

LAW OFFICES  
OF  
**PETER N. LAUB, JR. & ASSOCIATES, L.L.C.**

1030 Route 202 South  
Branchburg, NJ 08876  
Tel. 908-725-9130 / 908-725-1411  
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**Peter N. Laub, Jr.**  
Certified by the Supreme Court of  
New Jersey as a Civil Trial Attorney  
**Annette P. Alfano**

Of Counsel:  
**Randall S. Lainer**  
**Michael N. Colacci**  
**William J. Salmond**  
(1949 - 2019)

August 21, 2023

**HAND DELIVERED**

Mr. Lou Gara  
Land Use Board  
Borough of Raritan  
22 First Avenue  
Raritan, NJ 08869

**Re: Application - Minor Subdivision/C Variance**  
**Our File No. 3500.G3835**  
**Applicant: Aman Handa**  
**10A & 10B John F. Goellner**  
**Raritan, New Jersey 08869**  
**Lot 15 Blk 32 Qual C001 10A John F. Goellner**  
**Lot 15 Blk 32 Qual C002 10B John F. Goellner**



Dear Mr. Gara:

Our office represents the applicant, Aman Handa with regard to the above captioned property and the application for minor subdivision with "C" Variance to subdivide the existing lot located at 10A and 10B John F. Goellner in the Borough of Raritan, consisting of a two family home into two (2) townhomes with separate lots.

The Applicant is the current owner of Lot 15, Block 32. The Application seeks the conversion of existing two family property into two (2) separate town homes each having its own separate lot(s) and block, Deed and Title, which would allow for the sale/transfer of Title of each town home unit separately to individual owners, without any effect on traffic, parking or safety.

The grant of this "C" Variance request is due to the unique and peculiar conditions presently existing with the property consisting of a two family structure. The grant of a "C" Variance will have no negative impact and can be granted without substantial detriment to the public good and will not in any way impair the intent and purpose of the zone plan and will simply continue the use as a 2 family property but with separate title to ownership.

Due to the unique nature of the property and it's pre-existing condition, the conversion into two (2) town homes this application represents an exceptional situation uniquely affecting this piece of property and the structures presently existing on the property.

Per your request, please find the following documents required for the Borough's completeness review:

1. Borough of Raritan Subdivision Plan Application
2. Minor Subdivision Plan Check List

Mr. Lou Gara  
Land Use Board  
Borough of Raritan  
August 21, 2023  
Page 2

3. Property Owner's Within 200 feet
4. Proof of Somerset County Planning Board Submission - request for waiver
5. 28 Signed and sealed copies of the Minor Subdivision Plan
6. Proof of Taxes Paid
7. PDF formatted Documents on USB

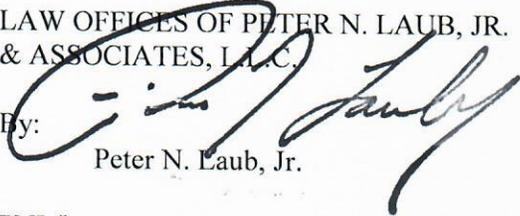
This project is not on a county road and will not affect a county drainage facility. We request that the requirement for the preparation of a Somerset County Planning Board application be waived.

Please advise at your earliest convenience as to whether this application is deemed complete and the fees required to process the application.

Very truly yours,

LAW OFFICES OF PETER N. LAUB, JR.  
& ASSOCIATES, L.L.C.

By:

  
Peter N. Laub, Jr.

PNL/baw  
Enclosures

cc: Aman Handa  
Steve Parker - Parker Engineering & Surveying PC

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: \_\_\_\_\_  
 Block: \_\_\_\_\_ Fee Received: \_\_\_\_\_  
 Lot (s): \_\_\_\_\_ Board of Adjustment Bo.: \_\_\_\_\_  
 Zone: \_\_\_\_\_ Planning Board No.: \_\_\_\_\_  
 Street: \_\_\_\_\_ 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: Mr. Aman Handa  
 Address: 10A - 10B John F. Goellner Drive, Raritan, NJ 08869
2. Applicant: Same as Owner  
 Address: \_\_\_\_\_
3. Date of purchase: January 23, 2020
4. Current (or last) use: Residential
5. Size of parcel(s): 7,901.58 s.f. Size of building: 1,815 s.f.
6. Number of new lots (including remainder): 2 15.01 & 15.02

- |   | PROVIDED          | REQUIREMENT OF ZONE <u>R-4</u> |
|---|-------------------|--------------------------------|
| 7. Percentage of lot occupied by building   | _____             | _____                          |
| 8. Height of building   | _____             | _____                          |
| 9. Area of lot  | _____             | _____                          |
| 10. Setback from front of property line   | _____             | _____                          |
| 11. Setback from left side line   | _____             | _____                          |
| 12. Setback from rear property line   | _____             | _____                          |
| 13. Percentage of impervious lot coverage   | _____             | _____                          |
| 14. Has there been any previous appeal involving these premises?  | <u>None known</u> |                                |
| 15. If so, state character of appeal and date of disposition:   | _____             |                                |
| 16. Other contiguous lots owned by applicant or owner:  | _____             |                                |
| Block(s): <u>N/A</u> Lot(s): <u>N/A</u>   | _____             |                                |
| 17. Are there currently any violations of building codes or zoning ordinances known to applicant (including non-conforming uses)? | <u>None Known</u> |                                |
| 18. Taxes paid to date: <u>See attached</u>   | _____             |                                |

Signature of Tax Collector

Aman Handa

Date of Submission

Applicant Signature



# ZONING SCHEDULE: R-4 RESIDENTIAL ZONE:

BULK ITEM	REQUIRED	PROPOSED	PROPOSED
1. MIN. LOT AREA	7,500 S.F.	LOT 15.01	LOT 15.02
2. MIN. LOT WIDTH	75 FT.	3,950.79 S.F.*	3,950.79 S.F.*
PRINCIPAL BUILDING		39.5 FT.*	39.5 FT.*
3. MIN. FRONT YARD	25 FT.	28.9 FT.	29.7 FT.
4. MIN. SIDE YARD (ONE)	8 FT.	0.0 FT.*	0.0 FT.*
MIN. SIDE YARD (COMBINED)	20 FT.	10.6 FT.*	9.7 FT.*
5. MIN. REAR YARD	35 FT.	37.3 FT.	36.7 FT.
6. MAX. LOT COVERAGE	30 %	43.4 %*	39.9 %*
7. MAX. BUILDING HEIGHT (FEET)	35 FT.	30 FT.	30 FT.
MAX. BUILDING HEIGHT (STORIES)	2-1/2	2 STORY	2 STORY
8. MIN. NET FLOOR AREA	1,000 S.F.	1,285.86 S.F.	1,285.86 S.F.

LAND USE AND DEVELOPMENT

207 Attachment 2

**Borough of Raritan**

**Checklist 1**

For Determining Completeness of Application for  
**Minor Subdivision 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 \_\_\_\_\_ Application No. \_\_\_\_\_

Block 32 Lot 15 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
✓					
✓					

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 subdivision 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
		✓				
	✓					
	✓					
	✓					
		✓				
	✓					
	✓					
	✓					
	✓					
	✓					
	✓					
	✓					
	✓					
	✓					
	✓					

LAND USE AND DEVELOPMENT

- 17. Boundary and acreage of original tract; number, acreage and configuration of all new lots; dimension of all lot lines; lot areas in square feet; required setback lines; dimensions to existing structure.
- 18. Location of all existing buildings or structures and landscaping.
- 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.
- 22. Feasible sketch plan for remaining lands.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
17. Boundary and acreage of original tract; number, acreage and configuration of all new lots; dimension of all lot lines; lot areas in square feet; required setback lines; dimensions to existing structure.	✓					
18. Location of all existing buildings or structures and landscaping.	✓					
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.	✓					
22. Feasible sketch plan for remaining lands.		✓				

**BOROUGH OF RARITAN  
22 FIRST STREET  
RARITAN, NJ 08869**

Tori B. Cesario  
Deputy Tax Collector

908-231-1300 ext 118  
FAX 908-231-0810

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August 4, 2023

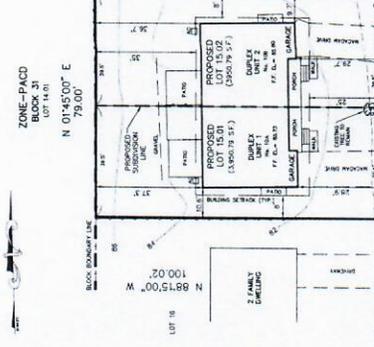
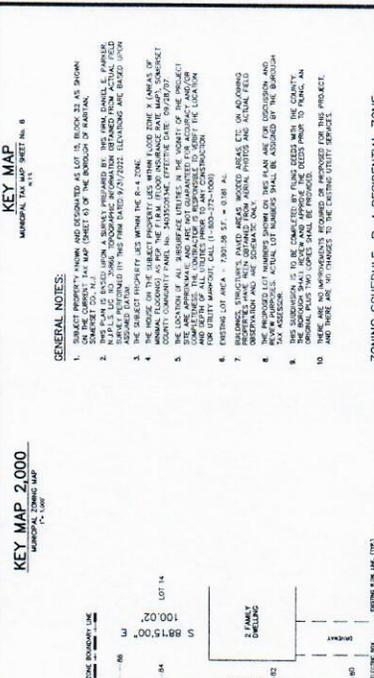
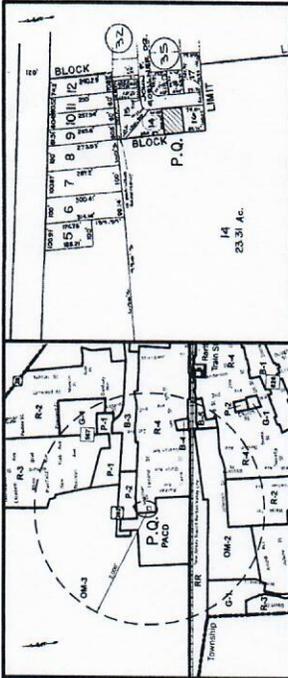
To Whom It May Concern:

This letter is to certify that taxes on block 32, lot 15, qualifier C001, 10A John F. Goellner Dr. are current as of August 4, 2023. There are no open liens on this property.

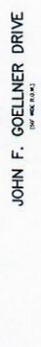
Sincerely,



Tori B. Cesario  
Tax Collector  
Borough of Raritan



JOHN F. GOELLNER DRIVE  
 SURVEY AND MINOR SUBDIVISION PLAN



PROPERTY OWNERS WITHIN 200 FT.  
 UTILITY NAME & ADDRESS



PROPERTY OWNERS WITHIN 200 FT.  
 UTILITY NAME & ADDRESS



PROPERTY OWNERS WITHIN 200 FT.  
 UTILITY NAME & ADDRESS



PROPERTY OWNERS WITHIN 200 FT.  
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 UTILITY NAME & ADDRESS

- GENERAL NOTES:**
1. SUBJECT PROPERTY IS SHOWN AS LOCATED AS OF 08/28/2008. AS SHOWN ON THE ZONING MAP, THE PROPERTY IS ZONED R-4 RESIDENTIAL.
  2. THE ZONING MAP IS SUBJECT TO THE ZONING REGULATIONS OF THE BOROUGH OF RARITAN, NEW JERSEY, AND TO ANY AMENDMENTS HERETO.
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**ZONING SCHEDULE: R-4 RESIDENTIAL ZONE:**

BLANK ITEM	REQUIRED	PROPOSED
1. MIN. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
2. MIN. LOT WIDTH	30 FT.	30 FT.
3. MAX. BUILDING HEIGHT	35 FT.	35 FT.
4. MAX. GROUND COVER	25%	25%
5. MAX. SIDE YARD SETBACK	5 FT.	5 FT.
6. MAX. REAR YARD SETBACK	10 FT.	10 FT.
7. MAX. FRONT YARD SETBACK	10 FT.	10 FT.
8. MAX. SETBACK AREA	1,000 SQ. FT.	1,000 SQ. FT.

**LOT COVERAGE:**

LOT 15.01	LOT 15.02
HOUSE, PORCH & PATIOS = 1,197 SF	HOUSE, PORCH & PATIOS = 1,197 SF
DRIVE = 232 SF	DRIVE = 232 SF
G.C. = 4.33%	G.C. = 4.33%
TOTAL = 1,716 SF = 43.4%	TOTAL = 1,716 SF = 43.4%

**APPROVALS:**

APPROVED BY THE BOARD OF PLANNING AND ZONING OFFICERS OF THE BOROUGH OF RARITAN, NEW JERSEY, ON 08/28/2008.

**OWNER / APPLICANT:**  
 JOHN F. GOELLNER  
 1000 ROUTE 202 SOUTH  
 RARITAN, N.J. 08869  
 PHONE: (609) 725-1200  
 EMAIL: jgoellner@goellner.com

**OWNER'S CONSENT:**  
 I HEREBY CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE PLANNING BOARD OF THE BOROUGH OF RARITAN, NEW JERSEY.

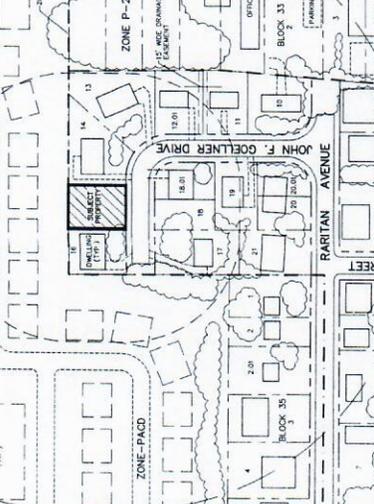
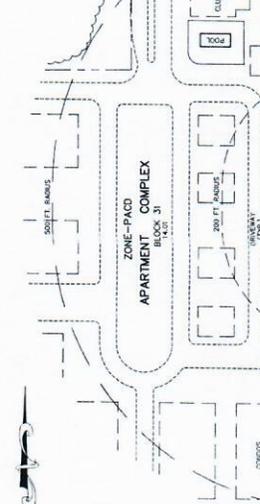
**ATTEST:**  
 I, CLARE M. LAMAR, JR., ESQ.,  
 ATTORNEY AT LAW,  
 1000 ROUTE 202 SOUTH,  
 RARITAN, N.J. 08869,  
 PHONE: (609) 725-1200,  
 EMAIL: clare@clarelamar.com

**DATE:** 08/28/2008

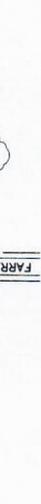
**DATE:** 08/28/2008

**DATE:** 08/28/2008

**DATE:** 08/28/2008



JOHN F. GOELLNER DRIVE  
 SURVEY AND MINOR SUBDIVISION PLAN



PROPERTY OWNERS WITHIN 200 FT.  
 UTILITY NAME & ADDRESS



PROPERTY OWNERS WITHIN 200 FT.  
 UTILITY NAME & ADDRESS



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PROPERTY OWNERS WITHIN 200 FT.  
 UTILITY NAME & ADDRESS



# RARITAN BOROUGH

Parcel Offset List

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**Target Parcel(s):** Block-Lot: 32-15-C001  
AMAN V. HANDA & SHIVANI THAKUR  
Block-Lot: 32-15-C002  
AMAN V. HANDA & SHIVANI THAKUR

18 parcels fall within 200 feet of this parcel(s).

---

**Block-Lot: 32-11**

MIGNELLA, COSIMA & SIBAJA, MARIA  
2B JOHN F GOELLNER DR  
RARITAN, NJ 08869

**Block-Lot: 35-1.01**

OGH&PBH 3, L.L.C.  
309 BARRINGTON DRIVE  
BRIDGEWATER, NJ 08807

**Block-Lot: 32-13**

HANDA, AMAN V. & THAKUR, SHIVANI  
6A-6B JOHN F. GOELLNER DR  
RARITAN, NJ 08869

**Block-Lot: 32-16**

RYNO, BRIAN A. & ELIZABETH A.  
12-B JOHN F. GOELLNER DR.  
RARITAN, NJ 08869

**Block-Lot: 31-12**

TAFFERA, DONNAMARIE A  
915 ROUTE 202  
RARITAN, NJ 08869

**Block-Lot: 31-10**

HAMBLIN, CHRISTOPHER  
919 ROUTE 202  
RARITAN, NJ 08869

**Block-Lot: 35-1.02**

OGH & PBH 2, L.L.C.  
309 BARRINGTON DRIVE  
BRIDGEWATER, NJ 08807

**Block-Lot: 32-12**

UPSON, RICHARD L. & YVONNE  
4B JOHN F. GOELLNER DRIVE  
RARITAN, NJ 08869

**Block-Lot: 32-12.01**

TELES, ANTONIO & GONZALEZ, VIRGENE  
50 1ST AVE  
RARITAN, NJ 08869

**Block-Lot: 31-14.01**

BRIDGE WALK, LLC  
929 ROUTE 202  
RARITAN, NJ 08869

**Block-Lot: 32-14**

SCHULTZ, ALFRED & LORETTA  
423 CATALPA AVE  
NORTH PLAINFIELD, NJ 07063

**Block-Lot: 31-9**

SALAMON, SUZANNE W  
921 RT 202  
RARITAN NJ 08869

**Block-Lot: 35-17**

JARDIM, JACK T & CATHRINE S  
18 CARDINAL WAY  
RARITAN, NJ 08869

**Block-Lot: 35-19**

DPM PROPERTIES, L.L.C.  
506 HORIZON WAY  
BRANCBURG, NJ 08853

**Block-Lot: 35-18.01**

JANCZAK, WOJCIECH D. & ANETTA  
5-B JOHN F. GOELLNER DR.  
RARITAN, NJ 08869

**Block-Lot: 32-16.01**

CHINCHILLA, FREDDY  
12A JOHN F GOELLNER DR  
RARITAN, NJ 08869

**Block-Lot: 35-18**

KRAUSE, KRISTOFER & CHRISTINE  
5A JOHN F GOELLNER DR  
RARITAN, NJ 08869

**Block-Lot: 31-11**

MASLER, RUDOLPH J. & EVELYN F.  
917 ROUTE 202 NORTH  
RARITAN, NEW JERSEY 08869

**Additional Require Certified Mailing List for the following:**

Somerset County Planning Board  
P.O. Box 3000  
Somerville, NJ 08876

N. J. Dept. of Transportation  
1035 Parkway Ave.  
P.O. Box 600  
Trenton, NJ 08625-0600

Public Service Electric & Gas Co.  
Manager – Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

Bell Atlantic  
540 Broad St.  
Newark, NJ 07102

Sherwin Ulep, P.E. / Facility Engineer  
The Somerset Raritan Valley Sewage Authority  
P.O. Box 6400  
Bridgewater, NJ 08807

New Jersey American Water Co.  
1025 Laurel Oak Rd.  
Voorhees, NJ 08043

Borough of Raritan  
Borough Clerk  
22 First St.  
Raritan, N.J. 08869

Cable Vision  
275 Centennial Ave.  
Piscataway, N.J. 08855-6805  
CN 6805

Somerville Borough Clerk  
25 West end Avenue  
Somerville, N.J. 08876

Bridgewater Township Clerk  
100 Commons Way  
Bridgewater, NJ 08807