

# BRACH | EICHLER<sub>LLC</sub>

Susan R. Rubright  
Direct Dial: 973-403-3157  
Direct Fax: 973-618-5557  
E-mail: srubright@bracheichler.com

November 18, 2021

## VIA FEDERAL EXPRESS

Lou Gara, Administrative Official  
Borough of Raritan Planning Board  
22 First Street  
Raritan, NJ, 08869

Re: Applicant: SD & RR, LLC  
17 and 19 Colfax Street/ Lot 13 and 12, Block 95

Dear Mr. Gara:

This office represents SD & RR, LLC in connection with a use variance application to construct a building for eight (8) apartments at the above referenced property. Related bulk variances are also being requested. We are submitting the application as a bifurcated one with the use and bulk variances being applied for first. If this relief is granted we will proceed to a site plan application. A more detailed description of the proposed use and the rationale in support of the variances is included with the application. We are also submitting architectural drawings and a "use variance site plan" to provide the data necessary for the Board to review act on the use variance application. A full preliminary and final site plan will be submitted if the variance relief is granted.

In support of the use and bulk variance application please find the following:

- General application form with a Rider including a narrative of the proposed use and zoning rationale in support of the use variance and bulk variances (28 copies). A PDF of the application form has been or will be submitted via email to Mr. Gara;
- Drawing entitled "Use Variance Site Plan", prepared by MCB Engineering Associates, LLC, dated October 8, 2021 consisting of one (1) sheet (22 copies ½ size and 6 full sets); and,
- Drawings entitled "Addition & Alterations for Existing Building For PRI Enterprises, LLC [now SD & RR, LLC] at 17-19 Colfax Street in Raritan, NJ", prepared by James P. Cutillo

5 Penn Plaza, 23rd Floor  
New York, New York 10001  
212.896.3974

101 Eisenhower Parkway  
Roseland, New Jersey 07068  
973.228.5700

777 South Flagler Drive  
Suite 800, West Tower  
West Palm Beach, Florida 33401  
561.899.0177

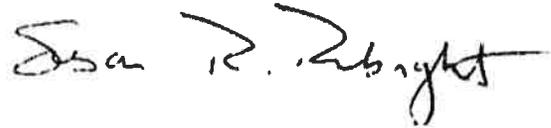
Lou Gara, Adm. Official  
November 18, 2021  
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Associates, dated September 27, 2021 consisting of four (4) sheets (22 copies ½ size and 6 full sets).

Also enclosed are one (1) copy each of the 200' property owner list; Applicant 10% ownership list; certification of taxes paid for Lot 12, same for Lot 13 to be provided, and W-9 form. An electronic version of the plans is also enclosed. A check in the amount of \$475.00 for the use and bulk variances is also enclosed. Please advise regarding the required escrow payment.

Please advise regarding any additional information you require at this time.

Sincerely,



Susan R. Rubright

SRR:nas  
Enclosures

CC: SD &RR, LLC  
MCB Engineering Associates, LLC  
James P. Cutillo Associates

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: 22 Date Received: \_\_\_\_\_  
 Block: 95 Fee Received: \_\_\_\_\_  
 Lot(s): 12 & 13 Board of Adjustment No.: \_\_\_\_\_  
 Zone: R-4 Planning Board No.: \_\_\_\_\_  
 Street: Colfax Street Phone No.: \_\_\_\_\_

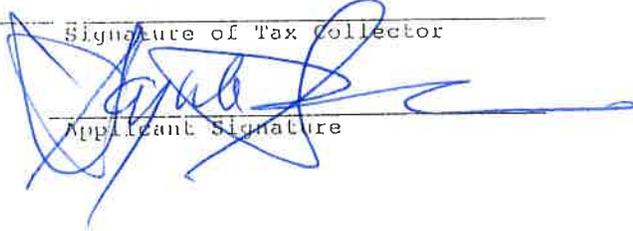
NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

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 17 Colfax St, LLC & 19 Colfax St, LLC & 19 Colfax St, LLC  
 Address 8A Magnolia Ct, Madison, NJ 07840
  2. Applicant SD & RR, LLC  
 Address same as above.
  3. Date of purchase \_\_\_\_\_
  4. Current (or last) use Residence and apartment with empty store
  5. Size of parcel(s) 15,394.45 sf Size of building \_\_\_\_\_  
 Total square feet (in all floors) \_\_\_\_\_
  6. Number of new lots (including remainder) combine 2 lots into 1
- |   | PROVIDED            | REQUIREMENT<br>OF ZONE <u>R-4</u> |
|---|---------------------|-----------------------------------|
| 7. Percentage of lot occupied by building | <u>26%</u>          | _____                             |
| 8. Height of building                     | <u>32'</u>          | <u>35' (max)</u>                  |
| 9. Area of lot                            | <u>15,394.45 sf</u> | <u>7,500 sf</u>                   |
| 10. Setback from front of property line   | <u>11.7'</u>        | <u>25'</u>                        |
| 11. Setback from left side line           | <u>0.77/5.2'</u>    | <u>8'</u>                         |
| 12. Setback from rear property line       | <u>71'</u>          | <u>35'</u>                        |
| 13. Percentage of impervious lot coverage | <u>82%</u>          | <u>30%</u>                        |
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) 95 Lot(s) 12 & 13 are to be combined
  17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?  
Existing building on Lot 13, Block 95/17 Colfax is a non-conforming use with an apartment and a vacant commercial use.
  18. Taxes paid to date. \_\_\_\_\_

\_\_\_\_\_  
 Signature of Tax Collector

  
 \_\_\_\_\_  
 Applicant Signature

Date of Submission \_\_\_\_\_



RIDER  
TO USE AND BULK VARIANCE APPLICATION FOR SD & RR, LLC,  
17 AND 19 COLFAX STREET

Summary of Application and Variances

The Applicant is seeking to repurpose and combine two (2) lots at 17 and 19 Colfax Street and known as Lot 13 and 12, Block 95. The lots are currently occupied by a deteriorated brick building at 17 Colfax and a single family house at 19 Colfax. The brick building formerly housed an electrical business on the first floor and an apartment or apartments on the second floor. The first floor is currently empty and there is one apartment on the second floor.

The Applicant proposes to remove the brick building and construct a multifamily building in the same style. Existing brick from the building will be used in the new construction where possible. The Applicant initially intended to renovate or keep at least part of the building, but after investigating this with contractors and the project architect it was determined that the building was in such poor condition that it could not be salvaged and meet current building codes. Instead, the Applicant's architect has designed a building that replicates the design and character of the building that is emblematic of a time period in the Borough. Brick from the existing building will be used in the new building. The single family house at 19 Colfax Street will be removed and the driveway and parking area to serve the new apartment building will be construed there.

The building is proposed to include four (4) one-bedroom units and four (4) two-bedroom units. This requires a use variance as the property is located in the R-4 zone, which permits only single family uses (as do the other residential zones in the Borough).

The proposal requires fifteen (15) parking spaces under standard Residential Site Improvement Standard (RSIS) requirements, whereas the application proposes fourteen (14), which requires a variance. This number is more than adequate given the proximity to public transit. RSIS at NJAC 5:21-4.14 provides that alternative parking standards shall be accepted if the applicant demonstrates standards that better reflect local conditions, which include household characteristics, availability of mass transit, urban versus suburban location and available off-site parking resources.

Other bulk variances include the following:

	Required	Proposed
Front yard setback:	25'	11.7'
Side yard setback:	8'	0.77'/5.2'
No. of stories:	2.5	3
Impervious coverage:	30%	82.2%
Dwelling unit size	1000 sf	618 sf-one bedroom/718 sf-two bedroom

## Variance Rationale

### *General Concept-Variance Relief*

For the Board to make a decision to grant a variance, positive and negative criteria must be presented. Regarding the process, there are five (5) prongs that should be considered; the variance request:

1. Relates to a specific piece of property.
2. That the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirement.
3. That the variance can be granted without substantial detriment to the public good.
4. That the benefits of the deviation would substantially outweigh any detriment and;
5. That the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

### *Use variance - Positive Criteria*

In particular cases and for specific reasons the Board of Adjustment may grant a variance to allow departure from regulations specified in the local municipal ordinances pursuant to N.J.S.A. 40:55D-70d (“d” variance).

For the Board to grant a “d” variance, “special reasons” must be presented by the applicant. These are found in the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”) at N.J.S.A. 40:55D-2. With regard to the proposed application, the project furthers the following purposes of zoning:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare. *The project redevelops a deteriorated brick building into a modern residential use at a size and scale consistent with the surrounding neighborhood.*
- c. To provide adequate light, air and open space; *The project is designed to provide adequate light and air with a residential building proportional to the surrounding neighborhood.*
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens. *The project contributes to a range of housing unit types available in the borough consistent with sound planning and at a scale consistent with the surrounding neighborhood.*
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement. *The project upgrades the site design while replicating the design and character of the neighborhood from a previous time.*

### *Bulk Variances- Positive Criteria*

The positive criteria for the “c” variances may be satisfied by (i) proving hardship in accordance with the criteria set forth in N.J.S.A. 40:55D-70c(1), or (ii) by demonstrating that the application relates to a specific piece of property and the purposes of the MLUL will be advanced by a deviation from the ordinance requirements. N.J.S.A. 40:55D-70c(2). In this case, the c(2) standard applies. An application made under the c(2) variance also involves a balancing test between the positive and negative criteria showing that the benefits of granting a variance for the deviation would substantially outweigh the detriments. Ketcherick v. Borough of Mountain Lakes, 256 N.J. Super. 647, 657 (App. Div. 1992).

Under Price v. Himeji, LLC, 214 N.J. 263, 301 (2013), the “c” variances listed are “subsumed in the consideration of the “d” variances,” as the proposed use generates certain nonconforming conditions that are integrally related to the use. Here also, the purposes of zoning that are furthered by grant of the use variance are equally applicable to the grant of the bulk variances under the c(2) standard.

### *Negative Criteria*

As to the negative criteria, “no variance or other relief may be granted . . . without a showing that such variance or other relief can be granted without substantial detriment to the public good” and that it “will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.” N.J.S.A. 40:55D-70. In evaluating the negative criteria, a significant part of the test of whether there is a substantial detriment to the public good is the extent to which the grant of the variance will impact nearby properties. DiNizio v. Planning Board of Town of Westfield, 312 N.J. Super. 225 (Law Div. 1998) (citing Medici v. BPR Co., 107 N.J. 1, 22-23 n. 12 (1987)) (citing Yahnel v. Jamesburg, 79 N.J. Super. 509, 519 (App. Div. 1965)). Thus, evaluation of the negative criteria requires that the impact to the neighborhood be surveyed, and there must be a finding that there is no detrimental impact on the neighboring property, or on the general public or surrounding neighborhood as well.

### *Medici Enhanced Standard of Proof*

The following master plan goals, which were reaffirmed in the Borough’s 2017 reexamination report, are furthered with the application:

- Land Use #1: Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, enhances remaining industrial areas, increases parks and open space, protects environmentally sensitive natural features, accommodates community facilities, encourages shared parking facilities among adjacent businesses, and facilitates local/regional circulation.
- Land Use #2: Preserve and enhance the residential character of the Borough by protecting established neighborhoods, maintaining a balance of housing choices, providing for compatible infill housing and planning for appropriate residential development in targeted redevelopment areas where land uses are in transition.

- Circulation #3: Land use densities that are within close proximity to a mass transit stop should be reviewed for possible increases and changes of use to allow for a diversity of uses such as retail, office and residential that could compliment transit.

The Borough is now encouraging “green” measures, as evidenced by the adoption of the green checklist. This supports creating living situations that allow “walkable” communities to the downtown and the rail line. The project is consistent with the intent of the zoning ordinance to permit residential uses at the site at a size and scale similar to the surrounding neighborhood.

#### Summary of Application to this Case

The grant of the d(1) and the c(2) variances relates to this specific property, will advance the zoning ordinance requirements for the Borough by providing new affordable multifamily housing that is close to mass transit and the down town. The new building will be representative of the original building and the time period in Raritan when the original building was constructed, but it will be clean and safe with modern amenities. It will be a more aesthetically pleasing site than the existing use, will not be a detriment to the public good, the benefits of the project outweigh any detriments and the granting of the variances will not substantially impair the intent and purpose of the zone plan and the zoning ordinance.

**SD & RR, LLC**

10% or more ownership

SD & RR, LLC  
Raritan, New Jersey

<b>Owner Name</b>	<b>Percentage</b>
Pasquale Suriano 8A Magnolia Ct, Madison, NJ 07940	30%
John LoGrasso 42 Hillcrest Avenue, Montville, NJ 07004	30%
James Hughes 1262 Simon Blvd, Unit B212, Easton, PA 18042	30%
Pasquale Grande 427 Whiton Road Branchburg, NJ 08853	10%



Lou Gara, Construction Official

## BOROUGH OF RARITAN

Municipal Building  
22 First Street  
Raritan, NJ 08869-1809

Telephone: 908-231-1300  
Fax: 908-231-0810  
Website: [www.raritanboro.org](http://www.raritanboro.org)  
E-mail: [lgara@raritan-nj.org](mailto:lgara@raritan-nj.org)

November 17, 2021

### Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: Brach Eichler, LLC  
Susan R. Rubright  
101 Eisenhower Parkway  
Roseland, NJ 07068

Property Requested – Certified List of Property Owners within 200 feet  
Block 95, Lot 12 & 13  
17 & 19 Colfax Street  
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.

11/17/2021  
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*

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**Target Parcel(s):** Block-Lot: 95-13  
17 COLFAX ST., LLC  
Block-Lot: 95-17  
ESTOK, PAUL A  
Block-Lot: 95-19  
PARICH, SAM  
Block-Lot: 95-12  
19 COLFAX ST., LLC

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

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**Block-Lot: 97-4**  
CABRERA, NESTOR  
23 CODINGTON STREET  
RARITAN, NJ 08869

**Block-Lot: 91-26**  
LIBERMAN, STEVEN B  
265 ALTAMONT PL  
SOMERVILLE NJ 08876

**Block-Lot: 96-12**  
QUISPE, MIGUEL  
7 LINCOLN ST  
RARITAN NJ 08869

**Block-Lot: 95-6**  
FUSCA, FRANCESCO, & C.  
10 LAGRANGE STREET  
RARITAN, N.J. 08869

**Block-Lot: 96-7**  
ZHAO, ZHENG  
77 CEDAR GROVE ROAD  
BRANCBURG, NJ 08876

**Block-Lot: 95-3**  
BARRETT, WILLIAM E & LORI A  
1103 RIVER ROAD  
HILLSBOROUGH, NJ 08844

**Block-Lot: 96-1**  
TAYLER JEAN PROPERTIES LLC  
P.O. BOX 325  
RARITAN, NJ 08869

**Block-Lot: 95-14.01**  
HERRERA, BILLE DIEGO  
11 COLFAX STREET  
RARITAN, NJ 08869

**Block-Lot: 95-20**  
DENTICI, JOSEPHINE & PAOLO  
378 UNION AVE  
BRIDGEWATER, NJ 08807

**Block-Lot: 97-12.01**  
SLATER, CAROL  
8 LINCOLN ST  
RARITAN, NJ 08869

**Block-Lot: 95-7**  
GIBBS, MARGARET N.  
12 LAGRANGE ST  
RARITAN, NJ 08869

**Block-Lot: 97-2**  
BENNEWITZ, WILLIAM P.  
27 CODINGTON ST.  
RARITAN, NJ 08869

**Block-Lot: 96-2**  
MARIANO, BERNABE N&CASTRO FREIDA S  
4 COLFAX ST  
RARITAN, NJ 08869

**Block-Lot: 95-2.01**  
GROSSO, MARJORIE A  
62 THOMPSON ST  
RARITAN NJ 08869

**Block-Lot: 97-3**  
JACOBS, PATRICIA & ERIC J.  
25 CODDINGTON STREET  
RARITAN, NJ 08869

**Block-Lot: 95-9.01**  
TAYLOR, RODNEY & DANIELA  
1133 VAN ARSDALE DRIVE  
NESHANIC STATION, NJ 08853

**Block-Lot: 96-6**  
CIATTARELLI, FELIX  
P.O. BOX 325  
RARITAN, NJ 08869

**Block-Lot: 95-14**  
SHITU, LUQMAN  
25 OAKMONT AVE  
E BRUNSWICK, NJ 08816

**Block-Lot: 91-30**  
MANILIO, GIOVANNI A.  
PO BOX 275  
SOMERVILLE, NJ 08876

**Block-Lot: 84-5**  
TU, VICTORIA  
14 HENRY STREET  
BRIDGEWATER, NJ 08807

**Block-Lot: 97-6**  
DORAN, VALERIE  
19 CODINGTON ST  
RARITAN, NJ 08809

**Block-Lot: 84-6**  
SEERAJ, UVASH & VARGAS, SAMANTHA  
4 2ND ST  
RARITAN, NJ 08869

**Block-Lot: 84-4**  
NATALE, DOMENICO P. & MARIANTONIA  
63 THOMPSON STREET  
RARITAN, N.J. 08869

**Block-Lot: 84-3**  
CUGLIARI, JOSEPH & FUSCA, PAOLO  
69 THOMPSON ST  
RARITAN, NJ 08869

**Block-Lot: 95-4**  
HOBBS, SCOTT  
6 LA GRANGE ST  
RARITAN, NJ 08869

**Block-Lot: 95-16**  
S & T BEECHWOOD ASSOCIATES  
910 MADISON AVE  
BRIDGEWATER, N.J. 08807

**Block-Lot: 95-9**  
BERNABITI, PETER  
18 LAGRANGE STREET  
RARITAN, N. J. 08869

**Block-Lot: 97-11**  
NARDINO, ANTHONY & LISA  
7 CODINGTON ST  
RARITAN, NJ 08869

**Block-Lot: 97-8**  
DEANGELIS, JR., GLENN J., & CLAIRE E.  
15 CODINGTON STREET  
RARITAN, NJ 08869

**Block-Lot: 95-10.02**  
FERNANDEZ, ANTONINO Z. & ROSALINDA  
29 LINCOLN ST.  
RARITAN, NJ 08869

**Block-Lot: 97-7**  
NEXT GENERATION PROPERTY GROUP, LLC  
272 FARMER ROAD  
BRIDGEWATER, NJ 08807

**Block-Lot: 91-29.01**  
GUADAGNO, C.  
53 THOMPSON STREET  
RARITAN, N.J. 08869

**Block-Lot: 95-15**  
SULLEY, DORIS  
9 COLFAX ST  
RARITAN, N J 08869

**Block-Lot: 91-28**  
SORIANO, JOSEPH A  
51 THOMPSON ST  
RARITAN NJ 08869

**Block-Lot: 95-5**  
WINDREM, ALEXANDER & BARRETT  
8 LAGRANGE STREET  
RARITAN, NJ 08869

**Block-Lot: 91-29**  
WANG, ZIXING & HU, YIFEN  
55 THOMPSON ST  
RARITAN, NJ 08869

**Block-Lot: 96-8**  
CARRERA, JUAN & EUGENIA  
7825 BLACKHILL ST  
WESLEY CHAPEL, FL 33545

**Block-Lot: 96-11**  
RIVERA, SERGIO A & BRENDA VAZQUEZ  
20 COLFAX ST  
RARITAN NJ 08869

**Block-Lot: 91-31**  
59 THOMPSON STREET, LLC  
16 BELL AVE  
RARITAN, NJ 08869

**Block-Lot: 91-27**  
45 THOMPSON REALTY LLC  
33 FERRY STREET  
SOUTH RIVER, NJ 08882

**Block-Lot: 96-3**  
HIDAYAT, KEVIN  
42 THOMPSON STREET  
RARITAN, NJ 08869

**Block-Lot: 95-11**  
COLFAX STREET, L.L.C.  
177 LEGHORN AVENUE  
BRIDGEWATER, NJ 08807

**Block-Lot: 97-5**  
MARTIN, SHANNON M & DAVID F  
21 CODINGTON ST  
RARITAN, NJ 08869

**Block-Lot: 96-9**  
TORMASI, ATTILA L & RUTH GABRIELA  
1386 MALLARD DRIVE  
MARTINSVILLE, NJ 08836

**Block-Lot: 91-24**  
LEIBOLD, FRANCIS W. & DIANE  
39 THOMPSON STREET  
RARITAN, NJ 08869

**Block-Lot: 95-2.02**  
GROSSO, MARJORIE A  
62 THOMPSON ST  
RARITAN, NJ 08869

**Block-Lot: 95-10.01**  
ALOSI, ADAM M & ANNE M  
20-22 LAGRANGE ST  
RARITAN, NJ 08869

**Block-Lot: 97-12.02**  
AUGSZTEJN, MONIKA  
5 CODINGTON ST  
RARITAN, NJ 08869

**Block-Lot: 96-4**  
38 THOMSON STREET LLC  
272 FARMER RD  
BRIDGEWATER, NJ 08807

**Block-Lot: 91-25**  
ALTERNATIVES, INC.  
41 THOMPSON STREET  
RARITAN NJ 08869

**Block-Lot: 97-9**  
KNOWLES, PAUL & ANGELA  
139 LAMBERTS MILL ROAD  
WESTFIELD , NJ 07090

**Block-Lot: 97-10**  
WESTPAX LLC  
2 KENNEDY BLVD.  
MANVILLE, NJ 08835

**Block-Lot: 95-1**  
TAYLOR, L & TAYLOR I & RG  
1024 ARNOLD AVE  
RARITAN NJ 08869

**Block-Lot: 95-18**  
ESTOK, PAUL  
50 THOMPSON ST  
RARITAN NJ 08869

**Block-Lot: 95-8**  
CAMPANALE, KEVIN D. & KATHERINE M.  
14 LAGRANGE STREET  
RARITAN, NJ 08869

**Block-Lot: 96-10**  
HIDAYAT, KEVIN  
106 LIBERTY CORNER RD  
WARREN, NJ 07059

**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

**RARITAN BOROUGH  
COUNTY OF SOMERSET  
OFFICE OF THE TAX COLLECTOR  
KARIN E. KNEAFSEY  
22 FIRST STREET  
POB 145  
RARITAN, NJ 08869  
908-231-1300 EXT 16  
FAX# 908-231-0810**

To: 19 Colfax St LLC

Date: 11/18/21

Block 95 and Lot 12

The following payments have been made for the above listed property:

20 <u>21</u>	Taxes Paid	Date Paid
1st Q	1266.71	2/3/21
2nd Q.	1266.71	5/10/21
3rd Q.	1307.30	8/18/21
4th Q.	1307.29	11/10/21
20__		
1st Q.		
2nd Q.		
3rd Q.		
4th Q.		

*I verify that this information accurately  
reflects municipal tax records.*

  
Tax Collector  
Raritan Borough  
Somerset County



**RARITAN BOROUGH  
COUNTY OF SOMERSET  
OFFICE OF THE TAX COLLECTOR  
KARIN E. KNEAFSEY  
22 FIRST STREET  
POB 145  
RARITAN, NJ 08869  
908-231-1300 EXT 16  
FAX# 908-231-0810**

To: 17 Colfax St LLC Date: 11/18/21  
\_\_\_\_\_  
\_\_\_\_\_

Block 95 and Lot 13

The following payments have been made for the above listed property:

20 <u>21</u>	Taxes Paid	Date Paid
1st Q.	1759.32	2/22/21
2nd Q.	1759.31	6/1/21
3rd Q.	1815.69	8/3/21
4th Q.	1815.68	delinquent
20__		
1st Q.		
2nd Q.		
3rd Q.		
4th Q.		

*I verify that this information accurately reflects municipal tax records.*

*K. E. Kneafsey*  
Tax Collector  
Raritan Borough  
Somerset County

