



McNally • Yaros • Kaczynski • Lime

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Reply to:
Somerville Office

June 20, 2024

Lou Gara, Board Secretary Admin
Planning Board
Borough of Raritan
22 1st Street
Raritan, NJ 08869

Via e-mail: lgara@raritan-nj.org and hand delivery (D.C. Express)

**RE: 43 First Avenue - Block: 89 Lot: 6 (the "Property")
Our File # 24-5218**

Dear Mr. Gara:

Please be advised that this office represents Four-Three First Ave, LLC. For submission to the Planning Board, enclosed please twenty (22) copies of the following:

1. Variance application including Exhibits A and B;
2. Preliminary site plan checklist #5;
3. Final site plan checklist #6;
4. Green Development checklist #7;
5. Certificate of Ownership of Applicant;
6. W-9 for Applicant;
7. 200' List;
8. Proof of payment of taxes;
9. Copy of current Deed along with title restrictions/easements for the Property;
10. Variance Plan prepared by Craig W. Stires, PE of Stires Associates, P.A., dated April 24, 2024 and consisting of sheets 1 through 3 in half-scale size;
 - a. Six (6) full sized variance plans are also included.
11. Survey of Property prepared by David J. Von Steenburg, P.L.S. of Morgan Engineering & Surveying, dated March 22, 2023 consisting of one (1) sheet;
12. Architect plans entitled "Schematic Floor Plan" prepared by Architecture Plus, dated April 30, 2024 and consisting of one (1) sheet in half-scale size;
 - a. Six (6) full sized variance plans are also included.
13. Copy of Somerset County Planning Board application; and
14. CD-ROM with digital copies of submission materials.

SOMERVILLE
275 East Main Street
Somerville, New Jersey 08876
908.800.7010 Phone
908.722.7787 Fax

CLINTON
14 Moebius Place
Clinton, NJ 08809
908.713.1252 Phone
908.713.1210 Fax

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08822
908.800.7010 Phone
908.722.7787 Fax



In addition, enclosed are application and escrow fee checks in the amounts of \$475.00 and \$1,500.00 respectively for the fees associated with the relief requested.

Thank you in advance for your assistance and please do not hesitate to contact me with any questions.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC

A handwritten signature in cursive script, appearing to read 'Kara A. Kaczynski', followed by a horizontal line.

Kara A. Kaczynski, Esq.
KAK/kv
Enclosures

Four-Three First Ave LLC

<u>Application Fee</u>
Hardship "c" variances \$225.00
Use "d" variance \$250.00
Total \$575.00

<u>Escrow Fee</u>
3Xs Application Fees or \$1,500.00, whichever greater
Total \$1,500.00



BRIELLE CAPITAL LLC
50 DIVISION STREET, SUITE 501
SOMERVILLE, NJ 08876

1005
55-2/212 8867

DATE 6/17/24

PAY
TO THE
ORDER OF

Borough of Princeton

\$ 1500.00/100

One Thousand Five Hundred AND 00/100

DOLLARS



Wells Fargo Bank, N.A.
New Jersey
wellsfargo.com

FOR 43 First Ave Snow Fees

⑈000000⑈ ⑆005⑈

[REDACTED MICR LINE]



BRIELLE CAPITAL LLC
50 DIVISION STREET, SUITE 501
SOMERVILLE, NJ 08876

1004
55-2/212 8867

DATE 6/17/24

PAY
TO THE
ORDER OF

Borough of Princeton

\$ 475.00/100

Four Hundred Seventy Five AND 00/100

DOLLARS



Wells Fargo Bank, N.A.
New Jersey
wellsfargo.com

FOR 43 First Ave "e" and "d" Variances app fees

⑈000000⑈ ⑆004⑈

[REDACTED MICR LINE]

BOROUGH OF HARTMAN 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: 80 Fee Received: _____
 Lot(s): 10 Board of Adjustment No.: _____
 Zone: R4 Planning Board No.: _____
 Street: First Avenue Phone No.: _____

NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

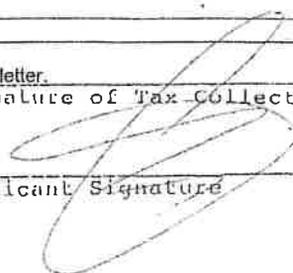
____ Minor Subdivision _____ "a" Appeal _____ "b" Interpretation
 _____ Preliminary Plat _____ "c" Variance XXXX "d" Variance
 _____ Site Plan _____ Final Plat _____ Other

DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner Four-Three First Ave LLC
Address 50 Division Street, Suite 501, Somerville, NJ 08876
 2. Applicant Same as Owner
Address _____
 3. Date of purchase MARCH 31, 2023
 4. Current (or last) use Mixed use residential and business uses
 5. Size of parcel(s) 7,495 SF Size of building 2,167 SF
Total square feet (in all floors) 4,334 SF
 6. Number of new lots (including remainder) N/A
- | | PROVIDED | REQUIREMENT
OF ZONE <u>R4</u> |
|---|--------------------|----------------------------------|
| 7. Percentage of lot occupied by building | <u>28.9%</u> | <u>N/A</u> |
| 8. Height of building | <u>31.5 ft</u> | <u>35 ft</u> |
| 9. Area of lot | <u>7,495 sq ft</u> | <u>9000 sq ft</u> |
| 10. Setback from front of property line | <u>3.83 ft</u> | <u>25 ft</u> |
| 11. Setback from left side line | <u>2.14 ft</u> | <u>8 ft</u> |
| 12. Setback from rear property line | <u>35.5 ft</u> | <u>35 ft</u> |
| 13. Percentage of impervious lot coverage | <u>64.98%</u> | <u>30%</u> |
14. Has there been any previous appeal involving these premises? No *see attached response at Exhibit A.
 15. If so, state character of appeal and date of disposition: N/A
 16. Other contiguous lots owned by applicant or owner: N/A
Block(s) _____ Lot(s) _____
 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
No
 18. Taxes paid to date. See attached tax verification letter.

6/13/24
Date of Submission

Signature of Tax Collector



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) | _____ |
| xxxx "c" variance appeal | Schedule of Bulk Requirements |
| xxxx "d" variance appeal | Section 207-108 |
| _____ Other | _____ |

REQUEST FOR "C" VARIANCE INFORMATION

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

See Exhibit B annexed hereto.

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

See Exhibit B annexed hereto.

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.

See Exhibit B annexed hereto.

5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?

See Exhibit B annexed hereto.

6. State other pertinent facts which support the request.

See Exhibit B annexed hereto.

(Please note that an application presented to the Board also requires a plat submission in conformance with the Borough Development Checklist.)

EXHIBIT A

EXHIBIT B

Four-Three First Ave LLC (“LLC”) presents this application (the “Application”) to the Borough of Raritan (the “Borough”) Planning Board (the “Board”) as the Applicant relative thereto. The Application relates to the property located at 43 First Avenue and known as Block 80, Lot 10 in the Borough (the “Property”).

The Property is located within the Borough’s Medium-High Density Residential (“R-4”) District. The Application proposes to alter the existing residential/business mixed-use of the Property and creating a second bedroom in the ground floor residential unit. The Applicant proposes to do so by utilizing a portion of the existing first-floor business space as part of the ground floor apartment and turning it into a second bedroom for the same. The Property has been utilized and recognized by the Borough as a multi-family residential structure for quite some time as evidenced by Permit # 1837 annexed hereto at Attachment 1.

Section 207-108 of the Borough’s Land Development Regulations (the “Ordinances”) does not permit multi-family residential use of the Property. The Schedule of Bulk Requirements outlined in the Ordinances require the approval of various “c” variances for pre-existing, non-conforming and proposed conditions as outlined in Attachment 2 hereto.

The Applicant’s Planner will provide testimony at the hearing as to the particular suitability of the Property for the continuation of the mixed business/multi-family residential use and the other positive and negative criteria required for the Board to grant the “d” and “c” variances requested by the Applicant.

The approval of the Application will result in the substantial and beneficial improvement of the Property which will remove a business use that is no longer sought after in the area. We look forward to sharing this vision with the Board and providing the requisite evidence and testimony to enable the approval of this Project.

Attachment 1

Borough of Pennington

91-4



Date Received
Date Issued *5/17/93*
Control #
Permit # *1837*

A. IDENTIFICATION—APPLICANT COMPLETE ALL APPLICABLE INFORMATION WHEN CHANGING CONTRACTORS. NOTIFY THIS OFFICE CALL UTILITY DIG NO: 1-800-272-1000.

Work Site: *43 STREET AVE* Lot *10*
 Address: *43 STREET AVE* Lot *10*
 City: *ROSELAND*
 State: *N.J.*
 Zip: *07068*

Contractor: *GENHARRIS ELECTRICAL*
 Address: *2500 MAIN STREET*
 City: *ROSELAND*
 State: *N.J.*
 Zip: *07068*

Permit Exp. No: *22-310-9105* or Social Security No. _____
 Building Occupied on: *MOBILE HOME* Utility Co. *ES&T&C*
 Est. Cost of Elec. Work \$ *653*

B. ELECTRICAL CHARACTERISTICS

Reinspection Panel Meter Set
 Pole/Pad # _____
 SWS Plumb. Fire
 Ess. Plans Approved _____
 Date: _____
 Approved by: _____

INSPECTIONS:

Type	Failure	Date (Month/Day)	Initial
Rough			
Temporary			
Constr. Serv			
TGO			
Other			
Service			
Final			

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the agent or owner of _____
 and am authorized to make this application and perform the work listed on this application.

Signature of Contractor: *[Signature]*
 Signature of Applicant: *[Signature]*

D. TECHNICAL SITE DATA

NO.	SIZE	ITEM
		Fixtures (1)
		Receptacles (2)
		Switches (3)
		Total 1 + 2 + 3
		Range
		Garage
		Stove
		Surface Unit
		Dishwasher
		Garbage Disposal
		Dryer
		A/C Unit
		Burglar Alarms
		Intercoms Panels
		Smoke Detectors
		Wiring/Panel
		Pool Bonding
		Pool Filter Motor
		Pool Lights
		Water Heaters
		Central Heat
		all gas or elec.
		Baseboard Heat Units
		Thermostats
		Heat Pump
		Pump/S
		Meter Control Center/Sub Panels
		Stairs
		Light Standards
		Motors—Fractional H.P.
		Motors—All Others
		Transformers
		Generators
		Generator Enclosure
		Other

FEE (Office Use Only)

Administrative Surcharge	\$ <i>6.90</i>
Minimum Fee	\$ <i>46.00</i>
TOTAL FEE	\$ <i>52.90</i>

W.C.C. Form 1-1204
 1 White—Inspector Copy
 2 Pink—Office Copy
 2 Green—Applicant Copy

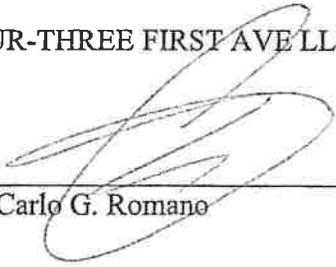
**CERTIFICATE OF OWNERSHIP OF APPLICANT
AS REQUIRED BY NEW JERSEY LAW
(P.L. 1977, CHAPTER 336)**

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership.

<u>Name</u>	<u>Address</u>
Carlo G. Romano	50 Division Street, Suite 501, Somerville, NJ 08876
Fortunato Riga	50 Division Street, Suite 501, Somerville, NJ 08876

* Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individuals exceeding the 10% ownership criterion have been listed.

FOUR-THREE FIRST AVE LLC


By: Carlo G. Romano

6/11/24
Date:

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Four-Three First Ave LLC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	<p>(Applies to accounts maintained outside the United States.)</p>
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>50 Division Street, Suite 501</p>	<p>Requester's name and address (optional)</p> <p>Borough of Raritan</p>
	<p>6 City, state, and ZIP code</p> <p>Somerville, NJ 08876</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
9	2		2	8	1	5	3	0	9

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person </p>	<p>Date 6/11/24</p>
------------------	----------------------------------	----------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

LAND USE AND DEVELOPMENT

207 Attachment 6

Borough of Raritan

Checklist 5

For Determining Completeness of Application For
Preliminary 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 43 First Avenue Variance Plan Application No. _____
 Block 80 Lot 10 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

RARITAN CODE

3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).
 4. Application fee, executed escrow agreement and appropriate review fee.
 5. Separate application (and fee) for any conditional use or variance with the application.
 6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.
 7. Disclosure form pursuant to N.J.S.A. 40:55D-48, providing the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant.
 8. Proof of filing with the Somerset County Planning Board, Somerset-Union Soil Conservation Service and any other outside agencies from which approval is necessary; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
 - a. More than 50 dwelling units within 500 feet of a municipal border;
 - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Plans shall show or include the following:**
10. Map scale not less than 1 inch equals 100 feet, showing the entire tract on one sheet, using 1 of 4 standard sheet sizes: 8 1/2 x 13; 15 x 21; 24 x 36; or 30 x 42 inches per ordinance.
 11. A key map showing the entire tract and lands within 2,000 feet, at a scale of 1 inch equals not less than 1,000 feet.
 12. Name, address and telephone number of the following:
 - a. Professional responsible for preparing the plans.
 - b. Owner or owners of the site.
 - c. Subdivider or developer.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
13. The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
16. Zoning district(s), including district names and zone schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
19. An index for the complete set of plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

RARITAN CODE

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Location, size and description of any lands to be dedicated to the Borough or county.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Cost estimates of all on-site improvements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Signature and seal of a licensed professional engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Environmental impact statement, per § 207-69.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. For industrial or manufacturing uses, a description of any proposed machinery, products, by-products and processes on site; and a statement of the hours of operation, anticipated number of shifts and employees for shift.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

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.

LAND USE AND DEVELOPMENT

207 Attachment 7

Borough of Raritan

Checklist 6

For Determining Completeness of Application For
Final 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 43 First Avenue Variance Plan Application No. _____
 Block 80 Lot 10 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

RARITAN CODE

3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).
 4. Application fee, executed escrow agreement and appropriate review fee.
 5. Separate application (and fee) for any conditional use or variance with the application.
 6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.
 7. Disclosure form pursuant to N.J.S.A. 40:55D-48, providing the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant.
 8. Proof of filing with the Somerset County Planning Board, Somerset-Union Soil Conservation Service and any other outside agencies from which approval is necessary; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
 - a. More than 50 dwelling units within 500 feet of a municipal border;
 - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Plans shall show or include the following:**
10. Map scale not less than 1 inch equals 100 feet, showing the entire tract on one sheet, using 1 of 4 standard sheet sizes: 8 1/2 x 13; 15 x 21; 24 x 36; or 30 x 42 inches per ordinance.
 11. A key map showing the entire tract and lands within 2,000 feet, at a scale of 1 inch equals not less than 1,000 feet.
 12. Name, address and telephone number of the following:
 - a. Professional responsible for preparing the plans.
 - b. Owner or owners of the site.
 - c. Subdivider or developer.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans shall show or include the following:						
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
13. The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
16. Zoning district(s), including district names and zone schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
19. An index for the complete set of plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet of tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

RARITAN CODE

- 26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.
- 27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.
- 28. Location, size and description of any lands to be dedicated to the Borough or county.
- 29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.
- 30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.
- 31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.
- 32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.
- 33. Cost estimates of all on-site improvements.
- 34. Signature and seal of a licensed professional engineer.
- 35. Environmental impact statement, per § 207-69.
- 36. Final contours on site and within 100 feet at two-inch intervals; final elevations at building corners, paved areas and property corners.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Location, size and description of any lands to be dedicated to the Borough or county.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Cost estimates of all on-site improvements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Signature and seal of a licensed professional engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Environmental impact statement, per § 207-69.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. Final contours on site and within 100 feet at two-inch intervals; final elevations at building corners, paved areas and property corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

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.

LAND USE AND DEVELOPMENT

207 Attachment 8

BOROUGH OF RARITAN

**Checklist 7
for Determining Site Plan Application Completeness for
GREEN DEVELOPMENT
Chapter 207, Land Use and Development
Borough of Raritan, Somerset County, New Jersey**

Name of Application 43 First Avenue Variance Plan Application No. _____
Block 80 Lot 10 Date Filed _____

This checklist must be completed and submitted with any application for site plan approval. Failure to do so will render the application incomplete. While completion of the checklist is mandatory, it is for information purposes only, and compliance with the items found herein will not become a condition of approval.

The checklist includes various green building design strategies that can be implemented as part of a residential or commercial development. The information provided in the checklist will guide and inform the dialogue between an applicant and the Borough regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment, and generally improve the quality of life in the Borough.

The checklist is organized into three sections: first, it addresses the site within its regional and local context, looking at its physical location, development status, and availability of certain infrastructure; second, it addresses the impact of the proposed development on the site itself; and third, it addresses the structures on the site.

The applicant should provide examples of how they meet or address each of the items on the checklist.

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.

	YES	NO	COMMENTS
A. CONTEXT			
1. Is the site a redevelopment or brownfield site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Is the site served by public transit, or easily accessible on foot or by bicycle?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Is there train service within 1/2 mile or bus service within 1/4 mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

RARITAN CODE

	YES	NO	COMMENTS
4. Do the roads within the development comply with the Borough's Complete Streets policy? (Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Does the development include historic preservation, or adaptive reuse of existing facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Does the site's location, scale or use support the historic context of surrounding historic properties?	<input type="checkbox"/>	N/A	
7. Does the development provide or enhance the following:			
a) A mix of land use types? Please list.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Office & Residential
b) Housing diversity by type and income?	<input type="checkbox"/>	N/A	
c) Civic and public spaces or have proximity to them? (Examples: open plazas, courtyards, public art)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Alternative parking designs such as reduced parking ratios, compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Access to or partnerships with local farms or farmers' markets to promote local food production?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) Natural features such as streams, wetlands, forests or the Raritan River?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h) Regional stormwater management? (A regional stormwater management plan addresses stormwater-related water quality and water quantity impacts of new and existing land uses on a drainage area basis and is not limited to on-site stormwater management measures.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	YES	NO	COMMENTS
B. SITE DEVELOPMENT			
1. Does the design provide for the following:			
a) Minimum site disturbance during construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Increased erosion and sedimentation control beyond county or municipal requirements?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
c) Low-impact design features such as:			
• Bioswales	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Rain gardens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Green roofs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Pervious pavements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Green walls (Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Trees (beyond that required by the ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Indigenous plant species (noninvasive species, low-maintenance landscaping)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

LAND USE AND DEVELOPMENT

	YES	NO	COMMENTS
• On-site management of vegetative waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Regenerative design?			
• Does the site design conserve habitat, wetlands or water bodies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Does the site design include restoration of habitat, wetlands or water bodies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Does the project include long-term conservation management of habitat, wetlands or water bodies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Does the site minimize heat island effects through reduced paving, enhanced landscaping or other methods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Does the site provide alternatives to single-occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Does the site include energy efficient site lighting and controls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Do the landscape and stormwater management specifications employ integrated pest management practices?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	YES	NO	COMMENTS
C. GREEN BUILDING			
1. Will the building(s) meet any criteria for a Certified Green Building? (A green building — also referred to as sustainable or high-performance building — is a collection of better design, construction, and operating practices that have the potential to reduce or eliminate the negative impacts of development on the environment and on human health. Green building programs and guidelines commonly address energy efficiency and carbon emissions reduction, water conservation, waste reduction, healthy and sustainably produced materials, indoor air quality, occupant productivity and health, and other components of green building. For more info visit http://rcgb.rutgers.edu or https://new.usgbc.org/leed .)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? (Example: Maximize southern building exposure for solar energy, orient building to minimize effects of cold winter winds and maximize cool summer breezes. Minimize shadows on open space and other buildings.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

RARITAN CODE

	YES	NO	COMMENTS
3. Water Reduction			
a) Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA? http://www.cepa.gov/WaterSense/docs/matrix508.pdf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Does the building employ water conservation features, including low-flow fixtures, waterless urinals, or sensor-controlled faucets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Does the building capture and re-use rainwater, gray water and storm water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Energy			
a) Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Does the project incorporate Energy Star-labeled building products?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Does the building include on-site energy generation, e.g., solar or wind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) What is the anticipated energy savings expected to be realized from any or all of the above?	<input type="checkbox"/>	<input type="checkbox"/>	TBD
5. Indoor Air Quality			
a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?	<input type="checkbox"/>	<input type="checkbox"/>	TBD
b) Are other measures, such as reducing the quantity of VOCs from adhesives, sealants, paints, composite wood systems and carpet systems, being used to improve indoor air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Materials			
a) Is an existing building being reused? If so, to what extent: 100%, 75%, 50%?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	new building
b) Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Are any building materials reused on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Do new building materials contain recycled content? If so, to what extent (%)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	% yet to be determined
e) Are building materials extracted, processed or manufactured locally or within the region?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	% yet to be determined



**SOMERSET COUNTY
DOCUMENT COVER SHEET**

HON. STEVE PETER
SOMERSET COUNTY CLERK
PO BOX 3000
20 GROVE STREET
SOMERVILLE, NJ 08876

WWW.CO.SOMERSET.NJ.US

Steve Peter, County Clerk
Electronically Recorded Somerset County, NJ
2023 Apr 10 03:36 PM
BK: 7500 PGS: 2718-2722
Instrument # 2023008883
Doc Type: DEED Fee: \$83.00
Consideration: \$320,000.00
Exemption: No Exemption
RTF: \$1871.00
Total RTF: \$1,871.00

(Official Use Only)

DATE OF DOCUMENT: 2023-04-10	TYPE OF DOCUMENT: DEED
FIRST PARTY (Grantor, Mortgagor, Seller, or Assignor)	SECOND PARTY (Grantee, Mortgagee, Buyer, Assignee)
Christine E Papcun	Four-Three First Ave LLC
ADDITIONAL PARTIES:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

MUNICIPALITY: Raritan	MAILING ADDRESS OF GRANTEE: 50 DIVISION STREET, SUITE 501 SOMERVILLE, NJ 08869
BLOCK: 80	
LOT: 10	
CONSIDERATION: 320000.00	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

BOOK	PAGE	INSTRUMENT #	DOCUMENT TYPE
			DEED

**DO NOT REMOVE THIS PAGE
THIS DOCUMENT COVER SHEET IS PART OF THE SOMERSET COUNTY FILING RECORD
RETAIN THIS PAGE FOR FUTURE REFERENCE**

Prepared by:

Annette P. Alfano Esq.

RECORD AND RETURN TO:

DEED

This Deed is made on March 31, 2023

BETWEEN CHRISTINE E. PAPCUN, UNREARRIED WIDOW

whose forwarding address is 810 BOUND BROOK AVENUE, RARITAN, NEW JERSEY 08869, referred to as the **Grantor**

AND

FOUR-THREE FIRST AVE LLC,

whose Post Office address is about to be 50 DIVISION STREET, SUITE 501, SOMERVILLE, NEW JERSEY 08876 referred to as the **Grantee.**

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The Grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of ---THREE HUNDRED TWENTY THOUSAND DOLLARS---(\$320,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:26A-3(a)(5)(b). The property is located in the Municipality of Raritan, Block 80 Lot 10

Commonly known as 41-43 FIRST AVENUE, RARITAN, NEW JERSEY 08869.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Borough of Raritan, County of Somerset, State of New Jersey, and is described as follows

X See Schedule "A" Legal Description attached and made a part thereof.

BEING THE SAME LAND AND PREMISES conveyed to Daniel B. Papcun, Sr., and Christine E. Papcun, his wife by Deed from David R. Kondracki and Cheryl R. Kondracki, his wife, dated August 20, 1979 and recorded on September 6, 1979 in the Somerset County Clerk's Office in Deed Book 1406 Page 849.

Daniel B. Papcun Sr. died on September 25, 2019 whereupon title vested in Christine E. Papcun as surviving tenant by the entirety.

American Land Title Association

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

LEGAL DESCRIPTION

Foundation Title, LLC - Roseland

a Policy Issuing Agent for **First American Title Insurance Company**
File No. 721-213884

All that certain tract or parcel of land, situated, lying and being in Raritan Borough, County of Somerset, and State of New Jersey, more particularly described as follows:

Beginning at a point on the westerly R.O.W. line of First Avenue (55' R.O.W.), said point being a distance of 250.00 feet southwardly from its intersection with the southerly R.O.W. line of Johnson Drive (50' R.O.W.), and running; thence

- 1) Along said westerly R.O.W. line of First Avenue S09°00'00"W, a distance of 50.00 feet to a point therein; thence
- 2) N81°00'00"W, a distance of 150.00 feet to a point; thence
- 3) N09°00'00"E, a distance of 50.00 feet to a point; thence
- 4) S81°00'00"E, a distance of 150.00 feet to a point in said westerly R.O.W. line of First Avenue, said point being the Point and Place of Beginning.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated March 22, 2023, marked project #23-02081.

NOTE FOR INFORMATION:

BEING known as 43 First Avenue, Raritan Borough, Somerset County, State of New Jersey, Block 80, Lot 10 on the tax map of Raritan Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 43 First Avenue, Raritan, NJ 08869.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form]

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 05/23/17

GIT/REP-3
(2-21)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
CHRISTINE E. PAPCUN
Current Street Address
810 BOUND BROOK AVENUE
City, Town, Post Office
BOUND BROOK
State
NJ
ZIP Code
08869

Property Information

Block(s)
80
Lot(s)
10
Street Address
41-43 FIRST AVENUE
City, Town, Post Office
RARITAN
State
NJ
ZIP Code
08869
Seller's Percentage of Ownership
100
Total Consideration
\$320,000.00
Owner's Share of Consideration
\$320,000.00
Closing Date
4/16/23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

3/31/23 Date
Christine E. Papcun Signature (Seller)
CHRISTINE E. PAPCUN Indicate if Power of Attorney or Attorney in Fact

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES: The Grantor signs this Deed as of the date first above written.

Witnessed by:

Atte P. Alfano

Christine E. Papcun

CHRISTINE E. P APCUN

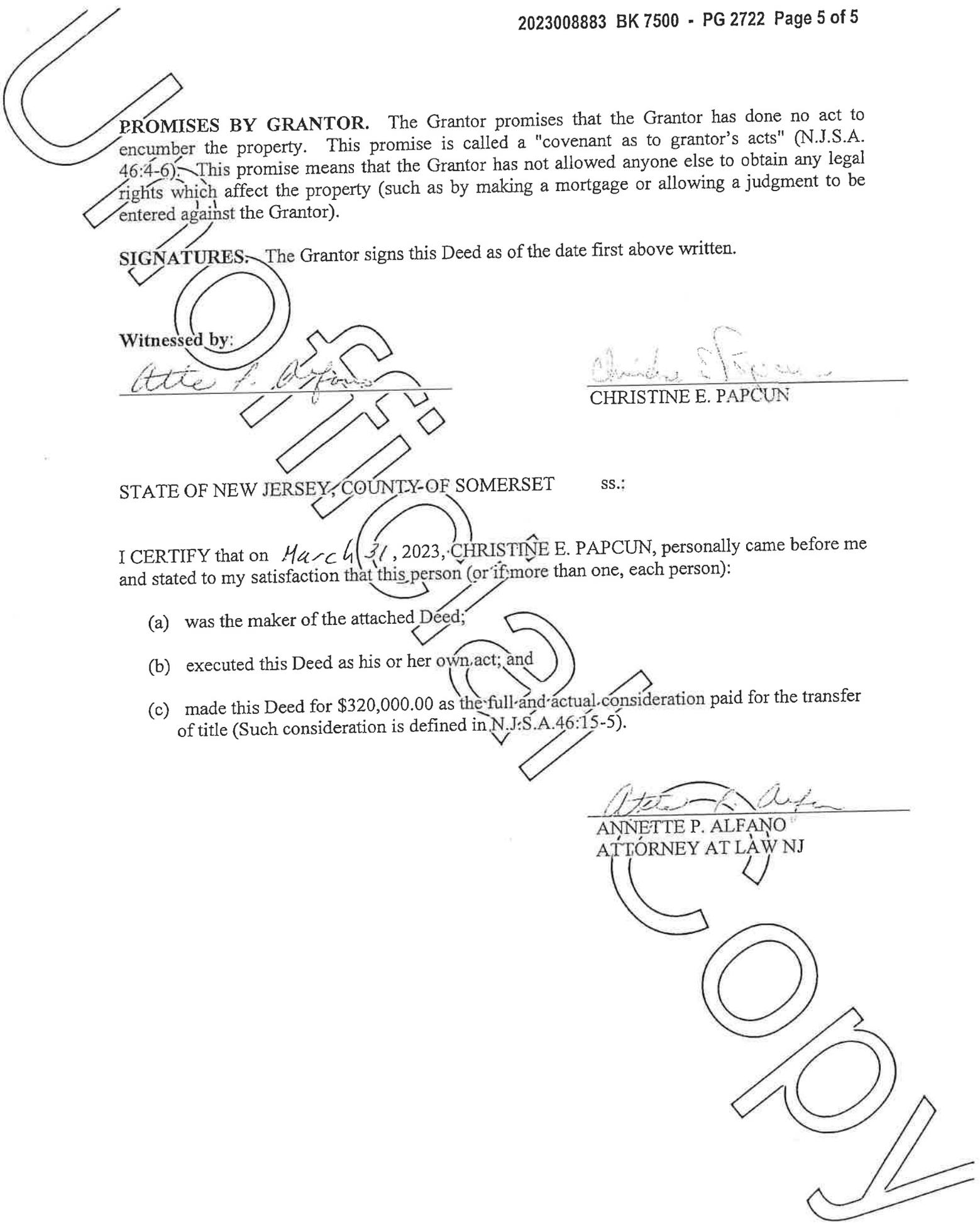
STATE OF NEW JERSEY, COUNTY OF SOMERSET ss.:

I CERTIFY that on March 31, 2023, CHRISTINE E. P APCUN, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$320,000.00 as the full and actual consideration paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5).

Atte P. Alfano

ANNETTE P. ALFANO
ATTORNEY AT LAW NJ



SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims by parties in possession not shown by the public records.
3. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excluded from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any liens on your title, arising now or later, for labor or material, not shown by the public records.
5. Subject to possible additional taxes, assessed or levied due to new construction.
6. All taxes, levies, assessments and other governmental liens.
7. Subsurface conditions, easements, claims of easements and/or encroachments not disclosed by an instrument of record. (AS TO FEE POLICY ONLY)
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
10. Rights of utility companies to service and maintain facilities crossing, bounding or otherwise located on or near the premises.
11. Slope, grading and drainage rights of Somerset County in County Route 567 aka First Avenue.
12. Since the proceeds of the mortgage to be insured will not be fully disbursed at closing, the following requirements must be complied with:
 - a) Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without actual knowledge of any intervening liens or interests, for the payment of construction costs, up to the face amount of the policy. At the time of each disbursement of the proceeds of the loan, the title examination must be continued down to date for possible liens, including Notices of Unpaid Balance and Construction Lien Claims, and other matters, intervening between the date hereof and the date of such disbursement. Each disbursement subsequent to the date of the recording of the insured mortgage will be insured by issuance of an ALTA 33-06 Disbursement Endorsement (NJ Variation).
 - b) Notices of Unpaid Balance, Construction Lien Claims and other liens or interests must be discharged or released of record, or subordinated to the lien of the mortgage insured or disposed of to the satisfaction of

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SCHEDULE B, PART II
Exceptions
(continued)

the Company prior to each disbursement of the loan proceeds.

c) This Company's form of Owner's Affidavit as to the payment of the proceeds of each disbursement must be submitted prior to certification as to each disbursement of loan proceeds (copy attached)

NOTE: THE POLICY TO BE ISSUED WILL INSURE THAT THE MORTGAGE SET FORTH HEREIN IS A VALID FIRST LIEN ON THE LAND SUBJECT TO THE CONDITIONS, EXCLUSIONS, AND EXCEPTIONS AS SET FORTH IN THE POLICY.

NOTE: The following endorsements will be attached to the final policy when applicable at the request of the mortgagee:

- Street Endorsement ALTA 1
- Condominium Endorsement ALTA 4.1
- Planned Unit Development Endorsement ALTA 5.1
- Adjustable Rate Mortgage Endorsement ALTA 6
- Environmental Protection Lien Endorsement ALTA 8.1
- Restriction Endorsement ALTA 9.10 (New Jersey Variation)
- "No Survey" Survey Endorsement NJRB 5-37

NOTE: THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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McNally • Yaros • Kaczynski • Lime

www.myklaw.com

*Admitted in NJ & PA

Reply to:
Somerville Office

Robert T. McNally
Mark W. Yaros*
Kara A. Kaczynski
Daniel A. Limo II, Of Counsel (Ret.)
Robert A. Pinei, Of Counsel
James R. Swick, Of Counsel (Ret.)

March 29, 2024

Tori B. Cesario, CTC, Tax Collector
Borough of Raritan
22 First Street
Raritan, NJ 08869

Via e-mail: tc Cesario@raritan-nj.org

RE: Request for Current Tax Information
43 First Avenue – Block: 80 Lot: 10
Our File # 24-5218

Dear Ms. Cesario:

Kindly accept this correspondence as a formal request to certify below the status of the property's real estate property taxes. Please complete the bottom portion of this letter and return via fax 908-722-7787 or email Kim@mykl-law.com.

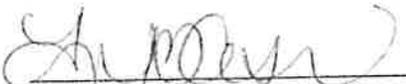
Thank you in advance for your assistance with this request. Should you have any questions or concerns relative thereto, please do not hesitate to contact me.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC


Kara A. Kaczynski

This is to certify that the Raritan Borough Property Taxes for 43 First Avenue – Block: 80 Lot: 10, in the name of Four-Three First Ave LLC is paid through: 8/1/24 or

There is a balance due in the amount of \$ _____ due through _____

Date: 6/7/24 
Tax Collector of Raritan Borough

SOMERVILLE
225 First Street, 3rd Fl.
Somerville, New Jersey 08876
908.800.7010, Fax: 908.722.7787

CLINTON
1441 Clinton Street
Clinton, NJ 08809
908.733.1222, Fax: 908.733.1221

FLEMINGTON
Plaza One
1 State Route 12, Suite 4 201
Flemington, NJ 08822
908.800.7010, Phone: 908.722.7787, Fax

24.5218



BOROUGH OF RARITAN

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 10, 2024

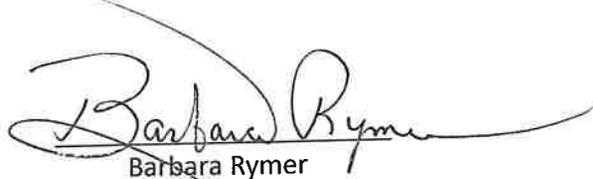
Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: McNally, Yaros, Kaczynski & Lime, LLC
275 East Main Street
Somerville, NJ 08876

Property Requested – Certified List of Property Owners within 200 feet
Block 80, Lot 10
43 First Avenue
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.

4/10/24
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

Target Parcel(s): Block-Lot: 80-10
FOUR-THREE FIRST AVE LLC

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

Block-Lot: 82-2
GENAO, EDDIE
60 FIRST AVE.
RARITAN, NJ 08869

Block-Lot: 80-31
MORETTI, TONY CHARLES III
45 GASTON AVE.
RARITAN, NJ 08869

Block-Lot: 80-12
DEUTSCH, SIDNEY & ALMA
33 VICTORIA DRIVE
BELVIDERE, NJ 07823

Block-Lot: 86-1
STEELE, KEITH
306 VAN NESTE RD
FLEMINGTON, NJ 08822

Block-Lot: 80-13
MAZIARZ, JANUSZ & JOLANTA
79 MOUNT HOREB RD.
WARREN, NJ 07059

Block-Lot: 82-26.01
CHEN, JIN
39 OAK TAVERN CIRCLE
BRANCBURG, NJ 08876

Block-Lot: 80-2
RENA-DE LEON, MERCY & HERMOGENES D., JR
59 GASTON AVE
RARITAN, NJ 08869

Block-Lot: 80-9.02
LELLA, ANN M.
49 FIRST AVE
RARITAN, NJ 08869

Block-Lot: 80-30
MELITSKY, JOYCE M
43 GASTON AVE
RARITAN NJ 08869

Block-Lot: 80-17
BESPOKE REALTY, LLC
216 NORTH AVE E
CRANFORD, NJ 07016

Block-Lot: 80-29
41 GASTON AVENUE LLC
220 COLD SPRING LN
BRIDGEWATER, NJ 08807

Block-Lot: 86-21.01
MAZIARZ, JANUSZ & JOLANTA
79 MOUNT HOREB ROAD
WARREN, NJ 07059

Block-Lot: 86-20
DISTINCTIVE PROPERTY TRADERS LLC
59 OLD HWY 22
CLINTON, NJ 08809

Block-Lot: 80-4
DEWAR, STEVEN J.
25 JOHNSON DRIVE
RARITAN, NJ 08869

Block-Lot: 80-34
GULLIKSEN, DAVID S.
53 GASTON AVE
RARITAN, NJ 08869

Block-Lot: 80-32
HENDRICKS, MARLENE & HENDRICKS, M
47 GASTON AVE
RARITAN, NJ 08869

Block-Lot: 82-26
CHEN, JIN
39 OAK TAVERN CIRCLE
BRANCBURG, NJ 08876

Block-Lot: 82-27
C&C RARITAN LLC,
155 WARREN AVE.
BRIDGEWATER, NJ 08807

Block-Lot: 82-29
ROMANOV, MIKHAIL
56 1ST AVE
RARITAN, NJ 08869

Block-Lot: 82-25
PARTRIDGE, NICOLA
52 SECOND ST
RARITAN, NJ 08869

Block-Lot: 80-7
DE LUCA, MARIA
800 FARRAND STREET
RARITAN, NJ 08869

Block-Lot: 82-3
LOBELO, JOSE F
802 DEVON LN
BRANCBURG, NJ 08853

Block-Lot: 80-16
SAWYER, ANDREW
27 1ST AVE
RARITAN, NJ 08869

Block-Lot: 80-6
MARECO, GILL & JUSTINA
55 FIRST AVE
RARITAN, NJ 08869

Block-Lot: 80-3
YU, TEAJAY & BRYDON, MYONG C.
22 ANDERSON STREET
RARITAN, NJ 08869

Block-Lot: 82-28
PARSEGHIAN, RICHARD
52-54 FIRST AVE
RARITAN, NJ 08869

Block-Lot: 80-28
GARA, LOUIS G.II, & PAMELA
720 OLD YORK RD
BRANCBURG, NJ 08876

Block-Lot: 86-22
MAZIARZ, MARIUSZ & AGNIESZKA
43 2ND ST
RARITAN, NJ 08869

Block-Lot: 80-9.01
WALDEMAR & WLADYSLAWA GALACKI
47-47A FIRST AVENUE
RARITAN, NJ 08869

Block-Lot: 80-35
HOCH, EDWIN & NANCY
25 STELLA DR.
BRIDGEWATER, N.J. 08807

Block-Lot: 80-27
INTILE, JONATHON TYSON
37 GASTON AVE.
RARITAN, NJ 08869

Block-Lot: 86-2
TOP SEED REALTY 3 LLC
160 LIBERTY STREET SU-3B
METUCHEN, NJ 08840

Block-Lot: 80-8
LOEFFLER, THOMAS R
51 FIRST AVE
RARITAN, NJ 08869

Block-Lot: 80-15
SCROFANI, JOSEPH
29 1ST AVE
RARITAN, NJ 08869

Block-Lot: 80-36
PANNIA, MICHELE & ELISA M.
16 OBERT DRIVE
RARITAN, NJ 08869

Block-Lot: 86-3
BESPOKE REALTY, LLC
216 NORTH AVE E
CRANFORD, NJ 07016

No Data

Block-Lot: 80-11
ALTERNATIVES INC
600 FIRST AVE
RARITAN NJ 08869

Block-Lot: 82-24
PURNER, DANIEL J.
50 SECOND STREET
RARITAN, NJ 08869

Block-Lot: 80-14
GRANDE, GREGORIO & CATERINA ET AL
31-33 FIRST AVENUE
RARITAN NJ 08869

Block-Lot: 80-33
O'HALLORAN, KEITH THOMAS & JENNIFER
49 GASTON AVE.
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