

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 Wykat Realty, 405 Route 202, Raritan, NJ, 08869
Address _____
 2. Applicant Middle Valley Partners, LLC DBA Valley Wellness,
Address 235 Broubalow Way, Phillipsburg, NJ 08865, C/o Seth Tipton
 3. Date of purchase Lease, started January 15, 2021
 4. Current (or last) use Appliance Store to remain in part of the building
 5. Size of parcel(s) 22,076 SF Size of building 8751 GSF
Total square feet (in all floors) 17008 GSF
 6. Number of new lots (including remainder) Existing Lot to remain
- | | PROVIDED | REQUIREMENT
OF ZONE <u>B3</u> |
|---|-------------------|----------------------------------|
| 7. Percentage of lot occupied by building | <u>39.63%</u> | <u>N/A</u> |
| 8. Height of building | <u>< 30 FT</u> | <u>30 FT</u> |
| 9. Area of lot | <u>22,076 SF</u> | <u>11,000 SF</u> |
| 10. Setback from front of property line | <u>22.45 FT</u> | <u>50 FT</u> |
| 11. Setback from left side line | <u>5.37 FT</u> | <u>5 FT</u> |
| 12. Setback from rear property line | <u>7.16 FT</u> | <u>20 FT</u> |
| 13. Percentage of impervious lot coverage | <u>86.14%</u> | <u>75%</u> |
14. Has there been any previous appeal involving these premises? No
 15. If so, state character of appeal and date of disposition: NA
 16. Other contiguous lots owned by applicant or owner:
Block(s) NA Lot(s) NA
 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
No
 18. Taxes paid to date. \$8,093.01 See attached - Checklist # 6
Signature of Tax Collector

3/9/22
Date of Submission

Sarah E. Trent
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 | See Attached |
| _____ "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?

See Attached

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

See Attached

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?

NA

6. State other pertinent facts which support the request.

NA

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

**Borough of Raritan Application
Site plan – Subdivision Plan – 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	
x	"c" Variance Appeal	<p>Variations and existing non-conformities:</p> <ol style="list-style-type: none"> 1. Section 207-63.a.(9) parking section requires any parking located in the front yard of a nonresidential zone shall not be closer than 15 feet to the front street property line. The existing parking lot is located 12.5' from the front street property line (existing con-conformity). 2. Section 207-63.b parking spaces and aisle the existing parking spaces vary in width (8.75' - 9.12') and length (17.74' - 18.64') and the existing drive aisle which varies in width (22.85' - 23.52') (existing non-conformity). 3. Section 207-63.c number of parking spaces required a variance is being requested for the number of parking spaces required. 40 spaces are required. 23 spaces are proposed. 4. Schedule of bulk requirements a variance is being requested for the total impervious lot coverage. Permitted impervious coverage is 75%. Existing impervious coverage is 86.14% and proposed impervious coverage is 88.25%. 5. Section 207-98 signs permitted in business districts wall sign: permitted sign area is 20 sf. Proposed sign area is 80 sf. Projecting sign: permitted sign area is 8 sf. Proposed sign area is 20 sf.
	"d" Variance Appeal	

REQUEST FOR C VARIANCE INFORMATION

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

#3. The Applicant will not be able to satisfy the existing parking requirements under the stated ordinance. Section 207-63C. (1) of the Raritan Borough Code requires a minimum of 1 parking space per 400 SF of gross floor area (GFA) for an appliance store, resulting in a parking requirement of 22 spaces at the site as it presently exists. Based upon the reduced size of the appliance store, a total of 16 parking spaces are required at the site for this use based upon the municipal code.

Section 207-63C.(1) of the Raritan Borough Code requires a minimum of 1 parking space per 125 SF of GFA for a medical alternative treatment center, resulting in an additional parking requirement of 24 spaces. Therefore, the total minimum parking required at the site by the municipal code based upon the proposed conditions is 40 spaces whereas a total of 23 spaces are provided. Therefore, a parking variance is required for the proposed uses on the site.

#4. Schedule of bulk requirements a variance is being requested for the total impervious lot coverage. Permitted impervious coverage is 75%. Existing impervious coverage is 86.14% and proposed impervious coverage is 88.25%. A deminimis increase is necessary for inclusion of the proposed entrance to the facility. This addition will assist in temperature control of the facility on hot or cold days.

#5. Section 207-98 signs permitted in business districts wall sign: permitted sign area is 20 sf. Proposed sign area is 80 sf. Projecting sign: permitted sign area is 8 sf. Proposed sign area is 20 sf. Permitted sign area is too small to allow patients to easily spot and identify the building.

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

#3. See attached Report from French & Parrello Associates.

See attached MVP Operations and Parking Plan.

See attached MVP Analysis of Parking Requirements on ATCs in New Jersey.

#4. Schedule of bulk requirements a variance is being requested for the total impervious lot coverage. Permitted impervious coverage is 75%. Existing impervious coverage is 86.14% and proposed impervious coverage is 88.25%. A deminimis increase is necessary for inclusion of the proposed entrance to the facility. This addition will assist in temperature control of the facility on hot or cold days.

#5. Section 207-98 signs permitted in business districts wall sign: permitted sign area is 20 sf. Proposed sign area is 80 sf. Projecting sign: permitted sign area is 8 sf. Proposed sign area is 20 sf. Permitted sign area is too small to allow patients to easily spot and identify the building.

**RARITAN BOROUGH
COUNTY OF SOMERSET
OFFICE OF THE TAX COLLECTOR**

KARIN E. KNEAFSEY
22 FIRST STREET
POB 145
RARITAN, NJ 08869
908-231-1300 EXT 116
FAX# 908-231-0810

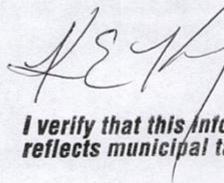
To: Sarah Trent

Date: 2/28/22

Block 41 and Lot 2

The following payments have been made for the above listed property:

20 <u>22</u>	Taxes Paid	Date Paid
1st Q	8093.01	paid 2/4/22
2nd Q.	8093.01	due 5/1/22
3rd Q.		
4th Q.		
20__		
1st Q.		
2nd Q.		
3rd Q.		
4th Q.		



*I verify that this information accurately
reflects municipal tax records.*

**Tax Collector
Raritan Borough
Somerset County**

