



**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 SOMERSET ST. GLASER AVE.		47.29 FT.* 142.45 FT.	47.29 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%*	84.4%
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

TOTAL AREA TRACTS ONE, TWO & THREE  
 150,358 S.F.  
 3.4517 Ac.

R=1262.00'  
 L=114.99'  
 CB=S06°45'41"E  
 C=114.95'

R=2123.68'  
 L=346.81'  
 CB=S04°02'14"E  
 C=346.64'

R=1267.00'  
 L=198.23'  
 CB=S13°51'14"E  
 C=198.03'



**GRAPHIC SCALE**



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DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

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

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 DATE 1/25/23  
 Certificate of Authorization # 24CA28088800

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