

November 30, 2022

Borough of Raritan  
Attn: Land Use Board  
22 First Street  
Raritan, NJ 08869

**Re: Application: Minor Site Plan**  
**Applicant: Frank Ingraio dba Char Steakhouse**  
**Project: Outdoor Bar/Pergola**  
**Property: 777 Route 202 – 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 approvals to add an outdoor bar and pergola over the existing outdoor patio.

**A. Narrative**

Char Steakhouse has operated as a successful, high-end eatery by owner, Matteo Ingraio and his team. Char Steakhouse is a New York style steakhouse with two locations in Central Jersey, one in Red Bank and one in Raritan. Char features innovative cuisine, prime aged steaks, fresh seafood, high end finishes, and has been recognized as the best steakhouse in Zagat, New Jersey Monthly, TripAdvisor, and New Jersey Choice.

Recently, Char Burger & Creamery was opened nearby in Bridgewater in a tastefully repurposed bank building offering a family friendly setting with a large outdoor dining area and jungle gym. Char has brought back the architect for the Char Burger & Creamery, Rocco Campanella, of Architecture Plus.

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 a waiver of site plan and intends to rely on our architect.

**C. Waiver Requests**

The Applicant respectfully requests submission waivers as follows:

1. Protective Covenants (#3)
2. Minor Site Plan (#10-17)
3. Signage/lighting (#27)
4. Soil Erosion and Sediment Control (#29) – public sewer
5. Landscaping Plan (#30)
6. Utilities (#31)
7. Environmental Impact Study
8. The Green Development Checklist
9. Traffic Study

**D. 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. Minor Site Plan Checklist
4. Affidavit of Stockholders/Owner/Site Walk Authorization
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. Architectural Drawings: six (6) signed and sealed copies for completeness
9. Design Renderings: six (6) copies
10. USB Drive: application documents in PDF format

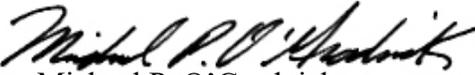
**E. Fees & Escrows**

The applicant has submitted fees calculated as follows:

- a. *Application Fees*: Minor Site Plan: Total Application Fees: \$2,060.75.
- b. *Escrow Fees*: \$6,182.25

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: Rocco Campanella, RA  
Char Steakhouse