

Thomas M. Letizia  
thomas.letizia@troutman.com

March 22, 2022

**VIA FEDERAL EXPRESS**

Mr. Lou Gara  
Administrative Zoning Official  
Borough of Raritan  
Raritan Municipal Building  
22 First Street  
Raritan, New Jersey 08869

**RE: Application of Janssen Pharmaceuticals, Inc.  
Minor Site Plan for Building 920 Renovations  
Premises: Block 2, Lot 17; OM-3 Zone District**

Dear Mr. Gara:

This firm represents Janssen Pharmaceuticals, Inc. ("Janssen") in connection with a minor site plan application to the Raritan Borough Planning Board for approval of certain exterior upgrades to Building 920 on its corporate campus within Raritan Borough. The following materials are enclosed in support of this application:

1. Twenty-two (22) copies of the project narrative statement;
2. Twenty-two (22) copies of the completed Application Form with Applicant's Ownership Disclosure Statement;
3. Twenty-two (22) copies of the completed Minor Site Plan Checklist;
4. Six (6) full size and twenty-two (22) half size copies of plans prepared by PS&S, LLC, including Site Plans dated March 17, 2022, Topographic Survey of Block 2, Lots 16 & 17, dated February 22, 2022, and Boundary & Topographic Survey dated May 8, 2019;
5. Six (6) full size and twenty-two (22) half size copies of architectural plans prepared by Canon Design, dated March 17, 2022. We have included a February 15, 2022 letter from the New Jersey Office of the Attorney General confirming that the architect is duly licensed to practice in New Jersey and requesting the Borough review the unsealed plans because the delivery of his seal has been delayed. Sealed plans will be provided to the Borough for its records when the seal is issued to the architect.
6. Checks in the amount of \$625.00 for the application fee and \$1,875.00 for the escrow deposit; and

7. Email from Raritan Borough Tax Collector, Karin Kneafsey, confirming that the taxes are current for this property.

A USB flash drive containing a copy of the application materials listed in 1 through 5, above will be provided under separate cover.

This letter confirms that Janssen is the owner of the subject property.

We note that there is a slight discrepancy on the plans for the area of the Butler Building portion of Building 920 which was recently demolished. If this application is approved, we will updated Sheet G0051 to show the correct Butler Building area (13,703 sf) for the approved plans.

If you have any questions or require additional information, please do not hesitate to contact us.

Thank you for your assistance.

Very truly yours,

*Thomas M. Letizia*  
THOMAS M. LETIZIA

TML/sf  
Enclosures

cc: Janssen Pharmaceuticals, Inc. (letter only, via email)  
PS&S, LLC (letter only, via email)  
Cannon Design PC (letter only, via email)

**APPLICATION NARRATIVE  
JANSSEN PHARMACEUTICALS, INC.  
MINOR SITE PLAN FOR  
BUILDING 920 UPGRADES**

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. The lots are in several zoning districts in the Borough.

Janssen is currently upgrading and modernizing several buildings on its campus. This application is for exterior changes to Building 920, an existing 2-story, approximately 192,000 square foot building, fronting on Route 202 on the eastern side of the campus. Building 920 is located on Block 2, Lot 17 which is in the OM-3 Zone District.

The majority of the changes proposed for Building 920 will occur inside the building and will not require site plan approval.

Exterior changes which are part of this minor site plan application include:

- Construction of a new clerestory above the existing building roof to let more light into the building interior. This change will result in no change in floor area;
- Construction of a 350 square foot building addition on the north side of the building to enlarge the building lobby. This change will increase the floor area by 350 s.f.;
- Removal of a 200 square foot exterior entry vestibule at the south entrance to the building. This building entrance is proposed to be shifted to another nearby location within the existing building footprint as indicated on the Level 01 Furniture Plan on Sheet G0051. This change will reduce the building floor area by 200 s.f.

In preparation for these upgrades, Janssen recently demolished an approximately 13,700 square foot portion of Building 920 called the Butler Building. The resulting change in building area for this minor site plan (including the Butler Building demolition) is a 13,550 square feet reduction in Building 920 floor area.

No change to the use of Building 920 or the existing site improvements or parking is proposed with this application.

The improvements proposed in this minor site plan application 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

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): 17 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:

1. Record Title Owner Janssen Pharmaceuticals, Inc.  
 Address 1000 US Route 202, Raritan, NJ 08869
  2. Applicant Janssen Pharmaceuticals, Inc.  
 Address 1000 US Route 202, Raritan, NJ 08869
  3. Date of purchase 1988
  4. Current (or last) use office
  5. Size of parcel(s) 34.8 Ac. Size of building 111,360 +/-  
 Total square feet (in all floors) 192,300 +/-
  6. Number of new lots (including remainder) NA
- |   | PROVIDED         | REQUIREMENT OF ZONE <u>OM-3</u> |
|---|------------------|---------------------------------|
| 7. Percentage of lot occupied by building | <u>NA</u>        | <u>NA</u>                       |
| 8. Height of building                     | <u>42 ft.</u>    | <u>8 St./100 ft.</u>            |
| 9. Area of lot                            | <u>34.8 Ac.</u>  | <u>20 Ac.</u>                   |
| 10. Setback from front of property line   | <u>316.5 ft.</u> | <u>200 ft.</u>                  |
| 11. Setback from left side line           | <u>2,740 ft.</u> | <u>150 ft.</u>                  |
| 12. Setback from rear property line       | <u>1,246 ft.</u> | <u>100 ft.</u>                  |
| 13. Percentage of impervious lot coverage | <u>38.97%</u>    |                                 |
14. Has there been any previous appeal involving these premises? yes
  15. If so, state character of appeal and date of disposition:  
Parking variance for entire campus granted by the Planning Board in 2019 in connection with Building 1000 changes.
  16. Other contiguous lots owned by applicant or owner:  
 Block(s) 2 Lot(s) 3.01, 6.01, 7-12, 16 and 18
  17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?  
No known building code violations. the campus was issued a parking variance in 2019.
  18. Taxes paid to date. yes. Confirming Feb 10, 2022 email of Karin Kneafsey included

Signature of Tax Collector

Ivy Sato

Digitally signed by Ivy Sato  
 DN: cn=Ivy Sato, o=DEPS, ou=Project Delivery,  
 email=IvyS1@deps.plazm.com, c=US  
 Reason: I am the signer of this document.  
 Date: 2022.03.22 09:28:01 -0500

March 22, 2022

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: Ivy Sato Digitally signed by Ivy Sato  
DN: cn=Ivy Sato, o=BBPS, ou=Project Delivery,  
email=Isato11@its.jnj.com, c=US  
Reason: I agree to the terms defined by the  
placement of my signature on this document.  
Date: 2022.03.22 09:56:32 -0400

Date

Title:

LAND USE AND DEVELOPMENT

207 Attachment 3

**Borough of Raritan**

**Checklist 2**

For Determining Completeness of Application for  
**Minor 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 Janssen Building 920 Application No. \_\_\_\_\_  
 Block 2 Lot 17 Date Filed March 22, 2022

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
X					
X					

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.
  9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Minor site 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.
  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.
  14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.
  15. Scale, North arrow and original date, with any revision dates.
  16. Zoning district(s), including district names and zone schedule.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
	X				
X					
	X				
X					
X					
	X				
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					

**LAND USE AND DEVELOPMENT**

- 17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.
- 18. Preliminary building plans, conceptual floor plans and elevations.
- 19. The locations of existing streets with names, utilities, easements and their purpose, restriction with description thereof, rights-of-way, streams and natural features, wetlands or floodplains and drain ditches.
- 20. Existing contours at sufficient intervals to determine general slope and natural drainage.
- 21. Location of existing sewer lines and waterlines to serve the tract.

	<b>Applicant Portion</b>			<b>Borough Portion</b>		
	<b>Plats Comply</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>	<b>Plats Comply</b>	<b>Do Not Comply</b>	<b>Waiver Approved</b>
17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.	X					
18. Preliminary building plans, conceptual floor plans and elevations.	X					
19. The locations of existing streets with names, utilities, easements and their purpose, restriction with description thereof, rights-of-way, streams and natural features, wetlands or floodplains and drain ditches.	X					
20. Existing contours at sufficient intervals to determine general slope and natural drainage.	X					
21. Location of existing sewer lines and waterlines to serve the tract.	X					

RARITAN CODE

The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include but not be limited to drainage calculations and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information.

Application Deemed Complete Date \_\_\_\_\_

Application Deemed Incomplete Date \_\_\_\_\_

Completeness subject to the Board approving the written requests for the following completeness items:

Application Deemed Incomplete Date \_\_\_\_\_

Submission of additional information or written request for waivers of the following completeness items is required.

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

Janssen Pharmaceuticals Inc (CAR -T  
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 50-937  
213  
2000388244

March 7, 2022

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

CHECK AMOUNT

**\$1,875.00**



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

JPMorgan Chase Bank, N.A.  
Syracuse, NY

*Mastello Ky*

⑈ 2000388244⑈ ⑆ 021309379⑆ 700606929⑈

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

Janssen Pharmaceuticals Inc (CAR -T  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

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

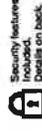
CHECK NUMBER 50-937  
213  
2000388243

March 7, 2022

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

CHECK AMOUNT

**\$625.00**



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

JPMorgan Chase Bank, N.A.  
Syracuse, NY

*Mastello Ky*

⑈ 2000388243⑈ ⑆ 021309379⑆ 700606929⑈

## Ferrara, Susan

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**From:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Sent:** Thursday, February 10, 2022 3:26 PM  
**To:** Ferrara, Susan  
**Subject:** RE: [EXTERNAL] Tax Certification for Planning Board

### EXTERNAL SENDER

Taxes are paid through first quarter 2022 on Block 2 Lot 17.

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:** Wednesday, February 09, 2022 4:47 PM  
**To:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Subject:** [EXTERNAL] Tax Certification for Planning Board

Ms. Kneafsey,  
I am working on a Planning Board application for Janssen. Can you please confirm that the taxes are current for Block 2, Lot 17.  
Thanks very much.  
Susan

### Susan Ferrara

#### Paralegal

Direct: 609.951.4103 | Internal: 812-4103  
[susan.ferrara@troutman.com](mailto:susan.ferrara@troutman.com)

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