

November 30, 2022

Somerset County Planning Board
P.O. Box 3000
Somerville, NJ 08876-1262

Re: Application: Minor Site Plan
Applicant: Frank Ingrao dba Char Steakhouse
Project: Outdoor Bar/Pergola
Property: 777 Route 202, Raritan, Block 33, Lot 1

Dear Members of the Board,

Please be advised that this firm has been retained to represent Char Steakhouse in connection with an application for minor site plan approval in Raritan Borough.

A. Narrative

This application seeks to improve a portion of the existing patio with a covered bar and a louvered pergola over the dining area to provide shade for the outdoor seating area.

The applicant has not identified any variances necessitated by this application as the use is permitted in the zone and this application does not impact the existing site conditions since the improvements are proposed over existing impervious surfaces. As such, the applicant is requesting site plan submission waiver and intends to rely on our architect.

Enclosures

We understand the application fee is \$175 (\$150 for minor site plan and \$25 for GIS fee). Please see the Planning Board application/checklist attached as **Exhibit 1**, the property owner list within 200 feet as **Exhibit 2**, Raritan Borough Planning Board Application as **Exhibit 3**, and the architectural drawings and design renderings as **Exhibit 4**.

Conclusion

It is the applicant's position that the proposed addition should not impact county roads or drainage. The site is fully developed and serviced by existing stormwater management systems and no increase of impervious is proposed. Private waste hauling will continue for both trash and recycling.

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

MPO

cc: Raritan Borough, Land Use Board
Char Steakhouse, Michael Capezio
Rocco Campanella, RA