

BOROUGH OF RARITAN 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
 Preliminary Plat
 Site Plan
 "a" Appeal
 "c" Variance
 Final Plat
 "b" Interpretation
 "d" Variance
 Other

DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner Michael & Sara Boscano
 Address 45 E. Somerset St. Raritan, NJ 08869
2. Applicant _____
 Address _____
3. Date of purchase _____
4. Current (or last) use Single family residence
5. Size of parcel(s) _____ Size of building _____
 Total square feet (in all floors) _____
6. Number of new lots (including remainder) N/A

| | PROVIDED | REQUIREMENT OF ZONE <u>R-4</u> |
|--|---------------------|-----------------------------------|
| 7. Percentage of lot occupied by building | <u>N/A</u> | _____ |
| 8. Height of building | <u>22</u> | <u>16</u> |
| 9. Area of lot | <u>N/A</u> | _____ |
| 10. Setback from front of property line | <u>N/A</u> | _____ |
| 11. Setback from left side line | <u>N/A</u> | _____ |
| 12. Setback from rear property line | <u>4.69</u> | <u>5</u> |
| 13. Percentage of impervious lot coverage | <u>N/A</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)? <u>None</u> | _____ | _____ |
| 18. Taxes paid to date. | <u>See attached</u> | _____ |

5/5/23
Date of Submission

Signature of Tax Collector
Jana Bosca
 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) | _____ |
| X _____ "c" variance appeal | see attached |
| _____ "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?

see attached

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

see attached

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.

N/A

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

Borough of Raritan Application
Site plan – Subdivision Plan – 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 Request | Section of the zoning ordinance from which relief is requested |
|---|--------------------------|---|
| | "A" appeal | |
| | "B" appeal | |
| X | "C" variance | <p>Variations and existing non-conformities:</p> <p>1. Section 207-78b. Accessory buildings in residential zones shall meet the following requirements:</p> <p>(1) Rear and side setbacks shall conform to the yard requirements for accessory structures for the zone district in which it is located. The existing setback from rear is 4.69. The zone district requires 5 feet.</p> <p>(2) No accessory building shall exceed a height of 16 feet, but proposed construction to non-conforming accessory building will be 22 feet.</p> |
| | "D" variance | |

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

1. Section 207-78b.

(3) Rear and side setbacks shall conform to the yard requirements for accessory structures for the zone district in which it is located. The existing setback from rear is 4.69. The zone district requires 5 feet. The existing accessory building is non-conforming and is not being moved, so there is no way to complete the proposed project to fulfill the requirement unless the building is moved: which is an unnecessary hardship.

(4) No accessory building shall exceed a height of 16 feet, but proposed construction to non-conforming accessory building will be 22 feet. The proposed addition to

the second floor of the accessory building is a home office that requires headroom and is being built on a pre-existing, non-conforming structure: in order to be compliant with current codes, the height of the building must be more than 16 feet.

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

The existing setback from rear is 4.69. The zone district requires 5 feet. There is no way to complete the proposed project to fulfill the requirement unless the building is moved. We are working with what is already there, so we can only add to what is already there.

The proposed addition to the second floor of the accessory building is a home office that requires headroom and is being built on a pre-existing, non-conforming structure: in order to be compliant with current codes, the height of the building must be more than 16 feet.

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]

Name of Application Michael + Sara Boscaino Application No. _____
 Block 98 Lot 10 Date Filed 5/5/23

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 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 |
| | ✓ | | | | |
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LAND USE AND DEVELOPMENT

| | 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. | ✓ | | | | | |
| 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. | | ✓ | | | | |

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.

To Whom It May Concern:

In compliance with Section 207-49 of the Land Use Ordinance of the Borough of Raritan, New Jersey, this notice is hereby served upon you to the effect that we, Michael and Sara Boscaino, do hereby propose to add a second floor to our detached garage and any or all variances which may be required. The location is 45 E. Somerset Street, Raritan, NJ 08869, Block 98, Lot 10.

Our garage is a non-conforming existing accessory building that doesn't fulfill current ordinance: Section 207-78b (1). "Accessory buildings in residential zones shall meet the following requirements: Rear and side setbacks shall conform to the yard requirements for accessory structures for the zone district in which it is located." The existing setback from the rear property line is 4.69 feet. The zone district of our property requires 5 feet, so we need to appeal to the planning board for a variance to complete the construction. We also plan to have the height of the garage be 22 feet, and the ordinance Section 207-78b (2) states, "No accessory building shall exceed a height of 16 feet." We have to use the existing garage to complete the construction, and the height of the second floor has to be current to code and 22 feet are necessary.

We have applied for a variance from the aforementioned sections of the Borough Land Use Ordinance. Any person or persons affected by this appeal and application may have an opportunity to be heard at the meeting to be held _____, 2023 at _____ P.M. at _____,

All documents, relating to this application, may be inspected by the public.



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

May 1, 2023

Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: Michael Boscaino & Sara Boscaino

45 East Somerset Street

Raritan, NJ 08869

Property Requested – Certified List of Property Owners within 200 feet
Block 98, Lot 10
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.

May 1, 2023
Date

Barbara Rymer
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: 98-10
BOSCAINO, MICHAEL & SARA

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

Block-Lot: 110-4

BIRCH GLADE, LLC
756 WATCHUNG ROAD
BOUND BROOK, NJ 08805

Block-Lot: 110-5

HART, GEORGE & VIOLA, ROXANE
50 E SOMERSET ST
RARITAN, NJ 08869

Block-Lot: 98-7.02

THE GRYZ FAMILY LLC
1148 PAPAN ROAD
BRIDGEWATER, NJ 08807

Block-Lot: 97-15

GIAQUINTO, JOANN
35 E SOMERSET ST
RARITAN NJ 08869

Block-Lot: 99-10

MATHEWS, DENNIS C. & MARTHA E.
6 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 97-12.01

SLATER, CAROL
8 LINCOLN ST
RARITAN, NJ 08869

Block-Lot: 98-12

ROSANIA, BRIAN
49 EAST SOMERSET STREET
RARITAN, NJ 08869

Block-Lot: 97-13

RENSHAW, KATHLEEN
6 LINCOLN ST.
RARITAN, NJ 08869

Block-Lot: 110-6

RARITAN SKY PROPERTIES LLC
525 E. CTY LINE RD STE. 9
LAKEWOOD, NJ 08701

Block-Lot: 110-1

TWO A PROPERTIES LLC,
14 PEMBERTON RD
FLEMINGTON, NJ 08822

Block-Lot: 98-16

CAMACHO, VICMUND & CAMACHO, S
9 REIMER ST
RARITAN, NJ 08869

Block-Lot: 98-8

SANGIACOMO, MARK F. & LINDSAY B.
8 CODINGTON STREET
RARITAN, NJ 08869

Block-Lot: 98-13

LOCOLLO, VINCENT P.
3 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 109-1.01

FL REALTY MANAGEMENT INC
1973 WASHINGTON VALLEY RD
MARTINSVILLE NJ 08836

Block-Lot: 98-11

PRINCIPIO, MARY & JEROME
47 EAST SOMERSET ST.
RARITAN, NJ 08869

Block-Lot: 98-17

HAAS, MARY B & HAAS, JUDITH A
11 REIMER ST
RARITAN, NJ 08869

Block-Lot: 97-11

NARDINO, ANTHONY & LISA
7 CODINGTON ST
RARITAN, NJ 08869

Block-Lot: 110-7

D ALESSIO, CARLO & EGIDIA
1013 HELENE PLACE
RARITAN, N J 08869

Block-Lot: 110-2

L & W INVESTMENT GROUP INC
44 EAST SOMERSET STREET
RARITAN, NJ 08869

Block-Lot: 98-14

OROZCO, PABLO & JENNIFER
5 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 97-8

DEANGELIS, JR., GLENN J., & CLAIRE E.
15 CODINGTON STREET
RARITAN, NJ 08869

Block-Lot: 97-16

GRIMM, AUGUST
37E. SOMERSET STREET
RARITAN, NJ 08869

Block-Lot: 98-7

GRZEBYK, AGATA E
16 CODDINGTON STREET
RARITAN, NJ 08869

Block-Lot: 110-3

46 E SOMERSET ST LLC
11 SUPRA CT
PRINCETON, NJ 08540

Block-Lot: 97-17

CIRIANNI FAMILY TRUST
84 MEEHAN AVE.
RARITAN, NJ 08869

Block-Lot: 98-9

PATERNOSTER, JOHN
101 OLD YORK RD
RARITAN, NJ 08869

Block-Lot: 98-7.03

THE GRYZ FAMILY LLC
1148 PAPAN ROAD
BRIDGEWATER, NJ 08807

Block-Lot: 97-9

KNOWLES, PAUL & ANGELA
139 LAMBERTS MILL ROAD
WESTFIELD, NJ 07090

Block-Lot: 109-1

40 SOMERSET STREET LLC
8 PEACHTREE LANE
CHESTER, NJ 07930

Block-Lot: 97-12.02

AUGSZTEJN, MONIKA
5 CODINGTON ST
RARITAN, NJ 08869

Block-Lot: 99-11

BIRCH GLADE LLC,
756 WATCHUNG ROAD
BOUND BROOK, NJ 08805

Block-Lot: 98-15

ELSAESSER, DREW & MARISA
7 REIMER STREET
RARITAN, NJ 08869

Block-Lot: 99-12

GIANT PROPERTIES LLC,
817 BOUND BROOK AVENUE
RARITAN, NJ 08869

Block-Lot: 97-10

WESTPAX LLC
2 KENNEDY BLVD.
MANVILLE, NJ 08835



**BOROUGH OF RARITAN
22 FIRST STREET
RARITAN, NJ 08869**

Tori B. Cesario, CTC
Deputy Tax Collector

908-231-1300 ext 118
FAX 908-231-0810

May 1, 2023

To Whom It May Concern:

This letter is to certify that taxes on block 98, lot 10, 45 E. Somerset St. are current as of May 1, 2023. There are no open liens on this property.

Please let me know if you require additional information.

Sincerely,

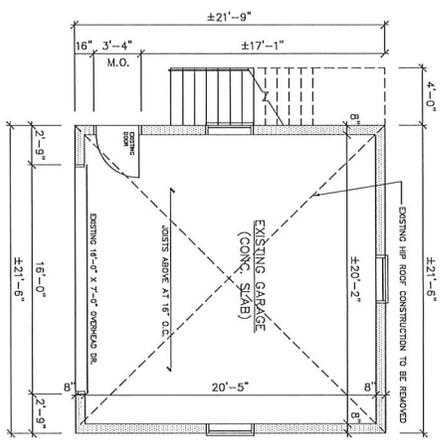


Tori B. Cesario
Borough of Raritan
Deputy Tax Collector

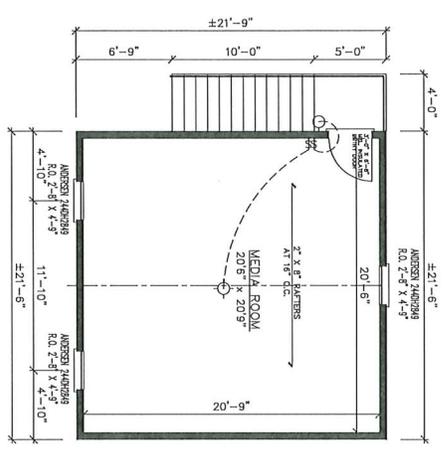
| WALL CONSTRUCTION LEGEND | |
|--------------------------|-------------------------------|
| [Symbol] | EXISTING MASONRY CONSTRUCTION |
| [Symbol] | NEW WOOD FRAMED CONSTRUCTION |
| [Symbol] | STRUCTURAL FRAMING MEMBERS |

| ELECTRICAL LEGEND | |
|-------------------|---|
| [Symbol] | LIGHT SWITCH |
| [Symbol] | OUTLET |
| [Symbol] | LIGHTING FIXTURE (INTERIOR) IN INSULATED CEILING SHALL BE 1" MIN TO BE IN CONTACT WITH INSULATION |

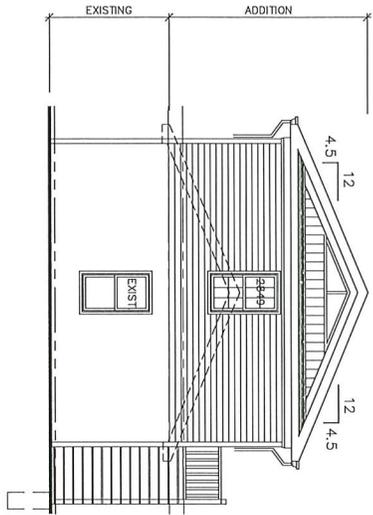
| BUILDING SUBCODE INFORMATION | |
|---|--------|
| INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) EDITION | 2018 |
| 1. IRC PART-APRONS, SEC 4 THE FAMILY 4-3 | |
| 2. CONCEPTS | 1. V-9 |
| 3. CONCEPTS | 1. V-9 |
| 4. CONCEPTS | 1. V-9 |
| 5. CONCEPTS | 1. V-9 |
| 6. CONCEPTS | 1. V-9 |
| 7. CONCEPTS | 1. V-9 |
| 8. CONCEPTS | 1. V-9 |
| 9. CONCEPTS | 1. V-9 |
| 10. CONCEPTS | 1. V-9 |



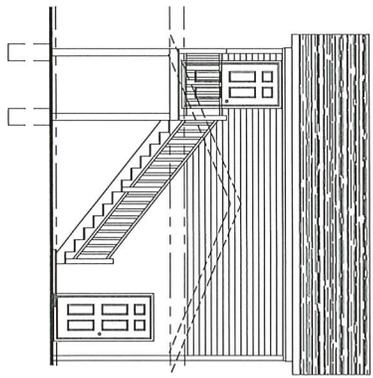
GARAGE FIRST FLOOR
SCALE: 1/4" = 1'-0"



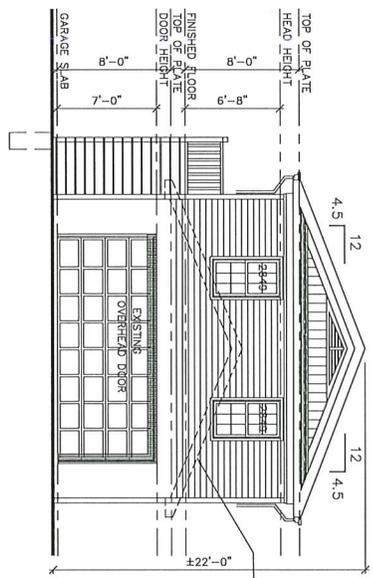
GARAGE SECOND FLOOR
SCALE: 1/4" = 1'-0"



GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE TYPICAL SIDE ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

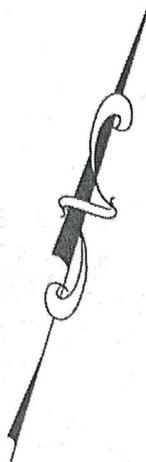
PROGRESS PRINT 02-06-2023

FLOOR PLANS
ELEVATIONS

PROPOSED SECOND FLOOR ADDED GARAGE
Mr. & Mrs. Michael Boscalino
45 EAST SOVEREIGN STREET
BARITAN, NEW JERSEY

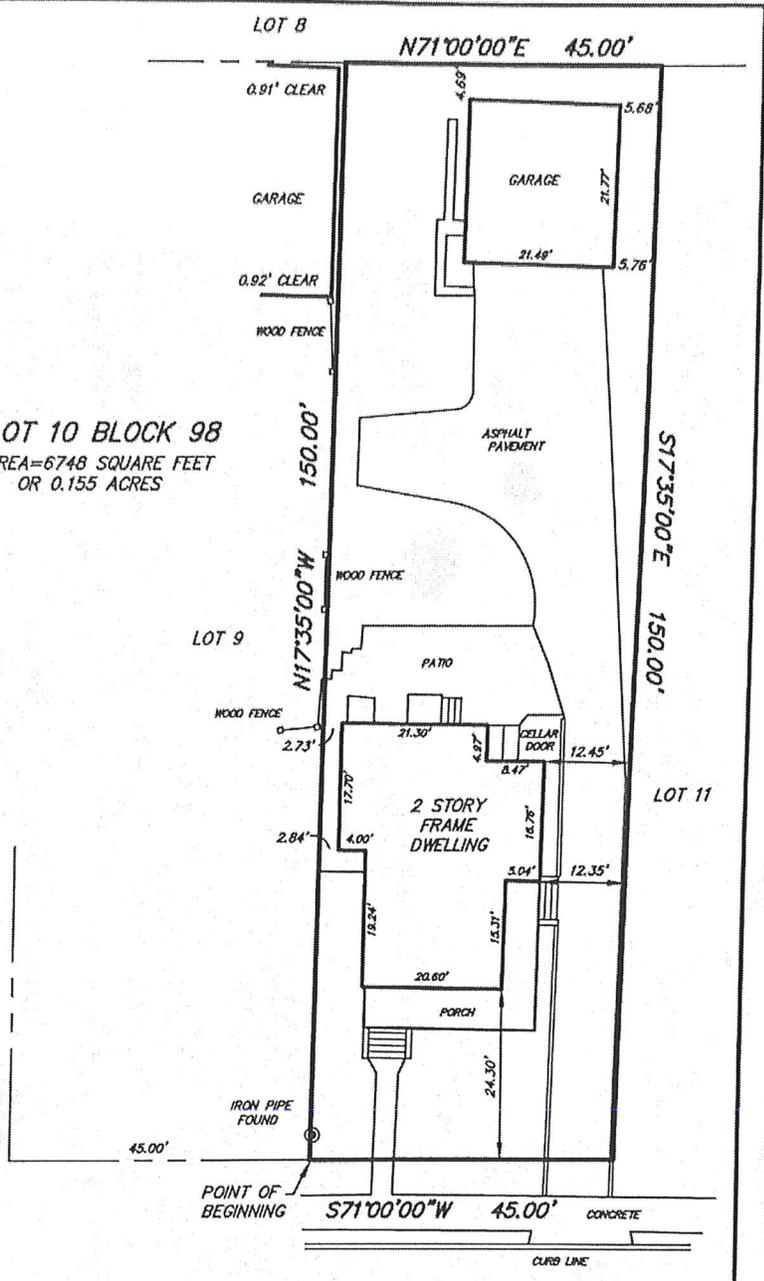
STEVE J. DRUGA, A.I.A.
REGISTERED ARCHITECT

| | | |
|------------|---------------|-----------|
| DATE | NO. OF SHEETS | SHEET NO. |
| 02-06-2023 | 11 | 11 |



LOT 10 BLOCK 98
 AREA=6748 SQUARE FEET
 OR 0.155 ACRES

CODINGTON STREET



THIS SURVEY IS CERTIFIED ONLY TO:
 Michael Boscalino and Sara Boscalino

EAST SOMERSET STREET
 66' PUBLIC RIGHT OF WAY

BEING ALSO KNOWN AS LOT 7 ON A PLAT ENTITLED "THE CODINGTON-REIMER LOTS, RARITAN, NJ" AS RECORDED IN THE SOMERSET COUNTY CLERK'S OFFICE MARCH 29, 1893 AS MAP 92 1/2.

SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT PREMISES SUBJECT TO ANY CONDITIONS, RESTRICTIONS OR EASEMENTS, IF ANY, AS WOULD BE DISCLOSED BY A SEARCH OF PRIOR TITLE.

BOUNDARY AS SHOWN REFERENCED TO CURRENT DEED RECORDED IN BOOK 6429 PAGE 2560. BEARINGS SHOWN REFERENCED TO ADJOINING DEED FOR LOT 9 (DEED BOOK 5816 PAGE 1452)



STIRES ASSOCIATES, P.A.
 ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS

43 West High Street, Somerville, New Jersey 08876
 Phone (908) 725-0230 Fax (908) 707-0831

MAP OF SURVEY
 45 EAST SOMERSET STREET
 LOT 10 BLOCK 98
 BOROUGH OF RARITAN SOMERSET COUNTY
 NEW JERSEY

RICHARD C. MATHEWS
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE No. 29353
 DATE 7/01/2013

WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(D).

| | | | | | | |
|-------------------|---------------|-------------|-----------------|------|----------|----|
| PROJECT No. 13160 | DRAWN BY: RCM | CHECKED BY: | SCALE: 1" = 20' | DATE | REVISION | BY |
|-------------------|---------------|-------------|-----------------|------|----------|----|