

MINOR SITE PLAN FOR JANSSEN PHARMACEUTICALS, INC. BUILDING 700 RENOVATIONS FOR NEW ROOFTOP EQUIPMENT

BLOCK No. 2 LOT No. 16
1000 U.S. HIGHWAY ROUTE 202
BOROUGH OF RARITAN
SOMERSET COUNTY NEW JERSEY



Project Rocky
Building 700 Renovations
for New Rooftop Equipment

CANNONDESIGN

360 Madison Ave. 11th Floor
New York, NY 10017
P: 212.972.9800
F: 212.972.9191

www.cannondesign.com

Cerami Associates
1001 Avenue of the Americas, 4th Floor
New York, NY 10018
212-370-1776

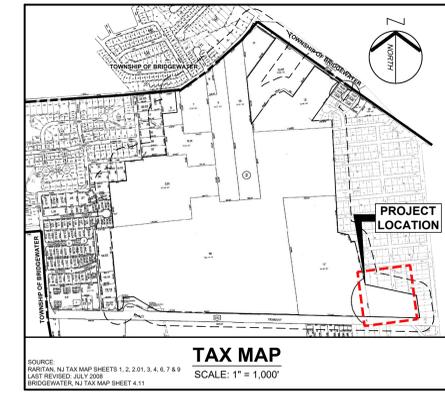
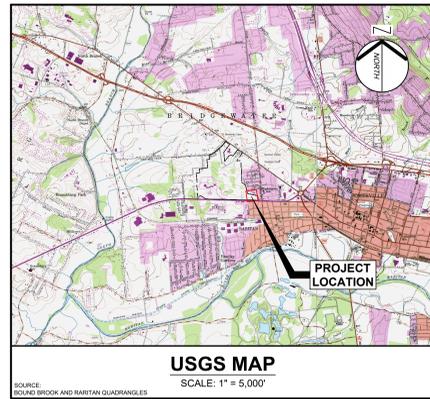
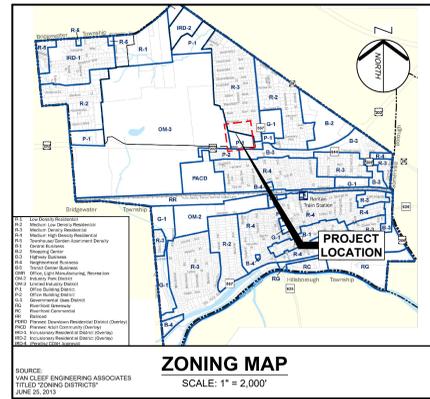
Security 101
1450 Centrepark Blvd, Suite 210
West Palm Beach, FL 33401
800-261-2041

PS&S
3 Mountainview Rd
Warren, NJ 07059
732-560-9700

AVI-SPL
6301 Benjamin Rd, Suite 101
Tampa, FL 33634
866-559-8197

V-Soft Consulting
101 Bullet Lane, Suite #205
Louisville, KY 40222
502-425-8425

NOT FOR
CONSTRUCTION



ZONING TABLE			
BLOCK No. 2, LOT No. 16			
ZONE P-1- OFFICE BUILDING ZONE DISTRICT			
BOROUGH OF RARITAN			
SOMERSET COUNTY, NEW JERSEY			
CRITERIA	REQUIRED	EXISTING	PROPOSED
PERMITTED USE	OFFICE BUILDING	OFFICE BUILDING	NO CHANGE
BULK REQUIREMENTS			
MINIMUM LOT SIZE (INTERIOR)	2 AC	6.27 AC	NO CHANGE
MINIMUM LOT WIDTH (INTERIOR)	200 FT	696.62 FT	NO CHANGE
MINIMUM YARD REQUIREMENTS (PRINCIPLE BUILDING)			
FRONT YARD	80 FT	80 FT	NO CHANGE
REAR YARD	60 FT	61 FT	NO CHANGE
SIDE YARD (ONE)	45 FT	150 FT	NO CHANGE
SIDE YARD (BOTH)	120 FT	503 FT	NO CHANGE
SIDE YARD (EXT)	120 FT	354 FT	NO CHANGE
MINIMUM YARD REQUIREMENTS (ACCESSORY BUILDING)			
FRONT YARD	100 FT	N/A	N/A
REAR YARD	60 FT	N/A	N/A
SIDE YARD	60 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	2 STORY / 40 FT	3 STORIES* / 32'-4" **	NO CHANGE
MAXIMUM BUILDING HEIGHT TO TOP OF ROOF UNITS	45 FT	43'-8" **	44'-2" **
MAXIMUM IMPERVIOUS COVERAGE	60%	59.3%	59.3%

* 2 STORIES ABOVE GRADE AND 1 STORY BELOW.
** CALCULATED FROM AGGREGATE OF MEDIAN GRADE

DRAWING LIST			
DRAWING NO.	DESCRIPTION	DATE	LAST REVISED
C-01	COVER SHEET	02/25/2022	--
C-02	SITE PLAN	02/25/2022	--
V-01	TOPOGRAPHIC SURVEY	02/14/2022	--
V-02	BOUNDARY & TOPOGRAPHIC SURVEY	02/16/2019	--
ARCHITECTURAL DRAWINGS (BOUND SEPARATELY)			
G-0051	SITE ZONING DETAILS	02/25/2022	--
A-0301	EXTERIOR ELEVATIONS	02/25/2022	--

200' PROPERTY OWNERS' LIST				
BLOCK	LOT	OWNERS' NAME	ADDRESS	CITY
32	5	KASSERMAN, WILLIAM & VICTORIA	P.O. BOX 142	PEAPACK
32	4	KASSERMAN, WILLIAM & VICTORIA	P.O. BOX 142	PEAPACK
33.01	1	INGRAO, FRANK & LAURA	777 ROUTE 202	RARITAN
21	15	SCALES, CALEB & HEATHER	609 FIRST AVENUE	RARITAN
20	4	RAINIS, ANDREW & KRISTINA	621 RICHARD STREET	RARITAN
21	4	FISCHETTI, ALEXANDER & JUNE	636 RICHARD STREET	RARITAN
21	2	CHRIST, RHONDA & FAGGIONI DOROTHY	632 RICHARD STREET	RARITAN
21	17	DESTAFANO, ROBERT & CONSIGLIA	611 FIRST AVENUE	RARITAN
32	6	KASSERMAN, WILLIAM & VICTORIA	P.O. BOX 142	PEAPACK
32	2	DI GIUSEPPANTONIO, L. & L.	909 HIGHWAY 202	RARITAN
33	1	INGRAO, FRANK & LAURA	777 ROUTE 202	RARITAN
32	3	202 DEVELOPMENT SOLUTION LLC	84 MARTHA PLACE	OAKLAND
20	1.01	ZELANO, J. HERMAN & BEULAH	815 BROOKLYN AVENUE	RARITAN
33.01	2	BASIONE, WILLIAM F.	111 FIRST AVENUE	RARITAN
21	16.01	BARRY, PATRICIA	57 BEACH AVENUE	BRIDGEWATER
21	19	WOLF PROPERTIES LLC	603 FIRST AVENUE SUITE 1C	RARITAN
20	5	BOJARUNIC, LONGIN	619 RICHARDS STREET	RARITAN
21	13	KOVAC, ANDREW & THERESA	623 FIRST AVENUE	RARITAN
21	1	SHICKORA, JAMES E & ROSEMARY	602 RICHARD STREET	RARITAN
21	20	MANNEY, JAMES M. & CARLA, TRUSTEES	75 HAZELHURST AVENUE	GLENROCK
21	16	BARRY, PATRICIA	57 BEACH AVENUE	BRIDGEWATER
21	14	LAMBINO, JONATHON C. & MARIEL E.	619 FIRST AVENUE	RARITAN
2	17	ORTHO - ATTN: TAX DEPT.	1125 TRENTON HARBOURTON RD	TITUSVILLE
21	3	BARCZEWSKI, DARIUSZ & EWA	634 RICHARD STREET	RARITAN
21	18	LONGORDO, JOHN JR. & GRACE	605 FIRST AVENUE	RARITAN
20	2	KWIATEK, TYLER	807 BROOKLYN AVENUE	RARITAN
20	1	SWEENEY, JOSEPH M & JOANNE	811 BROOKLYN AVENUE	RARITAN

APPLICANT & CONSULTANTS

OWNER / APPLICANT
JANSSEN PHARMACEUTICALS, INC.
1000 U.S. HIGHWAY ROUTE 202 SOUTH
RARITAN, NJ 08869
TEL.: (908) 722-5393

ARCHITECT
CANNON DESIGN
360 MADISON AVENUE 11TH FLOOR
NEW YORK, NY 10017
TEL.: (212) 972-9800

LEGAL
TROUTMAN PEPPER HAMILTON SANDERS LLP
301 CARNEGIE CENTER, SUITE 400
PRINCETON, NJ 08543
TEL.: (609) 951-4136

CIVIL ENGINEER / SURVEYOR
PAULUS, SOKOLOWSKI AND SARTOR, LLC
67B MOUNTAIN BOULEVARD EXTENSION
WARREN, NJ 07059
TEL.: (732) 560-9700

MUNICIPAL APPROVALS

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

PLANNING BOARD ENGINEER DATE

MINOR SITE PLAN APPLICATION SUBMISSION 02/25/2022

Rev.	Description	Date

Organization: _____
Building: 700
Facility Location: _____
Legacy Document Number: _____
Legacy Revision: _____

COVER SHEET

Project No.: 03517008C Checked by: RE

C-01