

PROPERTY OWNERS WITHIN 200 FEET

WITHIN 200' OF RARITAN BLOCK 35 LOT 5.01

BOROUGH OF RARITAN

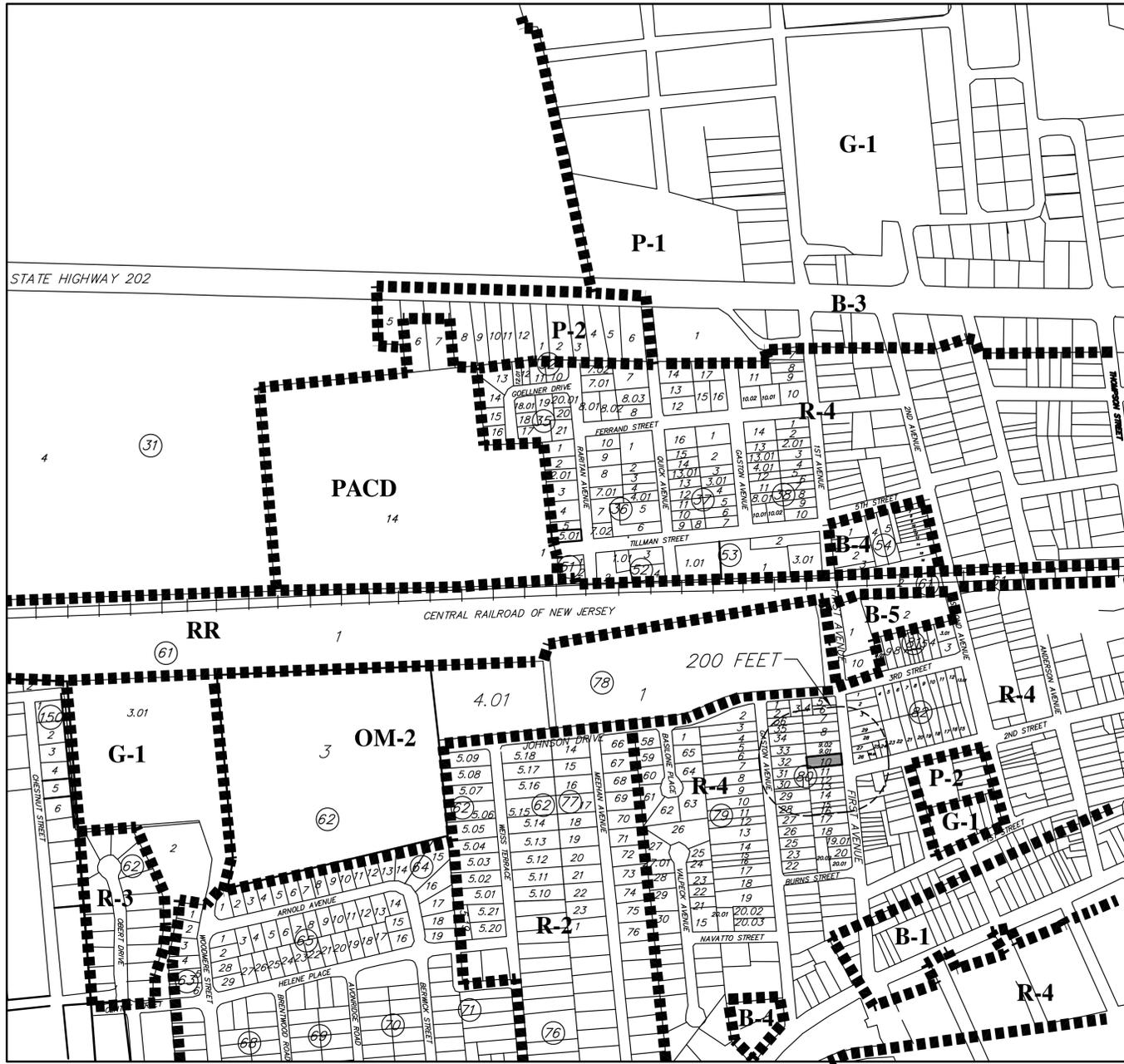
PROPERTY I.D. Block/Lot	OWNER/ ADDRESS	PROPERTY I.D. Block/Lot	OWNER/ ADDRESS
82/2	GENAO, EDDIE 60 FIRST AVE. RARITAN, NJ 08869	80/16	SAWYER, ANDREW 27 1ST AVE. RARITAN, NJ 08869
80/31	MORETTI, TONY CHARLES III 45 GASTON AVE. RARITAN, NJ 08869	80/6	MARECO, GILL & JUSTINA 55 FIRST AVE. RARITAN, NJ 08869
80/12	DEUTSCH, SIDNEY & ALMA 33 VICTORIA DRIVE BELVIDERE, NJ 07823	80/3	YU, TEJAY & BRYDON, MYONG C. 22 ANDERSON STREET RARITAN, NJ 08869
86/1	STEELE, KEITH 306 VAN NESTE ROAD FLEMINGTON, NJ 08822	82/28	PARSEGHIAN, RICHARD 52-54 FIRST AVE. RARITAN, NJ 08869
80/13	MAZIARZ, JANUSZ & JOLANTA 79 MOUNT HOREB ROAD WARREN, NJ 07059	80/28	GARA, LOUIS G. II & PAMELA 72 OLD YORK ROAD BRANCHBURG, NJ 08876
82/26.01	CHEN, JIN 39 OAK TAVERN CIRCLE BRANCHBURG, NJ 08876	86/22	MAZIARZ, MARIUSZ & AGNIESZKA 43 2ND STREET RARITAN, NJ 08869
80/2	RENA-DE LEON, MERCY & HERMOGENES D., JR. 59 GASTON AVE. RARITAN, NJ 08869	80/9.01	WALDEMAR & WADYSLAWA GALACKI 47-47A FIRST AVENUE RARITAN, NJ 08869
80/9.02	LELLA, ANN M. 49 FIRST AVE. RARITAN, NJ 08869	80/35	HOCH, EDWIN & NANCY 25 STELLA DRIVE BRIDGEWATER, NJ 08807
80/30	MELITSKY, JOYCE M 43 GASTON AVE. RARITAN, NJ 08869	80/27	INTILE, JONATHAN TYSON 37 GASTON AVE. RARITAN, NJ 08869
80/17	BESPOKE REALTY, LLC 216 NORTH AVE E. CRANFORD, NJ 07016	86/2	TOP SPEED REALTY 3 LLC 160 LIBERTY STREET SU-39 METHUEN, NJ 08840
80/29	41 GASTON AVENUE LLC 220 COLD SPRING LN BRIDGEWATER, NJ 08807	80/8	LOEFFLER, THOMAS R 51 FIRST AVE. RARITAN, NJ 08869
86/21.01	MAZIARZ, JANUSZ & JOLANTA 79 MOUNT HOREB ROAD WARREN, NJ 07059	80/15	SCROFANI, JOSEPH 29 1ST AVE. RARITAN, NJ 08869
86/20	DISTINCTIVE PROPERTY TRADERS LLC 59 OLD HWY 22 CLINTON, NJ 08809	80/36	PANNIA, MICHELE & ELISA M. 16 OBERT DRIVE RARITAN, NJ 08869
80/4	DEWAR, STEVEN J. 59 JOHNSON DRIVE RARITAN, NJ 08869	86/3	BESPOKE REALTY, LLC 216 NORTH AVE CRANFORD, NJ 07016
80/34	GULLIKSEN, DAVID S. 53 GASTON AVE. RARITAN, NJ 08869	80/11	ALTERNATIVES INC 602 FIRST AVE. RARITAN, NJ 08869
80/32	HENDRICKS, MARLENE & HENDRICKS, M. 47 GASTON AVE. RARITAN, NJ 08869	82/24	PURNER, DANIEL J. 50 SECOND STREET RARITAN, NJ 08869
82/26	CHEN, JIN 39 OAK TAVERN CIRCLE BRANCHBURG, NJ 08876	80/14	GRANDE, GREGORIO & CATERINA ET AL 31-33 FIRST AVENUE RARITAN, NJ 08869
82/27	C&C RARITAN LLC, 155 WARREN AVE. BRIDGEWATER, NJ 08807	80/33	O'HALLORAN, KEITH THOMAS & JENNIFER 49 GASTON AVE. RARITAN, NJ 08869
82/29	ROMANOV, MIKHAIL 56 1ST AVE. RARITAN, NJ 08869		
82/25	PARTRIDGE, NICOLA 52 SECOND STREET RARITAN, NJ 08869		
80/7	DE LUCA, MARIA 800 FARRAND STREET RARITAN, NJ 08869		
82/3	LOBELO, JOSE F. 802 DEVON LN BRANCHBURG, NJ 08853		

43 FIRST AVENUE

VARIANCE PLAN

LOT 10 BLOCK 80

BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



SUBJECT PREMISES AS SHOWN ON BOROUGH OF RARITAN TAX MAP SHEET #9
PROJECT SITE
SCALE 1" = 300'

ZONING DATA

R-4 ZONE- SINGLE FAMILY DWELLINGS
LOT 10 BLOCK 80 TRACT AREA = 7,495 S.F.
EXISTING USE: COMMERCIAL
PROPOSED USE: MULTIUSE OFFICE/RESIDENTIAL (++)

SCHEDULE OF BULK REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA (CORNER)	9,000 S.F.	7,495 S.F.*	7,495 S.F.*	EXISTING CONDITION
MIN. LOT WIDTH (CORNER)	85 FEET	50 FEET*	50 FEET*	EXISTING CONDITION
PRINCIPAL BUILDING (STRUCTURE)				
MIN. FRONT YARD (FIRST AVE)	25 FEET	3.83 FEET*	36.5 FEET	EXISTING CONDITION
MIN. REAR YARD	35 FEET	85.1 FEET	35.5 FEET	COMPLIES
MIN. ONE SIDE YARD	8 FEET	2.14 FEET*	13 FEET	EXISTING CONDITION
BOTH SIDE YARD	20 FEET	14.14 FEET*	15 FEET**	EXISTING CONDITION
ACCESSORY BUILDING				
MIN. FRONT	25 FEET	-	-	-
MIN. REAR	5 FEET	-	-	-
MIN. SIDE	5 FEET	-	-	-
MAX. BUILDING HEIGHT	2.5 STY./35 FEET	2 STY./31.5 FEET	2 STY./31.5 FEET	COMPLIES
MAX. TOTAL IMP. LOT COV.	30%	65.98%*	64.98%*	EXISTING CONDITION
MIN. NET FLOOR AREA/UNIT	1,000 S.F.	-	944 S.F.**	VARIANCE REQUIRED

*EXISTING NON-COMFORMING CONDITION
**VARIANCE REQUIRED
++USE VARIANCE REQUIRED

NOTES:
EXISTING: (1) REQUIRED PARKING SPACES:
OFFICE: 4.5 SPACES/1,000 SF OF GFA
4,077 SF x (4.5/1000 SF) = 18 SPACES REQUIRED
4 TOTAL SPACES PROVIDED*

NOTES:
PROPOSED: (1) REQUIRED PARKING SPACES:
OFFICE: 4.5 SPACES/1,000 SF OF GFA
3,133 SF x (4.5/1000 SF) = 14 SPACES REQUIRED
RESIDENTIAL: SINGLE BEDROOM = 1.8 SPACES REQUIRED
4 TOTAL SPACES PROVIDED*

COVERAGE CALCULATIONS

DESCRIPTION	EXISTING	PROPOSED
BUILDING	2,167 SF	2,167 SF
DRIVEWAY	2,485 SF	2,485 SF
PORCH, STEPS, LANDING & DECK	293 SF	293 SF
TOTAL	4,945 SF	4,945 SF

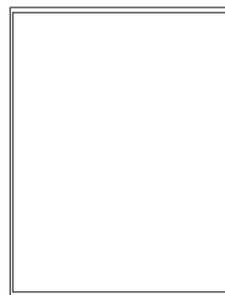
DRAWING LIST

SHEETS	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	VARIANCE PLAN

OWNER/APPLICANT

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

SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

UTILITY CONTACTS

N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. P.O. BOX 600 TRENTON, NJ 08625-0600	BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST ST. RARITAN, NJ 08869	NEW JERSEY AMERICAN WATER CO. 1025 LAUREL OAK RD. VOORHEES, NJ 08043
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 768 NEWARK, NJ 07102	CABLE VISION 275 CENTENNIAL AVE PISCATAWAY, NJ 08855-6805 CN 6805	SOMERVILLE BOROUGH CLERK 25 WEST END AVENUE SOMERVILLE, NJ 08876
	SHERWIN ULEP, P.E. / FACILITY ENGINEER THE SOMERSET RARITAN VALLEY SEWAGE AUTHORITY P.O. BOX 6400 BRIDGEWATER, NJ 08807	SOMERSET COUNTY PLANNING BOARD P.O. BOX 3000 SOMERVILLE, NJ 08876
	BRIDGEWATER TOWNSHIP CLERK 100 COMMONS WAY BRIDGEWATER, NJ 08807	

APPROVED BY BOROUGH OF RARITAN LAND USE BOARD

CHAIRMAN	DATE
ENGINEER	DATE
SECRETARY	DATE

COVER SHEET

43 FIRST AVENUE
LOT 10 BLOCK 80
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



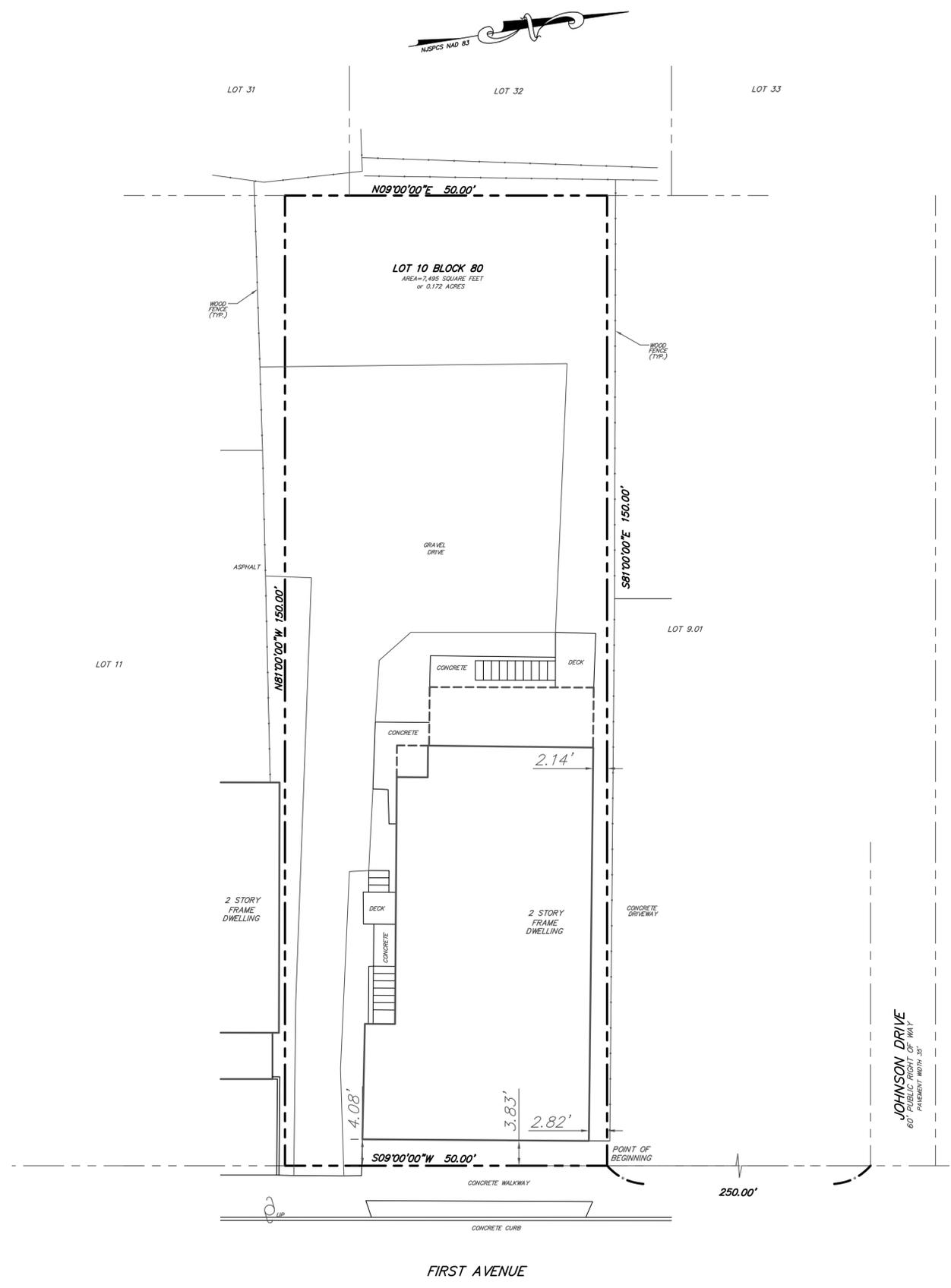
STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS

43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

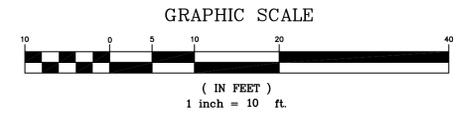
CRAIG W. STIRES PROFESSIONAL ENGINEER	N.J. LICENSE No.39078	DESIGNED BY: RNM
Checked by: CWS	DATE: 04/24/24	DRAWN BY: RNM
SCALE: AS SHOWN	PROJECT No. 24073	CHECKED BY: CWS
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		1 OF 3

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM PLANS PREPARED BY MORGAN ENGINEERING & SURVEYING DATED MARCH 22, 2023.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL UNDERGROUND UTILITIES. STIRES ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN HEREON. THEREOF, THE CONTRACTOR SHALL CONTACT THE UTILITY MARK OUT SERVICE BY CALLING 1-800-272-1000 PRIOR TO THE START OF CONSTRUCTION.
- ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BURIED ON SITE.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS IN RARITAN BOROUGH, SOMERSET COUNTY, NEW JERSEY AS AMENDED AND SUPPLEMENTED THERETO.
- IN INSTANCES WHERE THE BOROUGH SPECIFICATIONS PROVIDE NO DETAILED SPECIFICATION, THE MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET AND CONFORM TO THE REQUIREMENTS OF "THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
- ANY EXCESS FILL OR ANY OTHER MATERIAL IS TO BE REMOVED FROM THE SITE. THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL AND WILL NOTIFY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT AS TO THE PLANNED DISPOSAL SITE LOCATION. IF APPLICABLE, A SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO, REVIEWED AND CERTIFIED BY THE SOMERSET-UNION SOIL CONSERVATION DISTRICT PRIOR TO ANY MATERIAL REMOVAL FROM THE PROJECT SITE.
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- THESE PLANS ARE BEING SUBMITTED IN ACCORDANCE WITH SURVEY PLANS BY MORGAN ENGINEERING & SURVEYING DATED MARCH 22, 2023 AS WELL AS ARCHITECTURAL PLANS BY HERBERT A. LAUTERWALD, JR. DATED JULY 25, 2023



- SYMBOL LEGEND**
- BOLLARD (GUARD POST)
 - ⊕ GAS VALVE
 - ⊕ WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - MB MAIL BOX
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 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° ANGULAR DEGREES
 - ' ANGULAR MINUTES
 - \" ANGULAR SECONDS



EXISTING CONDITIONS PLAN

43 FIRST AVENUE
LOT 10 BLOCK 80
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY



STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

DESIGNED BY: _____

DRAWN BY: RCM

CHECKED BY: RCM

SHEET NUMBER
2 OF **3**

RICHARD C. MATHEWS
PROFESSIONAL LAND SURVEYOR
DATE: 04/24/24

N.J. LICENSE No. 29353

SCALE: 1" = 10'

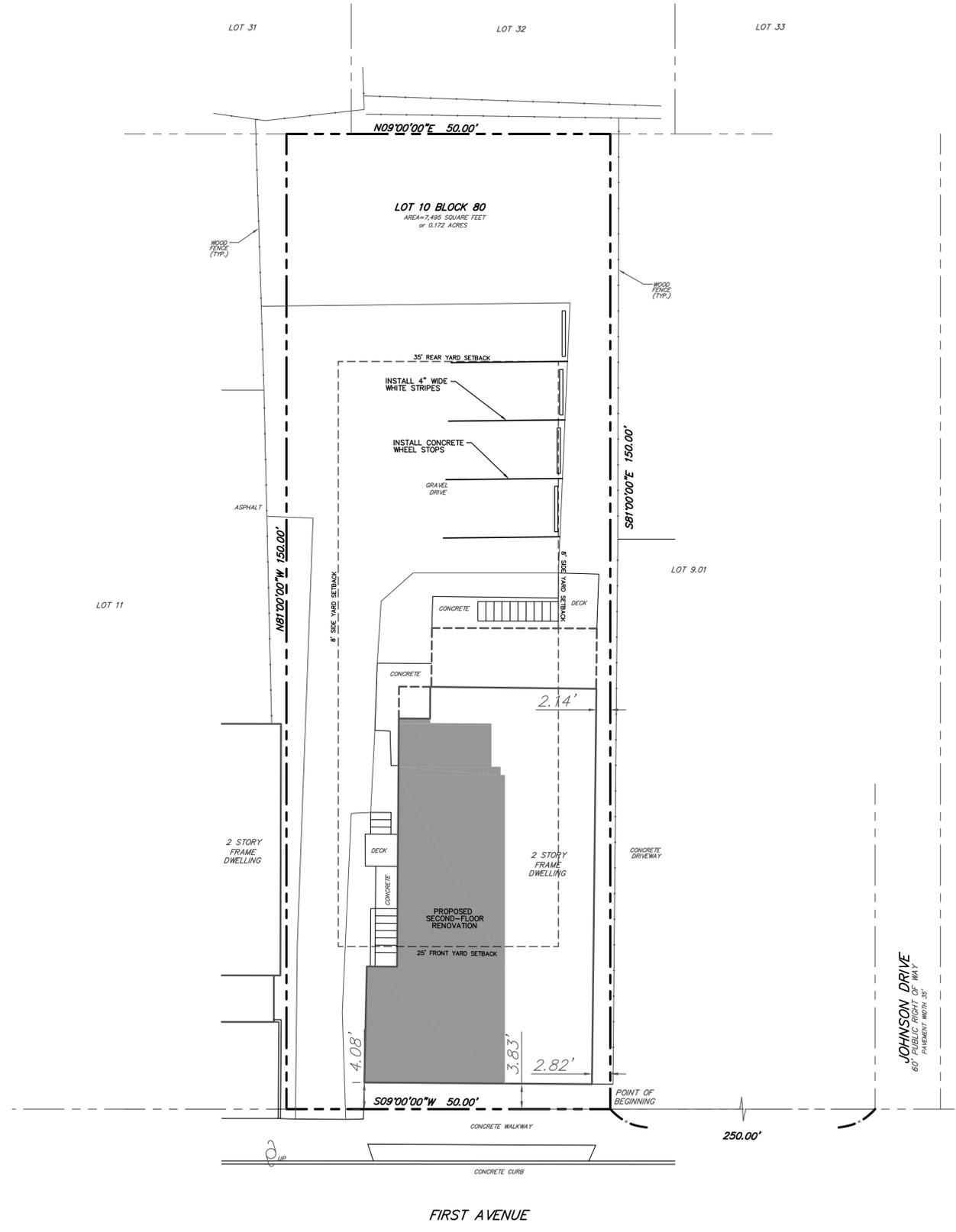
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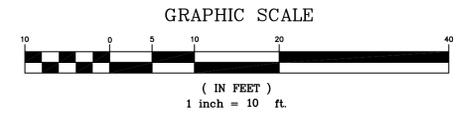
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 - ⊕ GUY ANCHOR
 - INLET
 - FENCE
 - ELECTRIC/TELEPHONE OVERHEAD WIRES
 - GAS MAIN
 - WATER MAIN
 - STORM SEWER PIPE
 - SANITARY SEWER PIPE
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° ANGULAR DEGREES
 - ' ANGULAR MINUTES
 - " ANGULAR SECONDS



VARIANCE PLAN

43 FIRST AVENUE
LOT 10 BLOCK 80
BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
43 West High Street, Somerville, New Jersey 08876
Phone (908) 725-0230 Fax (908) 707-0831

CRAIG W. STIRES PROFESSIONAL ENGINEER <i>Craig W. Stires</i>	N.J. LICENSE No. 39078 DATE 04/24/24	DESIGNED BY: RNM DRAWN BY: RNM CHECKED BY: CWS
SCALE: 1" = 10'		SHEET NUMBER 3 OF 3
PROJECT No. 24073		

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DATE	REVISION	BY