

**JANSSEN PHARMACEUTICALS, INC.  
BUILDING 1000 MECHANICAL EQUIPMENT UPGRADES  
NARRATIVE TO MINOR SITE PLAN APPLICATION**

Janssen Pharmaceuticals, Inc. (“Janssen”) owns and occupies a 235 acre corporate campus in Raritan Borough. The campus consists of 11 lots north of Route 202 in Raritan Borough. The lots are in several zoning districts in the Borough.

Janssen is upgrading and modernizing several buildings on its campus. This application is for new mechanical equipment to be installed on a small area on the Route 202 side of the Building 1000 roof. The large majority of Building 1000, including the area of the proposed rooftop equipment, is on Block 2, Lot 18 in the OM-3 Zone District. The small remaining portion of the building is on Lot 3.01 which is also in the OM-3 Zone District.

The proposed rooftop equipment is in connection with the renovation and upgrading of laboratory space within Building 1000 to provide dedicated exhaust for a new lab within the building. The proposed equipment has been strategically placed near an existing penthouse that will result in zero impact, visual or otherwise, on the neighboring properties. Moreover, no change is proposed to the general use of the building or the existing site improvements or parking.

The improvements that are the subject of this minor site plan application are limited to new rooftop mechanical equipment. The impacts of these improvements are minimal because:

- The proposed rooftop equipment will be completely screened from off-site view in all directions. It will only be visible from a small on-site parking area.
- The proposal complies with all OM-3 zoning standards and requirements.
- The proposal complies with all applicable performance standards.
- The height of the proposed equipment will be significantly below what the zoning allows.
- The proposed rooftop equipment will be approximately 1,700 feet from the nearest residence and setback approximately 900 feet from US Route 202.

The proposed improvements meet all applicable bulk and site plan regulations of the Raritan Borough Land Use and Development Ordinance.

BOROUGH OF RARITAN APPLICATION  
SITE PLAN - SUBDIVISION PLAN - VARIANCE

BUILDING 1000

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: 2 Date Received: \_\_\_\_\_  
Block: 2 Fee Received: \_\_\_\_\_  
Lot(s): 18 and 3.01 Board of Adjustment No.: \_\_\_\_\_  
Zone: OM-3 Planning Board No.: \_\_\_\_\_  
Street: Route 202 Phone No.: \_\_\_\_\_

NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

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

DESCRIPTION OF PROPOSED PREMISES AND USE:

- Record Title Owner Janssen Pharmaceuticals, Inc.  
Address 1000 US Route 202, Raritan, NJ 08869
- Applicant Janssen Pharmaceuticals, Inc.  
Address 1000 US Route 202, Raritan, NJ 08869
- Date of purchase Pre-1985
- Current (or last) use Office/Research/Manufacturing
- Size of parcel(s) 135.8 Ac. Size of building NA  
Total square feet (in all floors) approximately 600,000 existing - no new floor area proposed
- Number of new lots (including remainder) NA

- |   | PROVIDED  | REQUIREMENT OF ZONE OM-3 |
|---|---|--------------------------|
| 7. Percentage of lot occupied by building   | <u>NA</u>   | <u>NA</u>                |
| 8. Height of building   | <u>3* St./45.46 ft.</u>   | <u>8 St./100 ft.</u>     |
| 9. Area of lot  | <u>*inc. penthouse<br/>108.74 Ac. (Lot 18)</u>  | <u>20 Ac.</u>            |
| 10. Setback from front of property line   | <u>476 ft.</u>  | <u>200 ft.</u>           |
| 11. Setback from left side line   | <u>308 ft.</u>  | <u>150 ft.</u>           |
| 12. Setback from rear property line   | <u>943 ft.</u>  | <u>100 ft.</u>           |
| 13. Percentage of impervious lot coverage   | <u>40% allowed</u>  |                          |
| 14. Has there been any previous appeal involving these premises?  | <u>yes</u>  |                          |
| 15. If so, state character of appeal and date of disposition:   | <u>Parking variance for the entire campus was granted by the Planning Board in 2009 in connection with Building 1000 changes.</u> |                          |
| 16. Other contiguous lots owned by applicant or owner:  | <u>Block(s) <u>2</u> Lot(s) <u>6.01, 7-12, 16 and 17</u></u>  |                          |
| 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)? | <u>No known building code violations. The campus was issued a parking variance in 2019.</u>                                       |                          |
| 18. Taxes paid to date.   | <u>Yes.</u>   |                          |

Confirming March 7, 2022 email of Karin Kneafsey included  
Signature of Tax Collector

**TOMMY BYRD**  
Digitally signed by TOMMY BYRD  
DN: c=US, ou=PL, ou=Subscribers, cn=TOMMY BYRD,  
o=2342.19209203100.1.1=311506  
Reason I am the author of this document  
Date: 2022.03.09 17:12:40 -05'00'

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

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

**Applicant's Disclosure Statement**  
(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2

A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivision with six (6) or more lots; or
- B. Site Plan for Commercial Purpose; or
- C. Variance to construct multi-dwelling or twenty-five (25) or ore family units;

must complete the following:

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

The Applicant is:

Janssen Pharmaceuticals, Inc. ("Janssen")

Janssen is a wholly owned subsidiary of Johnson & Johnson.

Johnson & Johnson

One Johnson & Johnson Plaza

New Brunswick, NJ 08933

There are no owners of 10% or more of Johnson & Johnson.

By: TOMMY BYRD Digitally signed by TOMMY BYRD  
DN: c=US, o=JNJ, ou=Subscribers, cn=TOMMY  
BYRD, 0.9.2342.19200300.100.1.1=331106  
Reason: I am the author of this document  
Date: 2022.03.09 17:15:24 -05'00'

Tommy H. Byrd, III, Date  
Sr. Manager, Project Management

**Johnson & Johnson**  
SERVICES, INC.  
As Paying Agent

GPSG, LLC  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

PAY TO THE ORDER OF:  
RARITAN BOROUGH  
22 FIRST STREET  
RARITAN, NJ 08869-0000

CHECK NUMBER  
February 18, 2022

2000386870

February 18, 2022

\*\*\* VOID AFTER 180 DAYS \*\*\*

CHECK AMOUNT

\$625.00



Security Features  
Includes:  
Digital on back

EXACTLY \*\*\*\*\*625 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.  
Syracuse, NY

*Michelle R.*

⑆ 2000386870⑆ ⑆ 021309379⑆ 700606929⑆

**Johnson & Johnson**  
SERVICES, INC.  
As Paying Agent

GPSG, LLC  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

PAY TO THE ORDER OF:  
RARITAN BOROUGH  
22 FIRST STREET  
RARITAN, NJ 08869-0000

CHECK NUMBER  
February 18, 2022

2000386871

February 18, 2022

\*\*\* VOID AFTER 180 DAYS \*\*\*

CHECK AMOUNT

\$1,875.00



Security Features  
Includes:  
Digital on back

EXACTLY \*\*\*\*\*1,875 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.  
Syracuse, NY

*Michelle R.*

⑆ 2000386871⑆ ⑆ 021309379⑆ 700606929⑆

## Ferrara, Susan

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**From:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Sent:** Monday, March 7, 2022 4:03 PM  
**To:** Ferrara, Susan  
**Subject:** RE: [EXTERNAL] Tax Certification - Janssen

### EXTERNAL SENDER

Both Block 2 Lot 3.01 and Block 2 Lot 18 are current through first quarter 2022.  
The next payment is due on 5/1/22.

Please let me know if anything else is needed.  
Thank you.

Karin E. Kneafsey  
CMFO, CTC  
Raritan Borough  
22 First Street  
Raritan, NJ 08869  
908-231-1300 ext 116  
Fax 908-231-0810

**From:** Ferrara, Susan <Susan.Ferrara@Troutman.com>  
**Sent:** Monday, March 07, 2022 2:20 PM  
**To:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Subject:** [EXTERNAL] Tax Certification - Janssen

Dear Karin,

You previously confirmed for me that the taxes are current for Block 2, Lot 18. Can you please confirm that both Lot 18 and Lot 3.01 in Block 2 are current?

Thank you.

Susan Ferrara

**Susan Ferrara**

**Paralegal**

Direct: 609.951.4103 | Internal: 812-4103

[susan.ferrara@troutman.com](mailto:susan.ferrara@troutman.com)

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**troutman pepper**

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