

VICINITY MAP
U.S.G.S. QUADRANGLE MAP
RARITAN, NJ - PANEL (BOUND BROOK & RARITAN)
SCALE: 1"=200'

USE VARIANCE PLAN FOR MICHELE PANNIA BLOCK 95, LOT 9 BOROUGH OF RARITAN SOMERSET COUNTY, NEW JERSEY

NOTES

- THIS USE VARIANCE PLAN WAS PREPARED IN ACCORDANCE WITH THE PLAN ENTITLED "TOPOGRAPHIC SURVEY FOR MICHELE PANNIA, BLOCK 95, LOT 9, BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY DATED APRIL 11, 2024 BY COLLIER'S ENGINEERING AND DESIGN, FIELDWORK PERFORMED BY COLLIER'S ENGINEERING AND DESIGN ON APRIL 8, 2024.
 - THE APPLICANT IS PROPOSING TO RECONFIGURE THE FLOOR PLAN OF THE EXISTING DWELLING TO PROVIDE 3 RESIDENTIAL DWELLING UNITS. CURRENTLY, THE BUILDING CONSISTS OF 2 RESIDENTIAL DWELLING UNITS, ONE UNIT HAVING 1,236 S.F. AND THE SECOND UNIT HAVING 894 S.F.; ADDITIONALLY, AN AREA CONSISTING OF 282 S.F. THAT WAS FORMERLY USED AS A GRANDFATHERED PERMITTED USE FOR A BAR/COMMERCIAL USE IS PROPOSED TO BE CONVERTED TO RESIDENTIAL USE.
 - UNDER PROPOSED CONDITIONS DWELLING UNIT 1 WILL CONTAIN 550 S.F., DWELLING UNIT 2 WILL HAVE 837 S.F. AND DWELLING UNIT 3 WILL CONSIST OF 1,052 S.F.
 - NO EXTERIOR CHANGES ARE PROPOSED IN CONNECTION WITH THIS APPLICATION AND NO CHANGES ARE PROPOSED FOR THE DETACHED GARAGE OR SHED CURRENTLY LOCATED ON THE PROPERTY. FURTHER, NO SITE CHANGES OR IMPROVEMENTS ARE PROPOSED, NO CHANGES ARE PROPOSED WITH RESPECT TO UTILITY SERVICE CONNECTIONS BECAUSE SEPARATE.
 - THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SOME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- MAP REFERENCE
A. PLAN ENTITLED "PANNIA PARCEL, LOT 9, BLOCK 95 IN THE BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 27, 2023, BY TITUS SURVEYING & ENGINEERING, P.C.
 - HORIZONTAL DATUM BASED ON DEED BOOK 7531 PAGE 1962.
 - VERTICAL DATUM = NORTH AMERICAN VERTICLE DATUM OF 1988 (NAVD88). THE VERTICAL DATUM WAS ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHODS.
 - THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
 - THE SITE IS LOCATED WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS), COMMUNITY PANEL NUMBERS 34035C E, EFFECTIVE DATE SEPTEMBER 28, 2007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR CERTIFIED DIGITAL SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
 - THE PROPERTY IS LOCATED IN THE R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT.

BULK REQUIREMENTS R-4 ZONE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE (INTERIOR) AREA	7,500 S.F.	10,575 S.F.	10,575 S.F.
MINIMUM LOT SIZE (INTERIOR) WIDTH	75 FT.	43.7 FT. *	43.7 FT. *
PRINCIPLE BUILDING FRONT SETBACK	25 FT.	1.7 FT. *	1.7 FT. *
PRINCIPLE BUILDING REAR SETBACK	35 FT.	113.9 FT.	113.9 FT.
PRINCIPLE BUILDING SIDE SETBACK (ONE)	8 FT.	1.0 FT. *	1.0 FT. *
PRINCIPLE BUILDING SIDE SETBACK (BOTH)	20 FT.	12.5 FT. *	12.5 FT. *
ACCESSORY BUILDING FRONT SETBACK (GARAGE)	25 FT.	150.3 FT.	150.3 FT.
ACCESSORY BUILDING REAR SETBACK (GARAGE)	5 FT.	2.4 FT. *	2.4 FT. *
ACCESSORY BUILDING SIDE SETBACK (GARAGE)	5 FT.	1.9 FT. *	1.9 FT. *
ACCESSORY BUILDING FRONT SETBACK (SHED)	25 FT.	0.0 FT. *	0.0 FT. *
ACCESSORY BUILDING REAR SETBACK (SHED)	5 FT.	67.7 FT.	67.7 FT.
ACCESSORY BUILDING SIDE SETBACK (SHED)	5 FT.	0.8 FT. *	0.8 FT. *
MAXIMUM BLDG. HEIGHT PRINCIPLE BLDG. (STORIES)	2 1/2	2 1/2	2 1/2
MAXIMUM BLDG. HEIGHT PRINCIPLE BLDG. (FEET)	35	32.0 ±	32.0 ±
TOTAL IMPERVIOUS LOT COVERAGE	30 %	88 % *	88 % *
MINIMUM NET FLOOR AREA EX. BAR/COMMERCIAL	N/A	1,682 S.F. *	1,400 S.F. *
MINIMUM NET FLOOR AREA PROP. DWELLING UNIT 1	1,000 S.F.	N/A	550 S.F. **
MINIMUM NET FLOOR AREA DWELLING UNIT 2	1,000 S.F.	1,236 S.F.	837 S.F. **
MINIMUM NET FLOOR AREA DWELLING UNIT 3	1,000 S.F.	894 S.F. *	1,052 S.F.

* EXISTING NON-CONFORMING CONDITION
** VARIANCE REQUESTED
* GRANDFATHERED PERMITTED USE

BOARD APPROVALS

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

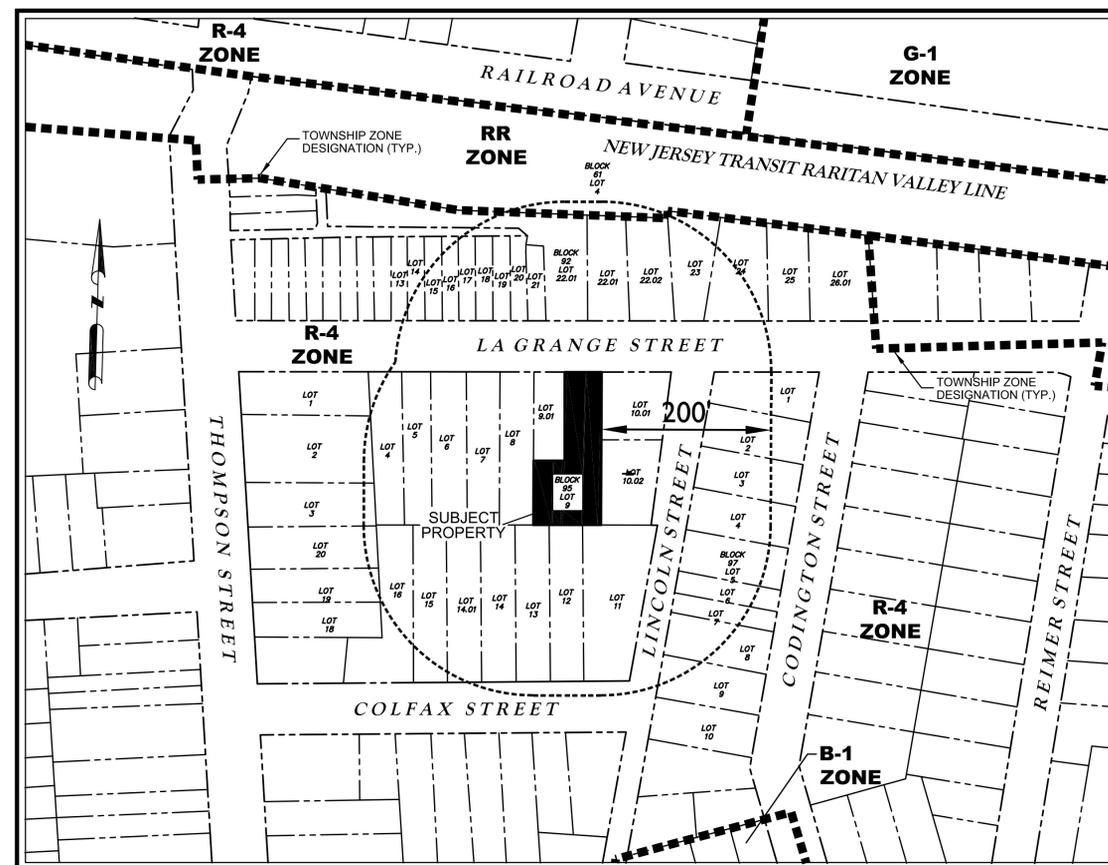
APPLICANT'S ATTORNEY
FRANCESCO TADDEO, ESQUIRE
17 EAST HIGH STREET
SOMERVILLE, N.J. 08876

OWNER/APPLICANT
MICHELE AND ELIZA PANNIA
16 OBERT DRIVE
RARITAN, N.J. 08869

DATE: JUNE 12, 2024		CHRISTOPHER A. MELICK	
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 24G503586000		NEW JERSEY PROFESSIONAL PLANNER LICENSE NO. 33J100523600	
USE VARIANCE PLAN FOR MICHELE PANNIA			
PREPARED FOR BLOCK 95 LOT 9 SITUATED IN THE BOROUGH OF RARITAN			
SOMERSET COUNTY		NEW JERSEY	
CHRISTOPHER A. MELICK		30 ONKA DRIVE HILLSBOROUGH, NJ 08844	
PHONE 908-370-7212		EMAIL CHRISTOPHERMELICK@GMAIL.COM	
CHRISTOPHER A. MELICK, NJ PROFESSIONAL LAND SURVEYOR		SCALE: AS SHOWN	
		SHEET NO.: 1 OF 2	

PROPERTY OWNERS WITHIN 200 FT.

BLOCK-LOT: 92-23 MACARIO, ORLANDO & CHRISTINE 43 LAGRANGE ST RARITAN, NJ 08869	BLOCK-LOT: 95-3 BARRETT, WILLIAM E & LORIA 1103 RIVER ROAD HILLSBOROUGH, NJ 08844
BLOCK-LOT: 97-4 CABRERA, NESTOR 23 CODDINGTON STREET RARITAN, NJ 08869	BLOCK-LOT: 95-14.01 HERRERA, BILLE DIEGO 11 COLFAX STREET RARITAN, NJ 08869
BLOCK-LOT: 92-17 HAYLAN REALTY, LLC C/O D. HAYES S HAWKES CT. BRIDGEWATER, NJ 08807	BLOCK-LOT: 95-7 GIBBS, MARGARET N. 12 LAGRANGE ST RARITAN, NJ 08869
BLOCK-LOT: 95-20 DENTICI, JOSEPHINE & PAOLO 378 UNION AVE BRIDGEWATER, NJ 08807	BLOCK-LOT: 97-3 JACOBS, PATRICIA & ERIC, 25 CODDINGTON ST RARITAN, NJ 08869
BLOCK-LOT: 92-16 DELA-CRUZ, MARIANNE R & MICHAEL R 25 LAGRANGE ST RARITAN, NJ 08869	BLOCK-LOT: 97-6 DORAN, VALERIE 19 CODDINGTON ST RARITAN, NJ 08869
BLOCK-LOT: 95-6 CATERINA FUSCA LIFETIME TRUST 10 LA GRANGE ST RARITAN, NJ 08869	BLOCK-LOT: 95-4 HOBBS, SCOTT 6 LAGRANGE ST RARITAN, NJ 08869
BLOCK-LOT: 97-2 BENNEWITZ, WILLIAM P. 27 CODDINGTON ST RARITAN, NJ 08869	BLOCK-LOT: 95-16 S & T BEECHWOOD ASSOCIATES 910 MADISON AVE BRIDGEWATER, NJ 08807
BLOCK-LOT: 95-2.01 GROSSO, MARJORIE A 62 THOMPSON ST RARITAN, NJ 08869	BLOCK-LOT: 95-13 COLFAX APARTMENTS LLC & HIDAYAT, K 17 COLFAX STREET RARITAN, NJ 08869
BLOCK-LOT: 92-19 WANG, ZXING & HU, YI FEN 55 THOMPSON STREET RARITAN, NJ 08869	BLOCK-LOT: 92-18 PETERSON, KELLY A 29 SAGRANDE STREET RARITAN, NJ 08869
BLOCK-LOT: 95-9.01 TAYLOR, RODNEY & DANIELA 1133 VAN ARSDALE DRIVE NESHANIC STATION, NJ 08853	BLOCK-LOT: 97-8 DEANGELIS, JR., GLEN J., 7 CLAIRE E. 15 CODDINGTON STREET RARITAN, NJ 08869
BLOCK-LOT: 92-22.04 41 LA GRANGE LLC 18 BELLS ROAD MILFORD, NJ 08848	BLOCK-LOT: 92-20 GIANNI, CONCETTO V & CONCETTA 807 COLUMBUS AVE RARITAN, NJ 08869
BLOCK-LOT: 61-4 CENTRAL RR OF NJ C/O NJ TRANSIT 24 JOHNSON DR RARITAN, NJ 08869	BLOCK-LOT: 95-10.02 FERNANDEZ, ANTONINO Z. & ROSALINDA 29 LINCOLN ST RARITAN, NJ 08869
BLOCK-LOT: 95-14 SHITIL, LUDMAN 25 OAKMONT AVE E BRUNSWICK, NJ NJ 08816	BLOCK-LOT: 92-22.03 PARK, DOUGLAS F. 39A 39B LAGRANGE STREET RARITAN, NJ 08869
BLOCK-LOT: 92-24 ESQUIVEL, MAGALY 45 LAGRANGE ST RARITAN, NJ 08869	BLOCK-LOT: 97-7 NEXT GENERATION PROPERTY GROUP, LLC 272 FARMER ROAD BRIDGEWATER, NJ 08807
BLOCK-LOT: 95-15 SULLEY, DORIS 9 COLFAX ST RARITAN, NJ 08869	BLOCK-LOT: 97-5 MARTIN, SHANNON M & DAVID F 21 CODDINGTON ST RARITAN, NJ 08869
BLOCK-LOT: 92-15 AVERSA, DONALD & HELEN 609 HIGHWAY 28 RARITAN, NJ 08869	BLOCK-LOT: 95-10.01 ALOSI, ADAM M & ANNE M 620-22 LAGRANGE ST RARITAN, NJ 08869
BLOCK-LOT: 95-5 WINDREM, ALEXANDER & BARRETT 8 LAGRANGE STREET RARITAN, NJ 08869	BLOCK-LOT: 95-19 PARICH, SAM 6 WESLEY RD HILLSBOROUGH, NJ 08844
BLOCK-LOT: 92-22.01 RARITAN BOROUGH 22 FIRST ST RARITAN, NJ 08869	BLOCK-LOT: 97-9 KNOWLES, PAUL & ANGELA 139 LAMBERTS MILL ROAD WESTFIELD, NJ 07090
BLOCK-LOT: 97-1 BILARCZYK, WILLIAM R. & NADINE A. 29 CODDINGTON STREET RARITAN, NJ 08869	BLOCK-LOT: 92-21 CIALONE CORPORATION 9 DEER PATH MILFORD, NJ 08848
BLOCK-LOT: 92-14 PADOVANI, AMY 21 LAGRANGE STREET RARITAN, NJ 08869	BLOCK-LOT: 95-8 CAMPANALE, KEVIN D. & KATHERINE M. 14 LAGRANGE STREET RARITAN, NJ 08869
BLOCK-LOT: 92-22.02 PADOVANI, ENSO L TRUSTEE 904A FARRAND STREET RARITAN, NJ 08869	BLOCK-LOT: 95-12 HIDAYAT, KEVIN 919 COLFAX ST RARITAN, NJ 08869
BLOCK-LOT: 95-11 COLFAX STREET, LLC 177 LEIGHORN AVENUE BRIDGEWATER, NJ 08807	BLOCK-LOT: 95-2.02 GROSSO, MARJORIE A 62 THOMPSON ST RARITAN, NJ 08869
BLOCK-LOT: 92-13 ATWATER, NANCY J. 19 LAGRANGE STREET RARITAN, NJ 08869	BLOCK-LOT: 92-13 ATWATER, NANCY J. 19 LAGRANGE STREET RARITAN, NJ 08869



RARITAN BOROUGH
B-1 CENTRAL BUSINESS
G-1 GOVERNMENTAL USES DISTRICT
R-4 MEDIUM HIGH DENSITY RESIDENTIAL
RR RAILROAD

KEY & ZONING MAP

(SOURCE: RARITAN BOROUGH TAX MAP SHEET 22)

SCALE: 1"=100'



UTILITIES/AUTHORITIES

SOMERSET COUNTY PLANNING BOARD P.O. BOX 3000 SOMERVILLE, N.J. 08876	NEW JERSEY AMERICAN WATER COMPANY 1025 LAUREL OAK RD. VOORHEES, N.J. 08043
N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. P.O. BOX 600 TRENTON, N.J. 08625-0600	BOROUGH OF RARITAN BOROUGH CLERK 22 FIRST ST. RARITAN, N.J. 08869
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, N.J. 07102	CABLE VISION 275 CENTENNIAL AVE. PISCATAWAY, N.J. 08855-6805 CN 6805
BELL ATLANTIC 540 BROAD ST. NEWARK, N.J. 07102	SOMERVILLE BOROUGH CLERK 25 WEST END AVE. SOMERVILLE, N.J. 08876
SHERWIN ULEP, P.E./ FACILITY ENGINEER THE SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY P.O. BOX 6400 BRIDGEWATER, N.J. 08807	BRIDGEWATER TOWNSHIP CLERK 10 COMMONS WAY BRIDGEWATER, N.J. 08807