

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: 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>&gt;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<br>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 practical 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

**WHEREAS**, the conclusion of its hearings, the Board, by Resolution No. 2016-11 concluded that the Study Area met the criteria of an “area in need of redevelopment” in accordance with N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, on October 25, 2016, the Borough Council adopted Resolution No. 2016-10-162 designating the Study Area as a non-condemnation “area in need of redevelopment”; and

**WHEREAS**, the Borough Council, by Resolution No. 2019-09-142 adopted on September 10, 2019, directed the Planning Board to prepare a Redevelopment Plan for the Study Area pursuant to N.J.S.A. 40A:12A-7f of the Local Redevelopment and Housing Law; and

**WHEREAS**, Van Cleef Engineering Associates was authorized on behalf of the Planning Board to prepare a Redevelopment Plan, which Redevelopment Plan is entitled “LaGrange Street Redevelopment Plan, Borough of Raritan, Somerset County”, last dated August 15, 2022 (the “Redevelopment Plan”); and

**WHEREAS**, the Borough Council has reviewed and carefully considered the Redevelopment Plan and has found it to be satisfactory and now desires to adopt this Ordinance formally adopting the aforesaid Redevelopment Plan; and

**WHEREAS**, the Commissioner of the State of New Jersey, Department of Community Affairs, has approved the designation of the Study Area as an “area in need redevelopment.”

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Raritan, County of Somerset and State of New Jersey, as follows:

Section 1. The Redevelopment Plan, a copy of which is annexed hereto and made a part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

Section 2. This Ordinance constitutes an amendment to the zoning district map included in the Borough’s zoning ordinance establishing the “LaGrange Street Redevelopment Zone”.

Section 3. 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.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 6. This Ordinance shall take effect upon (i) filing with the Somerset County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication in the manner required by New Jersey law.

**NOTICE**

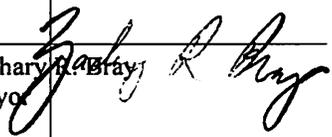
**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was finally Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, following a Second Reading and Public Hearing that took place in Council Chambers, 22 First Street, Raritan, NJ 08869 on **Tuesday, April 4, 2023 at 6:30 p.m.** This Ordinance shall take effect upon proper publication, as required by law.

**ADOPTION:**

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT
		Armahizer	✓			
		Carra			✓	
✓		Fritzinger	✓			
		Hutzler	✓			
		Melitsky	✓			
	✓	Orozco			✓	

**ATTEST:**

  
 Eric M. Colvin  
 Clerk/Administrator

  
 Zachary R. Bray  
 Mayor

I HEREBY CERTIFY that the foregoing Ordinance was Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, at a Regular Meeting held in Borough Hall, 22 First Street, Raritan, NJ 08869 on Tuesday, April 4, 2023.

  
 Eric M. Colvin  
 Borough Clerk/Administrator

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 57 & 59 La Grange Street Application No. \_\_\_\_\_

Block 93 Lot 1 and 2 Date Filed \_\_\_\_\_

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

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					
X					

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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.	X					
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	X					
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	X					
16. Zoning district(s), including district names and zone schedule.	X					
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.	X					
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	X					
19. An index for the complete set of plans.	X					
20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest.	X					
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.	X					
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.	X					
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	X					
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.	X					
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	X					

RARITAN CODE

	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. 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.		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.

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 \_\_\_\_\_ Application No. \_\_\_\_\_

Block 93 Lot 1 and 2 Date Filed \_\_\_\_\_

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

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					
X					
X					
X					
X					

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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.	X					
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	X					
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	X					
16. Zoning district(s), including district names and zone schedule.	X					
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.	X					
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	X					
19. An index for the complete set of plans.	X					
20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest.	X					
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.	X					
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.	X					
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	X					
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.	X					
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	X					

RARITAN CODE

	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.						
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.

# **SOMERSET COUNTY PLANNING BOARD**

**Telephone (908) 231-7021; Fax (908) 707-1749; TDD (908) 231-7168  
P.O. Box 3000, Somerville, N.J. 08876-1262**

## **LAND DEVELOPMENT APPLICATION FORM CHECKLIST & REVIEW FEE SCHEDULE**

The *Somerset County Land Development Review Resolution* requires that certain proposed land development proposals be submitted to the Somerset County Planning Board for review and, where required, approval. Land development activities subject to County Planning Board approval include:

- All subdivisions and resubdivisions of land within Somerset County.
- All site plans for land development
- Change of Use applications

This application form shall be completed by the applicant, or the applicant's designated agent and submitted with all required documents to the Somerset County Planning Board. This application consists of three (3) parts, each of which shall be completed as indicated.

- Part I – Project Information
- Part II – Review Fee Schedule
- Part III – Submission Contents Checklist

One set of plans and supporting documents shall be submitted.

*Somerset County is an equal opportunity employer.*

## PART I – PROJECT INFORMATION

*For new land development applications, complete Sections A-E and sign the application in Section F. For resubmissions and revisions, fill out Section A, update Sections B-E for any change in information, and sign the application in Section F.*

### SECTION A – PROJECT IDENTIFICATION

PROJECT NAME 57 & 59 La Grange Street

MUNICIPALITY Borough of Raritan

BLOCK(S) 93 LOT(S) 1 & 2

STREET ADDRESS 57 & 59 La Grange Street

TAX MAP PAGE 16 DATE OF PLANS BEING SUBMITTED 8/20/2024

LOCAL BOARD REVIEWING APPLICATION:

PLANNING BOARD  BOARD OF ADJUSTMENT

COUNTY PLANNING BOARD FILE # \_\_\_\_\_ (for resubmissions/revisions)

### SECTION B – APPLICANT AND CONTACT INFORMATION

APPLICANT'S NAME La Grange St, LLC C/O Joseph Naser

ADDRESS 549 Lincoln Blvd, Middlesex, NJ 08846

TELEPHONE (908) 296-5403 FAX \_\_\_\_\_

E-MAIL jbrothersproperty@gmail.com

PLAN PREPARER'S NAME Amertech Engineering, Inc. C/O Sharif Aly, P.E.

PLAN PREPARER'S ADDRESS 757 Ridgewood Ave, North Brunswick, NJ 08902

TELEPHONE (732) 828-3535 FAX (732) 249-0859

E-MAIL Sharif@amertechengineering.com

ATTORNEY'S NAME Christopher D. Ferrara, Esq.

ATTORNEY'S ADDRESS 52 Nostrand Road, Hillsborough, NJ 08844

TELEPHONE (908) 240-4570 FAX \_\_\_\_\_

E-MAIL christopherfm@aol.com

### SECTION C – SITE DATA

AREA OF TRACT 0.93 acres

DEDICATED OPEN SPACE 0 acres

PUBLIC SEWER YES  X  NO \_\_\_\_\_  
 PUBLIC WATER YES  X  NO \_\_\_\_\_  
 REDEVELOPMENT YES \_\_\_\_\_ NO  X

**SECTION D – SUBDIVISION INFORMATION**

SUBDIVISION TYPE RESIDENTIAL (√) \_\_\_\_\_ NONRESIDENTIAL (√) \_\_\_\_\_  
 NUMBER OF NEW BUILDING LOTS \_\_\_\_\_  
 NEW BUILDING LOTS PROPOSED UNDER FAIR HOUSING ACT \_\_\_\_\_  
 TOTAL AREA OF NEW BUILDING LOTS \_\_\_\_\_ acres  
 AVERAGE AREA OF NEW BUILDING LOTS \_\_\_\_\_ acres  
 NUMBER OF MULTI-FAMILY LOTS \_\_\_\_\_  
 LENGTH OF NEW STREET \_\_\_\_\_ linear feet

**SECTION E – SITE PLAN INFORMATION**

<u>TYPE (√)</u>	<u>NUMBER OF UNITS</u>	<u>AMOUNT OF NEW SQ. FOOTAGE</u>	<u>NUMBER OF NEW PARKING SPACES</u>
<u> X </u> RESIDENTIAL	<u> 16 </u>	<u> 15,703 </u>	<u> 48 </u>
Living Units	<u> 0 </u>		
Attached Units	<u> 0 </u>		
Fair Housing Act Units	<u> 2 </u>		
_____ COMMERCIAL/RETAIL			
_____ OFFICE			
_____ INDUSTRIAL/WAREHOUSE			
_____ PUBLIC/INSTITUTIONAL			
_____ OTHER			

**SECTION F - SIGNATURE**

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 (SIGNATURE OF APPLICANT OR AGENT)

## PART II – REVIEW FEE SCHEDULE

A review fee shall apply to each subdivision and land development submitted to the Somerset County Planning Board for review in accordance with the New Jersey County Enabling Act, Section 40 27-6.2 and 40 27-6.6. Fees shall be submitted with the submission package to the County Planning Board located in the County Administration Building, 20 Grove Street, Somerville, New Jersey. Only certified checks or money orders, payable to Treasurer, County of Somerset, will be accepted. Review will not commence until the proper fees and accompanying plans and supporting documents are received by the County Planning Board. The review fee is non-refundable.

One pre-application meeting and/or submission of a concept plan will be considered by the Planning Board when requested by the applicant. Subsequent meetings and reviews of documents will only be considered upon receipt of a completed Somerset County Land Development Application Form and Checklist with the appropriate fee.

*Complete all sections of the fee schedule below that apply.*

### **SECTION A – REVIEW FEE EXEMPTION (Check reason for exemption)**

1. \_\_\_\_\_ Lot line adjustments where no building lots are being created.
2. \_\_\_\_\_ Minor building additions not on a county road involving less than 1,000 sq. ft. and no additional parking.
3. \_\_\_\_\_ Plans submitted by a duly recognized nonprofit institution or municipality.
4. \_\_\_\_\_ Housing units proposed as per the Fair Housing Act. *Only the specific housing units or lots proposed under the Fair Housing Act are exempt from the review fee.*

### **SECTION B – SUBDIVISION REVIEW FEE (Check appropriate category)**

If uncertain whether the proposed development impacts a County facility, the applicant should submit the lesser fee. If the County determines that the project impacts a County facility, the County will notify the applicant as to the correct fee in the first County Planning Board report.

1. \_\_\_\_\_ A minor subdivision which contains two (2) or fewer new lots, which does not impact a County road or drainage facility as determined by the County.  
**\$150.00 flat fee** \$ \_\_\_\_\_
2. \_\_\_\_\_ A minor subdivision which contains two (2) or fewer new lots, which impacts a County road or drainage facility as determined by the County.  
**\$200.00 flat fee** \$ \_\_\_\_\_
3. \_\_\_\_\_ A major subdivision which contains three (3) or more new lots, which does not impact a County road or drainage facility as determined by the County.  
**\$300.00 flat fee** \$ \_\_\_\_\_
4. \_\_\_\_\_ A major subdivision which contains three (3) or more new lots, which impacts a County road or drainage facility as determined by the County.  
**\$400.00 flat fee plus** \$ \_\_\_\_\_  
**\$20.00 per new lot** + \$ \_\_\_\_\_
5. \_\_\_\_\_ A Final Plat  
**\$300.00 flat fee** \$ \_\_\_\_\_

**SECTION C – SITE PLAN REVIEW FEE (Check appropriate category)**

If uncertain whether the proposed development impacts a County facility, the applicant should submit the lesser fee. If the County determines that the project impacts a County facility, the County will notify the applicant upon issuance of the first County Planning Board report.

- 1.  A site plan which does not impact a County road or drainage facility as determined by the County.  
**\$150.00 flat fee** \$ 150.00
- 2.  A site plan which impacts a County road or drainage facility as determined by the County.  
**\$400.00 flat fee plus** \$ \_\_\_\_\_  
**\$10.00 per parking stall**      **Commercial/Office** + \$ \_\_\_\_\_  
**\$2.00 per 100 sq. ft.**      **Industrial** + \$ \_\_\_\_\_  
**\$20.00 per dwelling unit**      **Residential** + \$ \_\_\_\_\_

For projects requiring a more detailed engineering/planning review, an escrow account may be required to cover the actual cost of completing the review of the project. The County Planning Board will advise the applicant of this amount when applicable.

**SECTION D – TOTAL APPLICATION FEE** \$ 150.00

**SECTION E – REVISION FEE (Check appropriate category)**

*A revision fee must be submitted for revised plans, stormwater management reports, traffic reports and other supporting documentation.*

- 1.  1st revision - no revision fee
- 2.  2<sup>nd</sup> and each subsequent revision
- \$150.00 Minor Subdivision (2 or fewer new lots)** \$ \_\_\_\_\_
- \$300.00 Major Subdivision (3 or more new lots)** \$ \_\_\_\_\_
- \$300.00 All Site Plans** \$ \_\_\_\_\_

**SECTION F – GEOGRAPHIC INFORMATION SYSTEM FEE (Check appropriate category)**

*A separate check shall be submitted for the Geographic Information System fee as listed below.*

- \$25.00 per plat plus** \$ \_\_\_\_\_
- \$10.00 per new lot** \$ \_\_\_\_\_
- \$25.00 per site plan if proposed structure is greater the 400 sq. ft.** \$ \_\_\_\_\_

## PART III – COMPLETENESS CHECKLIST

# SOMERSET COUNTY LAND DEVELOPMENT COMPLETENESS CHECKLIST

The Somerset County Land Development Application Completeness Checklist is part of the adopted *Somerset County Land Development Review Resolution*. For further clarification concerning items on the checklist refer to the *Land Development Review Resolution*. The *Land Development Review Resolution* may be viewed on the Somerset County website at ([www.co.somerset.nj.us/planweb/index.htm](http://www.co.somerset.nj.us/planweb/index.htm); select Planning Division, then Land Development Review). Somerset County Planning and Engineering staffs are authorized to make all determinations on completeness. Please refer to the *Land Development Review Resolution* for appropriate thresholds for traffic and stormwater management reports.

Any applicant seeking a waiver from any item on this completeness checklist shall provide a detailed written explanation for each waiver request being sought. If deemed necessary, this written request and accompanying explanation will be brought before the Somerset County Land Development Committee for review and consideration. The applicant will be advised in writing of the Land Development Committee's decision concerning the waiver request(s).

# Somerset County Land Development Completeness Checklist

The following checklist is to be completed and included with the standard application form:

*I= Incomplete*

*NA=Not Applicable*

*C=Complete*

## General Requirements

- | <b>I</b>              | <b>NA</b>                        | <b>C</b>                         |                                                                                                                                                                                                                                                                                                     |
|-----------------------|----------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 1. Completed current County Land Development Application form with all required attachments. ( <a href="http://www.co.somerset.nj.us/planweb/pdf/appformlist.pdf">http://www.co.somerset.nj.us/planweb/pdf/appformlist.pdf</a> )                                                                    |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 2. Review or revision fees paid in full by certified check.                                                                                                                                                                                                                                         |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 3. Written description of application. Description must include existing and proposed use. Any items marked not applicable on this checklist must be fully explained within the written description.                                                                                                |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 4. Copy of complete application as submitted to municipality.                                                                                                                                                                                                                                       |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 5. Copy of all applications to other review agency (NJDEP, Soil Conservation, Canal Commission, etc.).                                                                                                                                                                                              |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 6. Historical Impact Statement (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project.                                                                                                                                                         |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 7. Agricultural Impact Statement (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project.                                                                                                                                                       |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 8. Recycling Plan Element (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project.                                                                                                                                                              |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 9. Copy of Highlands Preservation Area Approval (if applicable). Please refer to <a href="http://www.highlands.state.nj.us/njhighlands/">http://www.highlands.state.nj.us/njhighlands/</a> for more information on requirements. If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 10. Number of COAH units must be listed in the written description of application and shown on plan.                                                                                                                                                                                                |

## Plan Requirements

- |                       |                       |                                  |                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|-----------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 11. Title page with a legible key map, containing a north arrow, at a scale suitable to easily find the site for a field inspection. The title page must also include the project name and the 3"x 4" County acceptance stamp block.                                                                                                                                      |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 12. Construction plans showing all proposed improvements to County facilities at a scale of 1"=30' signed and sealed by a professional engineer prepared in accordance with County standards. All sheets are to contain the scale of plan (written and graphic) and a correctly oriented north arrow. Existing features must be shown consistent with the Plan of Survey. |

- | I                     | NA                               | C                                |                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|----------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 13. County construction details, drawn to scale, and applicable specifications.                                                                                                                                                                                                                                                      |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 14. Title block (Per N.J.S.A.13:40-1.3) containing type/name of application, plan preparer, existing block and lot numbers, and date of plan with revision dates.                                                                                                                                                                    |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 15. County facilities and surrounding topography and features must be shown for a minimum distance of 200' beyond the tract boundaries. For projects affecting County facilities this includes pavement, curb, drainage systems, utilities, vegetation, striping, signage (sign type and description), signals and similar features. |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 16. Zone district of site and adjoining areas, name of applicant, owner and applicant's attorney.                                                                                                                                                                                                                                    |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 17. Existing and proposed square footage (per floor) and use of building(s) listed. Number and type of new units is to be specified.                                                                                                                                                                                                 |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 18. Current signed and sealed Plan of Survey of the property in question prepared in accordance with N.J.S.A.13:40-5.1.                                                                                                                                                                                                              |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 19. Names of all property owners within 200' with lot and block numbers shown and adjacent lot numbers shown on all sheets.                                                                                                                                                                                                          |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 20. Right-of-way dedication(s) to the County consistent with County standards and the County Master Plan shown on the plan with signed and sealed metes and bounds descriptions by a professional land surveyor.                                                                                                                     |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 21. Proposed access location and configuration in accordance with Chapter 4 of the Land Development Review Resolution and applicable County standards.                                                                                                                                                                               |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 22. For improvements within the County right-of-way, the centerline of the County road is to be defined with bearings, distances and curve data with stationing every 50 feet increasing to the north or east.                                                                                                                       |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 23. Lines of sight per County standards shown in plan and profile views with proposed treatment to provide clear lines of sight. Sight easements are to be shown per County standards.                                                                                                                                               |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 24. Intersection Grading Plan drawn at 1"=20' showing pavement and curb elevations as needed to ensure proper construction and positive drainage control. Superfluous information is to be omitted from the Intersection Grading Plan.                                                                                               |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 25. Cross sections of the County road drawn per County standards at 1"=5' (horizontal and vertical) with existing and proposed elevations.                                                                                                                                                                                           |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 26. Typical roadway section(s) of the County road in accordance with County standards.                                                                                                                                                                                                                                               |

- | I                     | NA                               | C                                |                                                                                                                                                                                   |
|-----------------------|----------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 27. Proposed utility connections within the County right-of-way (sanitary, water, gas, electric, etc.) with pavement restoration details and specifications per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 28. Profile of driveway or sidestreet intersecting the County road showing smooth profile with grades matching cross sections and intersection-grading plan.                      |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 29. Provisions for the collection of recyclables in multi-family residential and commercial developments.                                                                         |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 30. Signage and striping plan per County standards.                                                                                                                               |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 31. Traffic control plan for construction of improvements to County facilities.                                                                                                   |

**Stormwater Management Requirements**

- |                       |                                  |                                  |                                                                                                                                                                                                                            |
|-----------------------|----------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 32. Stormwater management report prepared in accordance with County standards, signed and sealed by a professional engineer.                                                                                               |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 33. Full-scale drainage area maps for existing and proposed conditions showing correct delineation of sub-areas, times of concentration with flow paths and slopes, soil and cover types and downstream point of analysis. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 34. Proposed treatment consistent with County standards for intercepting, detaining and treating all stormwater runoff directed to County facilities.                                                                      |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/>            | 35. Adequate drainage improvements to ensure proper drainage at access point(s) and along the County road.                                                                                                                 |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 36. Drainage calculations showing proposed drainage facilities in accordance with the appropriate requirements.                                                                                                            |
| <input type="radio"/> | <input type="radio"/>            | <input checked="" type="radio"/> | 37. Contours and spot elevations to determine existing and proposed drainage patterns.                                                                                                                                     |

**Traffic Requirements**

- |                       |                                  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------|----------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 38. Traffic Impact Study including: Existing, No Build, and Build Traffic Volumes, New Trip Distribution Figures, Pass-by Trip Distribution Figures, Site Generated New Trip Figures, Site Generated Pass-by Trip Figures, Site Generated Total Trip Figures, Existing, No Build, Build, and Build with Mitigation Levels of Service Figures, Proposed Mitigation Measures, Sketch of Proposed Mitigation Measures and Cost Estimate for Proposed Mitigation Measures. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 39. Traffic Impact Study Technical Appendix, including: Traffic Count Data (Manual Count Sheets / ATR's), Trip Generation Calculations, including pass-by calculations, Gravity Model (if applicable) and Capacity Analysis Worksheets.                                                                                                                                                                                                                                |