

Susan R. Rubright  
Direct Dial: 973-403-3157  
Direct Fax: 973-618-5557  
E-mail: srubright@bracheichler.com

October 21, 2022

**VIA OVERNIGHT DELIVERY**

Lou Gara  
Zoning Officer  
Borough of Raritan  
22 First Street  
Raritan, New Jersey 08869

Re: Raritan Crossing, LLC  
Block 112, Lot 3  
Block 116.01 Lots, 25, 26.01, 27, 27.01

Dear Mr. Gara:

This firm represents Raritan Crossing, LLC (“Applicant”) with regard to a Minor Subdivision and Preliminary and Final Site Plan Application for the above referenced property in the Borough of Raritan. 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-Subdivision Application with attachments:
  - Rider describing the proposal
  - Area and Yard Restrictions for Overall Project Site (from site plan)
  - Area and Yard Restrictions for Subdivision (from site plan)
  - Ordinance No. 2022-10 adopting Redevelopment Plan for the property
- Minor Subdivision Checklist, Checklist #1
- Preliminary Site Plan Checklist, Checklist #5

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](http://www.bracheichler.com)

Lou Gara  
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- Final Site Plan Checklist, Checklist #6
  - Green Checklist, Checklist #7
  - Ownership disclosure form
  - Proof of filing of application with Somerset County Planning Board (Cover letter)
  - “Preliminary & Final Site Plan & Minor Subdivision, Raritan Crossing, LLC”, prepared by David A. Stires Associates, LLC, dated October 10, 2022 (22 half-size sets).
  - Architectural plans, “Multifamily Development, Raritan Crossing”, prepared by CPL Partnership, LLC, dated October 10, 2022 (22 half-size sets)
- 2) Six (6) full sized sets of:
- Preliminary & Final Site Plan & Minor Subdivision, Raritan Crossing, LLC prepared by David A. Stires Associates, LLC, dated October 10, 2022
  - Architectural plans, “Multifamily Development, Raritan Crossing”, prepared by CPL Partnership, LLC, dated October 10, 2022
- 3) One of each of the following:
- Confirmation of payment of real estate taxes
  - W-9 Form
  - USB drive (containing documents)
  - Fee and escrow calculation sheet
  - Check in the amount of \$1,732.50 as the application fee
  - Check in the amount of \$5,197.50 as the escrow deposit

Thank you for your attention to this matter. Please advise if you require anything further.

Lou Gara  
October 21, 2022  
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Sincerely,

A handwritten signature in black ink that reads "Susan R. Rubright". The signature is written in a cursive style with a large, looped "R" and "B".

Susan R. Rubright

SRR:nas  
Enclosures

cc: Stan Schrek, Board Engineer

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: 116.01 Fee Received: \_\_\_\_\_  
 Lot(s): 25, 26.01, 27, 27.01 & B 112/Lot 3 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 Raritan Crossing LLC  
 Address 1250 Rt 202, suite 101, Branchburg, NJ 08876
2. Applicant Same  
 Address \_\_\_\_\_
3. Date of purchase \_\_\_\_\_
4. Current (or last) use Shopping Center
5. Size of parcel(s) 150,358 SF Size of building \_\_\_\_\_  
 Total square feet (in all floors) \_\_\_\_\_
6. Number of new lots (including remainder) 2 total by reconfiguring existing 5 lots.

	PROVIDED	REQUIREMENT OF ZONE _____
7. Percentage of lot occupied by building	_____	_____
8. Height of building	_____	_____
9. Area of lot	<u>150,358 SF</u>	<u>11,000 SF</u>
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? Yes
15. If so, state character of appeal and date of disposition: \_\_\_\_\_
16. Other contiguous lots owned by applicant or owner:  
 Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?  
No

18. Taxes paid to date. Yes, please see attached list from Borough website.

Signature of Tax Collector

10/19/2022  
 Date of Submission

Applicant Signature David Gardner, Owner

## RIDER

### MINOR SUBDIVISION AND PRELIMINARY AND FINAL SITE PLAN APPLICATION

#### RARITAN CROSSING, LLC

Raritan Crossing, LLC (Applicant) is the owner of the subject property and is seeking to redevelop the property in accordance with the “Raritan Crossing Redevelopment Plan” prepared by Van Cleef Engineering Associates, LLC (the “Redevelopment Plan”). The Redevelopment Plan was adopted by the Borough Council by Ordinance 2022-10 at its meeting on July 12, 2022. (Copy enclosed). This application is being submitted in accordance with Section 8 A. “Site Plan and Subdivision Review” of the Redevelopment Plan and in accordance with the standards set forth in the Redevelopment Plan.

The subject property comprises five (5) tax lots known as Block 116.01, Lots 25, 26.01, 27 and 27.01 and Block 112, Lot 3 and is referred to in the Redevelopment Plan as the “Plan Area”. The development proposal includes reconfiguring the Plan Area into two (2) lots. New Lot “A” will contain 82,469 square feet (1.8932 acres). The existing commercial/retail building on Lot “A” will be removed and replaced with a residential apartment building with underground parking. New Lot “B” will contain 67,889 square feet (1.5585 acres). The existing strip center and standalone building will be maintained on this new Lot “B”.

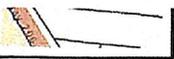
The standards set forth in the Redevelopment Plan are considered an overlay to all provisions of the Borough of Raritan Land Use and Development Ordinance regulating development in the Plan Area. The Use and Bulk Regulations are set out in Section 4 of the Redevelopment Plan; Paragraph A sets out the “Land Uses” and Paragraph B sets out the “Bulk Regulations”. Section 5 details the “Building and Site Design Standards”.

Proposed Lot A currently includes a three (3) story commercial building. Lot A will be redeveloped with a four (4) story residential apartment building with underground parking consistent with the standards set out in Section 4. A and B of the Redevelopment Plan. Twelve (12) Affordable Housing units will be provided in accordance with the requirements for same set out in Section 4. C of the Redevelopment Plan.

Proposed Lot B currently includes a commercial strip center and a stand-alone commercial office building, which are permitted uses in the underlying B-3 zone. These uses will remain as permitted under the Redevelopment Plan, Section 4 A.1).

The bulk standards for the existing site and for each of proposed Lots A and B are set forth on the tables attached, which are also set out on the subdivision/site plan set prepared by David A. Stires Associates, LLC, dated October 12, 2022.

A waiver from the requirement to submit an Environmental Impact Statement is being requested given the developed nature of the property.



FT.



# KEY MAP

SCALE: 1" = 1000'+/-

## ZONE DATA

B-3: HIGHWAY BUSINESS DISTRICT & B-2: SHOPPING CENTER  
BLOCK 116.01, LOTS 25, 26.01, 27 & 27.01 AND BLOCK 112, LOT 3  
EXISTING USE: EXISTING STRIP RETAIL CENTER  
PROPOSED USE: CONTINUED USE WITH RESIDENTIAL APARTMENTS

TOTAL TRACT AREA = 150,358 S.F. or 3.4517 ACRES

AS SHOWN ON THE BOROUGH OF RARITAN TAX MAP SHEETS #27 & #28

### AREA AND YARD RESTRICTIONS (B-3), FOR OVERALL PROJECT SITE

DESCRIPTION	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	11,000 S.F.	150,358 S.F.	150,358 S.F.
MAX. LOT WIDTH	100 FT.		
ROUTE 206		683.0 FT.	683.0 FT.
SOMERSET ST.		47.29 FT.*	47.29 FT.*
GLASER AVE.		142.45 FT.	142.45 FT.
MIN. FRONT YARD SETBACK (RT. 206)	50 FT.	30.5 FT.*	37.39 FT.**
MIN. SIDE YARD SETBACK	10 FT.	44.8 FT.	26.68 FT.
MIN. REAR SETBACK	10 FT.	13.2 FT.	13.2 FT.
MAX. LOT COVERAGE	85%	90.4%*	83.2%
MAX. BLDG. HEIGHT	4 STORIES/ 60 FT.	3 STORIES/ 34 FT.	4 STORIES/ 60 FT.

\*EXISTING NON-CONFORMITY

\*\*VARIANCE REQUESTED

PROJECT DESCRIPTION: REPLACE 3 STORY COMMERCIAL BUILDING WITH A 4 STORY RESIDENTIAL APARTMENT FACILITY WITH UNDERGROUND PARKING.

### THE FOLLOWING APPROVALS ARE REQUIRED:

1. RARITAN BOROUGH LAND USE BOARD
2. SOMERSET COUNTY PLANNING BOARD
3. RARITAN BOROUGH BUILDING DEPARTMENT (APPLICABLE PERMITS)
4. SOMERSET UNION SOIL CONSERVATION DISTRICT
5. NJDEP APPLICABLE PERMITS

### VARIANCES/WAIVERS:

- PRE-EXISTING VARIANCES/WAIVERS EXIST AS INDICATED IN THE ZONING DATA (AREA & YARD RESTRICTIONS) CHART ABOVE.

### PARKING SUMMARY:

194 SPACES EXIST ON SITE AND APPROXIMATELY 62,007 TOTAL S.F. OF GFA EXISTS ON SITE.

RESIDENTIAL	UNITS	PARKING/ UNIT	TOTAL
ONE BEDROOM APARTMENTS	34	1.8	61.2
TWO BEDROOM APARTMENTS	38	2.0	76
THREE BEDROOM APARTMENTS	3	2.1	6.3
TOTAL = 144 SPACES REQUIRED RESIDENTIAL			

SHOPPING CENTER PROPOSED (MINUS 3,225 S.F. MEDICAL) = 22,480 S.F.  
AT 4 SPACES/1,000 S.F. REQUIRES 90 SPACES

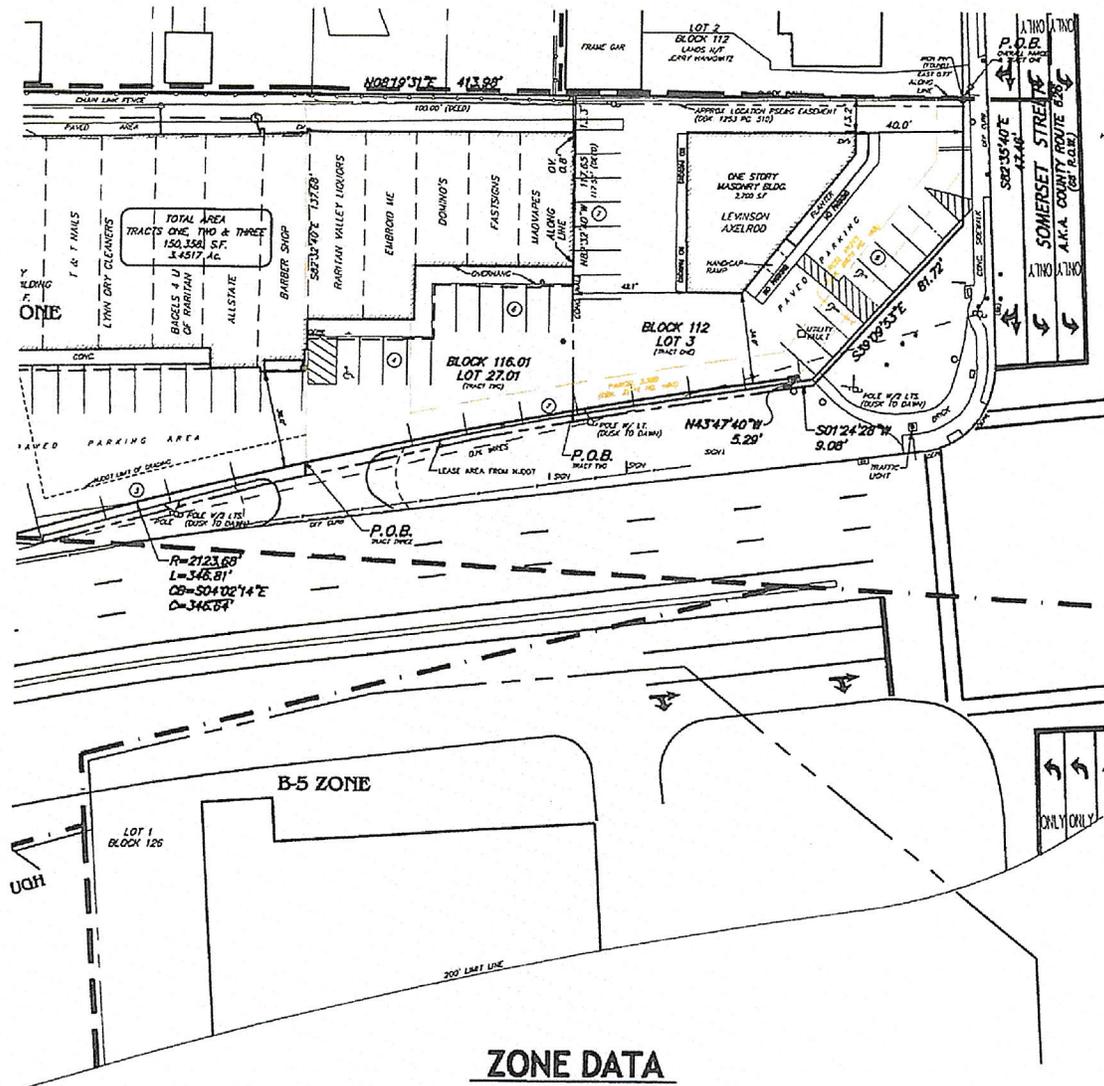
MEDICAL WALK IN FACILITY REQUIRED = 8 SPACES (5 PER DOCTOR PLUS 1 FOR EACH ADDITIONAL EMPLOYEE (3) OR 8 SPACES

TOTAL PROPOSED REQUIRED = 242 SPACES

PROPOSED SPACES PROVIDED = 218 SPACES

ELECTRIC VEHICLE MAKE READY CHARGING STATIONS = 36 SPACES

ELECTRIC VEHICLE CHARGING STATIONS = 12 SPACES



**ZONE DATA**

B-3: HIGHWAY BUSINESS DISTRICT & B-2: SHOPPING CENTER  
 BLOCK 116.01, LOTS 25, 26.01, 27 & 27.01 AND BLOCK 112, LOT 3  
 EXISTING USE: EXISTING STRIP RETAIL CENTER  
 PROPOSED USE: CONTINUED USE WITH RESIDENTIAL APARTMENTS  
 TOTAL TRACT AREA = 150,358 S.F. or 3.4517 ACRES  
 AS SHOWN ON THE BOROUGH OF RARITAN TAX MAP SHEETS #27 & #28

**AREA AND YARD RESTRICTIONS (B-3) FOR SUBDIVISION**

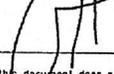
DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
MIN. LOT AREA	11,000 S.F.	150,358 S.F.	82,469 S.F.	67,889 S.F.
MAX. LOT WIDTH	100 FT.	683.0 FT.	182.11 FT.	446.56 FT.
ROUTE 206		47.29 FT.*	N/A	47.29 FT.*
SOMERSET ST.		142.45 FT.	142.45 FT.	N/A
GLASER AVE.		30.5 FT.*	37.39 FT.**	34.00 FT.**
MIN. FRONT YARD SETBACK (RT. 206)	50 FT.	44.8 FT.	3.24 FT.**	2.52 FT.**
MIN. SIDE YARD SETBACK	10 FT.	13.2 FT.	26.68 FT.	13.2 FT.
MIN. REAR SETBACK	10 FT.	90.4%*	72.0%	96.0%**
MAX. IMPROVED LOT COVERAGE	85%	3 STORIES/ 34 FT.	4 STORIES/ 60 FT.	1 STORY <60 FT.
MAX. BLDG. HEIGHT	4 STORIES/ 60 FT.			

\*EXISTING NON-CONFORMITY  
 \*\*VARIANCE REQUESTED

L.C.,  
 ET  
 2001.

678 US HWY 202/206 N. SUITE 6  
 BRIDGEWATER, N.J. 08807  
 PHONE: (908)252-7000  
 www.dastires.com

GEORGE H. FOLK  
 PROFESSIONAL ENGINEER N.J. LICENSE No. 35



DATE 10/10

CAUTION: If this document does not contain the raised impression seal of the professional, it is not an authorized original document and may have been altered. Certificate of Authorization #: 241

**BOROUGH OF RARITAN**  
**ORDINANCE NO. 2022-10**

**AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF RARITAN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT CONSISTING OF BLOCK 116.01, LOTS 25, 26.01, 27 AND 27.01 AND BLOCK 112, LOT 3 IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., on March 23, 2021, the Borough Council adopted Resolution No. 2021-03-060 authorizing the Borough of Raritan Planning Board (the "Planning Board") to undertake a preliminary investigation for the redevelopment of 3.47 acres of land known as Block 116.01, Lots 25, 26.01, 27 and 27.01 and Block 112, Lot 3 as shown on the Borough of Raritan Tax Map (the "Study Area"); and

WHEREAS, the Planning Board, pursuant to N.J.S.A. 40A:12A-6, undertook a Preliminary Investigation and, in conjunction therewith, prepared a map showing the boundaries of the Study Area, the location of the various parcels of property constituting the Study Area and a statement setting forth the basis for its Preliminary Investigation; and

WHEREAS, the Planning Board conducted a public hearing, duly noticed under the Local Redevelopment and Housing Law, on September 22, 2021, at which members of the general public, including all persons who were interested in or would be affected by a determination that the Study Area constituted an "area in need of redevelopment", were given an opportunity to be heard and all objections to such determination and evidence in support thereof, whether given orally or in writing, were received and considered by the Planning Board and made a part of the public record; and

**WHEREAS**, the Planning Board, after concluding its study of the matter, issued a report to the Borough Council entitled “Area in Need of Redevelopment Study, Block 116.01, Lots 25, 26.01, 27 and 27.01 and Block 112, Lot 3, Borough of Raritan, New Jersey” prepared by Van Cleef Engineering Associates, LLC (the “Preliminary Investigation Report”), which Preliminary Report was dated May 21, 2021; and

**WHEREAS**, at its hearing on September 22, 2021, the Planning Board adopted Resolution PB 2021-08. , which concluded that the Study Area met the criteria of an “area in need of redevelopment” in accordance with N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, on March 1, 2022, the Borough Council adopted Resolution No. 2022-03-037 designating the Study Area as a non-condemnation “area in need of redevelopment” , thus designating the Study Area as a “non-condemnation redevelopment area”; and

**WHEREAS**, the Borough Council also directed the Planning Board to prepare a Redevelopment Plan for the Study Area pursuant to N.J.S.A. 40A:12A-7f of the Local Redevelopment and Housing Law; and

**WHEREAS**, Van Cleef Engineering Associates, LLC, was authorized on behalf of the Planning Board to prepare a Redevelopment Plan, which Redevelopment Plan is entitled “Raritan Crossing Redevelopment Plan, Borough of Raritan, New Jersey”, last dated June, 2022; and

**WHEREAS**, the Borough Council has reviewed and carefully considered the Redevelopment Plan and has found it to be satisfactory and now desires to adopt this Ordinance formally adopting the aforesaid Redevelopment Plan; and

WHEREAS, the Commissioner of the State of New Jersey, Department of Community Affairs, has approved the designation of the Study Area as an “area in need redevelopment.”

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Raritan, County of Somerset and State of New Jersey, as follows:

Section 1. The Redevelopment Plan, a copy of which is annexed hereto and made a part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

Section 2. This Ordinance constitutes an amendment to the zoning district map included in the Borough’s zoning ordinance.

Section 3. A copy of this Ordinance and the Redevelopment Plan be forwarded, after introduction, to the Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 6. This Ordinance shall take effect upon (i) filing with the Somerset County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication in the manner required by New Jersey law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was finally Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, following a Second Reading and Public Hearing that took place in Council Chambers, 22 First Street, Raritan, NJ 08869 on **Tuesday, July 12, 2022 at 6:30 p.m.** This Ordinance shall take effect upon proper publication, as required by law.

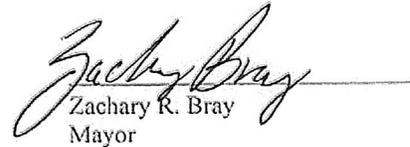
**ADOPTION:**

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT
✓		Carra	✓			
	✓	Fritzinger	✓			
		Giraldi	✓			
		Hutzler	✓			
		Melitsky	✓			
		Orozco				✓

ATTEST:



Eric M. Colvin Borough  
Clerk/Administrator



Zachary R. Bray  
Mayor

I HEREBY CERTIFY that the foregoing Ordinance was Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, at a Regular Meeting held in Borough Hall, 22 First Street, Raritan, NJ 08869 on Tuesday, July 12, 2022.



Eric M. Colvin  
Borough Clerk/Administrator

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 Raritan Crossing, LLC Application No. \_\_\_\_\_

Block 112 Lot 3 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 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
	X				
X					
	X				
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X					

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.	X					
18. Location of all existing buildings or structures and landscaping.	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					
22. Feasible sketch plan for remaining lands.	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.

LAND USE AND DEVELOPMENT

207 Attachment 6

**Borough of Raritan**

**Checklist 5**

For Determining Completeness of Application For  
**Preliminary 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 Raritan Crossing, LLC Application No. \_\_\_\_\_

Block 112 Lot 3 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.

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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					

LAND USE AND DEVELOPMENT

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 reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.
16. Zoning district(s), including district names and zone schedule.
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.
19. An index for the complete set of plans.
20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest.
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet.
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					

LAND USE AND DEVELOPMENT

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.

LAND USE AND DEVELOPMENT

207 Attachment 7

**Borough of Raritan**

**Checklist 6**

For Determining Completeness of Application For  
**Final 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 Raritan Crossing, LLC Application No. \_\_\_\_\_

Block \_\_\_\_\_ Lot \_\_\_\_\_ 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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
    - a. More than 50 dwelling units within 500 feet of a municipal border;
    - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
  9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- 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.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
	X				
X					
	X				
X					
X					
X					
X					
X					
X					
X					
X					

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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 reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	X					
16. Zoning district(s), including district names and zone schedule.	X					
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	X					
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	X					
19. An index for the complete set of plans.	X					
20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest.	X					
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	X					
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	X					
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	X					
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet of tract.	X					
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	X					

RARITAN CODE

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	X					
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	X					
28. Location, size and description of any lands to be dedicated to the Borough or county.		X				
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	X					
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	X					
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	X					
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	X					
33. Cost estimates of all on-site improvements. (Pending)						
34. Signature and seal of a licensed professional engineer.	X					
35. Environmental impact statement, per § 207-69.			X			
36. Final contours on site and within 100 feet at two-inch intervals; final elevations at building corners, paved areas and property corners.	X					

LAND USE AND DEVELOPMENT

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.

LAND USE AND DEVELOPMENT

207 Attachment 8

**BOROUGH OF RARITAN**

**Checklist 7  
for Determining Site Plan Application Completeness for  
GREEN DEVELOPMENT  
Chapter 207, Land Use and Development  
Borough of Raritan, Somerset County, New Jersey**

Name of Application \_\_\_\_\_ Application No. \_\_\_\_\_

Raritan Crossing, LLC

Block 112 Lot 3 Date Filed

This checklist must be completed and submitted with any application for site plan approval. Failure to do so will render the application incomplete. While completion of the checklist is mandatory, it is for information purposes only, and compliance with the items found herein will not become a condition of approval.

The checklist includes various green building design strategies that can be implemented as part of a residential or commercial development. The information provided in the checklist will guide and inform the dialogue between an applicant and the Borough regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment, and generally improve the quality of life in the Borough.

The checklist is organized into three sections: first, it addresses the site within its regional and local context, looking at its physical location, development status, and availability of certain infrastructure; second, it addresses the impact of the proposed development on the site itself; and third, it addresses the structures on the site.

The applicant should provide examples of how they meet or address each of the items on the checklist.

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.

	YES	NO	COMMENTS
A. CONTEXT			
1. Is the site a redevelopment or brownfield site?	X		
2. Is the site served by public transit, or easily accessible on foot or by bicycle?	X		
3. Is there train service within 1/2 mile or bus service within 1/4 mile?	X		

RARITAN CODE

	YES	NO	COMMENTS
4. Do the roads within the development comply with the Borough's Complete Streets policy? (Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters)			N/A
5. Does the development include historic preservation, or adaptive reuse of existing facilities?			N/A
6. Does the site's location, scale or use support the historic context of surrounding historic properties?			N/A
7. Does the development provide or enhance the following:			
a) A mix of land use types? Please list.	X		
b) Housing diversity by type and income?	X		
c) Civic and public spaces or have proximity to them? (Examples: open plazas, courtyards, public art)		X	
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network?	X		Green roof
e) Alternative parking designs such as reduced parking ratios, compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?	X		
f) Access to or partnerships with local farms or farmers' markets to promote local food production?		X	
g) Natural features such as streams, wetlands, forests or the Raritan River?		X	
h) Regional stormwater management? (A regional stormwater management plan addresses stormwater-related water quality and water quantity impacts of new and existing land uses on a drainage area basis and is not limited to on-site stormwater management measures.)			
	YES	NO	COMMENTS
<b>B. SITE DEVELOPMENT</b>			
1. Does the design provide for the following:			
a) Minimum site disturbance during construction?	X		
b) Increased erosion and sedimentation control beyond county or municipal requirements?	X		
c) Low-impact design features such as:			
• Bioswales			
• Rain gardens			
• Green roofs	X		
• Pervious pavements	X		
• Green walls (Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.)			
• Trees (beyond that required by the ordinance)	X		
• Indigenous plant species (noninvasive species, low- maintenance landscaping)	X		

LAND USE AND DEVELOPMENT

	YES	NO	COMMENTS
<ul style="list-style-type: none"> <li>On-site management of vegetative waste</li> </ul>	x		
d) Regenerative design?			
<ul style="list-style-type: none"> <li>Does the site design conserve habitat, wetlands or water bodies?</li> </ul>			N/A
<ul style="list-style-type: none"> <li>Does the site design include restoration of habitat, wetlands or water bodies?</li> </ul>			N/A
<ul style="list-style-type: none"> <li>Does the project include long-term conservation management of habitat, wetlands or water bodies?</li> </ul>			N/A
2. Does the site minimize heat island effects through reduced paving, enhanced landscaping or other methods?	x		
3. Does the site provide alternatives to single-occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?	x		
4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?	x		
5. Does the site include energy efficient site lighting and controls?	x		
6. Do the landscape and stormwater management specifications employ integrated pest management practices?	x		
	YES	NO	COMMENTS
<b>C. GREEN BUILDING</b>			
1. Will the building(s) meet any criteria for a Certified Green Building? (A green building — also referred to as sustainable or high-performance building — is a collection of better design, construction, and operating practices that have the potential to reduce or eliminate the negative impacts of development on the environment and on human health. Green building programs and guidelines commonly address energy efficiency and carbon emissions reduction, water conservation, waste reduction, healthy and sustainably produced materials, indoor air quality, occupant productivity and health, and other components of green building. For more info visit <a href="http://rcgb.rutgers.edu">http://rcgb.rutgers.edu</a> or <a href="https://new.usgbc.org/leed">https://new.usgbc.org/leed</a> .)	x		See Green Checklist Rider attached
2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? (Example: Maximize southern building exposure for solar energy, orient building to minimize effects of cold winter winds and maximize cool summer breezes. Minimize shadows on open space and other buildings.)	x		See Green Checklist Rider attached

RARITAN CODE

	YES	NO	COMMENTS
3. Water Reduction			
a) Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA? <a href="http://www.cepa.gov/WaterSense/docs/matrix508.pdf">http://www.cepa.gov/WaterSense/docs/matrix508.pdf</a>		X	
b) Does the building employ water conservation features, including low-flow fixtures, waterless urinals, or sensor-controlled faucets?	X		
c) Does the building capture and re-use rainwater, gray water and storm water?		X	
4. Energy			
a) Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?	X		
b) Does the project incorporate Energy Star-labeled building products?	X		
c) Does the building include on-site energy generation, e.g., solar or wind?		X	
d) What is the anticipated energy savings expected to be realized from any or all of the above?	X		Approx. 7%
5. Indoor Air Quality			
a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?	X		
b) Are other measures, such as reducing the quantity of VOCs from adhesives, sealants, paints, composite wood systems and carpet systems, being used to improve indoor air quality?	X		
6. Materials			
a) Is an existing building being reused? If so, to what extent: 100%, 75%, 50%?		X	
b) Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?	X		
c) Are any building materials reused on or off site?		X	
d) Do new building materials contain recycled content? If so, to what extent (%)?	X		% TBD
e) Are building materials extracted, processed or manufactured locally or within the region?	X		% TBD

## RIDER

### GREEN CHECK LIST/CHECK LIST No. 7 RARITAN CROSSING, LLC

#### C. GREEN BUILDING

##### 1. Will the building(s) meet any criteria for a Certified Green Building?

(A green building — also referred to as sustainable or high-performance building — is a collection of better design, construction, and operating practices that have the potential to reduce or eliminate the negative impacts of development on the environment and on human health. Green building programs and guidelines commonly address energy efficiency and carbon emissions reduction, water conservation, waste reduction, healthy and sustainably produced materials, indoor air quality, occupant productivity and health, and other components of green building. For more info visit <http://rcgb.rutgers.edu> or <https://new.usgbc.org/leed>.)

**Response and Comment:** YES. This building is a redevelopment of an existing site that will remove an aged, low efficiency structure with a new structure which will include not only an efficient building envelope, windows, HVAC systems and appliances but has been designed with an activated roof which will reduce heat island, “dirty rain water” and provide outdoor recreation. All exterior finish materials will be high quality, low maintenance, durable finishes. A significant amount of required parking has been placed within the structure, further reducing the amount of asphalt cover and will improve the flood safety for vehicles and occupants during major flood events.

2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? (Example: Maximize southern building exposure for solar energy, orient building to minimize effects of cold winter winds and maximize cool summer breezes. Minimize shadows on open space and other buildings.)

**Response and Comment.** YES. The proposed structure has greater than 50% east, south, west façade exposure with the longest building surface facing south. The shadow of the new structure will primarily be cast on open parking and existing retail. By providing an “activated” roof, the proposed structure provides significant outdoor space for all occupants.

**RARITAN CROSSING, LLC**

10% or more ownership

**RARITAN CROSSING, LLC** 03/11/2014 (30-0845142) New Jersey

Raritan Crossing Holding Company, LLC 69.0889%  
JGB Dynasty Group 28.1097%

**RARITAN CROSSING HOLDING COMPANY, LLC** 10/21/14 (36-4796215)

New Jersey

DG REAL ESTATE HOLDINGS 35.727%  
CG REAL ESTATE HOLDINGS 59.773%

**2010 CAROL GARDNER IRREVOCABLE TRUST - (27-6693818) SOUTH DAKOTA**

**CG REAL ESTATE HOLDINGS, LLC 06/29 /2010 ( 27-2950077) SOUTH DAKOTA**

- 2010 CAROL GARDNER IRREVOCABLE TRUST 100%

**CG INVESTMENT HOLDINGS, LLC 06/29/10 (27-2950025) SOUTH DAKOTA**

2010 CAROL GARDNER IRREVOCABLE TRUST 100%

**2010 DAVID B GARDNER IRREVOCABLE TRUST 09/09/10 (27-6810545) SOUTH DAKOTA**

**DG REAL ESTATE HOLDINGS , LLC 09/08/10 (27-3449556) SOUTH DAKOTA 100%**

**2010 DAVID B GARDNER IRREVOCABLE TRUST 100%**

# BRACH | EICHLER LLC

Susan R. Rubright  
Direct Dial: 973-403-3157  
Direct Fax: 973-618-5557  
E-mail: srubright@bracheichler.com

October 21, 2022

## VIA OVERNIGHT DELIVERY

Walter Lane, Director  
Somerset County Planning Board  
20 Grove Street  
Somerville, NJ 08876

Re: Raritan Crossing, LLC  
Block 112, Lot 3  
Block 116.01 Lots, 25, 26.01, 27, 27.01

Dear Mr. Lane:

This firm represents Raritan Crossing, LLC (“Applicant”) with regard to a Minor Subdivision and Preliminary and Final Site Plan Application for the above referenced property in the Borough of Raritan. In support of the application, please find one (1) copy following materials:

- Somerset County Planning Board Land Development Application with attachments:
  - Rider describing the proposal
  - Area and Yard Restrictions for Overall Project Site (from site plan)
  - Area and Yard Restrictions for Subdivision (from site plan)
  - Ordinance No. 2022-10 adopting Redevelopment Plan for the property
- Application checklist
- “Preliminary & Final Site Plan & Minor Subdivision, Raritan Crossing, LLC”, prepared by David A. Stires Associates, LLC, dated October 10, 2022

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](http://www.bracheichler.com)

Walter Lane  
October 21, 2022  
Page 2

- Architectural plans, "Multifamily Development, Raritan Crossing", prepared by CPL Partnership, LLC, dated October 10, 2022
- Fee and escrow calculation sheet
- Check in the amount of \$1,860.00 as the application fee

Thank you for your attention to this matter. Please advise if you require anything further.

Sincerely,

A handwritten signature in black ink that reads "Susan R. Rubright". The signature is written in a cursive style with a large, stylized initial 'S'.

Susan R. Rubright

SRR:nas  
Enclosures

cc: Lou Gara, Raritan Borough Zoning Official