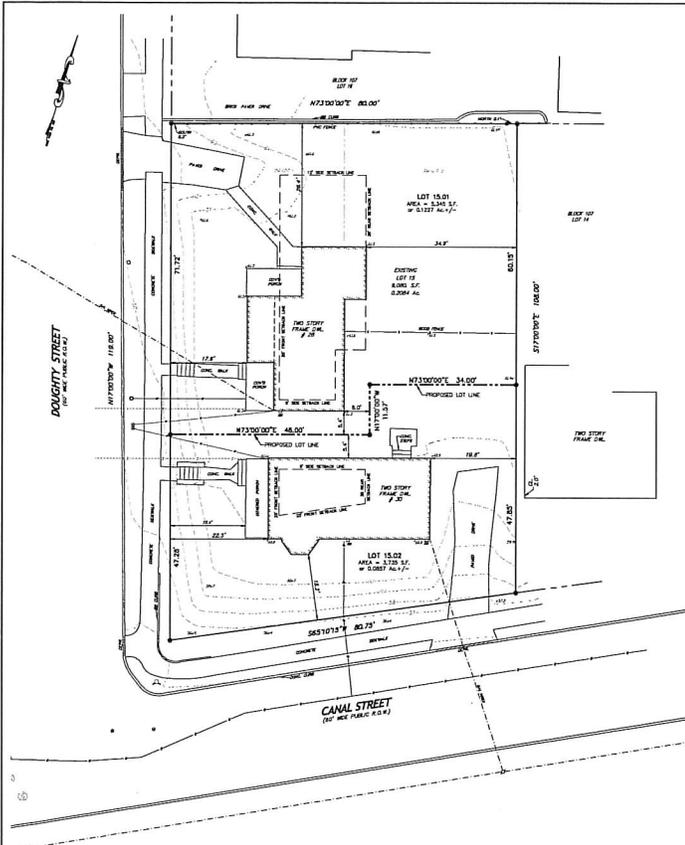
Application Deemed Complete Date _____

Application Deemed Incomplete Date _____

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

Application Deemed Incomplete Date _____

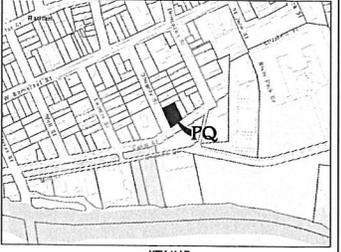
Submission of additional information or written request for waivers of the following completeness items is required.



PROPERTY OWNERS WITHIN 200 FEET OF SITE

| BLOCK/LIST | OWNER NAME & ADDRESS |
|------------|--------------------------|
| 10A/1 | CHRYSLER FINANCIAL GROUP |
| 10A/2 | CHRYSLER FINANCIAL GROUP |
| 10A/3 | CHRYSLER FINANCIAL GROUP |
| 10A/4 | CHRYSLER FINANCIAL GROUP |
| 10A/5 | CHRYSLER FINANCIAL GROUP |
| 10A/6 | CHRYSLER FINANCIAL GROUP |
| 10A/7 | CHRYSLER FINANCIAL GROUP |
| 10A/8 | CHRYSLER FINANCIAL GROUP |
| 10A/9 | CHRYSLER FINANCIAL GROUP |
| 10A/10 | CHRYSLER FINANCIAL GROUP |
| 10A/11 | CHRYSLER FINANCIAL GROUP |
| 10A/12 | CHRYSLER FINANCIAL GROUP |
| 10A/13 | CHRYSLER FINANCIAL GROUP |
| 10A/14 | CHRYSLER FINANCIAL GROUP |
| 10A/15 | CHRYSLER FINANCIAL GROUP |
| 10A/16 | CHRYSLER FINANCIAL GROUP |
| 10A/17 | CHRYSLER FINANCIAL GROUP |
| 10A/18 | CHRYSLER FINANCIAL GROUP |
| 10A/19 | CHRYSLER FINANCIAL GROUP |
| 10A/20 | CHRYSLER FINANCIAL GROUP |
| 10A/21 | CHRYSLER FINANCIAL GROUP |
| 10A/22 | CHRYSLER FINANCIAL GROUP |
| 10A/23 | CHRYSLER FINANCIAL GROUP |
| 10A/24 | CHRYSLER FINANCIAL GROUP |
| 10A/25 | CHRYSLER FINANCIAL GROUP |
| 10A/26 | CHRYSLER FINANCIAL GROUP |
| 10A/27 | CHRYSLER FINANCIAL GROUP |
| 10A/28 | CHRYSLER FINANCIAL GROUP |
| 10A/29 | CHRYSLER FINANCIAL GROUP |
| 10A/30 | CHRYSLER FINANCIAL GROUP |
| 10A/31 | CHRYSLER FINANCIAL GROUP |
| 10A/32 | CHRYSLER FINANCIAL GROUP |
| 10A/33 | CHRYSLER FINANCIAL GROUP |
| 10A/34 | CHRYSLER FINANCIAL GROUP |
| 10A/35 | CHRYSLER FINANCIAL GROUP |
| 10A/36 | CHRYSLER FINANCIAL GROUP |
| 10A/37 | CHRYSLER FINANCIAL GROUP |
| 10A/38 | CHRYSLER FINANCIAL GROUP |
| 10A/39 | CHRYSLER FINANCIAL GROUP |
| 10A/40 | CHRYSLER FINANCIAL GROUP |
| 10A/41 | CHRYSLER FINANCIAL GROUP |
| 10A/42 | CHRYSLER FINANCIAL GROUP |
| 10A/43 | CHRYSLER FINANCIAL GROUP |
| 10A/44 | CHRYSLER FINANCIAL GROUP |
| 10A/45 | CHRYSLER FINANCIAL GROUP |
| 10A/46 | CHRYSLER FINANCIAL GROUP |
| 10A/47 | CHRYSLER FINANCIAL GROUP |
| 10A/48 | CHRYSLER FINANCIAL GROUP |
| 10A/49 | CHRYSLER FINANCIAL GROUP |
| 10A/50 | CHRYSLER FINANCIAL GROUP |

- GENERAL NOTES:**
- THIS SURVEY IS VALID ONLY WHEN CROSSED BY A REGISTERED SURVEYOR.
 - THE SURVEYOR'S DRAWING IS NOT TRANSPARENT TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
 - USE SUBJECT TO EASEMENTS AND RESTRICTIONS OF ANY AS WOULD BE DISCLOSED IN A CURRENT TITLE REPORT.
 - EXISTING NOT SHOWN ARE UNDERGROUND.
 - THE SITE IS NOT IMPACTED BY FRESHWATER METALS OR TRANSFORM REGION 10 IS A FLOOD HAZARD AREA.
 - TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS BASED ON RECENT DATA.
 - ALL SETBACKS LOCATED ON SITE ARE LESS THAN 66 FEET.
 - BASED ON AERIAL SCENES AND FIELD INSPECTION, NO WETLANDS OR WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY.
 - NO RESOURCE AND CONSERVATION AREAS REQUIRED FOR SUBJECT PREMISES.



- SURVEY REFERENCES**
- MAP DATED 10/15/2018 OF SURVEY, BLOCK 107, LOT 15, BOROUGH OF RANTAN, SOMERSET COUNTY, NEW JERSEY, DATED 10/15/2018, PREPARED BY JOHN W. WOODRUFF, SURVEYOR, N.J.
 - BOROUGH OF RANTAN TAX MAP.
 - MISCELLANEOUS ADJOINING DEED DESCRIPTIONS AS FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.

ZONE DATA

R-4 RESIDENTIAL DISTRICT
 BLOCK 107, LOT 15
 EXISTING USE: RESIDENTIAL (ONE DWELLING ON ONE LOT)
 PROPOSED USE: RESIDENTIAL (ONE DWELLING ON EACH LOT)
 TOTAL TRACT AREA = 6,060 SF, OR 0.1384 ACRES
 AS SHOWN ON THE BOROUGH OF RANTAN TAX MAP SHEET #13

AREA YARD RESTRICTIONS

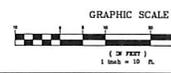
| DESCRIPTION | REQUIRED/ALLOWED | EXISTING | PROPOSED LOT 15.01 | PROPOSED LOT 15.02 | STATUS |
|---------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------|
| MIN. LOT AREA (INTERIOR) | 7,000 SF | N/A | 3,340 SF | N/A | V |
| MIN. LOT AREA (EXTERIOR) | 8,000 SF | N/A | N/A | 2,720 SF | V |
| MIN. LOT FRONTAGE | 25 FT. | 80.75 FT. | 71.75 FT. | 128.00 FT. | C |
| MIN. LOT WIDTH (EXTERIOR) | 25 FT. | 80 FT. | 71.75 FT. (0) | N/A | V |
| MIN. LOT WIDTH (EXTERIOR) | 25 FT. | 80 FT. | 80 FT. (0) | 80 FT. (0) | V |
| MIN. LOT DEPTH | 100 FT. | 100 FT. | 80 FT. (0) | 80 FT. (0) | V |
| PRINCIPAL BUILDING | 33 FT. | 15.3 FT. (0) | 17.8 FT. (0) | 15.2 FT. (0) | P |
| MIN. FRONT YARD SETBACK | 5' OR 25% OF BOTH | 14' OR 25% OF BOTH | 14' OR 25% OF BOTH | 14' OR 25% OF BOTH | V |
| MIN. SIDE YARD SETBACK | 5 FT. | 23.7 FT. | N/A | N/A | N/A |
| MIN. REAR SETBACK | 5 FT. | 23.7 FT. | N/A | N/A | N/A |
| ACCESSORY STRUCTURE | 35 FT. | 51 FT. | N/A | N/A | N/A |
| MIN. REAR SETBACK | 5 FT. | 23.7 FT. | N/A | N/A | N/A |
| MIN. SIDE YARD SETBACK | 5 FT. | 23.7 FT. | N/A | N/A | N/A |
| MIN. REAR YARD SETBACK | 5 FT. | 23.7 FT. | N/A | N/A | N/A |
| MIN. NET FLOOR AREA | 1,000 SF. | 2,848 SF. | 1,400 SF. | 1,448 SF. | C |
| MAX. IMPROVEMENT COVERAGE | 30% | 25.4% | 25.5% | 25.8% | COV |
| MAX. BLDG. HEIGHT | 2-1/2 STORIES/ 35 FT. | 2 STORIES/ 25 FT. | 2 STORIES/ 25 FT. | 2 STORIES/ 25 FT. | C |
| TYPE OF DWELLING | ONE (1) FAMILY DWELLING | ONE (1) FAMILY DWELLING | ONE (1) FAMILY DWELLING | ONE (1) FAMILY DWELLING | C |

UTILITY & OTHER AGENCY CONTACTS

- SOMERSET COUNTY PLANNING BOARD
- SOMERSET COUNTY ENGINEERING DIVISION
- SOMERSET COUNTY HEALTH DEPARTMENT
- SOMERSET COUNTY WATER DEPARTMENT
- SOMERSET COUNTY FIRE DEPARTMENT
- SOMERSET COUNTY POLICE DEPARTMENT
- SOMERSET COUNTY PUBLIC WORKS DEPARTMENT
- SOMERSET COUNTY ZONING DEPARTMENT
- SOMERSET COUNTY TAX DEPARTMENT
- SOMERSET COUNTY CLERK'S OFFICE
- SOMERSET COUNTY RECORDS DEPARTMENT
- SOMERSET COUNTY LAND USE DEPARTMENT
- SOMERSET COUNTY DEVELOPMENT DEPARTMENT
- SOMERSET COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
- SOMERSET COUNTY ECONOMIC DEVELOPMENT DEPARTMENT
- SOMERSET COUNTY ENVIRONMENTAL DEPARTMENT
- SOMERSET COUNTY HISTORIC PRESERVATION DEPARTMENT
- SOMERSET COUNTY LIBRARY DEPARTMENT
- SOMERSET COUNTY PARKS & RECREATION DEPARTMENT
- SOMERSET COUNTY PUBLIC SAFETY DEPARTMENT
- SOMERSET COUNTY SOCIAL SERVICES DEPARTMENT
- SOMERSET COUNTY TRANSIT DEPARTMENT
- SOMERSET COUNTY UTILITIES DEPARTMENT

SOMERSET COUNTY ACCEPTANCE STAMP

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



OWNER & APPLICANT

TRADING POST REALTY II, LLC
 ADRI PAUL GARDONAS
 P.O. BOX 546
 MEDFORD, N.J. 08046
 DATE: 4/18/22
 BY: [Signature]



DAVID A. STIRES
 PROFESSIONAL ENGINEER
 N.J. LICENSE NO. 34814
 DATE: 4/18/22

| | | | | | | |
|---|--|--|---|--|--|---|
| <p>NOTICE: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.</p> | <p>DAS DAVID A. STIRES ASSOCIATES, LLC ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS</p> | <p>678 US HWY 302/700 R. BLVD 6 BRIDGEVILLE, N.J. 08007 PH: 609-253-7000 FAX: 609-253-7000 WWW.DAS-ASSOCIATES.COM</p> | <p>GARY V. MARJO PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 37359 DATE: 4/18/22</p> | <p>DESIGNED BY: DRAWN BY: SBT CHECKED BY: DAS SCALE: 1"=10'</p> | <p>MINOR SUBDIVISION "28 & 30 DOUGHTY STREET" TAX BLOCK 107 LOT 15 BOROUGH OF RANTAN SOMERSET COUNTY NEW JERSEY</p> | <p>PROJECT NO. 22220 SHEET NUMBER 1 of 1</p> |
| | | | | | | |

RARITAN BOROUGH
COUNTY OF SOMERSET
OFFICE OF THE TAX COLLECTOR
KARIN E. KNEAFSEY
22 FIRST STREET
POB 145
RARITAN, NJ 08869
908-231-1300 EXT 116
FAX# 908-231-0810

To: Matthew Flynn

Date: 8/16/22

Block 107 and Lot 15

The following payments have been made for the above listed property:

| 20 <u>22</u> | Taxes Paid | Date Paid |
|--------------|------------|-------------|
| 1st Q. | 2072.85 | 1/28/22 |
| 2nd Q. | 2072.85 | 4/7/22 |
| 3rd Q. | 2337.54 | 8/3/22 |
| 4th Q. | 2337.53 | due 11/1/22 |

20__

1st Q.

2nd Q.

3rd Q.

4th Q.

K.E. Kneafsey, CTC

William B. Savo 4
Charles Z. Schalk 3,4
Christopher M. Corsini 1
Ellen M. Gillespie
Michael F. O'Grondnick 4
Alexander G. Fisher 1,4

Kaitlyn J. Michko
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- County
Planning Bd.
Submission Letter

Michael G. Friedman 2
Edward A. Halpern
Henry E. Rzemieniewski
Frederick H. Allen, III
Stanley F. Rizzolo

George A. Mauro, Jr. (1933-2006)
Alan Bart Grant (1943-2012)

1. Also NY Bar
2. Also ME Bar
3. Cert. Civil Trial Atty
4. U.S. Supreme Court

August 15, 2022

Via Certified Mail

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

Re: Application – Minor Subdivision
Applicant – Trading Post Realty #2, LLC
Property – Block 107, Lot 15 (28-30 Doughty Street)

Dear Members of the Board,

Please be advised that this office represents the applicant, Trading Post Realty #2, LLC, in connection with the within application for minor subdivision approval with bulk variance relief to subdivide the existing lot located at 28-30 Doughty Avenue in the Borough of Raritan.

Narrative

The applicant is the current owner of Block 107, Lot 15, which for many years has housed two principal uses on one lot, notably two single-family residential units which are fully functional. The proposed use of subdividing the lot to allow for one single-family residential unit on each lot would be consistent with the use requirements of the R-4 zone in the Borough, and the proposed lot sizes are generally consistent with many of the existing lot sizes in the area. The lot is a corner lot fronted by Canal Street and Doughty Street, which upon information and belief are both Borough-owned roads. The proposal has minimal to no impact on any historical sites or agricultural impact, and recycling will continue as currently serviced.

Application Documents & Checklists

Please find enclosed the following documents in support of the application:

Exhibit A – County Planning Board Application and Checklist

Exhibit B – Site Plan
Exhibit C – Raritan Borough Application and 200ft. list

Fees and Escrows

The applicant has submitted fees herein, calculated as follows:

- a. Application Fee: Minor Subdivision \$150, plus \$25 for new plat and \$10 for new lot
= \$185.00.

Conclusion

It is the applicant's position that the proposed subdivision should not impact county roads or drainage.

Thank you for your consideration, and please feel free to contact me with any additional questions or concerns. We look forward to hearing from you.

Very Truly Yours,

Matthew R. Flynn, Esq.

Cc: Client (via email)
David Stires, P.E.



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

August 24, 2022

Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: Savo Schalk, Corsini, Gillespie, O'Grodnick &Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876

Property Requested – Certified List of Property Owners within 200 feet
Block 107, Lot 15
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.

8/24/2022
Date


Barbara Rymer

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: 107-15
TRADING POST REALTY #2 LLC
28-30 DOUGHTY ST

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

Block-Lot: 106-10

15 DOUGHTY ASSOCIATES, LLC
7 WIMPLE WAY
BRIDGEWATER, NJ 08807
RE: 15 DOUGHTY ST

Block-Lot: 107-12

PERNINI, DONALD
1-3 CANAL STREET
RARITAN, NJ 08869
RE: 1-3 CANAL ST.

Block-Lot: 116-13

ORLANDO HEIGHTS REALTY LLC
2710 AVE. K
BROOKLYN, NY 11210
RE: 48 ORLANDO DR

Block-Lot: 116.02-7

BRYGIER, BLAIR AKA BNB ASSOCIATES
35-41 ORLANDO DR
RARITAN, NJ 08869
RE: 35-41 ORLANDO DR

Block-Lot: 106-9

JUCHNEVICIUS, STEVEN & CHRISTINE M.
13 DOUGHTY STREET
RARITAN, NJ 08869
RE: 13 DOUGHTY ST

Block-Lot: 115-2

SOMERSET COUNTY,
P.O. BOX 3000
SOMERVILLE, NJ 08876
RE: CANAL ST & MILL ST

Block-Lot: 106-16

QUEZADA, KARINA
15 LOOMIS STREET
RARITAN, NJ 08869
RE: 15 LOOMIS ST

Block-Lot: 107-3

ARC PANJOH54, LLC C/O NTS LLC.
303 E. WACKER DR. #1040
CHICAGO, IL 60601
RE: 9 W SOMERSET ST

Block-Lot: 107-7

GRZEBYK, KRZYSZTOF & AGNIESZKA
74 WINDY WILLOW WAY
BRANCHBURG, NJ 08876
RE: 13 THOMPSON ST

Block-Lot: 106-11

BUNSCO, ROBERT
17 DOUGHTY ST
RARITAN, NJ 08869
RE: 17 DOUGHTY ST

Block-Lot: 107-10

PERNINI, DONALD
1-3 CANAL STREET
RARITAN, NJ 08869
RE: 5 THOMPSON ST

Block-Lot: 107-9

CAO, YUXIN & LI, YUE
6 JENNINGS COURT
HILLSBOROUGH, NJ 08844
RE: 7 THOMPSON ST

Block-Lot: 107-14
RUNYON, DAVID C
9 CANAL ST
RARITAN, NJ 08869
RE: 9 CANAL ST

Block-Lot: 116-14
SKYLANDS ENERGY SERVICE, INC.
2 THOMPSON ST
RARITAN, NJ 08869
RE: 2 THOMPSON ST

Block-Lot: 107-16
QUESADA, VICTOR & ELSI
24 DOUGHTY STREET
RARITAN, NJ 08869
RE: 24 DOUGHTY ST

Block-Lot: 116.02-6
SOMERSET COUNTY PARK COMMISSION
P.O. BOX 5327
NORTH BRANCH, NJ 08876
RE: MILL ST

Block-Lot: 106-13
BERBERABE, DENMARI
19 CANAL STREET
RARITAN, NJ 08869
RE: 19 CANAL ST

Block-Lot: 107-19
BARRETT, WILLIAM E & LORI A
1103 RIVER RD
HILLSBOROUGH, NJ 08844
RE: 14 DOUGHTY ST

Block-Lot: 107-17
VON HORN, FREDRICK & HEIDI
46 LUDLOW AVE.
BELLE MEAD, NJ 08502
RE: 22 DOUGHTY ST

Block-Lot: 106-12
TEAJAY YU & MYONG C. BRYDON
23 DOUGHTY STREET
RARITAN, NJ 08869
RE: 23 DOUGHTY ST

Block-Lot: 107-8
DUTAN, LUZ M.
11 THOMPSON STREET
RARITAN, NJ 08869
RE: 11 THOMPSON ST

Block-Lot: 107-11
TAMEDL, BRIAN C & JENNIFER J
4 TWIN CROOK ROAD
MARTINSVILLE, NJ 08836
RE: 3 THOMPSON ST

Block-Lot: 107-1
ST. PAUL EVANGELICAL LUTHERAN CHURCH
15 W SOMERSET ST
RARITAN, N J 08869
RE: 15 W SOMERSET ST

Block-Lot: 115-1
SOMERSET COUNTY PARK COMMISSION
P.O. BOX 5327
NORTH BRANCH, NJ 08876
RE: CANAL ST

Block-Lot: 107-13
PADOVANI, ENZO
5-7 CANAL STREET
RARITAN, NJ 08869
RE: 5-7 CANAL STREET

Block-Lot: 107-18
TOZZI, NICHOLAS; ET AL
18 DOUGHTY ST
RARITAN, NJ 08869
RE: 18 DOUGHTY ST

Block-Lot: 106-15
TOP SEED REALTY 3 LLC
160 LIBERTY ST UNIT 3B
METUCHEN, NJ 08840
RE: 17 LOOMIS ST

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