

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: \_\_\_\_\_  
 Block: 33 Fee Received: \_\_\_\_\_  
 Lot(s): 1 Board of Adjustment No.: \_\_\_\_\_  
 Zone: \_\_\_\_\_ Planning Board No.: \_\_\_\_\_  
 Street: 777 Route 202 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 Frank + Laura Ingrao  
 Address 777 Route 202, Raritan, NJ 08869
  2. Applicant Char Steakhouse c/o Matteo Ingrao  
 Address 777 Route 202, Raritan, NJ 08869
  3. Date of purchase 9/19/96
  4. Current (or last) use Restaurant
  5. Size of parcel(s) 1.0027 Ac. Size of building \_\_\_\_\_  
 Total square feet (in all floors) \_\_\_\_\_
  6. Number of new lots (including remainder) N/A
- |   | PROVIDED | REQUIREMENT OF ZONE |
|---|----------|---------------------|
| 7. Percentage of lot occupied by building | _____    | _____               |
| 8. Height of building                     | _____    | _____               |
| 9. Area of lot                            | _____    | _____               |
| 10. Setback from front of property line   | _____    | _____               |
| 11. Setback from left side line           | _____    | _____               |
| 12. Setback from rear property line       | _____    | _____               |
| 13. Percentage of impervious lot coverage | _____    | _____               |
14. Has there been any previous appeal involving these premises? No
  15. If so, state character of appeal and date of disposition: \_\_\_\_\_
  16. Other contiguous lots owned by applicant or owner:  
 Block(s) 33.01 Lot(s) 1
  17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?  
None
  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         | _____  |
| _____ "d" variance appeal         | _____  |
| _____ Other                       | _____  |

REQUEST FOR "C" VARIANCE INFORMATION

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

*No relief necessitated.*

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

*N/A*

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.)

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 Char Steakhouse Application No. \_\_\_\_\_

Block 33 Lot 1 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
/					
Architectural		Site Plan Waiver			



LAND USE AND DEVELOPMENT

- 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.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
		/			
/					
		/			
		/			
		/			

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.