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November 1, 2025

Borough of Raritan
Attn: Lou Gara
Administrative Zoning Official
22 First Street
Raritan, NJ 08869

Re: Project Name: 57 & 59 La Grange Street
Applicant: La Grange St, LLC C/O Joseph Naser

Dear Members of the Board:

Please be advised that this firm represents Applicant La Grange St, LLC in connection with an application for Final major site plan approval for the construction of three (3) new Apartment Buildings.

Narrative:

Pursuant to Borough of Raritan Ordinance No. 2023-03, the Borough of Raritan:

1. Adopted said Ordinance No. 2023-03 on 4/4/23 in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law;
2. Determined that the Ordinance constituted an amendment to the zoning district map included in the Borough’s zoning ordinance establishing the “LaGrange Street Redevelopment Zone”;
3. Determined that since the Redevelopment Plan was prepared by the Planning Board at the direction of the Borough Council, the Borough Council is relieved of the requirement to refer the Redevelopment Plan to the Planning Board for a Master Plan consistency report in accordance with N.J.S.A. 40A:12A-7f; and
4. That all ordinances or parts of ordinances inconsistent with the ordinance were therein repealed to the extent of such inconsistency.

5. After Hearings before the Board, the Board on April 23, 2025, granted Applicant Preliminary major site plan approval and thereafter adopted Resolution 2025-11 dated May 28, 2025 granting Applicant's Application subject to the conditions set forth in said Resolution.

Applicant, seeks major site plan approval for the construction of three (3) new Apartment Buildings as per the 8/15/22 Redevelopment Plan commissioned by and submitted to the Borough by Van Cleef Engineering, the engineering plans prepared by Ameritech Engineering Inc., and the architectural plans prepared by AMRARCH Design Studio.

Application Documents (22 sets):

1. Borough of Raritan Application - Site Plan - Subdivision Plan - Variance
2. Borough of Raritan Ordinance No. 2023-03
3. Preliminary Site Plan Checklist
4. Final Site Plan Checklist
5. Somerset County Planning Board Application
6. Board Resolution 2025-11 dated May 28, 2025.
7. Legal Notice Publication.
8. Proposed Master Deed and By-Laws for La Grange At Raritan Condominium Association, Inc.
9. Certificate of Formation for La Grange At Raritan Condominium Association, Inc.
10. Business Registration for La Grange At Raritan Condominium Association, Inc.
11. Proposed Consolidated Deed.
12. Revised Engineering Plans prepared by Ameritech Engineering Inc. (22 sets previously submitted).
13. Architectural Plans prepared by AMRARCH Design Studio (22 sets previously submitted).
14. Traffic Assessment Report prepared by Miskovich Consulting Engineers (22 sets previously submitted).
15. Landscape Plan including items for paper street, prepared by Ameritech Engineering Inc. (22 sets previously submitted).

Application and Escrow Fees:

To be determined and submitted.

Resolution Compliance:

With respect to the twenty five (25) listed requirements for Final Approval as set forth in Board Resolution 2025-11, dated May 28, 2025 granting Preliminary Major Site Plan Approval, please be advised as follows:

1. *“Any and all outstanding taxes and escrow fees shall be paid in full etc.”*

Applicant asserts that same has been complied with or will be fully complied with prior to Hearing.

2. *“The applicant shall comply with the April 21, 2025 memorandum from Borough engineer Joseph Brosnan, P.E.. unless stated otherwise on the record.”*

Applicant asserts that Applicant has complied with all aspects of the April 21, 2025 memorandum.

3. *“The applicant shall update the plans to create a small dumpster enclosure for use by the two affordable units.”*

Applicant has submitted Plans addressing this issue and testimony can be given on same if desired or required.

4. *“The applicant shall mill and pave half-width of the roadway across the entire frontage of the subject property, with coordination with New Jersey American Water.”*

Applicant previously agreed on the record to comply with this requirement.

5. *“The applicant shall create a swale with mulch and/or plantings to the east side of the site to aid in stormwater diversion, with such plan revision to the review and satisfaction of the Borough Engineer.”*

Applicant has submitted Plans addressing this issue and testimony can be given on same if desired or required.

6. *“The applicant shall extend the sidewalk throughout the entire frontage to the west and into the paper street (subject to Council approval) and to the east to Elmer Street (with the exception of a gap to preserve the existing shade tree), with two crosswalks installed to cross LaGrange, subject to the review and satisfaction of the Borough Engineer.”*

Applicant has submitted Plans addressing these issues and testimony can be given on same if desired or required.

7. *“The applicant shall provide a landscaping plan and install vegetation consistent therewith subject to the review and satisfaction of the Borough Engineer.”*

Applicant has submitted a Landscape Plan addressing this issue and testimony can be given on same if desired or required.

8. *“The applicant shall provide a privacy fence along the rear property line and small fences to the rear of each unit to delineate each unit's backyard space.”*

Applicant has submitted Plans addressing this issue and testimony can be given on same if desired or required.

9. *“The applicant shall provide turning templates demonstrating the arrival and departure of cars for the end driveway.”*

Applicant has submitted a Traffic Assessment addressing this issue and testimony can be given on same if desired or required.

10. *“The applicant shall flip each of the end units such that the driveways are moved further into the site, essentially putting each end unit's driveway and garage next to the adjacent unit, as outlined in testimony.”*

Applicant has submitted Plans addressing this issue and testimony can be given on same if desired or required.

11. *“The applicant shall ensure that attics shall never be converted into additional bedrooms, with same restriction contained in the bylaws of the proposed HOA.”*

Applicant has submitted its proposed Master Deed and By-Laws which contain this Restriction in the Master Deed in Paragraph 7 (c) (Restrictions”) page 6 and in the By-Laws (which are Exhibit “F” to the Master Deed) under Article XII (“Restrictions”), Paragraph 1 (c) at page 36.

12. *“The proposed HOA formation documents and master deed shall be submitted for the review and approval of the Board's professionals.”*

Same was submitted via email to the Board Attorney for review on 9/22/25.

13. *“A lot consolidation deed shall be submitted for the review and approval of the Board's professionals.”*

Same was submitted via email to the Board Attorney for review on 9/22/25.

14. *“The applicant shall, after making the required plan revisions, submit same to the police department for review from a safety perspective, wherein, if the police department recommends safety changes, said changes will be vetted by the Board at the time of final site plan.”*

Same was submitted to the Police personally by the Applicant and Applicant is not aware of any requested safety changes.

15. *“The proposed HOA bylaws shall contain a provision requiring that the units be owner occupied and not rented for three (3) years after the issuance of C/Os.”*

Applicant has submitted its proposed Master Deed and By-Laws which contain this Restriction in the Master Deed in Paragraph 7 (b) (Restrictions”) page 6 and in the By-Laws (which are Exhibit “F” to the Master Deed) under Article XII (“Restrictions”), Paragraph 1 (b) at page 36.

16. *“The applicant shall propose a sound attenuation measure for the rear of the units at the time of final site plan and submit revised architectural plans containing that detail.”*

Applicant has submitted Plans addressing this issue and testimony can be given on same if desired or required.

17. *“The applicant shall apply to the Borough Council to permit plantings and public benches in the paper street to the west.”*

Applicant has applied.

18. *“When returning for final site plan, the applicant shall submit a traffic impact statement and provide testimony about the proposed traffic impact to the surrounding roadway network.”*

Applicant has submitted a Traffic Assessment addressing this issue and testimony can be given on same if desired or required

19. *“The applicant shall comply with all of the conditions contained herein before returning for final site plan approval.”*

Applicant has complied.

20. *“The applicant shall comply with, and be responsible for, any costs associated with any and all Federal, State, County and local ordinances, codes, rules and regulations, with regard to all aspects of the Property, including stormwater management, Affordable Housing compliance and such applicable laws and codes.”*

Applicant has complied and agrees to be responsible for same.

21. *“The applicant shall post all required performance guarantees, engineering, maintenance, and inspection fees as may be applicable and required pursuant to the MLUL. These amounts shall be calculated by the Board Engineer.”*

Applicant has agreed to comply with all such requirements.

22. *“The applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property that have not yet been obtained.”*

Applicant has agreed to comply with all such requirements if applicable.

23. *“All representations, commitments, and agreements made by the applicant or its representatives at the hearing in this matter or contained in any document, sketch, plat, or submission delivered to the Board at any time prior to this approval, including notes contained in original or revised submissions, will be considered as conditions of approval of this application for development and are hereby incorporated into this Resolution by reference.”*

Agreed to by Applicant.

24. *“The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein.”*

Agreed to by Applicant.

25. *“The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein; and 25. The aforementioned approval shall be subject to all State, County, and Township statutes, ordinances, rules, and regulations affecting development in the Township, County, and State.”*

Agreed to by Applicant.

Thank you for your consideration and please feel free to contact the undersigned with any questions or concerns that you may have regarding this Application.

Sincerely yours,
Christopher D. Ferrara
Christopher D. Ferrara

CDF/rr
via Hand Delivery

BOROUGH OF HARTMAN 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: 16 Date Received: _____
 Block: 93 Fee Received: _____
 Lot(s): 1 & 2 Board of Adjustment No.: _____
 Zone: R-4 Planning Board No.: _____
 Street: 57 & 59 LA Grange Street 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 LA Grange Street LLC C/O Joseph Naser
 Address 549 Lincoln Blvd., Middlesex, New Jersey 08846
 2. Applicant LA Grange Street LLC C/O Joseph Naser
 Address 549 Lincoln Blvd., Middlesex, New Jersey 08846
 3. Date of purchase _____
 4. Current (or last) use The Somerville First Aid & Rescue Squad and 12,600sf Building in use by Two Light Industrial Entities.
 5. Size of parcel(s) 0.94 Acres Size of building 15,703 SF
 Total square feet (in all floors) _____
 6. Number of new lots (including remainder) _____
- | | PROVIDED | REQUIREMENT OF ZONE <u>R-4</u> |
|---|------------------|--------------------------------|
| 7. Percentage of lot occupied by building | <u>38.2%</u> | <u>--</u> |
| 8. Height of building | <u>>35 FT</u> | <u>35 FT</u> |
| 9. Area of lot | <u>41,056 SF</u> | <u>2,200 SF</u> |
| 10. Setback from front of property line | <u>25.33 FT</u> | <u>25 FT</u> |
| 11. Setback from left side line | <u>11.1 FT</u> | <u>8 FT</u> |
| 12. Setback from rear property line | <u>15.1 FT</u> | <u>15 FT</u> |
| 13. Percentage of impervious lot coverage | <u>57.0%</u> | |
14. Has there been any previous appeal involving these premises? No
 15. If so, state character of appeal and date of disposition: _____
 16. Other contiguous lots owned by applicant or owner:
 Block(s) _____ Lot(s) _____
 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?

 18. Taxes paid to date. _____

Signature of Tax Collector

Date of Submission

Applicant Signature

REQUEST FOR VARIANCE

In connection with your application for zoning and/or subdivision variance relief from the terms of the Borough Land Use Ordinance, please set forth:

- | | |
|-----------------------------------|--|
| 1. Nature of Relief Requested | Section of the Zoning Ordinance from which relief is requested |
| _____ "a" appeal | _____ |
| _____ "b" appeal (interpretation) | _____ |
| _____ "c" variance appeal | _____ |
| _____ "d" variance appeal | _____ |
| _____ Other | _____ |

REQUEST FOR "C" VARIANCE INFORMATION

2. In what manner does the strict application of the foregoing present parctical difficulties and/or hardship?

3. What exceptional circumstances or conditions affect the site which are in support of the request.

REQUEST FOR A,B, AND D VARIANCE INFORMATION

4. State the nature of the variance being sought, including dates of any decisions previously made on this tract.

5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?

6. State other pertinent facts which support the request.

(Please note that an application presented to the Board also requires a plat submission in conformance with the Borough Development Checklist.)

BOROUGH OF RARITAN
ORDINANCE NO. 2023-03

**AN ORDINANCE OF THE BOROUGH COUNCIL OF THE
BOROUGH OF RARITAN, COUNTY OF SOMERSET, STATE
OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN
FOR AN AREA IN NEED OF REDEVELOPMENT CONSISTING
OF BLOCK 93, LOTS 1 AND 2 (COMMONLY KNOWN AS 57
AND 59 LaGRANGE STREET) IN ACCORDANCE WITH
N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Borough Council adopted a Resolution authorizing the Borough of Raritan Planning Board (the "Planning Board") to undertake a preliminary investigation for the redevelopment of a 0.9035 acres parcel of land known as Block 93, Lot 1 and 2 as shown on the Borough of Raritan Tax Map (the "Study Area"); and

WHEREAS, the Planning Board, pursuant to N.J.S.A. 40A:12A-6, undertook a Preliminary Investigation and, in conjunction therewith, prepared a map showing the boundaries of the Study Area, the location of the various parcels of property constituting the Study Area and a statement setting forth the basis for its Preliminary Investigation; and

WHEREAS, the Planning Board conducted public hearings in July and October of 2016, duly noticed under the Local Redevelopment and Housing Law, on , at which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area constituted a non-condemnation "area in need of redevelopment", were given an opportunity to be heard and all objections to such determination and evidence in support thereof, whether given orally or in writing, were received and considered by the Planning Board and made a part of the public record; and

WHEREAS, as part of the Planning Board process, a report was presented by the Board Planner, Stanley Schrek, P.E., AIA, P.P, LEED AP of Van Cleef Engineering Associates, issued a report entitled "Area in Need of Redevelopment Study, Block 93, Lots 1 and 2, Borough of Raritan, New Jersey" (the "Preliminary Investigation Report"), which Preliminary Investigation Report was dated July, 2016; and