

June 24, 2022

VIA FEDERAL EXPRESS

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

**RE: Application of Janssen Pharmaceuticals, Inc.
Preliminary and Final Site Plan
Multipurpose Building Addition for Building 920
Premises: Block 2, Lot 17; OM-3 Zone District**

Dear Mr. Gara:

This firm represents Janssen Pharmaceuticals, Inc. ("Janssen") in connection with a site plan application to the Raritan Borough Planning Board for approval of a multipurpose building addition to Building 920 on its Raritan Borough campus. 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 Preliminary and Final Site Plan Checklists with waiver request statements;
4. Twenty-two (22) copies of the completed Green Checklist;
5. Six (6) full size and twenty-two (22) half size copies of plans prepared by PS&S, LLC, including Site Plans dated May 27, 2022, Topographic Survey of Block 2, Lots 16 & 17, dated February 22, 2022, and Boundary & Topographic Survey dated May 8, 2019;
6. Six (6) full size and twenty-two (22) half size copies of architectural plans prepared by Canon Design, dated June 24 (Sheet G0051) and May 27, 2022 (Sheet A0304);
7. Twenty-two (22) copies of Stormwater Management Compliance Statement prepared by PS&S, LLC dated June 2022;

8. Twenty-two (22) copies of Engineers Cost Estimate for calculating Inspection Fees prepared by PS&S, LLC dated June 9, 2022;

9. Checks in the amount of \$1,118.75 for the application fee and \$3,356.25 for the escrow deposit; and

10. 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 8, above will be provided under separate cover.

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

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)

Janssen Pharmaceuticals, Inc.
Building 920 MPB Addition
Site Plan Application Fees

Building Size = 7,827 s.f.
÷ 100 = 78.27 (use 79)

APPLICATION FEE

Preliminary Site Plan Application Fee = $\$500 + (\$5)(79) =$ \$ 895.00

Final Site Plan Application Fee = $(\$895)(0.25) =$ \$ 223.75

TOTAL APPLICATION FEE **\$1,118.75**

ESCROW DEPOSIT

$(\$1,118.75)(3) =$ **\$3,356.25**

TROUTMAN PEPPER HAMILTON SANDERS LLP Vendor No. 54555 - Borough of Raritan

Check No. 753964

Deliver To: Ferrara, Susan - Office: Princeton - Location: 31

<u>Inv #</u>	<u>Inv. Date</u>	<u>Description</u>	<u>Gross</u>	<u>Discount</u>	<u>Net</u>
061322B	6/13/2022	VENDOR: Borough of Raritan INVOICE#: 061322B DATE: 6/13/2022 Application Fee	\$3,356.25		\$3,356.25
Totals			\$3,356.25		\$3,356.25

Safeguard LITHO USA SFSU4 06/25/08114L

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

TROUTMAN PEPPER HAMILTON SANDERS LLP

No. 753964

Wells Fargo, N.A.
Valdosta, Georgia

ATTORNEYS AT LAW

A LIMITED LIABILITY PARTNERSHIP
BANK OF AMERICA PLAZA
600 PEACHTREE STREET, N.E. - SUITE 3000
ATLANTA, GEORGIA 30308-2216
Email: accts_payable@troutmansanders.com

Date

06/08/2022

64-975/612

PAY *Three thousand three hundred fifty-six and 25/100 DOLLARS*

\$3,356.25

TWO SIGNATURES REQUIRED OVER \$5000.00

TO THE **Borough of Raritan**
ORDER
OF

Stephen E. Lewis



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

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TROUTMAN PEPPER HAMILTON SANDERS LLP Vendor No. 54555 - Borough of Raritan

Check No. 753965

Deliver To: Ferrara, Susan - Office: Princeton - Location: 31

Inv #	Inv. Date	Description	Gross	Discount	Net
061322	6/13/2022	VENDOR: Borough of Raritan INVOICE#: 061322 DATE: 6/13/2022 Application Fees-see attachment	\$1,118.75		\$1,118.75
Totals			\$1,118.75		\$1,118.75



ORIGINAL DOCUMENT PRINTED ON CHEMICAL-REACTIVE PAPER WITH MICROPRINTED BORDER

TROUTMAN PEPPER HAMILTON SANDERS LLP

No. 753965

Wells Fargo, N.A.
Valdosta, Georgia

ATTORNEYS AT LAW

A LIMITED LIABILITY PARTNERSHIP
BANK OF AMERICA PLAZA
600 PEACHTREE STREET, N.E. - SUITE 3000
ATLANTA, GEORGIA 30308-2216
Email: accts_payable@troutmansanders.com

Date

06/08/2022

64-975/612

PAY One thousand one hundred eighteen and 75/100 DOLLARS

\$1,118.75

TWO SIGNATURES REQUIRED OVER \$5000.00

TO THE ORDER OF Borough of Raritan

Stephen E. Lewis



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

753965 061209756 2079900030141

Ferrara, Susan

From: Karin E. Kneafsey <KKneafsey@raritan-nj.org>
Sent: Tuesday, June 7, 2022 2:53 PM
To: Ferrara, Susan
Subject: RE: [EXTERNAL] FW: Tax Certification for Janssen Block 2, Lot 17

EXTERNAL SENDER

Good afternoon,
Taxes are paid through the second quarter on Block 2 Lot 17.
Please let me know if anything else is needed.

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: Tuesday, June 07, 2022 2:46 PM
To: Karin E. Kneafsey <KKneafsey@raritan-nj.org>
Subject: [EXTERNAL] FW: Tax Certification for Janssen Block 2, Lot 17

Good afternoon Karin,
Can you please confirm that the taxes are current for Block 2, Lot 17 for a Janssen site plan application?
Thank you.

Susan

Susan Ferrara
Paralegal
troutman pepper

Direct: 609.951.4103 | Internal: 812-4103
susan.ferrara@troutman.com

From: Ferrara, Susan <Susan.Ferrara@Troutman.com>
Sent: Wednesday, June 1, 2022 3:13 PM
To: 'kkneafsey@raritan-nj.org' <kkneafsey@raritan-nj.org>
Subject: Tax Certification for Janssen Block 2, Lot 17

Karin,
We are submitting another Planning Board application for Janssen. I looked on-line and see that the taxes are current. Can you please provide confirmation of same for me to include with the Planning Board application?
Thanks very much.

Susan

Susan Ferrara

Paralegal

Direct: 609.951.4103 | Internal: 812-4103

susan.ferrara@troutman.com

troutman pepper

Suite 400, 301 Carnegie Center

Princeton, NJ 08540-6227

troutman.com

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**APPLICATION NARRATIVE
JANSSEN PHARMACEUTICALS, INC.
PRELIMINARY AND FINAL SITE PLAN FOR
MULTIPURPOSE BUILDING ADDITION - BUILDING 920**

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 relates 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 and within the OM-3 Zone District. In April of this year, the Planning Board approved a minor site plan application for façade changes which resulted in approximately 200 square feet of additional floor area for Building 920.

Janssen is now requesting preliminary and final site plan approval for The Pavilion, a new multipurpose building (“MPB”) addition to Building 920. The MPB will serve as a flexible conferencing and amenity space for the building.

The MPB is being constructed on the south side of Building 920 facing Route 202 in the place of the 13,700 square foot Butler Building that was demolished earlier this year to make room for the MPB. The proposed MPB will be 7,827 square feet. This results in a 5,673 square foot reduction in the size of Building 920 compared to when it included the Butler Building [7,827-13,700 + 200 = -5,673].

In addition to the MPB building, new landscape, hardscape and signage is proposed with this site plan application. Campus parking and circulation will be unchanged except for two accessible parking spaces being relocated closer to the new building entrance.

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

Parking Analysis

In 2019, as part of a site plan application for changes to Building 1000, Janssen received a parking variance to allow a total of 3,110 parking spaces for the Raritan campus where the calculated parking need for the campus based on the Borough’s Ordinance was 4,797 spaces. The 2019 site plan indicated areas on the campus where the 1,741 additional spaces could be constructed if ever needed in the future. Janssen agreed to re-examine the campus parking need with future site plan applications.

The 13,703 square foot Butler Building was in use in 2019 and had a parking requirement of 62 spaces pursuant to the ordinance requirement and the uses of that building. The proposed 7,827 square foot MPB has a parking requirement of 61 spaces based on the proposed uses of the space. Consequently, there is no increase in the ordinance calculated parking requirement for Janssen’s campus resulting from the construction of

the MPB in place of the Butler Building. Given that the parking need is basically unchanged and the total amount of parking available on Janssen's campus will remain as was approved by variance, the current site plan application falls within the parameters of the parking variance granted to Janssen in 2019.

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:

- 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 1988
- Current (or last) use office
- Size of parcel(s) 34.8 Ac. Size of building 111,360 +/-
Total square feet (in all floors) 192,300 +/-
- 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?	<u>yes</u>	
15. If so, state character of appeal and date of disposition:	<u>Parking variance for entire campus granted by the Planning Board in 2019 in connection with Building 1000 changes.</u>	
16. Other contiguous lots owned by applicant or owner:	Block(s) <u>2</u> Lot(s) <u>3.01, 6.01, 7-12, 16 and 18</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. yes. Confirming Feb 10, 2022 email of Karin Kneafsey included

Signature of Tax Collector
Ivy Sato
Applicant Signature

March 22, 2022
Date of Submission

Digitally signed by Ivy Sato
DN: cn=Ivy Sato, o=BOR, email=IvySato@raritan-nj.com, c=US
Reason: I agree to the terms defined by the placement of my signature in this document.
Date: 2022.03.22 17:27:57 -0400

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 more 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.

Ivy Sato

Digitally signed by Ivy Sato
DN: cn=Ivy Sato, o=EG&PS, ou=Project Delivery,
email=iasato11@its.jnj.com, c=US
Reason: I agree to the terms defined by the placement of my
signature on this document.
Date: 2022.06.22 17:40:00 -0400

By: _____

Ivy Sato,

Date

Director, Project Management

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 Janssen Building 920 MPB Addition Application No. _____

Block 2 Lot 17 Date Filed June 24, 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; 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
	X				
X					
	X				
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LAND USE AND DEVELOPMENT

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 reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.
16. Zoning district(s), including district names and zone schedule.
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.
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.
19. An index for the complete set of plans.
20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest.
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.
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.
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.
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.
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.

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

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

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.

Janssen Preliminary and Final Site Plan for Building 920 Multipurpose Addition Submission Checklist Waiver Request

Preliminary Site Plan Checklist

11. Janssen requests a waiver from the requirement to provide a key map of the area within 2000 feet of the site at a 1"=1,000 ' scale because the campus is over 200 acres. It would be difficult and to show the area within 2,000 feet of the site at the requested scale. The plans include several key maps of the site and surrounding area at varying levels of detail including a USGS Map which shows the required area at a smaller scale.

22. Janssen requests a waiver from the requirement to provide cross sections and profiles of existing and proposed roads across the tract and within 200 feet because no changes are proposed to any roads or driveways and no new roads are proposed.

31. Janssen requests a waiver from the requirement to provide the nature and location of public and private utilities including maintenance and solid waste disposal because the utilities all exist on site. The existing waste collection and disposal program for the campus will be extended to the MPB building.

35. Janssen requests a waiver from the requirement to provide an Environmental Impact Statement because the MPB is being constructed in the area that was previously developed with the recently demolished Butler Building.

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 Janssen Building 920 Multipurpose Bldg Application No. _____

Block 2 Lot 17 Date Filed June 24, 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; 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
	X				
X					
	X				
X					
X					
X					
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LAND USE AND DEVELOPMENT

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 reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.
16. Zoning district(s), including district names and zone schedule.
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.
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.
19. An index for the complete set of plans.
20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest.
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.
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.
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.
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.
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.

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

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

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.

Janssen Preliminary and Final Site Plan for Building 920 Multipurpose Addition Submission Checklist Waiver Request

Final Site Plan Checklist

11. Janssen requests a waiver from the requirement to provide a key map of the area within 2000 feet of the site at a 1"=1,000 ' scale because the campus is over 200 acres. It would be difficult and to show the area within 2,000 feet of the site at the requested scale. The plans include several key maps of the site and surrounding area at varying levels of detail including a USGS Map which shows the required area at a smaller scale.
22. Janssen requests a waiver from the requirement to provide cross sections and profiles of existing and proposed roads across the tract and within 200 feet because no changes are proposed to any roads or driveways and no new roads are proposed.
31. Janssen requests a waiver from the requirement to provide the nature and location of public and private utilities including maintenance and solid waste disposal because the utilities all exist on site. The existing waste collection and disposal program for the campus will be extended to the MPB building.
35. Janssen requests a waiver from the requirement to provide an Environmental Impact Statement because the MPB is being constructed in the area that was previously developed with the recently demolished Butler Building.

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 Janssen Building 920
Multi-Purpose Building Application No. _____

Block 2 Lot 17 Date Filed 6.24.22

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?		X	
2. Is the site served by public transit, or easily accessible on foot or by bicycle?	X		
3. Is there train service within 1/2 mile or bus service within 1/4 mile?	X		

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)	X		
5. Does the development include historic preservation, or adaptive reuse of existing facilities?		X	
6. Does the site's location, scale or use support the historic context of surrounding historic properties?		NA	
7. Does the development provide or enhance the following:			
a) A mix of land use types? Please list.	X		lawn, rec space, woods, wetlands
b) Housing diversity by type and income?			N/A
c) Civic and public spaces or have proximity to them? (Examples: open plazas, courtyards, public art)		X	yes but they are not public
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network?		X	yes but they are not public
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?	X		Application proposes Continuation of banked parking
f) Access to or partnerships with local farms or farmers' markets to promote local food production?	X		grow your own garden on campus
g) Natural features such as streams, wetlands, forests or the Raritan River?	X		streams, wetlands and wooded areas are not impacted
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.)	X		
	YES	NO	COMMENTS
B. SITE DEVELOPMENT			
1. Does the design provide for the following:			
a) Minimum site disturbance during construction?	X		
b) Increased erosion and sedimentation control beyond county or municipal requirements?			N/A
c) Low-impact design features such as:			
• Bioswales		X	
• Rain gardens	X		
• Green roofs		X	
• Pervious pavements		X	
• Green walls (Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.)		X	
• Trees (beyond that required by the ordinance)		X	
• Indigenous plant species (noninvasive species, low-maintenance landscaping)	X		

LAND USE AND DEVELOPMENT

	YES	NO	COMMENTS
• On-site management of vegetative waste		X	
d) Regenerative design?			
• Does the site design conserve habitat, wetlands or water bodies?	X		The site was previously developed
• Does the site design include restoration of habitat, wetlands or water bodies?			N/A
• Does the project include long-term conservation management of habitat, wetlands or water bodies?			N/A
2. Does the site minimize heat island effects through reduced paving, enhanced landscaping or other methods?	X		no paving proposed. the new epdm roof is white
3. Does the site provide alternatives to single-occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?			N/A
4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?	X		
5. Does the site include energy efficient site lighting and controls?	X		
6. Do the landscape and stormwater management specifications employ integrated pest management practices?	X		native species plants are specified
	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.)	X		Project will seek LEED certification
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.)	X		see comment below

The building utilizes the site and a large canopy to control daylighting by shading the glazed southern and east facades during the summer months while allowing more daylighting into the building during the winter months. The grove of deciduous and evergreen trees along the southern edge of the building will provide shading during the warmer months to reduce the need for mechanical cooling and allows for more daylighting during winter, as well as act as a wind break to reduce the need for mechanical heating. The building improves the previous condition of the butler building by stepping away from the building 920 southern façade to improve daylighting into the building

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	X		
b) Does the building employ water conservation features, including low-flow fixtures, waterless urinals, or sensor-controlled faucets?	X		
c) Does the building capture and re-use rainwater, gray water and storm water?		X	
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?	X		
b) Does the project incorporate Energy Star-labeled building products?	X		
c) Does the building include on-site energy generation, e.g., solar or wind?		X	
d) What is the anticipated energy savings expected to be realized from any or all of the above?	X		expect savings will exceed NJ energy code by 7%
5. Indoor Air Quality			
a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?	X		no natural ventilation but use of outdoor air
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?	X		
6. Materials			
a) Is an existing building being reused? If so, to what extent: 100%, 75%, 50%?		X	this is a new building
b) Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?	X		
c) Are any building materials reused on or off site?		X	
d) Do new building materials contain recycled content? If so, to what extent (%)?	X		% yet to be determined
e) Are building materials extracted, processed or manufactured locally or within the region?	X		% yet to be determined



STORMWATER MANAGEMENT COMPLIANCE STATEMENT

Prepared for

**JANSSEN PHARMACEUTICALS, INC.
MULTIPURPOSE BUILDING ADDITION
BUILDING 920**

**BLOCK 2, LOT 17
BOROUGH OF RARITAN
SOMERSET COUNTY, NEW JERSEY**

JUNE 2022

Education

Energy Utility

Healthcare

Public Works

Real Estate

Science & Technology

INTRODUCTION

Paulus, Sokolowski, and Sartor, LLC. (PS&S) has prepared this Stormwater Management Compliance Statement in support of the proposed Multipurpose Building Addition to Building 920 on the Janssen Pharmaceuticals, Inc. property. The project is located on Block 2, Lot 17 in the Borough of Raritan, Somerset County, New Jersey. Lot 17 is 34.8± acres and has frontage along U.S. Highway Route 202.

EXISTING CONDITION

The existing Janssen Pharmaceutical's campus is approximately 235.7 acres and is currently developed with buildings, parking lots, lighting, landscape, and areas of open space. The project location is in Lot 17 at the southern end of Building 920. Approximately 13.8 acres of Lot 17 is currently impervious coverage. This includes the existing Butler Building that was recently demolished (Building Permit #21-348), located at the southern end of Building 920.

PROPOSED CONDITION

The proposed project includes the addition of a Multi-Purpose Building addition to the existing Building 920, in the area of the existing Butler Building that was recently demolished (Building Permit #21-348). Other improvements include pedestrian access paths, site lighting, landscape, and parking lot improvements to eliminate the existing dead-end parking lot and shift the ADA compliant parking spaces adjacent to the building addition. The improvements within Lot 17 will increase the total impervious coverage by 0.045-acres (1,960-SF) and disturb approximately 0.97-acres.

There are two "Rain-chain" features proposed which will direct small portions of the roof drainage (477 SF and 267 SF respectively) down a chain that will connect to stone blocks. The runoff will spill over the sides of the block to gravel areas creating a waterfall visual. The runoff will then be directed away from the building to the adjacent lawn areas.

3 Mountainview Road
PO Box 4039
Warren, NJ 07059

t. 732.560.9700

www.psands.com



The remainder of the roof drainage of the building addition will connect to the existing roof drainage system of the Butler Building that was left in place.

Post-construction stormwater runoff from the parking lot improvements, will be collected by the existing drainage systems consisting of a series of inlets and pipes which convey stormwater to existing stormwater management measures. The runoff from the proposed walkways and patios will be directed to the adjacent lawn areas and maintain existing drainage patterns.

STORMWATER MANAGEMENT COMPLIANCE

Pursuant to the NJDEP Storm Water Management Regulations (N.J.A.C. 7:8), the proposed development is not classified as a major development since the amount of disturbance is less than one (1) acre, and the impervious cover has not been increased more than 0.25-acres as indicated above. Therefore, the project is not required to address the stormwater requirements of Stormwater Quantity, Stormwater Quality, or Groundwater Recharge. The project plans have been submitted to the Somerset County Soil Conservation District and the Soil Erosion and Sediment Control Plan Certification has been received. As part of the soil erosion and sediment control measurements proposed for the project, appropriate construction access pads, silt fence, inlet protection devices, as well as other measures required for the project will be installed in the areas affected by the development. All measures are to be maintained in proper operational conditions for the duration of the project. Disturbed areas are to be stabilized in accordance with the requirements of the Soil Conservation District and the Standards for Soil Erosion and Sediment Control in New Jersey.

CONCLUSION

As outlined herein, the proposed project is not required to comply with the NJDEP Stormwater Management Rules, as it is not considered a major development. Our office's opinion is that the project will not have a negative impact on adjacent uses.



ROBERT ESPASA, P.E.
Professional Engineer
New Jersey License No. 43454



ENGINEER'S ESTIMATE FOR ON-SITE SITEWORK
Multipurpose Building Addition
Raritan New Jersey

Project: Multipurpose Building Addition
Location: Raritan, New Jersey

Date: 6/9/2022
Project No.: 03517-0008

Site/Civil Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Construction Cost
Earthwork/Site Clearing				
Mobilization	1	Lump Sum	\$50,000.00	\$25,000
Site Clearing/Earth Moving	1	Lump Sum	\$75,000.00	\$10,000
Sub-total Earthwork				\$35,000
Erosion and Sediment Control				
Silt Fencing	2,045	LF	\$10.00	\$20,450
Stone Wheel Cleaning Blanket	1	Each	\$1,500.00	\$1,500
Inlet Protection	3	Each	\$150.00	\$450
Erosion Control Measures	1	Lump Sum	\$1,000.00	\$1,000
Sub-total Erosion and Sediment Control				\$23,400
Site Items				
Concrete Curb	225	LF	\$20.00	\$4,500
Concrete Paver	4,112	SF	\$35.00	\$143,920
Asphalt Sidewalk	2,895	SF	\$4.00	\$11,580
Asphalt Pavement	695	SF	\$4.00	\$2,780
Mill and Overlay	1,480	SF	\$3.50	\$5,180
Concrete Pad/Sidewalk	905	SF	\$10.00	\$9,050
4" Pavement Striping	85	LF	\$2.00	\$170
Pavement Marking Symbols	2	Each	\$175.00	\$350
Sign and Post	2	Each	\$250.00	\$500
Angular River Stone	538	SF	\$35.00	\$18,830
Gravel Edging	112	LF	\$3.00	\$336
Paver Edging	148	LF	\$5.75	\$851
Sub-total Site Items				\$198,047
Landscaping				
Lawn (Sod)	1	Each	\$1.50	\$2
Meadow Mix	1	Each	\$1.25	\$1
Stone Planter	1	Lump Sum	\$10,000.00	\$10,000
Rain Chain Water Features	1	Lump Sum	\$6,000.00	\$6,000
Deciduous Trees	15	Each	\$500.00	\$7,500
Ornamental Trees	15	Each	\$350.00	\$5,250
Evergeen Shrubs	930	Each	\$60.00	\$55,800
Groudncover/Perenials/Grasses	478	Each	\$50.00	\$23,900
Permanent Topsoil, Seed and Hay Stabilization	17,825	SY	\$5.00	\$89,125
Sub-total Landscaping				\$197,575
Lighting				
Bollard Lights	10	Each	\$2,500.00	\$25,000
Mounted Lighth Fixture	2	Each	\$3,000.00	\$6,000
Sub-total Lighting				\$31,000
ON-SITE TOTAL				\$485,022