

William B. Savo 4
Charles Z. Schalk 3, 4
Ellen M. Gillespie
Michael P. O'Grodnick 4
Alexander G. Fisher 1, 4
Christopher M. Corsini 1

Kaitlyn J. Michko

Michael J. Camerino 4
John F. Bracaglia, Jr.

THE LAW OFFICES OF
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Alan Bart Grant (1948-2015)

1. Also NY Bar
2. Also ME Bar
3. Cert. Civil Trial Atty
4. U.S. Supreme Court

November 2, 2020

Somerset County Planning Board
P.O. Box 3000
Somerville, NJ 08876-1262

Re: Application: Preliminary & Final Major Site Plan
Project: Riverview at Raritan
Applicant: Orlando Heights Realty, LLC
Property: Block 116, Lot 13

Dear Members of the Board,

Please be advised that this firm has been retained to represent Orlando Heights Realty, LLC, in connection with an application for preliminary and final major site plan approvals. This application first seeks bi-furcated use variance approval, with bulk variances, under M.L.U.L. 40:55D-60.

Narrative

The Applicant is the current owner of Block 13, Lot 116, which was formally known as the Zeus property, and is currently a vacant pharmaceutical manufacturing building. The property is located east of the Mill Street/Orlando Drive intersection and extends north from Orlando Drive toward the Raritan Borough central business district. There are currently two vacant, obsolete manufacturing buildings on the subject property.

Raritan at Riverview is seeking a use (d(1)) variance to allow for a residential use that will allow the property to be redeveloped as seventy (70) luxury apartment units within a four (4) story building, similar in scale to the adjacent Lena Apartments. This application proposes a 10% set-aside for COAH housing in furtherance of the Borough's fair share obligation under Mt. Laurel. Private hauling and recycling is proposed.

The property includes a paved parking area toward the southern end of the property, a one story vacant manufacturing building and a two-story vacant manufacturing building. The site has approximately three hundred (300) feet of frontage along Orlando Drive. The applicant has provided for an emergency access to John Street.

Enclosures

We understand the application fee is \$150. Please see the Planning Board application/checklist attached as **Exhibit 1**, the property owner list within 200 feet as **Exhibit 2**, Raritan Borough Planning Board Application as **Exhibit 3**, and the site plan/architectural drawings as **Exhibit 4**.

Please note that the Traffic Study and EIS is being prepared and will be remitted shortly. As for any incomplete checklist items, this application is bi-furcated for the d(1) use variance and will be supplemented with further municipal checklist items if so granted.

Conclusion

It is the applicant's position that the proposed addition should not impact county roads or drainage.

Thank you for your consideration and please feel free to contact me with any additional questions or concerns that you may have regarding this application.

With best regards, I am,

Very truly yours,



Michael P. O'Grodnick

MPO

cc: Art Bernard, PP
Gary Dean, PE
Tibor Latincsics, PE
Fred Klenk, AIA

EXHIBIT “1”

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 Riverview at Raritan - Orlando Heights Realty, LLC
MUNICIPALITY Borough of Raritan
BLOCK(S) 116 LOT(S) 13
STREET ADDRESS 48 Orlando Drive, Raritan
TAX MAP PAGE _____ DATE OF PLANS BEING SUBMITTED Nov. 2, 2020
LOCAL BOARD REVIEWING APPLICATION:
PLANNING BOARD _____ BOARD OF ADJUSTMENT X
COUNTY PLANNING BOARD FILE # _____ (for resubmissions/revisions)

SECTION B – APPLICANT AND CONTACT INFORMATION

APPLICANT'S NAME Orlando Heights Realty, LLC c/o Morris Neuman
ADDRESS 2710 Ave. K, Brooklyn, NY 11210
TELEPHONE 718.614.4646 FAX 908.725.8483
E-MAIL morrisneuman@icloud.com

PLAN PREPARER'S NAME Tibor Latincsics, PE - Conklin Associates
PLAN PREPARER'S ADDRESS 29 Church Street, P.O. Box 282, Ramsey, NJ 07446
TELEPHONE 201.327.0443 FAX 201.934.1097
E-MAIL tibor@conklinassociates.com

ATTORNEY'S NAME Michael P. O'Grodnick, Esq. - Savo Schalk Law Firm
ATTORNEY'S ADDRESS 56 East Main Street, Suite 301, Somerville, NJ 08876
TELEPHONE 908.526.0707 FAX 908.725.8483
E-MAIL ogrodnick@centraljerseylaw.com

SECTION C – SITE DATA

AREA OF TRACT 2.215 acres
DEDICATED OPEN SPACE 0 acres

PUBLIC SEWER YES X NO _____
 PUBLIC WATER YES X NO _____
 REDEVELOPMENT YES X NO _____

SECTION D – SUBDIVISION INFORMATION

SUBDIVISION TYPE RESIDENTIAL (✓) X NONRESIDENTIAL (✓) _____
 NUMBER OF NEW BUILDING LOTS N/A
 NEW BUILDING LOTS PROPOSED UNDER FAIR HOUSING ACT N/A
 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>70</u>	<u>115,000 SF</u>	<u>158</u>
Living Units	_____	_____	_____
Attached Units	_____	_____	_____
Fair Housing Act Units	<u>10% - 7</u>	_____	_____
_____ COMMERCIAL/RETAIL	_____	_____	_____
_____ OFFICE	_____	_____	_____
_____ INDUSTRIAL/WAREHOUSE	_____	_____	_____
_____ PUBLIC/INSTITUTIONAL	_____	_____	_____
_____ OTHER	_____	_____	_____

SECTION F - SIGNATURE

SIGNED *[Signature]* Agent in Charge DATE 11.2.20
 (SIGNATURE OF APPLICANT OR AGENT) Fee

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 \$ _____
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 _____

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. _____ 2nd 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. | | \$ 25 _____ |

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

- | I | NA | C | |
|----------------------------------|----------------------------------|----------------------------------|---|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 1. Completed current County Land Development Application form with all required attachments. (http://www.co.somerset.nj.us/planweb/pdf/appformlist.pdf) |
| <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 checked="" type="radio"/> | <input type="radio"/> | <input 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 type="radio"/> | <input checked="" 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 http://www.highlands.state.nj.us/njhighlands/ for more information on requirements. If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" 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 type="radio"/> | <input checked="" 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 type="radio"/> | <input checked="" 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 type="radio"/> | <input checked="" 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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | 32. Stormwater management report prepared in accordance with County standards, signed and sealed by a professional engineer. |
| <input checked="" type="radio"/> | <input type="radio"/> | <input 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 type="radio"/> | <input checked="" type="radio"/> | 35. Adequate drainage improvements to ensure proper drainage at access point(s) and along the County road. |
| <input checked="" type="radio"/> | <input type="radio"/> | <input 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 type="radio"/> | <input checked="" 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 type="radio"/> | <input checked="" 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. |

EXHIBIT “2”

Orlando Heights
7379-001



September 21, 2020

BOROUGH OF RARITAN

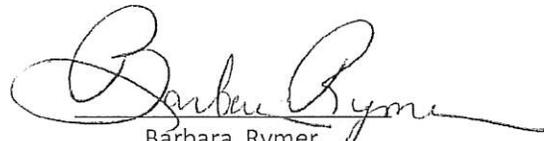
Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: SAVO SCHALK, GILLESPIE, O'GRODNICK, & FISHER, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876

Property Requested – Certified List of Property Owners within 200 feet
Block 108, Lot 4,5, 6
Block 116, Lot 13 & 14
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.

Sept 21, 2020
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: 116-13
ORLANDO HEIGHTS REALTY LLC
Block-Lot: 116-14
SKYLANDS ENERGY SERVICE, INC.

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

Block-Lot: 108-7

GONZALEZ, GERARDO & JIMENEZ, ALBA
12 THOMPSON ST
RARITAN NJ 08869

Block-Lot: 108-8

GILLENWATER, VANCE
30 GREGORY LANE
WARREN, NJ 07059

Block-Lot: 107-12

PERNINI, DONALD
1-3 CANAL STREET
RARITAN, NJ 08869

Block-Lot: 108-3

ST. JOSEPHS CHURCH
16 E SOMERSET ST
RARITAN, N. J. 08869

Block-Lot: 109-1.02

HIGHLAND PARK ACQUISITIONS & HOLDIN
499 ERNSTON ROAD, SUITE B9
PARLIN, NJ 08859

Block-Lot: 107-10

PERNINI, DONALD
1-3 CANAL STREET
RARITAN, NJ 08869

Block-Lot: 116.02-7

BRYGIER, BLAIR AKA BNB ASSOCIATES
35-41 ORLANDO DR
RARITAN, NJ 08869

Block-Lot: 109-1.03

RANI PROPERTIES LLC,
106 LIBERTY CORNER ROAD
WARREN, NJ 07059

Block-Lot: 115-2

SOMERSET COUNTY,
P.O. BOX 3000
SOMERVILLE, NJ 08876

Block-Lot: 108-5

6 THOMPSON RARITAN, LLC %K.BOYLE
1170 HWY 22E, SUITE 300
BRIDGEWATER, NJ 08807

Block-Lot: 116-12

CL RIVER PARK L.P.
60 ORLANDO DRIVE
RARITAN, NJ 08869

Block-Lot: 107-9

CAO, YUXIN & LI, YUE
7 NOSTRAND ROAD
HILLSBOROUGH, NJ 08844

Block-Lot: 107-14
RUNYON, DAVID C
9 CANAL ST
RARITAN, NJ 08869

Block-Lot: 108-6
KING, BARBARA, BALOGH, JAMIE
10 THOMPSON STREET
RARITAN, NJ 08869

Block-Lot: 107-16
QUESADA, VICTOR & ELSI
24 DOUGHTY STREET
RARITAN, NJ 08869

Block-Lot: 116.02-12.01
RARITAN BOROUGH
22 FIRST ST
RARITAN, NJ 08869

Block-Lot: 107-15
TRADING POST REALTY #2 LLC
BOX 544
MIDDLESEX NJ 08846

Block-Lot: 107-11
TAMEDL, BRIAN
4 TWIN CROOK RD
MARTINSVILLE, NJ 08836

Block-Lot: 108-4
CAC & KC ENTERPRISES, INC.
4 THOMPSON STREET
RARITAN, NJ 08869

Block-Lot: 107-13
FRANCHINO, ROBERT & JOSEPH L.
3 MILLS COURT
FLEMINGTON, NJ 08822



RARITAN BOROUGH

Parcel Offset List

Target Parcel(s): Block-Lot: 108-4
CAC & KC ENTERPRISES, INC.
4 THOMPSON ST.
Block-Lot: 108-5
6 THOMPSON RARITAN, LLC %K.BOYLE
6 THOMPSON ST
Block-Lot: 108-6
KING, BARBARA, BALOGH, JAMIE
10 THOMPSON ST

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

Block-Lot: 108-7
GONZALEZ, GERARDO & JIMENEZ, ALBA
12 THOMPSON ST
RARITAN NJ 08869
RE: 12 THOMPSON ST

Block-Lot: 107-12
PERNINI, DONALD
1-3 CANAL STREET
RARITAN, NJ 08869
RE: 1-3 CANAL ST.

Block-Lot: 116-13
ORLANDO HEIGHTS REALTY LLC
2710 AVE. K
BROOKLYN, NY 11210
RE: 48 ORLANDO DR

Block-Lot: 107-5
RARITAN INVESTORS PROPERTY MGT.,LLC
2 NORTH FINLEY AVENUE
BASKING RIDGE, NJ 07920
RE: 1 W SOMERSET ST

Block-Lot: 115-2
SOMERSET COUNTY,
P.O. BOX 3000
SOMERVILLE, NJ 08876
RE: CANAL ST & MILL ST

Block-Lot: 116-12
CL RIVER PARK L.P.
60 ORLANDO DRIVE
RARITAN, NJ 08869
RE: 60 ORLANDO DR

Block-Lot: 108-8
GILLENWATER, VANCE
30 GREGORY LANE
WARREN, NJ 07059
RE: 14 THOMPSON ST

Block-Lot: 107-3
ARC PANJOH54, LLC C/O NTS LLC.
303 E. WACKER DR. #1040
CHICAGO, IL 60601
RE: 9 W SOMERSET ST

Block-Lot: 107-7
GRZEBYK, KRZYSZTOF & AGNIESZKA
74 WINDY WILLOW WAY
BRANCBURG, NJ 08876
RE: 13 THOMPSON ST

Block-Lot: 108-3
ST. JOSEPHS CHURCH
16 E SOMERSET ST
RARITAN, N. J. 08869
RE: 16 E SOMERSET ST

Block-Lot: 107-10
PERNINI, DONALD
1-3 CANAL STREET
RARITAN, NJ 08869
RE: 5 THOMPSON ST

Block-Lot: 109-1.03
RANI PROPERTIES LLC,
106 LIBERTY CORNER ROAD
WARREN, NJ 07059
RE: 1 ELIZABETH ST.

Block-Lot: 107-9
CAO, YUXIN & LI, YUE
7 NOSTRAND ROAD
HILLSBOROUGH, NJ 08844
RE: 7 THOMPSON ST

Block-Lot: 107-14
RUNYON, DAVID C
9 CANAL ST
RARITAN, NJ 08869
RE: 9 CANAL ST

Block-Lot: 116-14
SKYLANDS ENERGY SERVICE, INC.
2 THOMPSON ST
RARITAN, NJ 08869
RE: 2 THOMPSON ST

Block-Lot: 107-16
QUESADA, VICTOR & ELSI
24 DOUGHTY STREET
RARITAN, NJ 08869
RE: 24 DOUGHTY ST

Block-Lot: 107-19
BARRETT, WILLIAM E & LORI A
1103 RIVER RD
HILLSBOROUGH, NJ 08844
RE: 14 DOUGHTY ST

Block-Lot: 108-9
PAUL HONG IRREVOCABLE HERITAGE TRST
309 BARRINGTON DRIVE
BRIDGEWATER, NJ 08807
RE: 16 THOMPSON STREET

Block-Lot: 107-17
VON HORN, FREDRICK & HEIDI
46 LUDLOW AVE.
BELLE MEAD, NJ 08502
RE: 22 DOUGHTY ST

Block-Lot: 107-8
DUTAN, LUZ M.
11 THOMPSON STREET
RARITAN, NJ 08869
RE: 11 THOMPSON ST

Block-Lot: 107-11
TAMEDL, BRIAN
4 TWIN CROOK RD
MARTINSVILLE, NJ 08836
RE: 3 THOMPSON ST

Block-Lot: 108-2
FORTE, ROSEMARY C.
8 E SOMERSET ST
RARITAN, N J 08869
RE: 8 E SOMERSET ST

Block-Lot: 107-13
FRANCHINO, ROBERT & JOSEPH L.
3 MILLS COURT
FLEMINGTON, NJ 08822
RE: 5-7 CANAL STREET

Block-Lot: 108-1
STARYCKI, WALTER A.
122 GREEN STREET
SOMERVILLE, NJ 08876
RE: 2-4 E SOMERSET ST

Block-Lot: 107-18
DEMELIO, GERALD C.
18 DOUGHTY STREET
RARITAN, NJ 08869
RE: 18 DOUGHTY ST

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

EXHIBIT “3”

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 Riverview at Raritan - Orlando Heights Realty, LLC Application No. _____

Block 116 Lot 13 Date Filed Nov. 2, 2020

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. Half sizes pending.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
1.	X					
2.	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. Fee Calculations Pending: \$5k initial in Escrow
 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					
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.						
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

- 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					
		X			
	X				
		X			
		X			
		X			
X					
		X			
X					
		X			
	X				

Please note that this application is for a bi-furcated use variance so full engineering not yet completed.

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 Riverview at Raritan - Orlando Heights Realty, LLC Application No. _____

Block 116 Lot 13 Date Filed November 2, 2020

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.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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.	X					
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. Half sizes pending	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. Escrow Agreement on file from Redevelopment Application.
 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					
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. <small>To be supplemented in phase 2 of bi-furcated application</small>			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. Pending.						
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.

Project: Riverview at Raritan
Applicant: Orlando Heights Realty, LLC
Property: Block 116, Lot 13

The applicant, Orlando Height Realty, LLC is the owner of the subject property from having an address at 2710 Ave. K, Brooklyn, NY 12210 (the "Buyer"). Owner hereby authorizes the filing of the land use application and for a site walk.

Applicant, Orlando Height Realty, LLC, is owned, as follows:

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
Morris Neuman	2710 Ave. K, Brooklyn, NY 12210 11210	100%

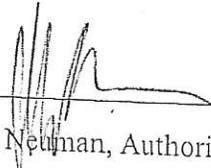

Dated: Oct. 20, 2020
Morris Neuman, Authorized Member,

EXHIBIT “4”