



**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.	683.0 FT.	683.0 FT.
ROUTE 206		47.29 FT.**	47.29 FT.**
SOMERSET ST.		142.45 FT.	142.45 FT.
GLASER AV.		30.5 FT.*	37.39 FT.**
MIN. FRONT YARD SETBACK (RT. 206)	50 FT.	44.8 FT.	26.68 FT.
MIN. SIDE YARD SETBACK	10 FT.	13.2 FT.	13.2 FT.
MIN. REAR SETBACK	10 FT.	13.2 FT.	13.2 FT.
MAX. LOT COVERAGE	85%	90.28%	82.9%
MAX. BLDG. HEIGHT	4 STORIES/ 60 FT.	3 STORIES/ 34 FT.	4 STORIES/ 60 FT.

\*EXISTING NON-COMFORMITY  
 \*\*VARIANCE REQUESTED  
 PROJECT DESCRIPTION: REPLACE 3 STORY COMMERCIAL BUILDING WITH A 4 STORY RESIDENTIAL APARTMENT FACILITY WITH UNDERGROUND PARKING.

**VARIANCES/WAIVERS:**

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

**PARKING SUMMARY:**

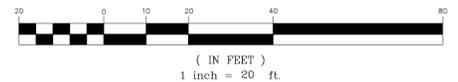
194 SPACES EXIST ON SITE AND APPROXIMATELY 62,007 TOTAL S.F. OF GFA EXISTS ON SITE.

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  
 REQUIRED PARKING SPACES = 242 SPACES  
 10% REDUCTION OF REQUIRED = 24 SPACES  
 TOTAL REQUIRED = 218 SPACES  
 11 PROPOSED ADA SPACES



**GRAPHIC SCALE**



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DATE	REVISION	BY
2/6/23	REVISED PER BOROUGH COMMENTS	SMT

**DAS**  
**DAVID A. STIRES ASSOCIATES, LLC.**  
 ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS

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. 35258  
 DATE 1/25/23  
 Certificate of Authorization # 246A28088800

DESIGNED BY: GHF  
 DRAWN BY: SMT  
 CHECKED BY: GHF  
 SCALE: 1" = 20'

**RENDERING - PROJECT OVERVIEW**  
 LOTS 25, 26.01, 27 & 27.01 BLOCK 116.01  
 LOT 3 BLOCK 112  
 BOROUGH OF RARITAN SOMERSET COUNTY NEW JERSEY

PROJECT No. 15147  
 SHEET NUMBER 1 OF 1

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