

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: _____ Date Received: _____
 Block: _____ Fee Received: _____
 Lot(s): _____ Board of Adjustment No.: _____
 Zone: _____ Planning Board No.: _____
 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 Luis & Ana Mayen
Address 1034 Helene Place, Raritan NJ 08869
2. Applicant Luis & Ana Mayen
Address 1034 Helene Place, Raritan NJ 08869
3. Date of purchase 2005
4. Current (or last) use Single-Family Residential
5. Size of parcel(s) 7,341.09 SF Size of building 1,842 SF
Total square feet (in all floors) _____
6. Number of new lots (including remainder) Not Applicable

	PROVIDED	REQUIREMENT OF ZONE <u>R3</u>
7. Percentage of lot occupied by building	<u>19.47%</u>	<u>Not Applicable</u>
8. Height of building	<u>19 Ft</u>	<u>35 Ft</u>
9. Area of lot	<u>7,431.09 SF</u>	<u>7,500 SF</u>
10. Setback from front of property line	<u>24.6 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>20.8 ft</u>	<u>35 Ft</u>
13. Percentage of impervious lot coverage	<u>41.75%</u>	<u>30%</u>

14. Has there been any previous appeal involving these premises? Yes
15. If so, state character of appeal and date of disposition: _____
Front Setback Variance for front roof overhang, hearing date 1/16/2008

16. Other contiguous lots owned by applicant or owner:
 Block(s) Not Applicable Lot(s) Not Applicable

17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
Existing Lot size, Front Setback & Impervious Coverage are Non Conforming

18. Taxes paid to date. Yes, See attached letter from Tax Collection Office

 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) | _____ |
| <u> x </u> "c" variance appeal | <u>207 Attachment 1: Impervious coverage, Front & Rear Setbacks</u> |
| _____ "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?

The existing home is a split level and only has bedrooms on the upper level. The Owner, who has been diagnosed with an auto-immune disease requires a bedroom on the lowest (grade level) floor in order to age-in-place in the home. The most practical manner in which to add a bedroom to the ground floor is via an addition, which due to existing lot constraints cannot be constructed to be within the Ordinance requirements.

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

The existing lot is a corner lot and is smaller than the minimum lot size required. Because of the smaller lot size and corner lot requirements to have two front setbacks, the lot is further restricted for development when compared to other adjacent lots in the neighborhood.

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

Municipal Building
22 First Street
Raritan, NJ 08869-1809

Telephone: 908-231-1300
Fax: 908-231-0810
Website: www.raritanboro.org

August 12, 2024

To Whom It May Concern:

This letter is to certify that as of August 12, 2024 taxes are current on block 65 lot 29, 1034 Helene Pl, Raritan, NJ 08869. There are no open liens on this property.

Please let me know if you require additional information.

Sincerely,

Tori B. Cesario
Tax Collector
Borough of Raritan



BOROUGH OF RARITAN

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Raritan, NJ 08869-1809

Telephone: 908-231-1300
Fax: 908-231-0810
Website: www.raritanboro.org
E-mail: lgara@raritan-nj.org

August 26, 2024

Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: Total Architecture LLC
50th Division Street, Suite 501
Somerville, NJ 08876

Property Requested – Certified List of Property Owners within 200 feet
Block 65, Lot 29
Raritan Borough
Somerset County, New Jersey

I certify that the attached list contains the names and addresses of the owners of properties adjoining and/or within 200 feet of the above-described properties, in all directions, as indicated by the current Raritan Borough Tax Map and Tax List.

8/26/24

Date

Barbara Rymer

Note: Notice to be served on adjoining municipalities when the property involved is within 200 feet of an adjoining municipality. Notice of said hearing must be given to the Municipal Clerk of such municipality by certified mail at least 10 days prior to the hearing.



RARITAN BOROUGH

Parcel Offset List

Target Parcel(s): Block-Lot: 65-29
MAYEN, LUIS & ANA M.

26 parcels fall within 200 feet of this parcel(s).

Block-Lot: 65-3
SCORESE, NICOLAS & REMBISH, JENALYN
1033 ARNOLD AVE
RARITAN, NJ 08869

Block-Lot: 65-25
NATALE, ANTONIO & MONTAGNE C.
1028 HELENE PL
RARITAN, NJ 08869

Block-Lot: 65-24
SCOTT, DENNIS J & DEBRA A
1026 HELENE PLACE
RARITAN, NJ 08869

Block-Lot: 68-2
SANTANA-ORTIZ, R & RODRIGUEZ, M
1033 HELENE PLACE
RARITAN, NJ 08869

Block-Lot: 63-6
OLSON, GARY D.JR.
1038 CENTER ST
RARITAN, NJ 08869

Block-Lot: 68-9
LOYEVSKY,VLADIMIR & LYUDMILA
1031 HELEN PLACE
RARITAN, NJ 08869

Block-Lot: 65-2
MAIULLO, ROBERT L & CYNTHIA A
204 WOODMERE ST
RARITAN, NJ 08869

Block-Lot: 68-11
MILLER, PATRICK J & RITA
111 BRENTWOOD ROAD
RARITAN NJ 08869

Block-Lot: 69-1
HNASKO, JOHN & LAURA N
114 BRENTWOOD ROAD
RARITAN NJ 08869

Block-Lot: 67-28
CAPICI, JENNIFER C
111 WOODMERE STREET
RARITAN, NJ 08869

Block-Lot: 68-3
BARBERI, BRIAN
110 WOODMERE ST.
RARITAN, NJ 08869

Block-Lot: 63-4
OSTAPCZUK, ERIC & HELLMAN, GAIL
205 WOODMERE ST.
RARITAN, NJ 08869

Block-Lot: 65-1
SPEIGHT, ROBERT E & MONICA L
1035 ARNOLD AVE
RARITAN, NJ 08869

Block-Lot: 63-3
ROSADO, JESUS & CHRISTINA
207 WOODMERE ST
RARITAN, NJ 08869

Block-Lot: 67-29
TAYCO, PROSPERO A & ANNABELLE
113 WOODMERE STREET
RARITAN NJ 08869

Block-Lot: 63-5
SHAN, AMY LO-CHUN CHANG
5411 OSBURN PL
RIVERSIDE, CA 92506

Block-Lot: 67-30
FIGUEROA, JESSICA P. & QUICHUA, H
1039 CENTER ST
RARITAN, NJ 08869

Block-Lot: 63-2
GONDA, ZACHARY J.
209 WOODMERE STREET
RARITAN, NJ 08869

Block-Lot: 65-27
YANONIS, STEPHEN
1032 HELENE PLACE
RARITAN, N J 08869

Block-Lot: 65-26
BOSTWICK, ERIC & JOHNSON, KIRSTEN
1030 HELENE PLACE
RARITAN, NJ 08869

Block-Lot: 68-10
REMETA, MARK
113 BRENTWOOD ROAD
RARITAN NJ 08869

Block-Lot: 65-4
ATANLEY, KOSSIVI OLAWALEY & JONAHLYN
1031 ARNOLD AVE
RARITAN, NJ 08869

Block-Lot: 68-1
WILDE, ERIC V & DAWN M
112 WOODMERE STREET
RARITAN NJ 08869

Block-Lot: 65-28
BUSH, MARTIN & JO ANN
202 WOODMERE ST
RARITAN, N J 08869

Block-Lot: 65-5
YANNOTTA, TERRI
1029 ARNOLD AVENUE
RARITAN, NJ 08869

Block-Lot: 62-2
RARITAN BOROUGH
22 FIRST ST
RARITAN NJ 08869

Additional Require Certified Mailing List for the following:

Somerset County Planning Board
P.O. Box 3000
Somerville, NJ 08876

N. J. Dept. of Transportation
1035 Parkway Ave.
P.O. Box 600
Trenton, NJ 08625-0600

Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Bell Atlantic
540 Broad St.
Newark, NJ 07102

Sherwin Ulep, P.E. / Facility Engineer
The Somerset Raritan Valley Sewage Authority
P.O. Box 6400
Bridgewater, NJ 08807

New Jersey American Water Co.
1025 Laurel Oak Rd.
Voorhees, NJ 08043

Borough of Raritan
Borough Clerk
22 First St.
Raritan, N.J. 08869

Cable Vision
275 Centennial Ave.
Piscataway, N.J. 08855-6805
CN 6805

Somerville Borough Clerk
25 West end Avenue
Somerville, N.J. 08876

Bridgewater Township Clerk
100 Commons Way
Bridgewater, NJ 08807