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Charles Z. Schalk 3,4
Christopher M. Corsini 1
Steven K. Warner 1
Ellen M. Gillespie
Michael P. O'Grodnick 4
Alexander G. Fisher 1,4
Matthew R. Flynn

Kaitlyn J. Michko
Christopher Sobieski

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THE LAW OFFICES OF
SAVO SCHALK

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Michael G. Friedman 2
Edward A. Halpern
Henry E. Rzemieniewski

George A. Mauro, Jr. (1933-2006)
Alan Bart Grant (1948-2015)

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

August 29, 2023

VIA UPS and EMAIL

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

Re: Application: Minor Site Plan and d(1) Use Variance
Applicant: Brielle Capital LLC
Project: Multi-Family Dwelling
Property: 401 Tillman Street – Block 35, Lot 5.01

Dear Members of the Board,

Please be advised that this firm has been retained to represent Brielle Capital LLC in connection with an application for minor site plan approval and associated d(1) use variance relief to construct a multi-family dwelling in a single-family zone.

A. Narrative

The Applicant, Brielle Capital LLC, has contracted with the Borough for the purchase of the subject property and has filed for Minor Site Plan and d(1) Use Variance approval to construct a multi-family dwelling on the Property at the intersection of Tillman Street and Raritan Avenue. The Property is a 0.172 acre parcel and is located in the R-4 Zoning District. Multi-family residential is not a principal permitted use in the zone.

This application seeks to improve the vacant lot. The Applicant has identified the following variances associated with this application 1) side-yard setback of 5', whereas, 8' is required 2) an exterior side-yard setback of 5', whereas, 25' is required 3) impervious coverage of 31.5%, whereas, the maximum allowed is 30% and 4) a d(1) use variance to allow a multi-family dwelling in a single-family zone.

B. Application Documents and Checklists

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

1. Borough of Raritan Development Application

2. Preliminary Site Plan Completeness Checklist
3. Final Site Plan Checklist
4. Green Development Checklist
5. Property Owners within 200'
6. Sample form of notice to the property owners within 200 feet of the property in question
7. Somerset County Planning Board Application
8. Variance Plan, prepared by Craig W. Stires, P.E., dated 8/10/23: five (5) copies

C. Fees & Escrows

The applicant has submitted fees calculated as follows:

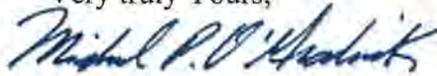
- a. *Application Fees*: Minor Site Plan & d(1) Use Variance:

Total Application Fees: \$770.00

- b. *Escrow Fees*: \$2,310.00

Thank you for your consideration and please feel free to contact me with any additional questions or concerns that you may have regarding this application.

With best regards, I am,
Very truly Yours,



Michael P. O'Grodnick

cc: Carlo Romano
Brielle Capital LLC

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: 9 Date Received: 8/3/23
 Block: 35 Fee Received: _____
 Lot(s): 15.01 Board of Adjustment No.: _____
 Zone: R-4 Planning Board No.: _____
 Street: Raritan Avenue / Tillman 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 Borough of Raritan
Address 22 First Street, Raritan, NJ 08869
 2. Applicant Brielle Capital LLC
Address 62 Quick Avenue, Raritan, NJ 08869
 3. Date of purchase _____
 4. Current (or last) USE Empty Lot
 5. Size of parcel(s) 7,488 Square Feet Size of building N/A
Total square feet (in all floors) N/A
 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>23.5 ft</u> | _____ |
| 8. Height of building | <u>29 ft</u> | <u>35 ft</u> |
| 9. Area of lot | <u>7,488 sq ft</u> | <u>9000 sq ft</u> |
| 10. Setback from front of property line | <u>26 ft</u> | <u>25 ft</u> |
| 11. Setback from left side line | <u>6 ft</u> | <u>8 ft</u> |
| 12. Setback from rear property line | <u>77 ft</u> | <u>35 ft</u> |
| 13. Percentage of impervious lot coverage | <u>31.5%</u> | <u>30%</u> |
14. Has there been any previous appeal involving these premises? N/A
 15. If so, state character of appeal and date of disposition: N/A
 16. Other contiguous lots owned by applicant or owner: N/A
Block(s) _____ Lot(s) _____
 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
N/A
 18. Taxes paid to date. _____

Signature of Tax Collector

Date of Submission

Applicant Signature

REQUEST FOR VARIANCE

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

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

REQUEST FOR "C" VARIANCE INFORMATION

- In what manner does the strict application of the foregoing present practical difficulties and/or hardship?
- What exceptional circumstances or conditions affect the site which are in support of the request.

REQUEST FOR A,B, AND D VARIANCE INFORMATION

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

Variance required for 8' side yard setback, 25' exterior side yard setback, multi-family residential in a single-family zone,

and for total impervious coverage.
- What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?
- State other pertinent facts which support the request.

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

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.)
Brielle Capital LLC
Business name, if different from above. (See **Specific Instructions** on page 2.)

Check appropriate box: Individual/Sole proprietor Corporation Partnership Other

Address (number, street, and apt. or suite no.)
50 Division Street, Suite 801
City, state, and ZIP code
Somerville, NJ 08876

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
4671219103

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:
1. 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
2. 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
3. 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 Date 8/22/23

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.

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.

5. 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.

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:

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

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:**

- 1. You do not furnish your TIN to the requester, or
- 2. You do not certify your TIN when required (see the Part III instructions on page 2 for details), or
- 3. The IRS tells the requester that you furnished an incorrect TIN, or
- 4. 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

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.

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.

RE: [EXTERNAL] Certification of Taxes

Tori Cesario <tcesario@raritan-nj.org>

Fri 8/18/2023 10:27 AM

To: Theresa Snyder <snyder@centraljerseylaw.com>

Good morning, Theresa,

The property at Block 35, Lot 5.01 is a Borough owned property, therefore it is not taxed.

Please let me know if you require additional information. Have a great weekend!

Tori Cesario, CTC**TAX COLLECTOR****FINANCE CLERK****RARITAN BOROUGH****22 First Street-Raritan, NJ 08869****O: (908) 231-1300 x118****F: (908) 231-0810****E: tcesario@raritan-nj.org**-
PRIVILEGED AND CONFIDENTIAL

This communication is intended only for the use of the named addressee and may contain information which is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original.

From: Theresa Snyder <snyder@centraljerseylaw.com>**Sent:** Thursday, August 17, 2023 10:29 AM**To:** Tori Cesario <tcesario@raritan-nj.org>**Subject:** [EXTERNAL] Certification of Taxes

Good Morning,

Please see the attached request for certification of taxes.

Thank you.

Kind Regards,

Theresa M. Snyder

Land Use Paralegal

SAVO SCHALK
Corcini, Warner, Gillespie, O'Grodnick & Fisher

56 East Main Street, Suite 301

LAND USE AND DEVELOPMENT

207 Attachment 6

Borough of Raritan

Checklist 5

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

Name of Application Brielle Capital Variance Plan Application No. _____
 Block 35 Lot 5.01 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RARITAN CODE

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

| | Applicant Portion | | | Borough Portion | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Plats Comply | Not Applicable | Waiver Requested | Plats Comply | Do Not Comply | Waiver Approved |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

LAND USE AND DEVELOPMENT

| | Applicant Portion | | | Borough Portion | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Plats Comply | Not Applicable | Waiver Requested | Plats Comply | Do Not Comply | Waiver Approved |
| 13. The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Zoning district(s), including district names and zone schedule. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. An index for the complete set of plans. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RARITAN CODE

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

LAND USE AND DEVELOPMENT

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

Application Deemed Complete Date _____

Application Deemed Incomplete Date _____

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

Application Deemed Incomplete Date _____

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

LAND USE AND DEVELOPMENT

207 Attachment 7

Borough of Raritan

Checklist 6

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

Name of Application Brielle Capital Variance Plan Application No. _____
 Block 35 Lot 5.01 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 | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RARITAN CODE

| | 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). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Application fee, executed escrow agreement and appropriate review fee. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Separate application (and fee) for any conditional use or variance with the application. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Proof of filing with the Somerset County Planning Board, Somerset-Union Soil Conservation Service and any other outside agencies from which approval is necessary; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. More than 50 dwelling units within 500 feet of a municipal border; | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Certification that applicant is owner or authorized agent, or consent of owner to file application. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Name, address and telephone number of the following: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Professional responsible for preparing the plans. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Owner or owners of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Subdivider or developer. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

LAND USE AND DEVELOPMENT

| | Applicant Portion | | | Borough Portion | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Plats Comply | Not Applicable | Waiver Requested | Plats Comply | Do Not Comply | Waiver Approved |
| 13. The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Zoning district(s), including district names and zone schedule. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. An index for the complete set of plans. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet of tract. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RARITAN CODE

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

LAND USE AND DEVELOPMENT

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

Application Deemed Complete Date _____

Application Deemed Incomplete Date _____

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

Application Deemed Incomplete Date _____

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

LAND USE AND DEVELOPMENT

207 Attachment 8

BOROUGH OF RARITAN

**Checklist 7
for Determining Site Plan Application Completeness for
GREEN DEVELOPMENT
Chapter 207, Land Use and Development
Borough of Raritan, Somerset County, New Jersey**

Name of Application Brielle Capital Variance Plan Application No. _____

Block 35 Lot 5.01 Date Filed _____

This checklist must be completed and submitted with any application for site plan approval. Failure to do so will render the application incomplete. While completion of the checklist is mandatory, it is for information purposes only, and compliance with the items found herein will not become a condition of approval.

The checklist includes various green building design strategies that can be implemented as part of a residential or commercial development. The information provided in the checklist will guide and inform the dialogue between an applicant and the Borough regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment, and generally improve the quality of life in the Borough.

The checklist is organized into three sections: first, it addresses the site within its regional and local context, looking at its physical location, development status, and availability of certain infrastructure; second, it addresses the impact of the proposed development on the site itself; and third, it addresses the structures on the site.

The applicant should provide examples of how they meet or address each of the items on the checklist.

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.

| | YES | NO | COMMENTS |
|--|-------------------------------------|-------------------------------------|----------|
| A. CONTEXT | | | |
| 1. Is the site a redevelopment or brownfield site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. Is the site served by public transit, or easily accessible on foot or by bicycle? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. Is there train service within 1/2 mile or bus service within 1/4 mile? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

RARITAN CODE

| | YES | NO | COMMENTS |
|--|-------------------------------------|-------------------------------------|----------|
| 4. Do the roads within the development comply with the Borough's Complete Streets policy? (Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. Does the development include historic preservation, or adaptive reuse of existing facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 6. Does the site's location, scale or use support the historic context of surrounding historic properties? | <input type="checkbox"/> | N/A | |
| 7. Does the development provide or enhance the following: | | | |
| a) A mix of land use types? Please list. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b) Housing diversity by type and income? | <input type="checkbox"/> | N/A | |
| c) Civic and public spaces or have proximity to them? (Examples: open plazas, courtyards, public art) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| e) Alternative parking designs such as reduced parking ratios, compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| f) Access to or partnerships with local farms or farmers' markets to promote local food production? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| g) Natural features such as streams, wetlands, forests or the Raritan River? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| h) Regional stormwater management? (A regional stormwater management plan addresses stormwater-related water quality and water quantity impacts of new and existing land uses on a drainage area basis and is not limited to on-site stormwater management measures.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | YES | NO | COMMENTS |
| B. SITE DEVELOPMENT | | | |
| 1. Does the design provide for the following: | | | |
| a) Minimum site disturbance during construction? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b) Increased erosion and sedimentation control beyond county or municipal requirements? | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| c) Low-impact design features such as: | | | |
| • Bioswales | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Rain gardens | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Green roofs | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Pervious pavements | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Green walls (Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Trees (beyond that required by the ordinance) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Indigenous plant species (noninvasive species, low-maintenance landscaping) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

LAND USE AND DEVELOPMENT

| | YES | NO | COMMENTS |
|---|--------------------------|-------------------------------------|----------|
| • On-site management of vegetative waste | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d) Regenerative design? | | | |
| • Does the site design conserve habitat, wetlands or water bodies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Does the site design include restoration of habitat, wetlands or water bodies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| • Does the project include long-term conservation management of habitat, wetlands or water bodies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. Does the site minimize heat island effects through reduced paving, enhanced landscaping or other methods? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. Does the site provide alternatives to single-occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 5. Does the site include energy efficient site lighting and controls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 6. Do the landscape and stormwater management specifications employ integrated pest management practices? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | YES | NO | COMMENTS |
| C. GREEN BUILDING | | | |
| 1. Will the building(s) meet any criteria for a Certified Green Building? (A green building — also referred to as sustainable or high-performance building — is a collection of better design, construction, and operating practices that have the potential to reduce or eliminate the negative impacts of development on the environment and on human health. Green building programs and guidelines commonly address energy efficiency and carbon emissions reduction, water conservation, waste reduction, healthy and sustainably produced materials, indoor air quality, occupant productivity and health, and other components of green building. For more info visit http://rcgb.rutgers.edu or https://new.usgbc.org/leed .) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? (Example: Maximize southern building exposure for solar energy, orient building to minimize effects of cold winter winds and maximize cool summer breezes. Minimize shadows on open space and other buildings.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

RARITAN CODE

| | YES | NO | COMMENTS |
|--|-------------------------------------|-------------------------------------|------------------------|
| 3. Water Reduction | | | |
| a) Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA? http://www.cepa.gov/WaterSense/docs/matrix508.pdf | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b) Does the building employ water conservation features, including low-flow fixtures, waterless urinals, or sensor-controlled faucets? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c) Does the building capture and re-use rainwater, gray water and storm water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 4. Energy | | | |
| a) Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b) Does the project incorporate Energy Star-labeled building products? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c) Does the building include on-site energy generation, e.g., solar or wind? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d) What is the anticipated energy savings expected to be realized from any or all of the above? | <input type="checkbox"/> | <input type="checkbox"/> | TBD |
| 5. Indoor Air Quality | | | |
| a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods? | <input type="checkbox"/> | <input type="checkbox"/> | TBD |
| b) Are other measures, such as reducing the quantity of VOCs from adhesives, sealants, paints, composite wood systems and carpet systems, being used to improve indoor air quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 6. Materials | | | |
| a) Is an existing building being reused? If so, to what extent: 100%, 75%, 50%? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | new building |
| b) Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c) Are any building materials reused on or off site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d) Do new building materials contain recycled content? If so, to what extent (%)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | % yet to be determined |
| e) Are building materials extracted, processed or manufactured locally or within the region? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | % yet to be determined |



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, 2023

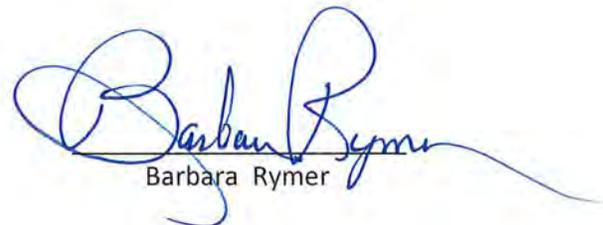
Certified List of Property Owners within 200 feet Radius

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 35, Lot 5.01
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.

8/24/23
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: 35-5.01
RARITAN BOROUGH,

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

Block-Lot: 36-7.02
BELLAFRONTE, LOU
71 W FERRY ST
NEW HOPE, PA 18938

Block-Lot: 51-1
ANTHONY JAMES LLC
77 TILLMAN AVE
RARITAN NJ 08869

Block-Lot: 36-6.01
ALLEGAR, JEFFREY & NICOLE
337 OLD YORK ROAD
FLEMINGTON, NJ 08822

Block-Lot: 36-8
NELSON, JOAN & JOHN V
410 RARITAN AVE
RARITAN, NJ 08869

Block-Lot: 36-7.01
RENE, DAPHNEY
408 RARITAN AVE
RARITAN, NJ 08869

Block-Lot: 51-2
ANTHONY JAMES LLC
77 TILLMAN AVE
RARITAN NJ 08869

Block-Lot: 52-1
HUDDY, MARY L.
858 RICHARD STREET
RARITAN, NJ 08869

Block-Lot: 35-3.01
PATEL, KIRAN & RITA
411 RARITAN AVE
RARITAN, NJ 08869

Block-Lot: 35-4
CHERIVASSI, JOSEPH & MARY
405 RARITAN AVE
RARITAN, NJ 08869

Block-Lot: 36-5
DIGRAZIANO, KENNETH & ANNA
55 QUICK AVE.
RARITAN, NJ 08869

Block-Lot: 31-14.01
BRIDGE WALK, LLC
929 ROUTE 202
RARITAN, NJ 08869

Block-Lot: 61-1
NJ TRANSIT C/O ENERGYSOLVE UBAR-14
P.O. BOX 6077
SOMERSET, NJ 08875

Block-Lot: 52-1.01
RIVITUSO, AMY
25 TILLMAN ST
RARITAN, NJ 08869

Block-Lot: 36-7
THAKUR. SHIVANI
404-406 RARITAN AVE
RARITAN, NJ 08869

Block-Lot: 35-5
CHERIVASSI, JOSEPH & MARY
405 RARITAN AVENUE
RARITAN, NJ 08869

Block-Lot: 35-3
PARIKH, DIPEN B & KHUSHBU D
409 RARITAN AVENUE
RARITAN, NJ 08869

Additional Require Certified Mailing List for the following:

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

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

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

Bell Atlantic
540 Broad St.
Newark, NJ 07102

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

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

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

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

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

Bridgewater Township Clerk
100 Commons Way
Bridgewater, NJ 08807

LEGAL NOTICE

TO WHOM IT MAY CONCERN: In compliance with the Municipal Land Use Law of the State of New Jersey, as amended and supplemented, notice is hereby served upon you to the effect that the Applicant, Brielle Capital LLC (hereinafter "Applicant"), has filed for Minor Site Plan and d(1) use variance approval in the Borough of Raritan seeking to construct a multi-family dwelling on the subject property at the intersection of Tillman Street and Raritan Avenue, more specifically described on the Borough Tax Map as Block 35, Lot 5.01, with an address of 401 Tillman Street on a 0.172 acre parcel. The property is located in the R-4 Zoning District and multi-family residential is not a permitted principal use in the zone.

The Applicant has identified the following variances associated with this application 1) side-yard setback of 5', whereas, 8' is required 2) an exterior side-yard setback of 5', whereas, 25' is required 3) impervious coverage of 31.5%, whereas, the maximum allowed is 30% and 4) a d(1) use variance to allow a multi-family dwelling in a single-family zone.

The Borough has required notice pursuant to the Municipal Land Use Law. We hereby provide said notice that we have made an application to the Borough of Raritan Zoning Board of Adjustment. Testimony will be presented at the time of the public hearing in support of the application. Although the Applicant is not aware of any additional variances, the Applicant will seek whatever variances, waivers, exceptions, checklist item waivers, design waivers, or any other relief that may be required, in the opinion of the Board and their professionals, or as may be identified by the Board professionals in their review, in order to implement the proposed plan and design. Amendments to the application and the plan may be made at the time of the Public Hearing based upon comments from the Board and its professionals and/or the public and new variances may be required based upon professional review.

Any person or persons affected by said project will have an opportunity to be heard at the Public Hearing on the application to be held on the Wednesday, XXX XX, 2023, at 6:30 p.m. in the Council Chambers located Borough Hall, 22 First Street, Raritan, New Jersey.

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

Michael P. O'Grodnick, Esq.
Savo, Schalk, Corsini, Warner, Gillespie,
O'Grodnick & Fisher P.A.
Attorneys for Applicant, Brielle Capital LLC
56 East Main St., Suite 301
Somerville, NJ 08876

SOMERSET COUNTY PLANNING BOARD

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

LAND DEVELOPMENT APPLICATION FORM CHECKLIST & REVIEW FEE SCHEDULE

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

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

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

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

One set of plans and supporting documents shall be submitted.

Somerset County is an equal opportunity employer.

PART I – PROJECT INFORMATION

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

SECTION A – PROJECT IDENTIFICATION

PROJECT NAME Brielle Capital Duplex
MUNICIPALITY Raritan Borough
BLOCK(S) 35 LOT(S) 5.01
STREET ADDRESS 401 Tillman St, Raritan, NJ 08869
TAX MAP PAGE 9 DATE OF PLANS BEING SUBMITTED 8/16/23
LOCAL BOARD REVIEWING APPLICATION:
PLANNING BOARD BOARD OF ADJUSTMENT
COUNTY PLANNING BOARD FILE # _____ (for resubmissions/revisions)

SECTION B – APPLICANT AND CONTACT INFORMATION

APPLICANT'S NAME Brielle Capital
ADDRESS 50 Division Street, Suite 501, Somerville, NJ 08876
TELEPHONE 908-809-5351 FAX _____
E-MAIL cromano@briellecapital.com

PLAN PREPARER'S NAME Craig W. Stires, P.E., Stires Associates, PA
PLAN PREPARER'S ADDRESS 3 West High Street, Somerville, NJ 08876
TELEPHONE 908-725-0230 FAX 908-707-0831
E-MAIL cstires@stiresassociates.com

ATTORNEY'S NAME Michael P. O'Grodnick
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SECTION C – SITE DATA

AREA OF TRACT 0.172 acres
DEDICATED OPEN SPACE N/A acres

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

SECTION D – SUBDIVISION INFORMATION

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

SECTION E – SITE PLAN INFORMATION

| <u>TYPE (✓)</u> | <u>NUMBER OF UNITS</u> | <u>AMOUNT OF NEW SQ. FOOTAGE</u> | <u>NUMBER OF NEW PARKING SPACES</u> |
|----------------------------|------------------------|----------------------------------|-------------------------------------|
| <u>X</u> RESIDENTIAL | _____ | _____ | <u>2</u> |
| Living Units | <u>2</u> | <u>3,088 sf</u> | _____ |
| Attached Units | _____ | _____ | _____ |
| Fair Housing Act Units | _____ | _____ | _____ |
| _____ COMMERCIAL/RETAIL | _____ | _____ | _____ |
| _____ OFFICE | _____ | _____ | _____ |
| _____ INDUSTRIAL/WAREHOUSE | _____ | _____ | _____ |
| _____ PUBLIC/INSTITUTIONAL | _____ | _____ | _____ |
| _____ OTHER | _____ | _____ | _____ |

SECTION F - SIGNATURE

SIGNED _____ DATE _____
 (SIGNATURE OF APPLICANT OR AGENT)

PART II – REVIEW FEE SCHEDULE

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

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

Complete all sections of the fee schedule below that apply.

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

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

SECTION B – SUBDIVISION REVIEW FEE (Check appropriate category)

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

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

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

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

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

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

SECTION D – TOTAL APPLICATION FEE \$ 150.00

SECTION E – REVISION FEE (Check appropriate category)

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

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

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

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

- | | | |
|---|---|--------------|
| \$25.00 per plat plus | | \$ <u>25</u> |
| \$10.00 per new lot | *No new lots or structures are proposed | \$ <u>10</u> |
| \$25.00 per site plan if proposed structure is greater the 400 sq. ft. | | \$ <u>25</u> |

PART III – COMPLETENESS CHECKLIST

SOMERSET COUNTY LAND DEVELOPMENT COMPLETENESS CHECKLIST

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

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

Somerset County Land Development Completeness Checklist

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

I=Incomplete

NA=Not Applicable

C=Complete

General Requirements

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

Plan Requirements

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

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

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

Stormwater Management Requirements

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

Traffic Requirements

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