

BRACH | EICHLER LLC

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May 18, 2023

VIA OVERNIGHT DELIVERY

Lou Gara
Zoning Officer/Land Use Administrator
Borough of Raritan
22 First Street
Raritan, New Jersey 08869

Re: Edward and Kim Buonocore; Block 90, Lot 2; 3 Wall Street, Raritan, New Jersey

Dear Mr. Gara:

This firm represents Edward and Kim (“Applicant”) on an application for variances in connection with their proposal to construct an addition to their residence located at 3 Wall Street and known as Block 90, Lot 2 on the Raritan Borough tax maps. In support of the application, please find the following materials:

1) Twenty-two (22) collated sets of the following materials:

- Borough of Raritan Application: Site Plan Application with attachments:
 - Rider describing the proposal and variances requested.
- Architectural Plans and Plot Plan entitled “Proposed Additions and Renovations to the Buonocore Residence”, prepared by Yarrington Architectural Group, dated January 3, 2023 (6 full size sets and 22 half- size sets).
- Survey prepared by Templin Surveying-Engineering of NJ, LLC dated August 26, 2022. (6 full size and 22 half-size).

2) One of each of the following:

- Confirmation of payment of real estate taxes.

5 Penn Plaza, 23rd Floor
New York, New York 10001
212.896.3974

101 Eisenhower Parkway
Roseland, New Jersey 07068
973.228.5700

777 South Flagler Drive
Suite 800, West Tower
West Palm Beach, Florida 33401
561.899.0177

www.bracheichler.com

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- List of property owners located within 200' of the subject property.
- W-9 Form
- USB drive (containing documents)
- Fee and escrow calculation sheet per Ordinance Section 207-24
- Check in the amount of \$225.00 made payable to the Borough of Raritan as the application fee
- Check in the amount of \$ 675.00 made payable to the Borough of Raritan as the escrow deposit

Thank you for your attention to this matter. Please advise if you require anything further. We look forward to presenting the application before the Board.

Sincerely,



Susan R. Rubright

SRR
Enclosures

cc:

Stan Schrek, Board Engineer
Yarrington Architectural Group
Edward and Kim Buonocore

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 No.: _____
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 Edward and Kim Buonocore
Address 3 Wall Street, Raritan, New Jersey
2. Applicant Edward and Kim Buonocore
Address 3 Wall Street, Raritan, New Jersey
3. Date of purchase _____
4. Current (or last) use Residential
5. Size of parcel(s) 4500 sf Existing: 1148.5 sf
Size of building Proposed: 1532 sf
Total square feet (in all floors) _____
6. Number of new lots (including remainder) N/A

	PROVIDED	REQUIREMENT OF ZONE R-4	PROPOSED
7. Percentage of lot occupied by building (all floors)	<u>25.5%</u>	_____	<u>34%</u>
8. Height of building	<u>2 1/2 Floors/35'</u>	<u>2 1/2 Floors/35'</u>	<u>2 1/2 Floors/35'</u>
9. Area of lot	<u>4500 sf</u>	<u>7500 sf</u>	<u>4500 sf</u>
10. Setback from front of property line	<u>10.8'</u>	<u>25'</u>	<u>10.8'</u>
11. Setback from left side line	<u>11.52/21.17</u>	<u>8'/20 (one/both)</u>	<u>5.02'/14.67'</u>
12. Setback from rear property line	<u>71'</u>	<u>35'</u>	<u>71'</u>
13. Percentage of impervious lot coverage	<u>31.5%</u>	<u>30%</u>	<u>38.26%</u>
Lot Width	<u>37.5'</u>	<u>75'</u>	<u>37.5'</u>

14. Has there been any previous appeal involving these premises? None Known

15. If so, state character of appeal and date of disposition: _____

16. Other contiguous lots owned by applicant or owner:
Block(s) _____ Lot(s) N/A

17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
None Known

18. Taxes paid to date. _____

May 3, 2023
Date of Submission

Signature of Tax Collector _____
KBuonocore [Signature]
 Applicant Signature Edward Buonocore
 Kim Buonocore

REQUEST FOR VARIANCE

In connection with your application for zoning and/or subdivision variance relief from the terms of the Borough Land Use Ordinance, please set forth:

1. Nature of Relief Requested Section of the Zoning Ordinance from which relief is requested

_____	"a" appeal	_____
_____	"b" appeal (interpretation)	_____
x _____	"c" variance appeal See Rider	<u>Section 207-104 Schedule of Bulk Requests</u>
_____	"d" variance appeal	_____
_____	Other	_____

REQUEST FOR "C" VARIANCE INFORMATION SEE RIDER

2. In what manner does the strict application of the foregoing present parotical difficulties and/or hardship?
3. What exceptional circumstances or conditions affect the site which are in support of the request.

REQUEST FOR A,B, AND D VARIANCE INFORMATION

4. State the nature of the variance being sought, including dates of any decisions previously made on this tract.
5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?
6. State other pertinent facts which support the request.

(Please note that an application presented to the Board also requires a plat submission in conformance with the Borough Development Checklist.)

RIDER TO VARIANCE APPLICATION

**Edward and Kim Buonocore
3 Wall Street/ Block 90, Lot 2**

The Property is an existing, undersized lot that also does not meet certain of the Raritan Borough Zoning Ordinance's minimum bulk standards as noted below. The proposed addition will create the three (3) additional variance conditions. The variances and existing nonconforming conditions are as follows:

Ordinance Item	Required	Existing	Proposed Lot 34
Min. Lot Area	7,500 SF	4,500 SF	No change PNC
Min. Lot Width	75'	37.5'	No change PNC
Min. Side Yard (one/both)	8'/20'	11.52/21.17	5.02/14.67' V V
Improved Lot Coverage	30%	31.5%	38.26% V
% of Lot Occupied by Building(all floors)	Not specified	25%	34%

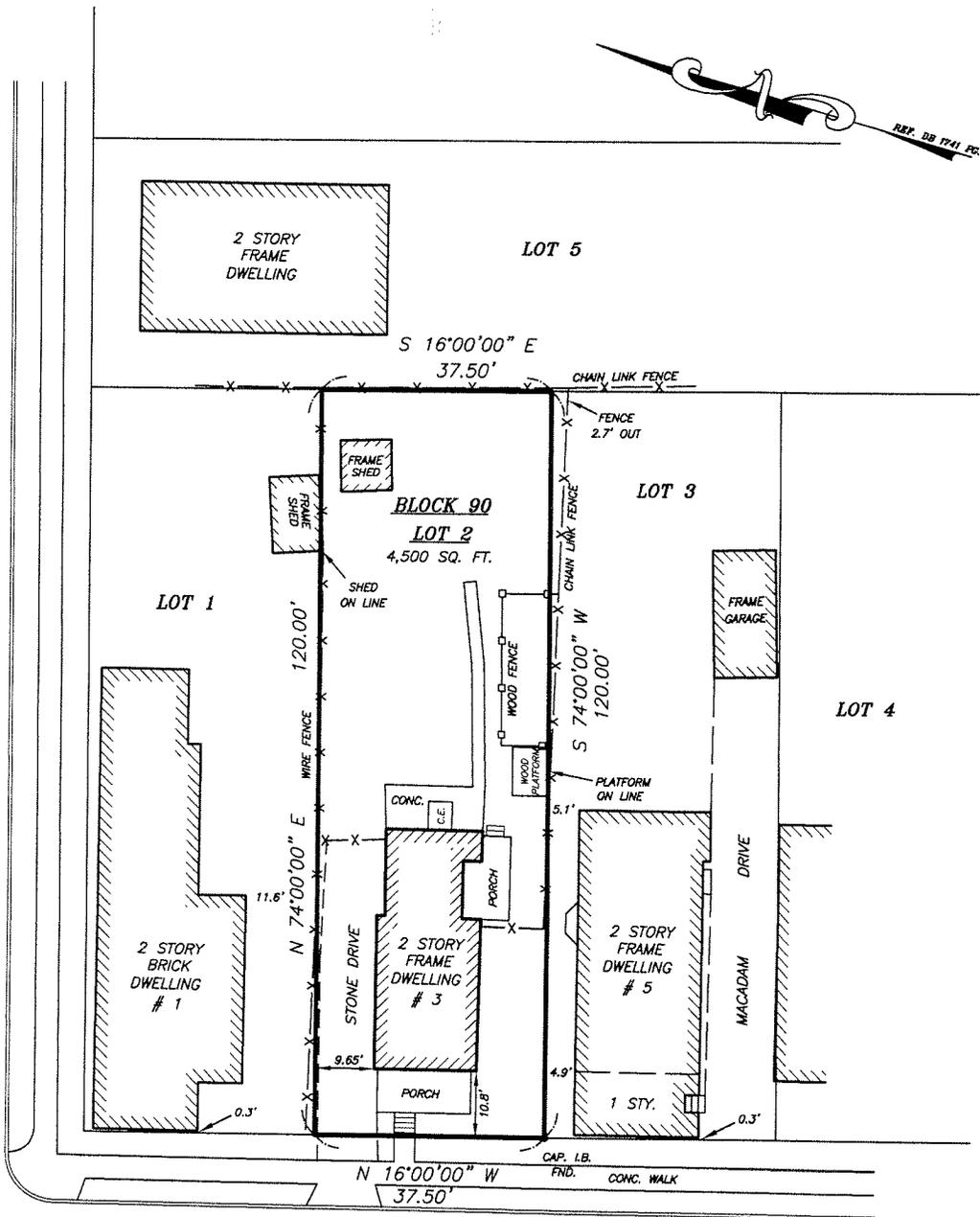
V= Variance Requested; PNC= Preexisting Nonconforming Condition

The Applicants are proposing to renovate and add needed living space to their 1,148.5 SF, one bathroom home. The addition will be located on the southeast side of the home. The driveway is on the opposite side of the home. The proposed architecture will blend in with the existing architecture and the colors will be consistent.

The variances from the side yard and improved lot requirements result from the addition needing to be located in a side yard and on an undersized lot. There is no other practical way to add living space without the need for these variances. This constitutes a "hardship" under the N.J.S.A. 40:55D-70c(1). The strict application of the provisions of the Ordinance will result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Ordinance.

Granting the application will not cause any substantial detriment to the public good. The addition will be attractive and, therefore, a benefit to the public. There will be no substantial detriment to the zone plan and zoning ordinance by the grant of the variance. The intensity and use of the structure is not increasing. It remains a one (1) family residence and the 1,532 SF size is not a large structure. The architectural style is consistent with the other structures in the neighborhood.

FIRST STREET
60' R.O.W.



WALL STREET
60' R.O.W.

THIS SURVEY IS CERTIFIED TO:

- EDWARD BUONOCORE, Jr. AND KIMBERLEY BUONOCORE

Reference Filed Map : _____

 Map No. _____
 Date Filed _____
 Lot No. _____
 Block No. _____

Map of Survey
 3 WALL STREET
 BLOCK 90 LOT 2
 BOROUGH OF RARITAN, SOMERSET COUNTY

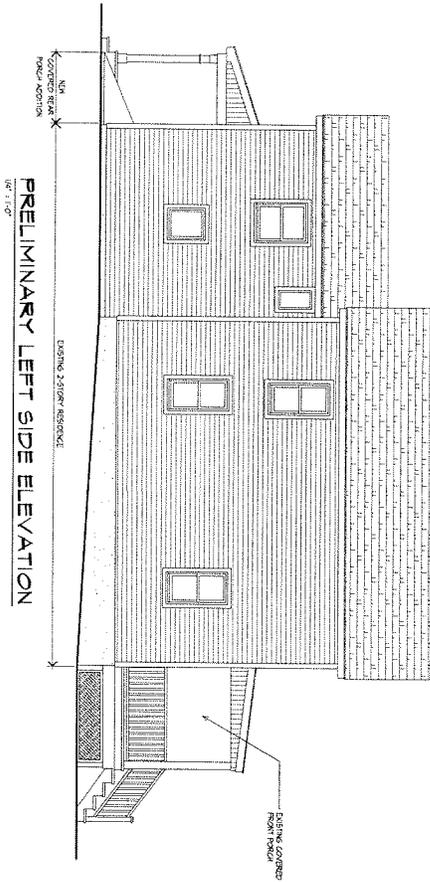
SCALE : 1" = 10'
 DATE : 08-26-2022
 FILE NO. 22-328

Note: - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - PROPERTY CORNERS TO BE ESTABLISHED.

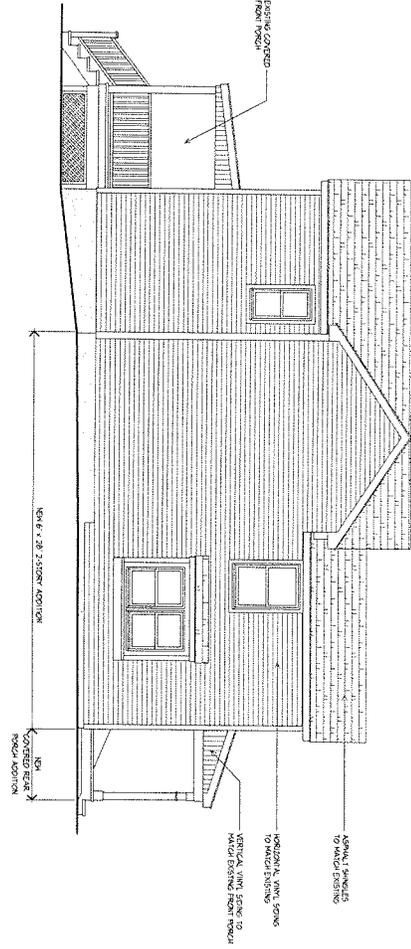
Templin Surveying - Engineering of NJ, LLC
 Engineering - Surveying

120 MORGAN PLACE
 BRIDGEWATER, NJ 08807
 PHONE: (908) 231-1816 RUT329@AOL.COM

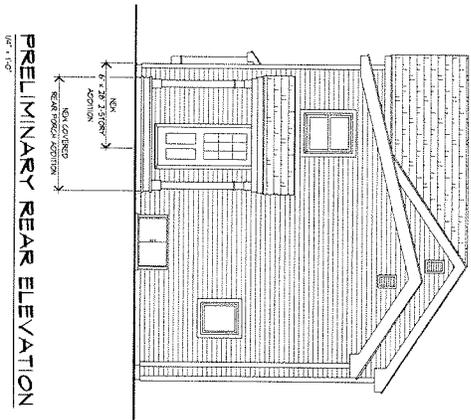
Robert J. Templin
Robert J. Templin
 Professional Engineer and Land Surveyor
 N.J. License No. PE1176



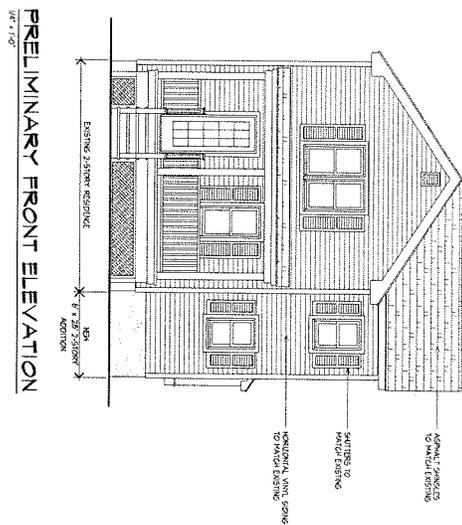
PRELIMINARY LEFT SIDE ELEVATION
1/8" = 1'-0"



PRELIMINARY RIGHT SIDE ELEVATION
1/8" = 1'-0"



PRELIMINARY REAR ELEVATION
1/8" = 1'-0"



PRELIMINARY FRONT ELEVATION
1/8" = 1'-0"



Project:	Proposed Addition and Renovations to The Buonocore Residence 3 Wall Street Baritan, New Jersey
Drawn by:	ME/EL
Scale:	As Shown
Date:	1-13-23
Sheet No.:	A-2
Sheet of:	2

Yarrington Architectural Group

Mark Evan Yarrington, AIA
Architect
N.J. Cert. No. 21A102046200
676 U.S. HWY. 202 & 206
BRIDGEWATER, N.J. 08807
Tel: (908) 526-2222
Fax: (908) 526-5647