

**LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC**

ATTORNEYS & COUNSELORS AT LAW

STEPHEN P. SINISI

ROBERT L. FALKENSTERN (NJ, NY & USPTO)

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Paramus, New Jersey 07653-1458
(201) 599-1600
Fax (201) 599-1616
firm@sinisilaw.com

OF COUNSEL

VANESSA S. FALKENSTERN

March 13, 2026

Via Email (lgara@raritan-nj.org) & Hand Delivery

Lou Gara, Interim Board Secretary
Combined Land Use Board, as Zoning Board
Borough of Raritan
22 First Street
Raritan, NJ, 08869

**Re: IAAT Services LLC ("Applicant")
1137 Route 202, Raritan, NJ; Block 31, Lot 1
Development Application: Proposed Double-Sided Digital Billboard**

Dear Chairman and Zoning Board Members:

Please be advised that we serve as development counsel for IAAT Services LLC ("Applicant") in connection with its proposed development. Applicant seeks use and related bulk variance approval, together with preliminary and final minor site plan approval to construct and operate a double-sided digital multi-message billboard at the above entitled property. To the foregoing end, we respectfully submit the following:

- 1) Our client's completed W-9 and application fees, as follows:
 - a) Use Variance Fee - \$250.00;
 - b) Other Variance Fee - \$75.00;
 - c) Prelim., Nonresidential Site Plan Fee - \$500.00;
 - d) Final, Nonresidential Site Plan Fee - \$125.00;
 - e) Escrow Fee- \$2,850.00 (all application fees above x 3)
- 2) 3 sets of the "Planning Board Application and Minor Site Plan Checklist" and supporting documents;
- 3) 3 sets of the Applicant's "Sign Permit Application";
- 4) 3 sets of the NJDOT Permit dated 12/29/25;
- 5) 3 sets of the Freshwater Wetland Investigation and Development Review prepared by Trident Environmental dated 3/4/26, confirming not wetlands exist;

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Page 2

- 6) 3 sets of the survey entitled "Topographic Survey of Property" prepared by Jeffrey Grunn, PLS of Lakeland Surveying, consisting of 1 sheet and revised 2/10/26;
- 7) 3 sets of site plans entitled "Site Plan" prepared by William R. Vogt, Jr., PE, consisting of 3 pages and dated 3/4/26.

Kindly inform our office when the Board and/or its staff has issued its "completeness" determination and assigned a date for the hearing, in order to enable the Applicant to satisfy its formal notice requirements for this application and provide you with the additional sets of plans/materials to the Board's professionals.

Naturally, should you require additional information or documentation, please do not hesitate to contact me and we shall endeavor to promptly address your request.

As always, thank you for your assistance.

Very truly yours,

LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC

By: /s/ Stephen P. Sinisi
Stephen P. Sinisi, Esq.

SPS:ld
Enclosures
Bcc via email: Jeff Bellew, Property Owner
Cc via email: Client and Project Team

BOROUGH OF RARITAN APPLICATION
 SITE PLAN - SUBDIVISION PLAN - VARIANCE

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: _____ Date Received: 3/13/26
 Block: 31 Fee Received: _____
 Lot(s): 1 Board of Adjustment No.: _____
 Zone: OM-3 (Limited Industry District) Planning Board No.: 26-001
 Street: 1137 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 Jeff Bellew
 Address 1137 Route 202 Raritan, New Jersey 08869
 2. Applicant IAAT Services LLC
 Address 104A Vance Ave., Lavallette NJ 08735
 3. Date of purchase Applicant is tenant; Owner aquired property on/about 5/5/88
 4. Current (or last) use presently occupied by "Classic Auto Body of Raritan, LLC"
1.00 acres (existing)
 5. Size of parcel(s) 0.95 acres (proposed) Size of building 4,530.00 sf (existing)
 Total square feet (in all floors) 4,530.00 sf (existing)
 6. Number of new lots (including remainder) n/a
- | | PROVIDED | REQUIREMENT
OF ZONE <u>OM-3</u> |
|---|-----------------------------------|------------------------------------|
| 7. Percentage of lot occupied by building | <u>10.94% (existing building)</u> | <u>N/A</u> |
| 8. Height of building | <u>50.00 ft (billboard)</u> | <u>8 story/100 ft</u> |
| | <u>1.00 acres (existing)</u> | <u>20 acres</u> |
| 9. Area of lot | <u>0.95 acres (proposed)</u> | <u>20 acres</u> |
| 10. Setback from front of property line | <u>10.00 ft (billboard)</u> | <u>200 ft</u> |
| 11. Setback from left side line | <u>5.00 ft (billboard)</u> | <u>150 ft</u> |
| 12. Setback from rear property line | <u>350.78 ft (billboard)</u> | <u>100 ft</u> |
| 13. Percentage of impervious lot coverage | <u>35.23%</u> | <u>40%</u> |
14. Has there been any previous appeal involving these premises? No
 15. If so, state character of appeal and date of disposition: n/a
 16. Other contiguous lots owned by applicant or owner: n/a
 Block(s) _____ Lot(s) _____
 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
Not to Applicant's knowledge
 18. Taxes paid to date. see attached rider

Signature of Tax Collector

3/9/26
 Date of Submission

Isabel Amado
 Applicant Signature

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 IAAT Services LLC Application No. _____

Block 31 Lot 1 Date Filed _____

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
3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).	X					
4. Application fee, executed escrow agreement and appropriate review fee.	X					
5. Separate application (and fee) for any conditional use or variance with the application.	X					
6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.	X					
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.	X					
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.		X				
9. Certification that applicant is owner or authorized agent, or consent of owner to file application.	X					
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.	X					
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.	X					
12. Name, address and telephone number of the following:	X					
a. Professional responsible for preparing the plans.	X					
b. Owner or owners of the site.	X					
c. Subdivider or developer.	X					
13. The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor.	X					
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	X					
15. Scale, North arrow and original date, with any revision dates.	X					
16. Zoning district(s), including district names and zone schedule.	X					

LAND USE AND DEVELOPMENT

- 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.
- 18. Preliminary building plans, conceptual floor plans and elevations.
- 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.
- 20. Existing contours at sufficient intervals to determine general slope and natural drainage.
- 21. Location of existing sewer lines and waterlines to serve the tract.

	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.

Rider to Application

Applicant's Ownership Disclosure

CERTIFICATE OF OWNERSHIP OF PROPERTY APPLICANT
IAAT Services LLC
AS REQUIRED BY THE NEW JERSEY MUNICIPAL LAND USE LAW
(N.J.S.A. 40:55d-48.1)

Listed below are names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership.

	Name	Address	% Interest
1.	Isabel Amado	104A Vance Ave, Lavallois NJ 08735	100%
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

* Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.

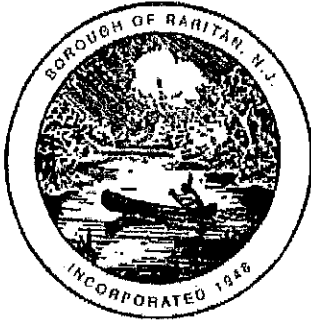
IAAT Services LLC

By: *Isabel Amado*
 Printed name: Isabel Amado
 Title: Managing Member

DATED: 11/29/2025

Rider to Application

Certification of Paid Taxes



BOROUGH OF RARITAN

Municipal Building
9 West Somerset Street
Raritan, NJ 08869-1809

Telephone: (908) 231-1300
Fax: (908) 231-0810
Website: www.raritanboro.org

February 3, 2025

To Whom It May Concern:

This letter is to certify that as of February 3, 2025, taxes are current on block 31 lot 1, 1137 Route 202., Raritan, NJ 08869. There are no open liens on this property.

Please let me know if you require additional information.

Sincerely,

Tori B. Cesarid
Tax Collector
Borough of Raritan

Rider to Application

Owner's Consent/Inspection Permission

OWNER'S CONSENT FOR PROPERTY INSPECTION AND FILING OF LAND USE DEVELOPMENT APPLICATION

TO WHOM IT MAY CONCERN:

I, Jeff Bellew, am the legal owner of the property located at 1137 U.S. Route 202, Raritan, NJ; Block 31, Lot 1.

I hereby grant permission and provide my full consent to IAAT Services LLC to do the following in relation to the property listed above:

- 1) Submit a Land Use Development Application to the appropriate municipal, county, or regional authority;
- 2) Undertake Site Inspections of the property by the relevant Raritan planning, engineering, or inspection officials, including physical access for site visits, photographs, and any required assessments related to the application; and
- 3) Receive Notices related to the application, including but not limited to requests for additional information, public hearing notices, and final decisions.

This consent is valid for the duration of the application process and any related proceedings unless revoked in writing.

I certify that I am authorized to give this consent and that all information provided herein is true and correct.

Owner Information:

Full Name: Jeff Bellew

Mailing Address: 1137 Route 202 Raritan, New Jersey 08869

Phone Number: 908-722-2959


Email Address: classicautobody@outlook.com

Signature of Owner: *Jeff Bellew*

Date: 2-12-2026

Sworn to and subscribed before me this

12th day of Feb.
Joanne M Jack
Notary Public

	JOANNE M JACK NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES OCTOBER 10, 2028
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Rider to Application

Planner's Variance Justifications

Application Rider

1137 US Highway Route 202, Raritan, NJ

The applicant, IAAT Services, LLC, has filed an application for property located at 1137 US Highway Route 202 in Raritan Borough, New Jersey, which is in the Borough's OM-3 (Limited Industry) Zone District. The property is currently developed with an auto body shop. The applicant is proposing a new double static billboard in the northeastern corner of the property, proximate to the highway. Per Sections 207-96I. and 207-96T.(16)., billboards are not permitted in any zone in the Borough. Therefore, the application requires 'D-1' use variance relief for the introduction of a use that is not permitted in the zone. The application also requires 'C' variance relief for lot area (0.95 acres proposed, whereas 20 acres is required), front setback (10' proposed, whereas 200' is required), side setback (5' proposed, whereas 150' is required), combined side setbacks (67.92' vs 300'), lot frontage along Route 202 (100.8' proposed, whereas 500' is required) and sign illumination.

The application satisfies the criteria for grant of 'D-1' use variance relief established in Medici v. BPR Co., 107 N.J. 1,526 A.2d 109 (N.J. 1987). The site is particularly suitable for the proposed billboard by virtue of its location along a highway as well as the development pattern of the surrounding area. Relative to the location of the proposed billboard, there is a parking lot for limousines to the west; an office park to the north; a Johnson & Johnson office complex to the east; and the auto body shop on the subject property to the south. The Johnson & Johnson complex and the auto body shop are both more than 200 feet from the highway, with substantial mature tree growth dominating the highway frontage east of the subject property. Therefore, a billboard at this location will not have a substantially adverse impact on any sensitive land uses or create a sense of visual overcrowding.

Regarding the positive criteria for the grant of the 'D-1' variance, the application satisfies the following purposes of the Municipal Land Use Law:

- **Purpose A – Promotion of the general welfare.** The proposed billboard is a form of communication that advertises businesses, community events, and emergencies.
- **Purpose G – Variety of uses in appropriate locations.** As has already been demonstrated, the subject property is ideal for the proposed billboard. This is a legal land use that belongs somewhere. Highways such as US Highway Route 202 allow for clear lines of sight for ease of sign readability while avoiding disruption to more sensitive land use types.

- Purpose M – Efficient use of land. The subject property is already developed, and the application does not represent any increase in impervious coverage.

Regarding the negative criteria for the grant of the 'D-1' variance, the application will not have a substantial detriment to the public or the zone. It should be noted that billboards are functionally innocuous - they do not result in any increase in traffic, parking, noise, drainage, waste or water/sewer demand. Lighting will specifically be addressed by the project engineer. The use variance relief applies to a distinct piece of property and not the entire zone.

Further, the application satisfies the criteria for grant of 'C-2' variance relief established in N.J.S.A. 40:55D-70(c)(2), whereby the benefits of the application as a whole substantially outweigh any detriments. The benefits associated with the use variance carry forth – all 'C' variance relief is necessary to effectuate this beneficial project. The negative criteria are satisfied because the characteristics of the proposed billboard are typical of this type of land use. Although the Township's zoning ordinance does not establish specific bulk standards for billboards—since billboards are not permitted in any zoning district – the proposed bulk relief is appropriate to the extent the use itself is found to be suitable for the site. It should be noted that the permitted height for principal buildings in the OM-3 zone is 100 feet, while the proposed billboard will only be 50 feet in height. The subject site will also continue to feature double the minimum required landscape coverage. Furthermore, the nature of the proposed billboard location, as discussed above, significantly mitigates any potentially adverse impacts to neighboring properties.

Rider to Application

Proposed Public Notice

PUBLIC NOTICE OF HEARING
RARITAN MUNICIPAL COMBINED LAND USE BOARD, AS THE
BOARD OF ADJUSTMENT
BOROUGH OF RARITAN

PLEASE TAKE NOTICE that a public hearing of the Raritan Municipal Combined Land Use Board, sitting as the Board of Adjustment will be held in person on **Wednesday, _____, 2026 at 6:30 p.m.** at the Raritan Municipal Building/Borough Hall, 22 First Street, Raritan, NJ, 08869. The undersigned, attorneys for **IAAT Services LLC** ("Applicant"), shall appear to present a proposed development application seeking preliminary and final site plan approval with related use and bulk variance relief to construct and operate a double-sided digital multi-message billboard, as shown on the plans filed with the application materials.

The premises/project location is known as 1137 U.S. Highway Route 202, Raritan, New Jersey, also known as Block 31, Lot 1 on the Tax Assessment Map of the Borough of Raritan. The property is located in the OM-3 (Limited Industry District) Zone. The property is currently developed with an existing auto body shop, the operations of which would not be affected.

The Applicant is proposing to construct a double-sided digital billboard on the above-referenced property. There are no grading or drainage improvements proposed, and no construction is to be completed on the existing building. The digital billboard is to be located in the northeast corner of the property, along U.S. Route 202. There are no other site improvements proposed despite the installation of the electronic billboard. The only utility connection anticipated to be made is an electrical service to power the billboard.

Each sign face of the proposed billboard will measure approximately 14 feet high by 48 feet wide (approximately 672 square feet in area, per face). The top of the billboard will be 50 feet above ground level.

The Applicant is seeking preliminary and final minor site plan approval, as well as the following specific variance(s), waiver(s), exception(s) and/or continuation/confirmation of pre-existing non-conformities from the Raritan Zoning and Site Plan Ordinances, respectively as follows:

1. Section 207-96(T)(16): Prohibited Signs. Signs that are not accessory to a principal use on a property; therefore, a D-1 use variance(s) pursuant to N.J.S.A. 40:55D-70.d.(1) is/are required;
2. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Lot Size (Acres) – 20 acres are required; 1.00 acres existing and 0.95 acres proposed; therefore, a variance is required for the continuation of the existing non-conformity;
3. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Front Yard Setback Billboard (Ft) – 200 ft. are required; 10 ft. is proposed; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;

4. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum One Side Yard Setback Billboard (Ft) – 150 ft. are required; 5 ft. are proposed; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;
5. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Both Sides Yard Setback Billboard (Ft) – 300 ft. are required; 67.92 ft. proposed; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;
6. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Lot Frontage On Route 202 (1.2)(Ft) – 500 ft. are required; 100.26 ft exist and 100.80 ft. are proposed; therefore a variance is required for the continuation of the existing nonconformity;
7. Section 207-96(H): Sign Illumination - illuminated signs are not permitted to be backlit and shall not have a white or light-colored background or signboard; Applicant seeks the billboard to be backlit/internally lit with color; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;
8. The Applicant also seeks approval for any and all variances, waivers, exceptions, interpretations, and any other incidental relief that may be required or deemed necessary during the review and consideration of this application by the Municipal Land Use Board and its professionals or by the Applicant during the application and hearing process, including but not limited to that which may be generated by way of revised plans and submission of same.

The application and supporting documents detailing the application are on file with the Zoning & Construction Office and may be inspected at Raritan Borough Hall, 22 First Street, Raritan, New Jersey during regular business hours Monday through Friday 8:30 am to 4:15 pm. Any interested part may appear at said hearing and participate therein in accordance with the Rules of the Board.

This Notice is also being provided to owners of property within 200 feet of the Applicant's Property and utilities servicing the Borough of Raritan, as shown on the list provided by the Borough of Raritan.

Dated: ____, 2026

LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC

By: /s/ Stephen P. Sinisi, Esq

Stephen P. Sinisi, Esq.
Attorney for Applicant, IAAT
Services LLC



TridentEnviro.com
E/ info@tridentenviro.com

T1382.0103
March 4, 2026

Mr. William Vogt, PE
L2A Land Design, LLC
66 Grand Avenue, 2nd Floor
Englewood, NJ 07631
Sent via email: wvogt@l2alanddesign.com

Re: Freshwater Wetland Investigation and Development Review
1137 Route 202
Block 31, Lot 1
Raritan Borough, Somerset Co., NJ

Dear Mr. Vogt:

Trident Environmental conducted a freshwater wetland investigation on the above property on March 4, 2026, to determine whether freshwater wetlands exist on or within 150 feet of the property boundary. The subject site is composed of one (1) tax parcel, block 31, lot 1 in Raritan Borough, Somerset County, with the street address of 1137 Route 202. The site is approximately 1.2-acres and contains a commercial autobody shop. It is located along the major highway Route 202, and surrounded by a mix of commercial and residential developments.

The online database, NJ Geo-Web, maps freshwater wetlands to the east and west of the site. Upon visiting the site in person, Trident did not find any evidence of freshwater wetlands on or within 150 feet of the site. The soils onsite are reddish brown, having a 5 YR 4/4 hue, according to the Munsell soil color chart. There is a small, ponded area where water sits in the central-eastern portion of the site, however Trident did not find any wetland conditions here. The soils in this area also had a Munsell soil color of 5 YR 4/4, or reddish brown. The vegetation found in the area consisted of Japanese Angelica tree (*Aralia elata*, NI), Japanese honeysuckle (*Lonicera japonica*, FACU), and eastern red cedar (*Juniperus virginiana*, FACU). These plant species are not typically found in wetlands, confirming that no freshwater wetlands are located onsite.

Generally, wetland hydric soils are characterized by a deep grey or black color. The soils within this site are reddish brown, and therefore not indicative of wetland conditions. The surrounding properties were also searched for freshwater wetlands, and nothing was found within 150 feet of the site. Consequently, Trident is not concerned about any wetland buffers impacting the site.

The New Jersey Department of Environmental Protection (NJDEP) regulates freshwater wetlands and their associated buffers. Any disturbance located within these areas typically requires a permit. The maximum buffer the NJDEP can assign to a wetland is 150 feet. Because there were no wetlands discovered on or within 150 feet of the subject site, there is no concern that any improvements onsite will impact wetland buffers. Should you have any questions or comments regarding this letter, please do not hesitate to contact this office.

South Jersey/
North Jersey/
Mid-West/

1856 Route 9, Toms River, NJ 08755
103 Claremont Rd, Bernardsville, NJ 07924
9550 Whitley Drive, Suite B, Indianapolis, IN 46240

P/ 732.818.8699
P/ 732.818.8699
P/ 317.564.3288



TridentEnviro.com
E/ info@tridentenviro.com

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Stollery". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Alex Stollery
Environmental Scientist

South Jersey/
North Jersey/
Mid-West/

1856 Route 9, Toms River, NJ 08755
103 Claremont Rd, Bernardsville, NJ 07924
9550 Whitley Drive, Suite B, Indianapolis, IN 46240

P/ 732.818.8699
P/ 732.818.8699
P/ 317.564.3288



Figure 1: Northwest bound view of subject site, Route 202

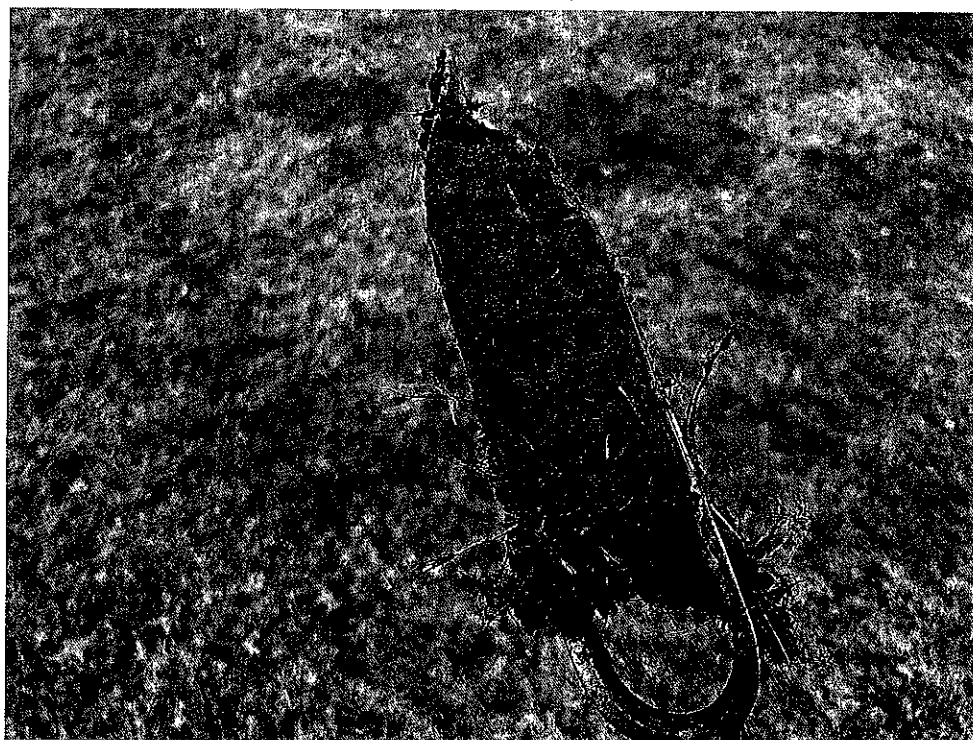


Figure 2: 5 YR 4/4 soil, SB-1 boring



Figure 3: Vegetation along eastern site boundary – black walnut, sassafras, wineberry, Japanese honeysuckle



Figure 4: Southbound view of site, ponded area



Figure 5: Pondered area lacking wetland indicators



Figure 6: 5 YR 4/4 soil, SB-2 boring

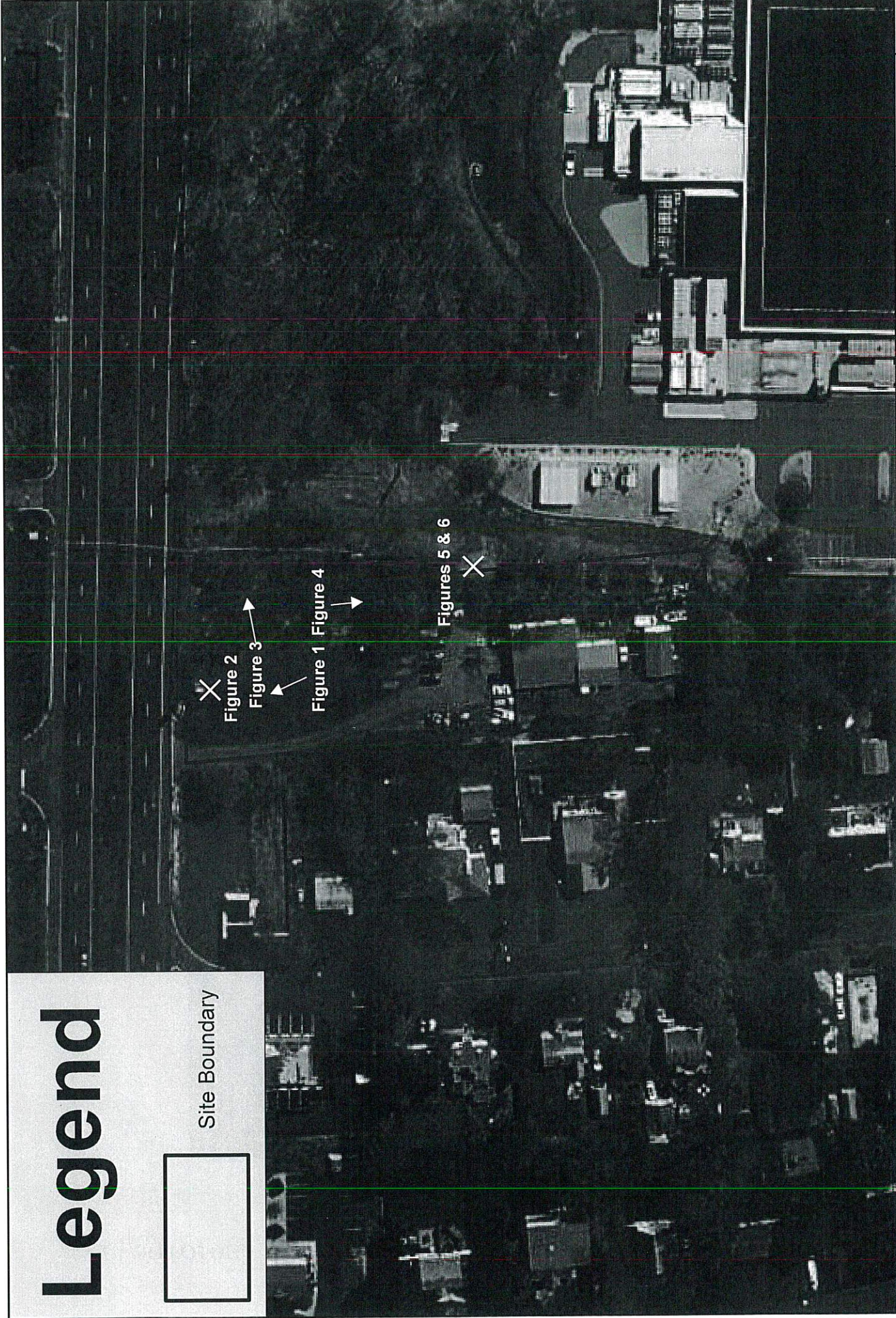
Legend



Site Boundary

X Figure 2
Figure 3
Figure 1 Figure 4

Figures 5 & 6
X



	DATE:	3/4/2026	
	DRAWN BY:	AJS	
FIGURE:	XX	JOB NO.:	T1382.0103
SCALE: 1 inch = 100 feet			

**1137 Route 202
Block 31 * Lot 1**

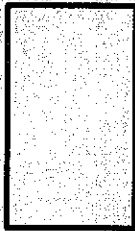
Raritan Boro., Somerset Co., NJ

Photo Location Map

TRIDENT ENVIRONMENTAL
TridentEnviro.com
P / 732.818.8699 F / 732.818.3744

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

Legend



Site Boundary

SB-1

SB-2



TRIDENT
ENVIRONMENTAL
TridentEnviro.com

P/ 732.818.8699 F/ 732.818.3744

Soil Boring Map

1137 Route 202
Block 31 * Lot 1

Raritan Boro., Somerset Co., NJ

DRAWN BY: AJS
FIGURE: XX

DATE: 3/4/2026
JOB NO.: T1382.0103

SCALE: 1 inch = 200 feet
0 40 80 160 240 320 Feet



APPLICATION FOR SIGN PERMIT
BOROUGH OF RARITAN, N.J.

Application is hereby made for permit to construct a sign, non-illuminated or illuminated non-flashing, in strict conformity with the sign regulations and the detailed statement given herein at

Location 1137 Route 202
Street and Number

Owner Jeff Bellew 1137 Route 202 Raritan, New Jersey 08869
Name Street and Number Municipality

Engineer William R. Vogt, Jr, PE L2A Land Design, LLC, 66 Grand Avenue, 2nd Fl
~~Architect~~ Englewood, NJ 07631
Name Street and Number Municipality

This sign will be 48 ft wide 14 ft high 50 ft above grade (no sidewalk) sidewalk.

The sign will be constructed of digital billboard

and supported by means of steel support pole

mounted on concrete foundation

State character of attachment or other

The total weight of sign and supports will be T.B.D. pounds.

The area of the sign will be 672 (sign face) square feet.

Non-illuminated or illuminated non-flashing digital billboard

Remarks: _____

STATE OF NEW JERSEY)
 SS
COUNTY OF SOMERSET)

Isabel Amado
Isabel Amado, Managing Member
IAAT Services LLC residing at

104A Vance Ave
Street and Number

Lavallette NJ 08735
Municipality and State



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Tranton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

FRANCIS K. O'CONNOR
Commissioner

TAHESHA L. WAY
Lt. Governor

OUTDOOR ADVERTISING PERMIT

Isabel Amado, President
IAAT Services, LLC
104.5 Vance Avenue
Lavallette, NJ 08735

Application No.: **78093**

Pursuant to the provisions of Chapter 413, P.L.1991, as amended, this permit has been issued to the named permittee, indicating approval by the New Jersey Department of Transportation to erect, maintain, or use an outdoor advertising structure or other object for the display of outdoor advertising matter within public view at the location described in his / her original application, which location, type, number of spaces and square foot area are also described below in accordance with the New Jersey statutes and regulations for the Roadside Sign Control and Outdoor Advertising.

This permit does not grant permission to erect or maintain an advertising sign on State highway right-of-way. This permit is conditional, unless a public hearing has been held in accordance with the provisions of section 6 of P.L.1975, c.291 (C.40:55D-10) and, where the permit applicant is a private entity, all relevant local approvals required by the municipality have been received by the private entity seeking the permit.

This permit shall be in effect from the date of issue and will expire on May 15, 2026. It may be renewed under the same terms and conditions as the original application, unless canceled or revoked. This permit is not transferable unless ownership is changed in accordance with regulations.

Description of Permitted Location: **Route U.S. 202**
E/S, 230 Feet North of Charlotte Drive East - Multiple Message
Raritan Borough

Milepost 22.87 N.R.D

Somerset County

Dealer #: **700462**

Sq. Ft. Area: **1,920**

No. of Spaces: **2**

Type: **Ground Conditional**

Issued by:


Kimbrah Davis

Manager

Office of Outdoor Advertising Services

Permit Fee: **\$635.00**

Date of Issue: **12/29/2025**

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