

April 21, 2026

Chairwoman Barret Windrem
Borough of Raritan Planning Board
22 First Street
Raritan, New Jersey 08869

**RE: Resolution Compliance
Naser, Joseph
Preliminary & Final Site Plan
57 & 59 La Grange Street
Block 93, Lots 1 & 2
Our Project Number 3330.109**

Dear Board Chair Windrem and Board Members:

This office is in receipt of the following items pertaining to the above-referenced application:

- A. *Cover Letter entitled "Re: Joseph Naser, 59 LaGrange Street, Redevelopment and Apartment Building Project", prepared by Christopher D. Ferrara, dated October 16, 2024*
- B. *Letter entitled "Project Name: 57 & 59 LaGrange Street, Applicant: La Grange St, LLC C/O Joseph Naser", prepared by Christopher D. Ferrara, dated November 18, 2024.*
- C. *Borough of Raritan Application for a Site Plan – Subdivision Plan – Variance, dated November 18, 2024.*
- D. *Certified List of Property Owners within 200 feet, dated July 12, 2024*
- E. *Draft Legal Notice, prepared by Christopher D. Ferrara, Esq.*
- F. *Borough of Raritan Checklist 5 for Determining Completeness of Application for Preliminary Site Plan.*
- G. *Borough of Raritan Checklist 6 for Determining Completeness of Application for Final Site Plan.*
- H. *Somerset County Planning Board Land Development Application Form Checklist & Review Fee Schedule and Completeness Checklist.*
- I. *Architectural Plans entitled "Proposed 3 New Apartment Buildings, 59 La Grange Street, Raritan, NJ", prepared by Amrarch Design Studio, dated July 6, 2024, consisting of eleven (11) sheets*
- J. *Site Plans entitled "Preliminary and Final Major Site Plan, Tax Map Lots 1 & 2, Block 93, Borough of Raritan, Somerset County, New Jersey" prepared by Amertech Engineering inc., dated August 20, 2024, last revised September 12, 2025, consisting of six (6) sheets.*
- K. *Report entitled "Phase One Environmental Site Assessment, 59 La Grange Street, Raritan, NJ 08809", prepared by Phase 1 Environmental NJ LLC, dated October 31, 2017.*
- L. *Report entitled "Limited Phase II Site Investigation, 57 La Grange Street, Block 93, Lot, Raritan Borough, New Jersey", prepared by PT Consultants Inc, dated August 1, 2024.*

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
215-345-1876

Leesport, PA
610-670-6630

- M. Letter entitled “Area of Concern: 1,500-gallon #2 Heating Oil Underground Storage Tank System, unrestricted Use – No Further Action letter and Covenant Not to Sue”, prepared by New Jersey Department of Environmental Protection, dated January 28, 2021.
- N. Letter of acknowledgement stating that an LSRP Notification of Retention Form has been received from the Applicant. Prepared by the New Jersey Department of Environmental Protection, dated September 3, 2024.
- O. Cover Letter entitled “Re: Project Name: 57 & 59 La Grange Street – Applicant: La Grange St, LLC C/O Joseph Naser”, prepared by Christopher D. Ferrara, Dated November 1, 2025.
- P. Borough of Raritan Application for a Site Plan – Subdivision Plan – Variance.
- Q. Copy of Borough of Raritan Ordinance No. 2023-03.
- R. Borough of Raritan Planning Board Resolution No. 2025-11, adopted May 28, 2025.
- S. Proposed Master Deed and By-Laws entitled “Master Deed for La Grange Street – Raritan Condominium Association, Inc. A Non-Profit Corporation.”
- T. Corporation Registration Documents entitled “New Jersey Department of the Treasury Division of Revenue and Enterprise Services – Certificate of Inc. (Non-Profit), La Grange Street – Raritan Condominium Association, Inc. 0451341738” effective on September 11, 2025.
- U. Proposed Consolidation Deed.
- V. Traffic Assessment dated August 12, 2025, prepared by Miskovich Consulting Engineers, LLC.
- W. Exhibit entitled “57-59 LaGrange Street Car turning Exhibit”, dated August 11, 2025, prepared by Amertech Engineering, consisting of one (1) sheet.
- X. **Report entitled “Client: Alternative Petroleum Services, Date: July 8, 2024, Subject Property: 57 LaGrange Street”, dated July 8, 2024, prepared by Oil Tank Sweep Premier LLC, signed by Eric Hanson.**
- Y. **Letter entitled “RE: Naser Plan, Block 93, Lot 1 & 2, Raritan Borough, Application #6704”, dated November 13, 2024, prepared by Somerset Union Soil Conservation District, signed by Mark Kirby.**
- Z. **Receipt(s) for asbestos disposal, dated July 1, July 22, and July 23, 2025.**
- AA. **Certificate entitled “D&J Environmental LLC, 338 Macarthur Ave, Garfield NJ 07645, License #02092, Certificate of Asbestos Removal”, dated July 23, 2025.**
- BB. **Cover letter entitled “RE: Project Name: 57 & 59 la Grange Street, Applicant: LaGrange Street St, LLC C/O Joseph Naser” dated November 1, 2025, prepared by Christopher D. Ferrara Esq.**
- CC. **Letter entitled “Re: Confirmed Discharge Notification Submittal, 57 LaGrange Street, Raritan Borough, Somerset, NJ”, dated January 19, 2026, prepared by State of New Jersey Department of Environmental Protection, signed by Kristin Hahn (Bureau Chief).**
- DD. **Email correspondence with Raritan Borough Police Department entitled “57 & 59 La Grange Street”, prepared by Joseph Naser (Applicant).**
- EE. **Report entitled “Client: Alternative Petroleum Services, Date: January 24, 2026, Subject: 59 La Grange Street, Raritan, NJ”, dated January 24, 2026, prepared by Oil Tank Sweep Premier LLC, signed by Eric Hanson.**
- FF. **Email correspondence from Raritan Borough Police Department entitled “RE: 57 & 59 La Grange Street”, dated January 23, 2026, prepared by Chief Thomas P. Fisher.**
- GG. **Certified List of Property Owners within 200 Feet Radius, dated January 27, 2026, prepared by Borough of Raritan Tax Collector.**

- HH. Letter of conclusions, dated February 2, 2026, prepared by Impact Environmental Closures, Inc.
- II. Environmental report entitled “Site Investigation Report (SIR), Remedial Investigation Report (RIR), Remedial Action Workplan (RAW), Remedial Action Report (RAR)”, dated February 2, 2026, prepared by Impact environmental.
- JJ. Letter entitled “Response Action Outcome, Remedial Action Type: Unrestricted Use”, dated February 3, 2026, prepared by Impact Environmental, signed by Bradley Summerville PE, LSPR.
- KK. Legal Notice prepared by Christopher D Ferrara Esq.
- LL. Letter entitled “RE: 57 La Grange Street, Raritan Boro, Somerset, Case Tracking #: 227556, SRP PI: 714590, Activity Number Reference: LSD26003”, dated February 4, 2026, prepared by the New Jersey Department of Environmental Protection, signed by Atwood Davis.
- MM. Certified mailing receipts.
- NN. Cover letter entitled “RE: la Grange St. LLC-Joesph Naser, 57/59 La Grange Street, Borough of Raritan, Redevelopment and Apartment Building Project”, dated February 5, 2026, signed by Christoper D. Ferrara.
- OO. Affidavit of Publication for the Courier News, dated February 8, 2026.
- PP. Check made payable to the Borough of Raritan in the amount of \$7,000.
- QQ. Certification of Ownership for 57 & 59 La Grange Street, Block 93, lots 1 & 2.
- RR. Tax Map, Borough of Raritan, Somerset County, New Jersey.
- SS. Environmental report entitled “Phase One Environmental Site Assessment, 59 La Grange St, Raritan, NJ 08869”, prepared by Phase 1 Environmental NJ LLC, dated December 5, 2017.

I. Project Summary:

A. Project History

In July through October, 2016, the Borough of Raritan finalized its preliminary investigation with a public hearing in accordance with the Local Redevelopment and Housing Law and formally recommended Block 93, Lots 1 and 2 as an Area in Need of Redevelopment, which was forwarded to the Borough Council, authorized by Resolution PB 2016-11.

On October 25, 2016, Ordinance 2016-10-162 was adopted, formally designating the area as a non-condemnation Area in Need of Redevelopment.

On September 10, 2019, the Borough Council directed the Planning Board to prepare a Redevelopment Plan for the Study Area by means of Resolution 2019-09-142.

My office, on behalf of the Planning Board, prepared the “LaGrange Street Redevelopment Plan, Borough of Raritan, Somerset County” dated August 15, 2022 which was adopted by the Borough of Raritan Council by Ordinance 2023-03 on April 4, 2023.

In October 2024, the Applicant informally submitted the site plans and architectural plans, and then on November 19th, 2024 submitted the remaining items for the Preliminary and Final Site Plan application.

On February 26, 2025, the Applicant began testimony on the application and required a continuation due to time constraints.

At the Borough of Raritan Planning Board Meeting held on April 23, 2025, the Applicant appeared before the Board to provide additional testimony to the subject application. Following this testimony, the Planning Board determined that the applicant was entitled to receive preliminary major site plan approval, due to the site plan’s compliance with the LaGrange Street Redevelopment Plan.

On May 28, 2025, The Borough of Raritan Planning Board subsequently adopted Resolution No. 2025-11, granting preliminary major site plan approval.

In November of 2025, the Applicant submitted a revised site plan in order to address comments from the technical review letter issued by this office on April 21, 2025. Additionally, the Applicant provided a traffic study analyzing the traffic impact to the surrounding roadway network, and a car turning exhibit for corner units 57A and 59 J.

On December 3, 2025, the Borough of Raritan Planning Board deemed this application complete for final site plan hearing.

On February 19, 2026, this office received an updated submission package from the Applicant. This submission was provided in response to the technical review letter issued by this office on January 1, 2026. This submission largely contained environmental documentation and proof of correspondence with applicable governmental agencies.

B. Project Description

This application is for a Preliminary and Final Site Plan of a Redevelopment Area identified as Block 93, Lots 1 and 2 in the Borough of Raritan. The lot was formerly located in the Borough’s R-4 Medium to High Density Residential Zone. Following the adoption of Ordinance No. 2023-03, the subject area is now located within the “LaGrange Street Redevelopment Zone”.

Block 93, Lot 1 is currently occupied by a 1-story 3,234 square foot masonry building. Also within the lot is an existing storage trailer in the rear yard, and an asphalt driveway. The remaining space within the tract is open green space, with a singular tree in the front yard. Block 93, Lot 2 is currently occupied by a 1-story masonry building consisting of 11,288 square feet. On the right side-yard there is an accessory masonry building, and a concrete walkway in the front. There is minimal vegetation planted along the masonry building. The remaining space within the tract is an expansive asphalt parking area.

The Applicant is proposing to consolidate both lots, and demolish the existing asphalt parking areas, structures, and their associated utilities to clear the space for construction. The Applicant proposes to construct three apartment buildings and their associated utility connections within the tract. Buildings 1 and 2 will consist of five town home units, each containing a driveway, garage, concrete front porch, and rear yard deck. Building 3 contains 4 town home units, and 2 affordable units. The affordable units are proposed to have a shared parking space, while the 4 town home units will have separate driveways and associated garages, concrete front porches, and rear yard decks. Additionally the Applicant proposes to install a 4-foot-wide concrete sidewalk fronting La Grange Street as part of the project, along with landscaping throughout the tract. The Applicant proposes to add a right and left side yard landscaping buffer, as well as other tree plantings throughout the front yard to occupy the open green space.

II. Completeness Review:

The Applicant has submitted this application for a Minor Site Plan with Variances. Based on this office’s review of the provided documentation and checklists, it is our recommendation to the Board that this application be deemed **CONDITIONALLY COMPLETE** based on the following commentary:

1. Preliminary Site Plan Checklist

- a. **§207-47.B(5)(4) – Application fee, executed escrow agreement and appropriate review fee.**

Verification Required – Applicant did not submit proof of fees or escrow payments made to this office.

(2025-02-26) Verification Provided.

- b. **§207-47.B(5)(6) – Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.**
*Verification Required – Applicant did not submit certification from the Borough Tax Collector indicating that all taxes are paid in full for the lots associated with this application.
(2025-02-26) Verification Provided.*
- c. **§207-47.B(5)(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.**
*Verification Required – Applicant has not provided a signed application to the Somerset County Planning Board, whereas this submission is required, therefore a waiver would be required if the application was never submitted. Applicant should provide testimony to the status of this application.
(2025-02-26) Verification Provided.*
- d. **§207-47.B(5)(9) – Certification that the Applicant is owner or authorized agent, or consent of owner to file application.**
*Verification Required – Applicant has not provided such documentation to this office.
(2025-02-26) Verification Provided.*
- e. **§207-47.B(5)(14) – The Tax Map sheet, and existing block and lot numbers of tract to be subdivide or developed and all adjacent lots.**
*Temporary Waiver Required – Applicant has submitted a site plan containing a tax map that does not identify the block in which the project area is located; therefore, a temporary waiver is required.
(2025-02-26) Outstanding – Applicant has not provided a revised submission containing a tax map that identifies the block in which the project area is located.
(2025-11-14) Complies – Borough of Raritan Planning Board granted preliminary site plan approval through the adoption of Resolution No. 2025-11 on May 28, 2025.*
- f. **§207-47.B(5)(27) – All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.**
*Waiver Required – Applicant has submitted a site plan that does not contain a lighting plan, or the dimensions of the utility poles that are to remain and be stabilized during construction. Therefore, a waiver is required.
(2025-02-26) Complies – Applicant provided testimony at the February 26, 2025 Planning Board Meeting, stating that there will be no additional lighting installed throughout the tract. Existing lighting features will be utilized.*
- g. **§207-47.B(5)(33) – Cost estimates of all on-site improvements.**
*Waiver Requested – Applicant has requested a waiver for providing a cost estimate of all on-site improvements. It is the opinion of this office that this waiver be denied, as a cost estimate is required for the Borough Engineer to determine the performance guarantee the Applicant must post to the Borough.
(2025-02-26) Temporary Waiver Granted – Applicant shall provide an engineer’s estimate prior to the start of construction.*
- h. **§207-47.B(5)(35) – Environmental impact statements, per §207-69.**
*Waiver Requested – Applicant has requested a waiver for providing an environmental impact statement related to the proposed developments. Due to the nature and location of the proposed work, this office takes no issue in granting this waiver.
(2025-02-26) Waiver Granted.*

2. Final Site Plan Checklist

- a. §207-47.B(6)(4) – Application fee, executed escrow agreement and appropriate review fee.
Verification Required – Applicant did not submit proof of fees or escrow payments made to this office.
(2025-12-24) Verification Provided.
- b. §207-47.B(6)(6) – Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.
Verification Required – Applicant did not submit certification from the Borough Tax Collector indicating that all taxes are paid in full for the lots associated with this application.
(2025-12-24) Verification Provided.
- c. §207-47.B(6)(14) – The Tax Map sheet, and existing block and lot numbers of tract to be subdivide or developed and all adjacent lots.
Temporary Waiver Required – Applicant has submitted a site plan containing a tax map that does not identify the block in which the project area is located; therefore, a temporary waiver is required.
(2025-12-03) Temporary Waiver Granted – Applicant shall clarify block and lot information on the for-sale units.
- d. §207-47.B(6)(33) – Cost estimates of all on-site improvements.
Waiver Requested – Applicant has requested a waiver for providing a cost estimate of all on-site improvements. It is the opinion of this office that this waiver be denied, as a cost estimate is required for the Borough Engineer to determine the performance guarantee the Applicant must post to the Borough.
(2025-12-03) Temporary Waiver Granted – Applicant will provide a cost estimate prior to start of construction.
- e. §207-47.B(6)(35) – Environmental impact statements, per §207-69.
Waiver Requested – Applicant has requested a waiver for providing an environmental impact statement related to the proposed developments. Due to the nature and location of the proposed work, this office takes no issue in granting this waiver.
(2025-12-03) Temporary Waiver granted – Applicant shall continue to provide the Board with LSRP updates to Borough Engineer and Borough of Raritan Construction Office.

3. Resolution Conditions

The following are the conditions of the approved Planning Board Resolution 2025-11, restated below for convenience.

- a. *Any and all outstanding taxes and escrow fees shall be paid in full and the escrow account shall replenished to the level required by Ordinance within 30 days of the adoption of a Resolution, within 30 days of written notice that a deficiency exists in the escrow account, prior to signing the site plan and/or subdivision plat, prior to the issuance of a zoning permit, prior to the issuance of construction permits, and prior to the issuance of a temporary and/or permanent certificate of occupancy, completion or compliance (whichever s applicable);*
(2025-11-14) Verification Required – Applicant states that all taxes and escrow fees have been paid in full to date. Applicant has not provided documentation to satisfy this claim to this office. Borough of Raritan shall provide verification.
(2026-04-21) Complies – Documentation has been provided to this office in order to confirm payment of taxes to date for 57 & 59 La Grange Street.
- b. Applicant shall comply with the April 21, 2025 memorandum from the Borough Engineer, Joseph Brosnan PE, unless stated otherwise on the record;

(2025-11-14) Continuing Condition.

- c. *The applicant shall update the plans to create a small dumpster enclosure for use by the two affordable units;*
(2025-11-14) Complies – Applicant has revised the site plan to include the construction of a trash and recycling area near the two affordable units.
- d. *The applicant shall mill and pave half width of the roadway across the entire frontage of the subject property, with coordination with New Jersey American Water;*
- e. *(2025-11-14) Complies – Applicant has agreed to milling and paving the limits described above through testimony at the April 23, 2025 Planning Board Meeting.*
- f. *The applicant shall create a swale with mulch and/or plantings to the east side of the site to aid in stormwater diversion, with such plan revision to the review and satisfaction of the Borough Engineer;*
(2025-11-14) Complies – Applicant has revised the site plan to contain a swale on the east side of the site to aid in stormwater diversion. Adjacent to the swale(s), the Applicant is now proposing to install 17 plantings. It is the opinion of this office that the configuration of the swale and plantings will satisfactorily divert stormwater from the foundation of Building 1 and the adjacent tract.
- g. *The applicant shall extend the sidewalk throughout the entire frontage to the west and into the paper street (subject to Council approval) and to the east to Elmer Street (with the exception of a gap to preserve the existing shade trees), with two crosswalks installed to cross LaGrange, subject to the review and satisfaction of the Borough Engineer;*
(2025-11-14) Testimony Required – Applicant has extended the proposed sidewalk to the west throughout the entire frontage, as well as east to Elmer Street. Two crosswalks have been proposed to cross LaGrange Street as required, however no grading is provided to ensure ADA compliance at the proposed concrete curb ramps. Applicant shall revise the site plan to demonstrate complaint grading in locations a curb ramp is proposed.
- h. *The applicant shall provide a landscaping plan and install vegetation consistent therewith subject to the review and satisfaction of the Borough Engineer;*
(2025-11-14) Complies – Applicant has revised the landscaping plan to the satisfaction of this office.
- i. *The applicant shall provide a privacy fence along the rear of the property line and small fences to the rear of each unit to delineate each unit’s backyard space;*
(2025-11-14) Complies – Applicant has revised the site plan accordingly, now proposing the construction of a 6-foot-high vinyl fence along the rear property line of the tract, as well privacy fencing in-between each rear yard deck.
- j. *The applicant shall provide turning templates demonstrating the arrival and departure of cars for the end driveways;*
(2025-11-14) Complies – Applicant has provided a car turning exhibit to the satisfaction of this office.
- k. *The applicant shall flip each of the end units such that the driveways are moved further into the site, essentially putting each end unit’s driveway and garage next to the adjacent unit, as outlined in testimony;*
(2025-11-14) Complies – Applicant has flipped the driveways for Unit(s) 57A and 59J to be oriented adjacent to the neighboring driveway. The driveways are now further offset from the side yard property line(s). This plan is consistent with the testimony provided by the Applicant.

- l. *The applicant shall ensure that attics shall never be converted into additional bedrooms, with same restrictions contained in the bylaws of the proposed HOA;*
(2025-11-14) Complies – Applicant has submitted a proposed Master Deed in which this restriction is outlined in paragraph 7c of page 6.
- m. The proposed HOA formation documents and masters deed shall be submitted for review and approval of the Board’s professionals;
(2025-11-14) Verification Required – Applicant has provided a copy of the Corporation Registration Documents and Master Deed. This office defers to the Boards Attorney for a determination of approval.
- n. A lot consolidation deed shall be submitted for the review and approval of the Board’s professionals;
(2025-11-14) Verification Required – Applicant has provided a lot consolidation deed to this office for review. This office defers to the Boards Attorney for a determination of approval.
- o. *The applicant shall, after making the required plan revisions submit same to the police department for review from a safety perspective, if the police department recommends safety changes, said changes will be vetted by the Board at the time of final site plan;*
(2025-11-14) Verification Required – Applicant states that a submission was provided to the Borough of Raritan Police Department. It is the recommendation of this office that the Applicant obtain a letter of approval or no interest from the Police Department if no safety concerns are identified.
(2026-04-21) Complies – Applicant has provided an email receipt dated January 25, 2026, from the Borough of Raritan Chief of Police. This correspondence indicates that the police department does not have any further comments, and will not take a stance in regard to this application. Chief Fisher ultimately defers to the Planning Board.
- p. *The proposed HOA bylaws shall contain a provision requiring that the units be owner occupied and not rented for three (3) years after the issuance of C/O’s;*
(2025-11-14) Complies – Applicant has submitted a proposed Master Deed in which this restriction is outlined in paragraph 7b on page 6.
- q. The applicant shall propose a sound attenuation measure for the rear of the units at the time of final site plan and submit revised architectural plans containing that detail;
(2025-11-14) Testimony Required – Applicant shall identify all of the sound attenuation measures to be installed in the rear of the units.
- r. *The applicant shall apply to the Borough Council to permit plantings and public benches in the paper street to the west;*
(2025-11-14) Complies – Applicant states that they have applied to the Borough Council.
- s. *When returning for final site plan, the applicant shall submit a traffic impact statement and provide testimony about the proposed traffic impact to the surrounding roadway network;*
(2025-11-14) Complies – Applicant has provided a traffic impact statement to this office for review. It is the opinion of this office that the provided report demonstrates that there will be no adverse impact on the estimated traffic generated, and that the available sight stopping distance to either end units is compliant with the posted 25 mph speed limit in this location.
- t. The applicant shall comply with all of the conditions contained herein before returning for final site plan approval;
(2025-11-14) Continuing Condition – Applicant shall provide testimony and verification to all of the outstanding items identified in this report.

- u. *The applicant shall comply with, and be responsible for, any costs associated with any and all Federal, State, County, and local ordinances, codes, rules, regulations, with regard to all aspects of the property, including stormwater management, affordable housing compliance and such applicable laws and codes;
(2025-11-14) Applicant is in acknowledgment and has done so to date.*
- v. *The applicant shall post all required performance guarantees, engineering, maintenance, and inspections fees as may be applicable and required pursuant to the MLUL. These amounts shall be calculated by the Borough Engineer;
(2025-11-14) Applicant is in acknowledgement.*
- w. *The applicant shall obtain governmental approval from any other governmental agencies with jurisdiction relating to the property that have not yet been obtained;
(2025-11-14) Applicant is in acknowledgement.*
- x. *All representations, commitments, and agreements made by the applicant or its representatives at the hearing in this matter or contained in any document, sketch, plat, or submission delivered to the Board at any time prior to this approval, including notes contained in original or revised submissions, will be considered as conditions of approval of this application for development and are hereby incorporated into this resolution by reference;
(2025-11-14) Applicant is in acknowledgement.*
- y. *The aforementioned approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent same are not inconsistent with the terms and conditions set forth herein; and
(2025-11-14) Applicant is in acknowledgement.*
- z. *The aforementioned approval shall be subject to all State, County, and Township statutes, ordinances, rules, and regulations affecting development in the Township, County, and State.
(2025-11-14) Applicant is in acknowledgement.*

II. **Zoning Review:**

All municipalities in the State of New Jersey have active zoning codes effectuated by their Land Use Plans, an element of each municipality's Master Plan. These zoning codes provide legally enforceable, standardized schedules of bulk requirements, outlining the maximum and minimum distances from lot lines, percentage of impervious coverage, and other various attributes of each parcel based on the location of that parcel within the municipality. This also includes permitted, conditional, accessory and prohibited uses. Strict adherence to this code is required.

However, pursuant to the Municipal Land Use Law (M.L.U.L.)'s, N.J.S.A. 40:55D-70, the Board of Adjustment may: "a. Hear and decide appeals where it is alleged by the appellant that there is error, in any order, requirement, decision or refusal made by an administrative officer based on or made in the enforcement of the zoning ordinance;" and "b. Hear and decide requests for interpretation of the zoning map or ordinance or for decisions upon other special questions upon which such board is authorized to pass by any zoning or official map ordinance..."

As such, the Applicant has requested variances in accordance with N.J.S.A. 40:55D-70. The following table summarizes the existing and proposed conditions juxtaposed to the permissions and allowances (requirements) of the zoning code:

Block 93, Lot 1 & 2 (La Grange Street Redevelopment Zone)

Description	Required	Existing (B93, L1)	Existing (B93, L2)	Proposed (Redevelopment Tract)	Comment
Principle structure					
Front Yard	25 ft.	25.33 ft.	26 ft.	36 ft.	Complies
Rear Yard	15 ft.	12.4 ft.	0 ft.	15.1 ft.	Complies
Left Side Yard	8 ft.	34.9 ft.	0 ft.	11.1 ft.	Complies
Right Side Yard	8 ft.	59.9 ft.	26 ft.	13.1 ft.	Complies
Both Side Yards	20 ft.	94.8 ft.	26 ft.	24.2 ft.	Complies
Min. Lot Area	2,200 sf.	19,791 sf.	21,265 sf.	41,056 sf.	Complies
Max. Lot Coverage	65%	24.3%	95.5%	57%	Complies
Max. Building Height	35 ft.	>35 ft.	>35 ft.	>35 ft.	Complies
a. Variance Required, Existing Non-Conforming Condition (1)					
b. Variance Required (2)					

Please note that existing non-conformities that require a variance have been identified in this report for proper recordkeeping. This enables the Board to formally acknowledge the site in its current configuration regardless of any prior records of approval, existing or alleged. Any future applications on the subject parcel will be able to reference this document, at this point, as fully compliant.

Upon the Board the application complete, this office will finalize its review of all variances required for the subject minor site plan. Applicant should be prepared to provide testimony as noted above for all variances required.

1. Bulk Schedule (C Variance):

The provided application in its current configuration does not require any C Variances. Should the application need modification based on testimony, variances may be required and this section of the report shall be updated.

2. Permitted Principle Uses (D Variance):

Testimony shall be provided to the proposed use of the proposed buildings and their internal units. As per the LaGrange Street Redevelopment Plan, the permitted uses of the area largely mirror the R-1 Residential District with the inclusion of the alternative residential development option, which is consistent with the multi-family concept provided in the Redevelopment Plan.

(2025-02-26) Complies – Testimony has been provided by the Applicant to the principle use within the redevelopment tract.

III. Technical Review:

a. Preliminary Technical Review Comments

~~a. Applicant should be prepared to provide testimony to the change in impervious coverage on the subject area. There is concern that there may be an increase in “Regulated Motor Vehicle Surface” which may designate the property a “Major Development” as per N.J.A.C. 7:8~~

~~b. Applicant should be prepared to discuss stormwater management in the rear of the property, including the ultimate terminus of any drainage structures or ditches.~~

b. Redevelopment Plan Design Standards

The following comments are taken directly from the LaGrange Street Redevelopment Plan, dated August 15th, 2022, with excerpts *italicized in light grey* and technical comments associated **bolded in black**.

a. **General:**

1. *Neighborhood Design. Any plan for the Redevelopment Area shall be generally consistent with the exhibit contained herein, entitled “Illustrative Plan: Multi-Family” by Ameritech Engineering, Inc., in terms of layout, arrangement, scale and intensity.*
(2025-05-28) Complies – The Applicant has submitted a Preliminary and Final Major Site Plan that is consistent with the layout, arrangement, scale, and intensity of the exhibit entitled “Illustrative Plan: Multi-Family” by Ameritech Engineering Inc.
2. *Building Design. Architecture of buildings within the redevelopment area shall be substantially consistent with the exhibit contained herein entitled “Architectural Concept: Multi-Family” by Ameritech Engineering, Inc.*
(2025-05-28) Complies – The architectural plans provided by the Applicant are consistent with the architectural renderings entitled “Architectural Concepts: Multi-Family” by Ameritech Engineering Inc.
3. *All units will be established for individual sale per N.J.A.C 46:8 B-8, et.al.*
Testimony Required – Applicant shall confirm that units established for individual sale per the requirements listed in N.J.A.C 46:8 B-8, et.al.
(2025-02-26) Complies – The Applicant has confirmed that the units will be established for individual sale, and states they will not be listed for rent.
4. *All townhouse units will be arranged to face LaGrange Street.*
(2025-05-28) Complies – Site plan submitted by the Applicant confirms that all townhouse units will be constructed to face LaGrange Street.
5. *Roofs should be either gable or hip; dormers are encouraged. Flat roofs are not permitted.*
(2025-05-28) Complies – The submitted architectural renderings confirm that each structure will be constructed with pitched roofs in order to direct stormwater runoff.
6. *Individual units should include a basement, which is defined in Section 207-7 “BASEMENT”:*
Non-Compliant – The submitted architectural renderings do not indicate that the townhome units will contain a basement, whereas this is required. Therefore the Applicant shall provide testimony to the layout of the proposed townhome units.
(2025-02-26) Complies – The Applicants Professionals have provided testimony at the February 26, 2025 Planning Board meeting, stating that basements are not feasible due to the height of the ground water table. Finished attics have been included within the architectural plans to provide storage space for residents.
7. *Parking. A minimum of two off-street parking spaces shall be provided for the residents of each townhouse unit. Such parking spaces shall be provided on the lot of the townhouse unit and may include one space in the garage and one space in the driveway. Additional visitor parking may be provided on LaGrange Street according to Borough on-street parking regulations.*
(2025-05-28) Complies – The proposed parking layout within the site plan consists of two driveway spaces, and one garage parking space per residential unit, for a total of three spaces per unit. The two affordable housing units do not contain a garage, but still provide residents with two driveway spaces. Therefore, the established parking requirement is met.

b. Porches:

1. *Each townhouse will have a covered front porch defining the entry, which may be located within the required front yard. The entry porch should be at least four feet deep and about five feet wide. The porch roof must complement the roof style of the main structure.*
(2025-05-28) Complies – The Applicant is proposing concrete porches that will consist of a width of approximately 12 feet, and a depth of 5 feet. The architectural renderings display that the porches will be covered on each building with a pitched roof.

c. Garages:

1. *Each townhouse will have at least a single-car garage at the front or rear of the property. Garages are to be designed to complement the scale and style of the residential unit including elements such as siding, roof, windows and color. The two-condominium-style affordable housing units will not have garages.*
(2025-05-28) Complies – The Applicant proposes a single-car garage for each townhome unit fronting La Grange Street. The two affordable housing units will be constructed with a shared driveway space, and no garage access.

d. Fences and Hedges

1. *Front yard fences and fences at corners will be no higher than three feet and be of an open type design such as vertical rails or pickets. Front porch railings and front yard fences should be of complementary materials and design details and painted to be compatible with the house. Fences separating properties will be no higher than five feet and may be solid in design. Fences along the alley cart way shall be no taller than three feet high if solid or five feet if open to maintain a pleasant pedestrian environment along the alley. Chain link fences are prohibited in all cases. Hedges are to be maintained at the same height as fences.*
Testimony Required – The Applicant shall provide testimony to the existing fencing within the site parameters. On the right-side yard, there is an existing wooden fence, that appears to be within the parameters of the redevelopment tract. The Applicant shall confirm whether the wooden fencing is located on their property, and if it is to remain, it should be confirmed that the wooden fencing is not over 3 feet in height. Furthermore, there is a chain-link fence spanning a portion of the rear yard of building #1. Chain-link fences are not permitted within the redevelopment tract, and the demolition plan does not state whether it is to remain or be removed.
(2025-05-28) Complies – Applicant is now proposing the construction of a 6-foot-high vinyl fence along the rear property line of the tract, as well as privacy fencing in-between each rear yard deck area.

e. Street Trees :

1. *All street frontages should be planted with street trees of medium size such as Hedge Maple (*Acer campestre*), Trident Maple (*Acer buergeranum*), Green Ash (*Fraxinus caroliniana*), etc. at an average spacing of 30 to 50 feet.*
Testimony Required – The Applicant proposes to provide landscaping buffers along the eastern and western property lines, along with 9 tree plantings in the front yard of the redevelopment tract. It is the opinion of this office that there is enough open green space for the Applicant to provide additional plantings within the front and rear yards. These plantings could consist of additional trees or shrubbery. Additional plantings will aid in stormwater management within the tract, as well as help provide a natural buffer between neighbors.
(2025-02-26) Complies – Applicant has agreed to provide additional plantings throughout the tract in a revised submission.

f. **Vehicular Circulation and Parking**

1. *Parking for Residential Uses: The standards of the New Jersey Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-1 et seq.) shall apply.*
(2025-05-28) Complies – The Applicant proposes a parking arrangement that is following RSIS standards.
2. *Required spaces shall be located off-street.*
(2025-05-28) Complies – The required parking spaces to service the tract are all located off-street, with each Townhome unit containing multi-vehicle driveways and a single-car garage.
3. *Parking area design shall comply with the Borough of Raritan Land Development Regulations.*
(2025-05-28) Complies – The parking spaces required to service the tract are all located off-street, with each Townhome unit containing multi-vehicle driveways and a single-car garage.
4. ~~*Electric Vehicle Supply Equipment (E.V.S.E.) or make ready spaces must be provided in accordance with P.L. 2021, c. 171, specifically referencing the amended Municipal Land Use Law, C.40:55D-66.20 “Certain Multiple Family Dwellings, Preliminary Site Plan Approval”, as required.*~~
~~*Non-Compliant – The site plan submitted to this office does not include the addition of electric vehicle supply equipment as required. The Applicant shall update the site plan to contain an on-site electric vehicle charging station.*~~

g. **Lighting:**

1. ~~*Lighting shall be provided for non-residential uses during the hours between sunset and sunrise to ensure the safe movement of persons and vehicles when the facility is in use and for security purposes when the facility is not in use.*~~
~~*(2025-02-26) Not Applicable - Use proposed by the Applicant is residential in its entirety, therefore this comment is no longer valid.*~~
2. *Lighting levels, colors and fixture types shall be consistent throughout the site and shall complement the architectural theme and landscaping of the site.*
Non-Compliant – The Applicant has not provided a lighting plan to this office for review.
(2025-02-26) Complies – The Applicant has provided sufficient testimony to the lighting features that will service the tract.
3. *All outdoor lighting fixtures shall be designed and directed so as to prevent direct light from shining onto the property of any neighbor or onto any public street or sidewalk.*
Non-Compliant – Based on the most recent submission, the Applicant has not proposed any outdoor lighting within the redevelopment tract. The Applicant shall provide a lighting plan to this office, along with all relevant construction details.
(2025-05-28) Complies – Applicant will utilize existing external lighting features.

h. **Maintenance of Building Premises:**

1. *Premises and yards where commercial and residential buildings are located shall be kept free of litter and waste materials. Litter from said buildings must not be left outside unless the receptacles or waste materials are in an enclosure which will prevent said materials from being blow over property on which said building is located. Empty soft drink and milk cases, large and small cardboard cartons and other discarded materials not in receptacles or enclosures must be removed daily from commercial premises.*
Testimony Required – The Applicant shall provide testimony to confirm that they are in acknowledgment of the condition in which the tract is to be maintained.
(2025-05-28) Complies – Applicant is in acknowledgement.

2. *It is unlawful for any residential or commercial property owner to permit open or overflowing waste disposal bins on his or her property.*

Testimony Required – Applicant shall confirm that they are in acknowledgment, and provide testimony to the manner in which waste will be collected.

(2025-05-28) Complies – Applicant is in acknowledgment and has testified that a private collector will be utilized to collect waste.

i. **Stormwater Management:**

1. *The stormwater management design for all residential and nonresidential development shall be in conformance with the Stormwater Management Rules (N.J.A.C. 7:8) of the State of New Jersey and the New Jersey Stormwater Best Management Practices Manual published by the NJDEP dated April 2004 and amended thereafter. These rules set forth the required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new (proposed) development. The design and performance standards for new development include groundwater recharge, runoff quantity controls, runoff quality controls and Category One buffers. Details of the performance standards can be found in Subchapter 5 of the Stormwater Management Rules.*

The application does not meet requirements set forth in N.J.A.C. 7:8-1.2 to be considered a major development. Therefore, the Applicant is not required to submit a stormwater management report for review.

c. Site Plan Review

a. The Applicant is proposing to install a 4-foot-wide concrete sidewalk fronting La Grange Street for the duration of the redevelopment tract. It is highly recommended that the Applicant extend the proposed sidewalk to the east, connecting it with the existing sidewalk network in front of 55 La Grange Street. The same can be said to the west. It is highly recommended that the Applicant coordinate with the property owners of 61 La Grange Street to extend the proposed sidewalk to meet the existing sidewalk network. Furthermore, the Applicant should consider the addition of ADA compliant curb ramps, along with the required striping where applicable. This will create access to the sidewalk on the south side of La Grange Street, where existing ADA curb ramps currently exist at the intersections of La Grange Street and Elmer Street, as well as La Grange Street and Reimer Street. These existing curb ramps are currently oriented towards the redevelopment tract, and the proposed sidewalk.

(2025-02-26) Outstanding – Testimony Required.

(2026-01-16) Testimony Required – Applicant is proposing to extend the proposed concrete sidewalk fronting the redevelopment tract to the intersection of La Grange Street and Reimer Street. In this location, the Applicant will construct a curb ramp and appropriate cross walk striping. This will provide safe access to the sidewalk network on the south side of La Grange street and western side of Reimer Street. The Applicant proposes construction of an additional curb ramp between proposed Building 1 and Building 2. The curb ramp in this location will provide access to the existing sidewalk network on the southern side of La Grange Street. A curb ramp will need to be constructed in line on the southern side of La Grange Street as well to permit access. The Applicant shall provide testimony to the ADA accessibility of all three (3) curb ramps proposed. Applicant shall provide grading for each of the proposed curb ramps, in accordance with the most recent design standards established by the NJDOT for ADA sidewalk accessibility. Applicant shall also provide testimony of the southern proposed flush curb on the intersection of La Grange Steet and Reimer Street.

- b. *Applicant shall provide testimony to the drainage within the alley ways between the proposed townhome buildings. It is the calculation of this office that the existing slope from the high point to the proposed swales is 1.5%, whereas 2% is preferred. With this area being relatively flat, the orientation of roof leaders being angled away from this location is of higher importance. The Applicant shall ensure that all roof leaders be angled towards the rear of the property. Additionally, the rear corner elevations of building 2 shall be lowered to an elevation of 61.5 feet to permit efficient drainage of stormwater towards the rear of the property.*
(2025-02-26) Outstanding – Testimony Required.
(2026-01-16) Complies – The site plan has been revised to have a rear corner elevation of 61.5 for Building 2. Further, the Applicant has revised the location and orientation of the grass swale in the rear of the tract. The distance from the high point between each building, and the start of the swale is 20 feet, and has a slope of 2.5%. Increase of pitch in between the proposed buildings will aid in stormwater runoff into the grass swales, reducing the risks of ponding and increased groundwater infiltration near building foundations.
- c. *The Applicant shall revise the cover sheet to state the correct size of the proposed redevelopment tract within the table of zoning requirements.*
(2025-02-26) Outstanding.
(2026-01-16) Complies - Applicant has revised the table of zoning requirements to correctly identify the size of the redevelopment tract.
- d. *The Applicant shall include the square footage of each proposed structure on the site improvement plan in a revised submission to this office.*
(2025-02-26) Outstanding.
(2026-01-16) Complies - Applicant has revised the site plan to contain the footprint area for each proposed building.
- e. *Applicant shall provide trench restoration details with the appropriate dimensions for backfilling in order to ensure proper restoration of trenches made within the Borough of Raritan right-of-way during water and sanitary connections.*
(2025-02-26) Outstanding.
(2026-01-16) Complies - Applicant has provided a trench restoration detail to the satisfaction of this office.
- f. *The Applicant shall submit a lighting plan to this office in conformance with §207-66.F of the Borough of Raritan Municipal Code.*
(2025-02-26) Outstanding – Applicant shall provide testimony to additional lighting features that may be installed throughout the tract.
(2026-01-16) Complies – Applicant will utilize existing external lighting features.
- g. **The Applicant shall correct the improper labeling of the plantings along the property line to the west of the tract, to be consistent with the labeling within the landscaping schedule. Additionally, the total count listed on the landscaping schedule for American Hornbeam planting is 8, while 9 plantings are shown on the site plan. The landscaping schedule should be updated to be consistent with the site plan.**
(2025-02-26) Outstanding.
(2026-01-16) Outstanding – Applicant has provided a revised landscaping plan, reflective of the testimony provided at the April 23, 2025 Planning Board Meeting. However, there are still discrepancies between the plan provided, and the landscaping schedule provided on Sheet 4. Within the Landscape Schedule, 30 Degroot’s Spire Arborvitae (PA) are proposed along the eastern and western property line. The Landscaping Plan indicates that plantings

in this location will be of the type “TO”. This discrepancy shall be clarified and the schedule of plantings shall be revised to accurately denote the proposed plantings.

- h. *The Applicant is proposing to construct three multi-family town home buildings that abut single family residential dwellings located in the R-4 zoning district. Therefore, the Applicant is required to provide landscaping buffers on the side yards in compliance with §207-67.C.9 which states that “Residential zones. Where a multifamily residential development abuts a single- or two-family zone, a minimum buffer area of 1/3 of the average height of the buildings, but not less than 15 feet, shall be provided. This buffer shall consist primarily of evergreen landscaping consisting of both high- and low-level plant material designed to provide a continuous screen between the two different dwelling types. At installation, the minimum height for low-level planting shall be 2.5 feet and for high-level planting shall be six feet. Where existing conditions preclude installation of the required landscaping, the Board may approve a modified plan that will result in the same screening effect. Where needed to provide security or preclude access, a fence shall be installed, with a minimum height of four feet and a maximum height of six feet, unless otherwise approved by the Board.” The Applicant currently proposes to provide landscaping buffers constructed entirely of the same evergreen species. The landscaping plan should be revised to include low-level plantings, and high-level plantings as required, providing diversity to the vegetation within the lot. Furthermore, it is worth noting that the required landscape buffer of 15 feet is not being provided, whereas this is required for a multi-family structure abutting a single-family residential zone.*

(2025-02-26) Outstanding – Testimony Required.

(2026-01-16) Complies – Applicant has provided a revised landscaping plan that consists of diverse vegetation, including low-level plantings and high-level plantings as required. There is now vegetation proposed in the rear of the tract between the proposed decks, and between the porches within the front yard. Side yard landscaping buffers have been revised to include additional high-level plantings, enhancing the height of the landscaping buffer and providing diversity.

- i. *The Applicant shall ensure that all off street parking areas are constructed in accordance with §207-63.A.1 which states that “All off-street parking areas shall be surfaced with either a bituminous concrete pavement with a minimum of four inches of asphalt concrete and two inches of surface course or 1 1/2 inches of surface course with three inches of base course of asphalt concrete on four inches of granular base or a six-inch reinforced concrete pavement on good subgrade. All parking areas shall be maintained in good condition and shall be so graded and drained as to dispose of all surface waters to the satisfaction of the Borough Engineer.” The Applicant shall update the asphalt driveway detail to reflect this requirement.*

(2025-02-26) Outstanding.

(2026-01-16) Complies – Applicant has revised the asphalt driveway construction detail to the satisfaction of this office.

d. Stormwater Management

- a. *As per N.J.A.C. 7:8-1.2, this site does not meet the criteria of the “Major Development” and is therefore exempt from stormwater management review as per the NJDEP’s stormwater requirements, however must still follow the intent of the Borough of Raritan’s Stormwater Control Ordinance which encourages stormwater management local to the project site. Applicant shall provide testimony to the overall drainage patterns of the property, both existing and proposed, and shall provide detail as to the impact the proposed improvements will have on the local area.*

(2025-02-26) Outstanding – Testimony Required.

(2026-01-16) Complies – Applicant has provided testimony to the general drainage within the tract, and revised the site plan to include swales in the rear and side yards. Adjacent to the proposed

swale(s), the Applicant is now proposing sufficient plantings. It is the opinion of this office that the configuration of the swale and plantings will direct stormwater from the foundation of the Building(s) and adjacent tract(s). Further, landscaping in this location will aid in groundwater infiltration of stormwater, reducing the volume of runoff.

e. Architectural Plans

- a. Applicant shall provide testimony to the accessibility of the units, if any are intended to conform with ADA regulations, and how wheelchair access is accommodated, for the market rate, and Affordable units.

(2026-01-16) Testimony Required – While ADA Accessibility was discussed in the prior meeting, it remains the position of this office that the affordable housing units should have an optional layout for wheelchair and other accessibility-related items. Applicant shall provide testimony to this possibility.

- ~~b. *The dormer areas for each townhome appear to either finished or unfinished, varying by unit. Applicant shall provide testimony to the intended use for each dormer, and whether or not additional bedrooms are being considered in any unit. There is concern that modifications to these areas as additional bedrooms may inflate the parking necessary to accommodate the proposed use.*~~

- c. *The Applicant shall revise the architectural renderings to indicate the total building height as defined by the Borough of Borough of Raritan Municipal Code §207-7 as “The total number of stories in a building and the vertical distance measured from the mean elevation of finished grade along the front of the building to the highest point of the roof adjacent to the street wall for flat roofs, to the deck level on a mansard roof, and to the mean height between the eaves and the ridge level for gable, hip, and gambrel roofs.” The zoning table shall then be updated to include this value.*

(2025-02-26) Outstanding.

(2026-01-16) Complies – Building height calculations have been performed in compliance with the Borough of Raritan municipal code.

f. General Comments

- a. Deed descriptions, associated with the merger of Block 93, Lots 1 & 2 shall be submitted to this office and the Board Attorney for review.

(2026-01-16) Verification Required – Applicant has provided a draft lot consolidation deed to this office for review. This office defers to the Board’s Attorney for a determination of compliance.

- b. *Applicant shall provide testimony to the status of any external permits for the property, such as the Somerset-Union Soil Conservation District.*

(2026-01-16) Continuing Condition.

(2026-04-21) Complies – Applicant has provided proof of approval from the Somerset Union Soil Conservation District on November 13, 2024.

- c. Applicant shall provide testimony to the utility demand on the subject site existing and proposed, and adhere to any requirements by such utility agencies.

(2026-01-16) Continuing Condition.

- d. *Applicant shall solicit and address the comments of the Police Department, Fire Department, and Emergency Services.*

(2026-01-16) Verification Required – Applicant has received commentary from the Police Department following Preliminary Approval. It remains required that the Applicant obtain a letter

of approval or no interest from the Police Department, Fire Department, and local Emergency Services.

(2026-04-21) Complies – Applicant has provided an email receipt dated January 25, 2026, from the Borough of Raritan Chief of Police. This correspondence indicates that the police department does not have any further comments, and will not take a stance in regard to this application. Chief Fisher ultimately defers to the Planning Board.

g. Environmental Review

- a. *On April 8, 2025, the Applicant provided environmental review documentation to this office, previously completed by outside professional agencies. The provided documentation states that Oil Tank Sweep Premier was retained to identify existing vent pipes, fill pipes, or fuel distribution lines that would identify the presence of an underground storage tank (Oil Tank). Oil Tank Sweep Premier confirms within provided documentation that there is no presence of an underground oil tank remaining within the property of 57 LaGrange Street. While this office acknowledges the provided documentation as valid, there is no such documentation provided for 59 LaGrange Street, the larger of the two lots that form the subject redevelopment tract. The Applicant shall provide documentation confirming that there are no remaining underground features within the lot that can be attributed to groundwater or soil contamination, including but not limited to an underground oil tank.*

(2026-01-16) Testimony Required - In the Phase 1 Report provided for 59 La Grange Street it is recommended that all of the unmarked drums be identified and disposed of, and that following site clearing that an additional tank sweep be conducted to ensure no Underground Storage Tanks (USTs) are present. As site demolition is currently ongoing, Applicant should provide testimony to the status of such actions.

(2026-04-21) Complies – Applicant has provided documentation from Premier, stating that an Oil Tank Sweep was performed on January 24, 2026, at 59 La Grange Street. The report demonstrates that there were no subsurface oil tanks found within the tract.

- b. *The Applicant has provided documentation entitled Asbestos Survey Report, prepared by ACM Solution Services LLC. It is identified that the existing structure within the tract of 57 LaGrange Street (Block 93, Lot 1) demonstrated positive indications of asbestos-containing materials in two of the collected samples. The positive samples were taken from the existing kitchen and roof of the structure. The applicant shall provide documentation confirming the removal of all asbestos containing materials (ACM) prior to the demolition of the structure. The Applicant shall provide testimony to the timeline this removal will occur, and if any licensed asbestos handling contractor has been retained to date.*

(2026-01-16) Testimony Required - It is noted that the building was demolished and material removed. Applicant shall provide all documentation to the Borough demonstrating that all materials were disposed of in an appropriate manner and that no further action is required.

(2026-04-21) Complies – Applicant has provided receipts to the Borough for the removal of all asbestos within the tract. Certificates of Asbestos Removal has been provided for both 57 & 59 La Grange Street.

- c. *Any building material uncovered during the demolition of the existing structure that was secluded, or inaccessible at the time, shall be inspected by ACM Solution Services, LLC, or similar operating institution to ensure there is no presence of asbestos. If the presence of asbestos is indicated, demolition shall be halted until remediation is completed.*

(2026-01-16) Testimony Required - It is noted that the building was demolished and material removed. Applicant shall provide documentation to the Borough demonstrating that all materials were disposed of in an appropriate manner and that no further action is required.

(2026-04-21) Complies – Applicant has provided receipts to the Borough for the removal of all asbestos within the tract. Certificates of Asbestos Removal has been provided for both 57 & 59 La Grange Street.

- d. On October 31, 2017, a Phase One Environmental Site Assessment was prepared for 59 La Grange Street (Block 93, Lot 2), by *Phase 1 Environmental NJ LLC*. It was identified in this report that several 55-gallon storage drums within the site were observed to be leaking and causing staining within the furnace room floor. The material being stored within these drums shall be identified by the Applicant, and testimony to their removal shall be provided. Applicant shall state if the removal of these drums resulted or will result in additional mitigation requirements.

(2026-01-16) Testimony Required - Applicant shall provide testimony to the removal status of the drums.

- e. The Applicant has not provided a Phase Two Environmental Site Assessment for the property of 59 LaGrange Street (Block 93, Lot 2). It is the opinion of this office that this documentation shall be provided by the Applicant to determine if there is a presence of soil contamination, asbestos, or any other subsurface environmental concerns.

(2026-01-16) Testimony Required – Applicant shall provide testimony to the environmental status of Block 93, Lot 2, and if a Phase 2 environmental report is required.

(2026-04-21) Complies

- f. The Applicant shall provide testimony to any monitoring wells throughout the redevelopment tract identified in the environmental investigations provided. Testimony shall include the purpose of installation, state of operation, and any past findings related to groundwater pollution that may have occurred.

(2026-01-16) Testimony Required - It is noted that during the process of demolition activities there was filling operations in the basement area of the removed buildings. Testimony shall be provided of subsurface conditions detected, and an updated testimony on any potential monitoring wells.

- g. *It has been identified that 0.43 acres of the property of 57 LaGrange Street (Block 93, Lot 1) is underlain with historic fill. The NJDEP classifies historic fill as a source of contamination. As a result, soil borings were conducted and revealed several compounds were present that exceed the Soil Remediation Standards (SRS) standards. The Applicant and its Professionals shall provide testimony to these findings, and outline the remediation process that will occur or previously occurred within the tract.*

(2026-01-16) Testimony Required – This office strongly recommends that Applicant provide in depth testimony to the remediation process to the benefit of the Board’s and the public’s education, and further layout what steps have since been taken to remediate the historic fill on-site, given that demolition activities are ongoing.

(2026-04-21) Complies – Applicant has provided the conclusions from an investigative report prepared by Impact Environmental Closures, Inc. This report states that the fill brought into the sight during demolition was not suitable for consideration as clean fill. The material was found to contain VOC’s and cobalt above NJDOT standards. This fill was excavated to the previously delineated depth by the contractor. Material was then stockpiled for removal on tarps, and hauled from the site on January 22nd and 23rd, 2026. Further testing of soil was conducted in the impacted areas, and it was found that soils at the base and sidewalls of the excavation site contained no compounds at concentrations exceeding the limits of the NJDEP SRS. As a result, Impact Environmental Closures, Inc. concluded that no further action will be required within the site, as soils do not show signs of contaminants.

- h. It is highly recommended that the Applicant provide soil boring logs to identify any contaminants within Block 93, Lot 2 to this office. Since contaminants have been identified within the adjacent lot, it is imperative to identify the present soil conditions of Block 93, lot 2 as well.
(2026-01-16) Testimony Required - It remains the position of this office that additional soil testing on Block 93, Lot 2 be performed to ensure soil stability and lack of contamination to provide peace of mind to the neighborhood and future residents.
- i. *The Applicant shall provide testimony to the measures that will be taken to mitigate dust control during the demolition process within the redevelopment tract. As outlined by the NJDEP, demolition must conform to the Air Pollution Control Act which prohibits “the emission into the outdoor atmosphere of air contaminants in quantities that result in air pollution.” Particulate Dust is considered by the NJDEP to be an air contaminant, and thus is considered an environmental pollutant.*
(2026-01-16) Testimony Required - Applicant shall testify to the Board and state what steps shall be taken in order to minimize air pollution during demolition and construction on-site. It is strongly recommended by this office that any activities that may result in high amounts of airborne particulate be coordinated with Borough Staff and this office prior to beginning improvements.
(2026-04-21) Complies – Applicant states that there is currently no more demolition to occur within the subject tract. Receipts for removal and proper disposal for all demolition material within the site have been provided in the revised submission to this office.
- j. *It is understood that many environmental tasks on this site are associated with, and under the purview of, a Licensed Site Remediation Professional (LSRP). It is strongly recommended that this LSRP present updates to the above comments at the Board Hearing as they are the most qualified member of the Applicant’s team to provide such testimony.*
(2026-04-21) Continuing Condition – The Licensed Site Remediation Professional (LSRP) has not appeared before the Board on behalf of the Applicant. The position of this office remains that the LSRP retained by the Applicant shall appear before the Board and provide testimony to all of the environmental tasks, comments, and concerns outlined by the Board and stated within this letter above.

We reserve the right to further comment based on Applicant’s testimony and future submittals.

If you require additional information or have any questions, please feel free to contact me at my office.

Very truly yours,

Van Cleef Engineering Associates



Joseph A. Brosnan, PE, PP, CME
Borough/Planning Board Engineer

cc: All Board Members, via Board Secretary
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