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Reply to:
Somerville Office

June 21, 2024

Somerset County Planning Board
20 Grove Street
Somerville, NJ 08876

Via overnight mail (FedEx)

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

Dear Sir or Madam:

Please be advised that this office represents the owner/applicant, Four-Three First Ave LLC of the above Property. For submission to the Somerset County Planning Board, enclosed, please find the following:

1. Part I - Project Information and Exhibit A annexed thereto;
2. Part II – Review Fee Schedule;
3. Part III – Completeness Checklist;
4. Copy of Raritan Borough Planning Board of Adjustment application;
5. Variance Plan prepared by Craig W. Stires, PE of Stires Associates, P.A., dated April 24, 2024 and consisting of sheets 1 through 3;
6. 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;
7. Architect plans entitled "Schematic Floor Plan" prepared by Architecture Plus, dated April 30, 2024, consisting of one (1) sheet; and
8. Check #10604 for \$150.00 to cover the County's application review fee.

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

Kara A. Kaczynski, Esq.
KAK/kv

Enclosures

cc: Client and Project Team, via e-mail

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

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

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08822
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MCNALLY YAROS KACZYNSKI

& LIME LLC
ATTORNEY BUSINESS ACCOUNT
14 MOEBUS PLACE
CLINTON, NJ 08809



12 Mountain Avenue
Somerville, NJ 08876

55-1005/212



10/21/24

\$150.00

PAY TO THE
ORDER OF

Treasurer, County of Somerset

One hundred and fifty dollars ~~x/100~~

DOLLARS

MEMO 24-5218 App EU



[Signature]
AUTHORIZED SIGNATURE

⑈010604⑈

MCNALLY YAROS KACZYNSKI

10604

MCNALLY YAROS KACZYNSKI

10604

Security features. Details on back

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 43 First Avenue Variance Plan
MUNICIPALITY Raritan Borough
BLOCK(S) 80 LOT(S) 10
STREET ADDRESS 43 First Avenue, Raritan, NJ 08869
TAX MAP PAGE 9 DATE OF PLANS BEING SUBMITTED 4/24/24
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 Four-Three First Ave LLC
ADDRESS 50 Division Street, Somerville, NJ 08876
TELEPHONE 908-809-5351 FAX _____
E-MAIL cromano@briellecapital.com

PLAN PREPARER’S NAME Craig W. Stires, P.E., Stires Associates, PA
PLAN PREPARER’S ADDRESS 3 West High Street, Somerville, NJ 08876
TELEPHONE 908-725-0230 FAX 908-707-0831
E-MAIL cstires@stiresassociates.com

ATTORNEY’S NAME Kara A. Kaczynski, Esq. of MYKL, LLC
ATTORNEY’S ADDRESS 275 East Main Street, Somerville NJ 08876
TELEPHONE 908-800-7010 FAX 908-722-7787
E-MAIL Kara@mykl-law.com & kim@mykl-law.com

SECTION C – SITE DATA

AREA OF TRACT 7,495 SF acres
DEDICATED OPEN SPACE N/A acres

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 \$ 150.00

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 | | \$ _____ |
| \$10.00 per new lot | <i>*No new lots or structures are proposed</i> | \$ _____ |
| \$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 type="radio"/> | <input checked="" 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 checked="" type="radio"/> | <input 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 type="radio"/> | <input checked="" 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 checked="" type="radio"/> | <input 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 checked="" 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 checked="" type="radio"/> | <input 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. |