

William B. Savo ⁴
Charles Z. Schalk ^{3, 4}
Christopher M. Corsini ¹
Ellen M. Gillespie
Michael P. O'Grodnick ⁴
Alexander G. Fisher ^{1, 4}

Kaitlyn J. Michko
Matthew R. Flynn

John F. Bracaglia, Jr.

THE LAW OFFICES OF
SAVO SCHALK
CORSONI, GILLESPIE, O'GRODNICK & FISHER, P.A.

56 East Main Street, Suite 301
Somerville, New Jersey 08876

(908) 526-0707
Fax (908) 725-8483

www.centraljerseylaw.com

Michael G. Friedman ²
Edward A. Halpern
Henry E. Rzemieniewski
Frederick H. Allen, III
Stanley F. Rizzolo

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

April 29, 2022

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

Re: Application: Minor Subdivision
Applicant: Digraziano
Property: Block 36, Lot 5

Dear Members of the Board,

This application proposes a minor subdivision necessary to construct a single-family residence at the property currently known as 55 Quick Avenue owned by Kenneth and Anna Digraziano (hereinafter "Applicant").

A. Narrative

The Applicant is the current owner of Block 36, Lot 5, which for many years has been a single-family residence on an oversized lot, whereas the zone permits 7,500 SF building lots and the subject property is 14,940 SF.

The residential uses are permitted principal uses in the Residential 4 (R-4) zone district and the proposed lot sizes are generally consistent with many of the existing lot sizes in the area.

B. Zoning Relief

A. Variances

The applicant has identified the following "c" bulk variances for the proposed residence which deviates from the bulk zone requirements, as follows:

SAVO, SCHALK, CORSINI, GILLESPIE, O'GRODNICK & FISHER, P.A.

<u>Item</u>	<u>Permitted/Required</u>	<u>Existing</u>	<u>Proposed (5.01/5.02)</u>
1. Min. Lot Area	7,500 SF	14,940 SF	7,470 SF
2. Min. Lot Width	75'	90'	45'
3. Min. Front Yard Setback	25' (Preexisting)	14.1	14.1 (lot 5.02)
4. Min. Side Yard (both)	20'	61.8	21'/16.65'
5. Min. Side Yard (one)	8'	12.1'	8.5'/4.45'
6. Max. Impervious	30%	30%	29%/54%

D. Application Documents and Checklists

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

1. Borough of Raritan Development Application
2. Minor Subdivision Plan Checklist
3. Property Owners within 200'
4. Somerset County Planning Board Application
5. Site Plan: 22 signed and sealed copies
6. USB Drive: application documents in PDF format

E. Fees & Escrows

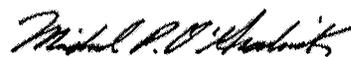
The applicant has submitted fees calculated as follows:

- a. *Application Fees*: Minor subdivision: \$150 plus \$10/lot = \$160, plus six (6) bulk variances @ \$75/each (\$450). Total Application Fee = **\$610**.
- b. *Escrow Fees*: Fee calculated at three times (3x) application fees = **\$1,830**.

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: Kenneth and Anna Digraziano
William Edwards, PE

BOROUGH OF KARLISAN 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: 36 Fee Received: _____
 Lot(s): 5 Board of Adjustment No.: _____
 Zone: R-4 Planning Board No.: _____
 Street: Quick Avenue 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 Digrazio, Kenneth + Anna
 Address 55 Quick Avenue, Karlsen, NJ 08809
2. Applicant - same -
 Address _____
3. Date of purchase 6/2/17
4. Current (or last) use Single-Family Residential
5. Size of parcel(s) 14,940 SF Size of building 2130 SF
 Total square feet (for all floors) _____
6. Number of new lots (including remainder) 2 total lots

	PROVIDED	REQUIREMENT OF ZONE <u>R-4</u>
7. Percentage of lot occupied by building	<u>15% / 13%</u>	_____
8. Height of building	<u>2 stories</u>	<u>2.5 stories</u>
9. Area of lot	<u>14,940 SF</u>	<u>7,500 SF</u>
10. Setback from front of property line	<u>25.5' / 14.1'</u>	<u>25'</u>
11. Setback from left side line	<u>8.5' / 4.45'</u>	<u>8'</u>
12. Setback from rear property line	<u>87.5' / 103.3'</u>	<u>35'</u>
13. Percentage of impervious lot coverage	<u>29% / 54%</u>	<u>30%</u>
14. Has there been any previous appeal involving these premises?	<u>No</u>	
15. If so, state character of appeal and date of disposition:	_____	

16. Other contiguous lots owned by applicant or owner:
 Block(s) _____ Lot(s) _____

17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
None Known

18. Taxes paid to date. see attached email from collector -> current
 Signature of Tax Collector _____

Date of Submission _____
 Applicant Signature [Signature]

LAND USE AND DEVELOPMENT

207 Attachment 2

Borough of Raritan

Checklist 1

For Determining Completeness of Application for
Minor Subdivision 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 Digrazio Application No. _____
 Block 36 Lot 5 Date Filed 4/29/22

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
✓					
✓					

LAND USE AND DEVELOPMENT

- 17. Boundary and acreage of original tract; number, acreage and configuration of all new lots; dimension of all lot lines; lot areas in square feet; required setback lines; dimensions to existing structure.
- 18. Location of all existing buildings or structures and landscaping.
- 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.
- 22. Feasible sketch plan for remaining lands.

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.



BOROUGH OF RARITAN

Romano

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

April 11, 2022

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 36, Lot 5
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.

4/11/22
Date


Barbara Rymet

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: 36-5
DIGRAZIANO, KENNETH & ANNA

36 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: 37-13
JAEGER, NEIL C & CLAUDIA
1800 HOLLAND BROOK ROAD
NESHANIC STA., NJ 08853

Block-Lot: 36-2
KIRCHHOF, RAYMOND & RIANNA
63 QUICK AVENUE
RARITAN, NJ 08869

Block-Lot: 36-1
FIEDLER, EMIL C/O HUANG, BARBARA
322 SWAN COURT
BRANCHBURG, NJ 08876

Block-Lot: 37-3.01
BARNA, MICHAEL
35 NORTH GASTON AVE
RARITAN NJ 08869

Block-Lot: 35-5.01
RARITAN BOROUGH,
22 FIRST STREET
RARITAN, NJ 08869

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

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

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

Block-Lot: 37-9
SHERMAN, PAUL ET ALS
36 A NORTH THIRD STREET
EASTON, PA 18042

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

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

Block-Lot: 37-15
LITTLE, KEVIN C
64 QUICK AVE.
RARITAN, NJ 08869

Block-Lot: 37-14
ROMANO, CARLO & RIGA, TERESA
62 QUICK AVE.
RARITAN, NJ 08869

Block-Lot: 36-9
GUBAC, REYNALDO C. & GABRIEL, J.
414 RARITAN AVE.
RARITAN, NJ 08869

Block-Lot: 36-6.02
CALMER, L.L.C.
862 GARFIELD AVE
BRIDGEWATER, NJ 08807

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

Block-Lot: 37-8
INCAO, TERESA C & ZEBROWSKI, JAMES
209 FRELINGHUYSEN AVE.
RARITAN, NJ 08869

Block-Lot: 37-5
GEIGER, ROBERT M & MANILIO, CARMELINA
29 N GASTON AVE
RARITAN, NJ 08869

Block-Lot: 37-6
KAUR, KULDIP & RAJVINDER
27 NORTH GASTON AVENUE
RARITAN, NJ 08869

Block-Lot: 52-3
RAAB, NANCY M
49 QUICK AVENUE
RARITAN NJ 08869

Block-Lot: 53-1
ABCO REALTY LLC,
12 TILLMAN ST
RARITAN, NJ 08869

Block-Lot: 37-13.01
DIGIUSEPPANTONIO, FILOMENA
60 QUICK AVE
RARITAN, NJ 08869

Block-Lot: 37-7
RANDAZZO, JOHN, & RANDAZZO, JERRY
25 NO. GASTON AVE.
RARITAN, NJ 08869

Block-Lot: 52-4
BOXWELL, BRENTON
45 QUICK AVE
RARITAN, NJ 08869

Block-Lot: 37-4
URSO, VINCENT & PERRI
514 MILLBURN AVENUE
SHORT HILLS, NJ 07078

Block-Lot: 36-3
DOREY, WESLY & NINA
61 QUICK AVENUE
RARITAN, NJ 08869

Block-Lot: 37-11
PAPASERAPHIM, LOUCAS
56 QUICK AVENUE
RARITAN, NJ 08869

Block-Lot: 52-1.01
HARTOM, RICHARD
50 MANNERS ROAD
RINGOES, NJ 08551

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

Block-Lot: 36-4.01
AUGSZTEJN, MONIKA
66 DALE DRIVE
CHATHAM, NJ 07928

Block-Lot: 37-10
HILL, CHRISTINE D.
52 QUICK AVE
RARITAN, NJ 08869

Block-Lot: 36-4
PADOVANI, BRIAN P.
18 BELLIS ROAD
MILFORD, NJ 08848

Block-Lot: 37-12
PAPASERAPHIM LOUCAS & GEORGIU, MAR
56 QUICK AVENUE
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

**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 116
FAX# 908-231-0810

To: Michael O'Grachnick

Date: 4/6/22

Block 36 and Lot 5

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

<u>20 22</u>	Taxes Paid	Date Paid
1st Q.	1990.30	2/3/22
2nd Q.	1990.30	due 5/6/22
3rd Q.		
4th Q.		
20__		
1st Q.		
2nd Q.		
3rd Q.		
4th Q.		

Handwritten signature/initials

William B. Savo 4
Charles Z. Schalk 3,4
Christopher M. Corsini 1
Ellen M. Gillespie
Michael P. O'Grodnick 4
Alexander G. Fisher 1,4

Kaitlyn J. Michko
Matthew R. Flynn

John F. Bracaglia, Jr.

THE LAW OFFICES OF
SAVO SCHALK
CORSINI, GILLESPIE, O'GRODNICK & FISHER, P.A.

56 East Main Street, Suite 301
Somerville, New Jersey 08876

(908) 526-0707
Fax (908) 725-8483

www.centraljerseylaw.com

Michael G. Friedman 2
Edward A. Halpern
Henry E. Rzemieniewski
Frederick H. Allen, III
Stanley F. Rizzolo

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

April 29, 2022

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

Re: Application: Minor Subdivision
Applicant: Digraziano
Property: Block 36, Lot 5

Dear Members of the Board,

This application proposes a minor subdivision necessary to construct a single-family residence at the property currently known as 55 Quick Avenue owned by Kenneth and Anna Digraziano (hereinafter "Applicant").

A. Narrative

The Applicant is the current owner of Block 36, Lot 5, which for many years has been a single-family residence on an oversized lot. The residential use is a permitted principal use in the Residential 4 (R-4) zone district and the proposed lot sizes are generally consistent with many of the existing lots sizes in the area. The applicant proposes private recycling and refuse for both single-family lots.

B. Enclosures

We understand the application fee is \$185 (\$150 for minor site plan and \$25 for GIS for new lot). 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 site plan as **Exhibit 4**.

C. Conclusion

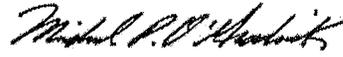
It is the applicant's position that the proposed addition should not impact county roads or drainage.

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.

SAVO, SCHALK, CORSINI, GILLESPIE, O'GRODNICK & FISHER, P.A.

With best regards, I am,

Very truly Yours,



Michael P. O'Grodnick

MPO

cc: Raritan Borough, Land Use Board
Kenneth and Anna Digraziano
William Edwards, PE

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 Digraziano Minor Subdivision

MUNICIPALITY Raritan Borough

BLOCK(S) 35 LOT(S) 5

STREET ADDRESS 55 Quick Ave., Raritan, NJ 08869

TAX MAP PAGE 9 DATE OF PLANS BEING SUBMITTED 04/29/2022

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 Kenneth and Anna Digraziano

ADDRESS 55 Quick Ave., Raritan, NJ 08869

TELEPHONE 908-285-1418 FAX 908.725.8483

E-MAIL Kdigraz@aol.com

PLAN PREPARER'S NAME William Edwards, P.E. - Edwards Engineering

PLAN PREPARER'S ADDRESS P.O. Box 8437, Somerville, NJ 08876

TELEPHONE 908.231.9595 FAX 908.231.9696

E-MAIL _____

ATTORNEY'S NAME Michael O'Grodnick, Esq. - Savo Schalk

ATTORNEY'S ADDRESS 56 East Main Street, Somerville, NJ 08876

TELEPHONE 908.526.0707 FAX 908.725.8483

E-MAIL ogrodnick@centraljerseylaw.com

SECTION C – SITE DATA

AREA OF TRACT .343 acres

DEDICATED OPEN SPACE 0 acres

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

SECTION D – SUBDIVISION INFORMATION

SUBDIVISION TYPE RESIDENTIAL (✓) X NONRESIDENTIAL (✓) _____
 NUMBER OF NEW BUILDING LOTS 1
 NEW BUILDING LOTS PROPOSED UNDER FAIR HOUSING ACT 0
 TOTAL AREA OF NEW BUILDING LOTS .172 acres
 AVERAGE AREA OF NEW BUILDING LOTS .172 acres
 NUMBER OF MULTI-FAMILY LOTS 0
 LENGTH OF NEW STREET 56 East Main Street, Suite 301 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>
RESIDENTIAL	_____	_____	_____
Living Units	_____	_____	
Attached Units	_____		
Fair Housing Act Units	_____		
COMMERCIAL/RETAIL	_____	_____	_____
OFFICE	_____	_____	_____
INDUSTRIAL/WAREHOUSE	_____	_____	_____
PUBLIC/INSTITUTIONAL	_____	_____	_____
OTHER	_____	_____	_____

SECTION F - SIGNATURE

SIGNED  DATE 4/28/22
 (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 \$ _____

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 | | \$ 25 _____ |
| \$10.00 per new lot | | \$ 10 _____ |
| \$25.00 per site plan if proposed structure is greater the 400 sq. ft. | | \$ _____ |

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 checked="" type="radio"/> | <input 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 type="radio"/> | <input checked="" 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 checked="" type="radio"/> | <input 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 type="radio"/> | <input checked="" 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 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 type="radio"/> | <input checked="" 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. |