

Thomas M. Letizia  
thomas.letizia@troutman.com

March 1, 2022

**VIA FEDERAL EXPRESS**

Mr. Lou Gara  
Administrative Zoning Official  
Borough of Raritan  
Raritan Municipal Building  
22 First Street  
Raritan, New Jersey 08869

**RE: Application of Janssen Pharmaceuticals, Inc.  
Minor Site Plan for  
Mechanical Upgrades for Building 700  
Premises: Block 2, Lot 16; P-1 Zone District**

Dear Mr. Gara:

This firm represents Janssen Pharmaceuticals, Inc. ("Janssen") in connection with a minor site plan application to the Raritan Borough Planning Board for approval of certain exterior mechanical utility upgrades to Building 700 on its corporate campus within Raritan Borough. The following materials are enclosed in support of this application:

1. Twenty-two (22) copies of the project narrative statement;
2. Twenty-two (22) copies of the completed Application Form with Applicant's Disclosure Statement;
3. Twenty-two (22) copies of the completed Minor Site Plan Checklist;
4. Six (6) full size and twenty-two (22) half size copies of plans prepared by PS&S, LLC, dated February 25, 2022, Topographic Survey Block 2, Lots 16 and 17 dated February 22, 2022, and Boundary & Topographic Survey dated May 8, 2019;
5. Six (6) full size and twenty-two (22) half size copies of architectural plans prepared by Cannon Design, dated February 25, 2022. We include a February 15, 2022 letter from the New Jersey Attorney General confirming that the architect who signed the plans is duly licensed in New Jersey but delivery of his professional seal is delayed. Accordingly, we request review of the unsealed plans;
6. Twenty-two (22) copies of the Rooftop Equipment Acoustic Study summary letter prepared by Cerami Associates, dated February 16, 2022;

Mr. Lou Gara, Administrative Coordinator  
Page 2  
March 1, 2022

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7. Checks in the amount of \$625.00 for the application fee and \$1,875.00 for the escrow deposit; and

8. Proof that the taxes are current for this property.

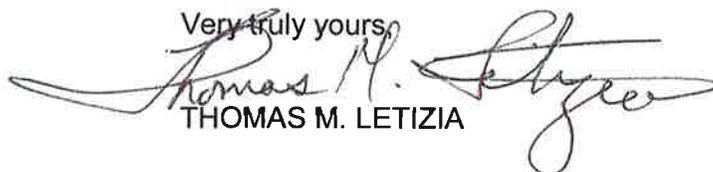
A USB flash drive or CD containing a copy of the application materials listed in 1 through 6, above will be sent to you under separate cover.

This letter confirms that Janssen is the owner of the subject property.

If you have any questions or require additional information, please do not hesitate to contact us.

Thank you for your assistance.

Very truly yours,



THOMAS M. LETIZIA

TML/sf

Enclosures

cc: Janssen Pharmaceuticals, Inc. (letter only, via email)  
PS&S, LLC (letter only, via email)  
Cannon Design (letter only, via email)

**APPLICATION NARRATIVE  
JANSSEN PHARMACEUTICALS, INC.  
MINOR SITE PLAN FOR  
BUILDING 700 MECHANICAL EQUIPMENT UPGRADES**

Janssen Pharmaceuticals, Inc. (“Janssen”) owns and occupies a 235 acre corporate campus in Raritan Borough. The campus consists of 11 lots north of Route 202. The lots are in several zoning districts in the Borough.

Janssen is currently upgrading and modernizing several buildings on its campus. This application is for exterior mechanical upgrades to Building 700, an existing 3-story, approximately 90,000 square foot building, fronting on Route 202 on the eastern edge of the campus. Building 700 is located on Block 2, Lot 16 which is in the P-1 Zone District.

Proposed Building 700 changes include interior renovations, roof replacement and replacement of most of the engineering systems serving the building. In general, these renovations do not require Planning Board approval. Moreover, no change is proposed to the use of the building or the existing site improvements or parking.

The improvements that are the subject of this minor site plan application involve certain external engineering/mechanical upgrades. These include the following:

- New rooftop equipment/units (“RTUs”). The proposed new units will be installed on new roof platforms which will allow future access to the roof and piping under the equipment, if needed. The view of the new equipment areas will be fully blocked by new architectural louver screening.
- A new approximately 10 feet by 30 feet concrete pad and emergency generator enclosure to be installed adjacent to the northwest corner of the building in a utility area previously occupied by a cooling tower/water chiller. The emergency generator, which will contain an acoustical jacket, will run only during testing and emergencies. In addition, portions of the existing 6-foot high fence surrounding the equipment in this area will be relocated to be farther from the property line.
- A new 3.5 feet by 8 feet concrete pad to be installed on the Route 202 side of the building for condenser units serving the kitchen walk-in freezer/cooler inside on the ground floor of the building near this location. Landscaping is proposed to screen the new condensers from the public view.

The above improvements meet all applicable bulk and site plan regulations of the Raritan Borough Land Use and Development Ordinance.

BOROUGH OF RARITAN APPLICATION  
 SITE PLAN - SUBDIVISION PLAN - VARIANCE

BUILDING 700

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: 2 Date Received: \_\_\_\_\_  
 Block: 2 Fee Received: \_\_\_\_\_  
 Lot(s): 16 Board of Adjustment No.: \_\_\_\_\_  
 Zone: P-1 Planning Board No.: \_\_\_\_\_  
 Street: US Route 202 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 Janssen Pharmaceuticals, Inc.  
 Address 1003 US Route 202, Raritan, NJ 08869
2. Applicant Janssen Pharmaceuticals, Inc.  
 Address 1003 US Route 202, Raritan, NJ 08869
3. Date of purchase July 20, 1993 (Lot 16)
4. Current (or last) use Office
5. Size of parcel(s) 6.25+/- Ac Size of building 31,539 s.f. (footprint)  
 Total square feet (in all floors) 89,548 s.f.
6. Number of new lots (including remainder) NA

	PROVIDED	REQUIREMENT OF ZONE P-1
7. Percentage of lot occupied by building	<u>NA</u>	<u>NA</u>
8. Height of building	<u>3St/32.3ft/44.2ft</u>	<u>2 St./40 ft./45ft.*</u>
9. Area of lot	<u>6.27 Ac.</u>	<u>2 Ac.</u>
10. Setback from front of property line	<u>80 ft.</u>	<u>80 ft.</u>
11. Setback from left side line	<u>150 ft.</u>	<u>60 ft.</u>
12. Setback from rear property line	<u>61 ft.</u>	<u>60 ft.</u>
13. Percentage of impervious lot coverage	<u>59.3%</u>	<u>60%</u>
14. Has there been any previous appeal involving these premises?	<u>yes</u>	
15. If so, state character of appeal and date of disposition:	<u>Parking variance for the entire campus granted by the Planning Board in 2019 in connection with site plan for Building 1000 changes.</u>	
16. Other contiguous lots owned by applicant or owner:	<u>Block(s) 2 Lot(s) 3.01, 6.01, 7-12, 17 and 18</u>	
17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?	<u>Unaware of building code violations or zoning ordinance violations for the subject lot</u>	
18. Taxes paid to date.	<u>Yes</u>	

Confirming Feb 15, 2022 email of Karin Kneafsey included  
 Signature of Tax Collector

Ivy Sato

Digitally signed by Ivy Sato  
 DN: cn=Ivy Sato, o=BOROUGH OF RARITAN, email=Ivy.Sato@BOROUGHOFRARITAN.NJ.GOV, c=US  
 Reason: I agree to the terms defined by the placement of my signature on this document.  
 Date: 2022.03.14 14:23:44 -0500

March 1, 2022  
 Date of Submission

Applicant Signature

\*Allowable height exceptions up to 45 ft. per Section 207-86 of the Borough Land Use and Development Ordinance

**Applicant's Disclosure Statement**

(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2

A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivision with six (6) or more lots; or
- B. Site Plan for Commercial Purpose; or
- C. Variance to construct multi-dwelling or twenty-five (25) or ore family units;

must complete the following:

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

The Applicant is:

Janssen Pharmaceuticals, Inc. ("Janssen")

Janssen is a wholly owned subsidiary of Johnson & Johnson.

Johnson & Johnson

One Johnson & Johnson Plaza

New Brunswick, NJ 08933

There are no owners of 10% or more of Johnson & Johnson.

By: **Ivy Sato**  
Digitally signed by Ivy Sato  
DN: cn=Ivy Sato, o=J&JPS, ou=Project Delivery,  
email=isato11@its.jnj.com, c=US  
Reason: I agree to the terms defined by the  
placement of my signature on this document.  
Date: 2022.02.16 22:33:12 -05'00'

\_\_\_\_\_  
Date

Title: Director, Project Management

LAND USE AND DEVELOPMENT

207 Attachment 3

**Borough of Raritan**

**Checklist 2**

For Determining Completeness of Application for  
**Minor 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 Janssen Building 700  
Mechanical Equipment Upgrades Application No. \_\_\_\_\_  
 Block 2 Lot 16 Date Filed March 1, 2022

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
X					
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.
  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.
  9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Minor site 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.
  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.
  14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.
  15. Scale, North arrow and original date, with any revision dates.
  16. Zoning district(s), including district names and zone schedule.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
	X				
X					
	X				
X					
X					
	X				
X					
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LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.	X					
18. Preliminary building plans, conceptual floor plans and elevations.	X					
19. The locations of existing streets with names, utilities, easements and their purpose, restriction with description thereof, rights-of-way, streams and natural features, wetlands or floodplains and drain ditches.	X					
20. Existing contours at sufficient intervals to determine general slope and natural drainage.	X					
21. Location of existing sewer lines and waterlines to serve the tract.	X					

RARITAN CODE

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.

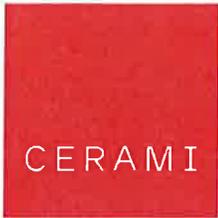
Application Deemed Complete Date \_\_\_\_\_

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.



February 16, 2022

**Ref: J&J/Jansen  
Raritan Borough Campus  
Building 700  
Rooftop Equipment Acoustic Study  
C&A Job #35361**

The following outlines our acoustical study summary in review of the rooftop equipment (RTU) at the J&J 700 Building.

Pursuant to the Noise Control Act of 1971, N.J.S.A. 13:1G-1 et seq. Within the noise regulations, there are established sound level standards of 50 decibels (dBA) during the nighttime (10 pm to 7 am) and 65 dBA during daytime (7:00am to 10:00pm) . The borough of Raritan, NJ Noise Ordinance Section 207-100.D(1) states that no person shall cause, suffer, allow, or permit the operation of any source of sound in such a manner as to create a sound level that exceeds daytime (7 am to 7 pm) sound levels of 65 dBA and nighttime (7 pm to 7 am) sound levels 50 dBA when measured at or within the real property line of any of the receiving residential properties.

We reviewed the Johnson Controls sound power data provided for Building 700 rooftop equipment. Based on our analysis, we have calculated that at the worst case condition (all RTUs running at full capacity) the maximum sound levels at the nearest residential property line, 130 feet north of the building, will be 50 dBA. This is in compliance with both the daytime and nighttime standards of the Borough Code Requirements and the State Noise Control Act.

The above summarizes our comments at this time. Please do not hesitate to contact us with any questions.

Very truly yours,

Scott Rubin  
Senior Associate

## Ferrara, Susan

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**From:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Sent:** Tuesday, February 15, 2022 9:08 AM  
**To:** Ferrara, Susan  
**Subject:** RE: [EXTERNAL] Tax Certification for Planning Board

### EXTERNAL SENDER

Good morning,  
Taxes are paid through first quarter 2022 for both Block 2 Lot 16 and Block 2 Lot 18.

Please let me know if anything else is needed.  
Thank you.

Karin E. Kneafsey  
CMFO, CTC  
Raritan Borough  
22 First Street  
Raritan, NJ 08869  
908-231-1300 ext 116  
Fax 908-231-0810

**From:** Ferrara, Susan <Susan.Ferrara@Troutman.com>  
**Sent:** Monday, February 14, 2022 1:02 PM  
**To:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Subject:** RE: [EXTERNAL] Tax Certification for Planning Board

Thanks Karin,  
It turns out that I also need confirmation that the taxes are current for Lots 16 and 18 in Block 2.  
Thanks very much.  
Susan

**Susan Ferrara**  
Paralegal  
**troutman pepper**  
Direct: 609.951.4103 | Internal: 812-4103  
[susan.ferrara@troutman.com](mailto:susan.ferrara@troutman.com)

**From:** Karin E. Kneafsey <KKneafsey@raritan-nj.org>  
**Sent:** Thursday, February 10, 2022 3:26 PM  
**To:** Ferrara, Susan <Susan.Ferrara@Troutman.com>  
**Subject:** RE: [EXTERNAL] Tax Certification for Planning Board

### EXTERNAL SENDER

Taxes are paid through first quarter 2022 on Block 2 Lot 17.

Please let me know if anything else is needed.

**Johnson & Johnson**  
SERVICES, INC.  
As Paying Agent

GPSG, LLC  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

W130A114875147222000386939

PAGE: 1 of 1

DATE: February 22, 2022  
CHECK NUMBER: 2000386939  
AMOUNT PAID: \$1,875.00

00003 13176 CKS SD 22049 - 2000386939 NNNNNNNNNNN 0495100002203 X176A1 C  
RARITAN BOROUGH  
22 FIRST STREET  
RARITAN NJ 08869



VENDOR NO: 0124698501

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
02/16/22	CR3412004	Bldg700 Site Plan Escrow Fee RARITA	\$1,875.00	\$0.00	\$1,875.00
		<b>TOTALS</b>	<b>\$1,875.00</b>	<b>\$0.00</b>	<b>\$1,875.00</b>

PLEASE DETACH BEFORE DEPOSITING CHECK

**Johnson & Johnson**  
SERVICES, INC.  
As Paying Agent

GPSG, LLC  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

CHECK NUMBER 2000386939

50-937  
213

February 22, 2022

\*\*\* VOID AFTER 180 DAYS \*\*\*

PAY TO THE ORDER OF: RARITAN BOROUGH  
22 FIRST STREET  
RARITAN, NJ 08869-0000

CHECK AMOUNT  
**\$1,875.00**

EXACTLY \*\*\*\*\*1,875 DOLLARS AND 00 CENTS



JPMorgan Chase Bank, N.A.  
Syracuse, NY

*Michelle R.*

⑆ 2000386939⑆ ⑆ 021309379⑆

700606929⑆

W130A114875148222000386940

PAGE: 1 of 1

DATE: February 22, 2022  
CHECK NUMBER: 2000386940  
AMOUNT PAID: \$625.00

**Johnson & Johnson**  
SERVICES, INC.  
As Paying Agent

GPSG, LLC  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

00003 13177 CKS SD 22049 - 2000386940 NNNNNNNNNN 0495100002203 X176A1 C  
RARITAN BOROUGH  
22 FIRST STREET  
RARITAN NJ 08869



VENDOR NO: 0124698501

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
02/16/22	CR3412003	Bldg700 Site Plan Application Fee R	\$625.00	\$0.00	\$625.00
		<b>TOTALS</b>	<b>\$625.00</b>	<b>\$0.00</b>	<b>\$625.00</b>

PLEASE DETACH BEFORE DEPOSITING CHECK

**Johnson & Johnson**  
SERVICES, INC.  
As Paying Agent

GPSG, LLC  
P.O. BOX 16500-6500  
New Brunswick, NJ 08906

CHECK NUMBER 2000386940

50-937  
213

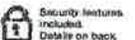
February 22, 2022

\*\*\* VOID AFTER 180 DAYS \*\*\*

PAY TO THE ORDER OF: RARITAN BOROUGH  
22 FIRST STREET  
RARITAN, NJ 08869-0000

CHECK AMOUNT  
**\$625.00**

EXACTLY \*\*\*\*\*625 DOLLARS AND 00 CENTS



JPMorgan Chase Bank, N.A.  
Syracuse, NY

*Michelle R.*

⑆ 2000386940⑆ ⑆ 021309379⑆

700606929⑆



Letter 3

# New Jersey Office of the Attorney General

Division of Consumer Affairs  
New Jersey State Board of Architects  
124 Halsey Street, 3<sup>rd</sup> Floor, Newark NJ 07102



**PHILIP D. MURPHY**  
Governor

**MATTHEW PLATKIN**  
Acting Attorney General

**SHEILA Y. OLIVER**  
Lt. Governor

**SEAN NEAFSEY**  
Acting Director

February 15, 2022

Lou Gara (Town Official)  
Borough of Raritan  
Department of Construction, Planning & Zoning  
22 First Street, Raritan, NJ 08933

**Mailing Address:**  
P.O. Box 45001  
Newark, NJ 07101  
(973) 504-6385

Project: Renovation to Building 700  
700 US-202  
Raritan, NJ 08869  
Owner: Johnson & Johnson (dba: Janssen Pharmaceuticals)  
One Johnson and Johnson Plaza  
New Brunswick, NJ

Kenneth E. Crabiel  
License No.: 21AI02213600

Dear Mr. Gara,

This letter will CERTIFY that the Architect named above is duly licensed to practice architecture in the State of New Jersey. Due to unavoidable delays in the delivery of his/her Professional Seal, Kenneth E. Crabiel is unable to seal complete plans as required for review and filing purposes.

It would be appreciated if you will accept these plans for review with the understanding that the Architect will return to impress his seal on the plans or provide you with a duplicate set appropriately signed and sealed as you may direct. This act of cooperation will help avoid delays in the construction program.

Thank you for your assistance.

Very truly yours,  
New Jersey State Board of Architects

Charles F. Kirk  
Acting Executive Director



Cc: Kenneth E. Crabiel #21AI02213600