

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 Raritan Mall, LLC
Address 148 E. 5th Street, Bldg. 7A, Bayonne, NJ 07002
2. Applicant Raritan Mall Urban Renewal, LLC
Address 148 E. 5th Street, Bldg. 7A, Bayonne, NJ 07002
3. Date of purchase October 2, 2020
4. Current (or last) use Shopping Mall
5. Size of parcel(s) 10.88 acres Size of building _____
Total square feet (in all floors) _____
6. Number of new lots (including remainder) 1

	PROVIDED	REQUIREMENT OF ZONE <u>Raritan Mall Redevelopment Plan</u>
7. Percentage of lot occupied by building	<u>19.6%</u>	<u>5 Stories/70 FT.</u>
8. Height of building	<u>5 Stories/70 FT</u>	<u>42,500 s.f.</u>
9. Area of lot	<u>10.88 acres</u>	<u>*</u>
10. Setback from front of property line	<u>*</u>	<u>*</u>
11. Setback from left side line	<u>*</u>	<u>*</u>
12. Setback from rear property line	<u>*</u>	<u>*</u>
13. Percentage of impervious lot coverage	<u>72%</u>	<u>80%</u>
14. Has there been any previous appeal involving these premises? <u>No.</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 (include non-conforming uses)? <u>None</u>		

* See Application Addendum.

18. Taxes paid to date. See tax payment certification attached herein.

 Signature of Tax Collector

10/22/2025 Alexander Casey Raritan Mall Urban Renewal, LLC
 Date of Submission Applicant Signature

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) | _____ |
| _____ "c" variance appeal | _____ |
| _____ "d" variance appeal | _____ |
| _____ Other | _____ |

REQUEST FOR "C" VARIANCE INFORMATION

2. In what manner does the strict application of the foregoing present parctical difficulties and/or hardship?

See Application Addendum attached herein.

3. What exceptional circumstances or conditions affect the site which are in support of the request.

See Application Addendum attached herein.

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.

Not applicable.

5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?

Not applicable.

6. State other pertinent facts which support the request.

Not applicable.

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

APPLICATION ADDENDUM

APPLICATION OF RARITAN MALL URBAN RENEWAL, LLC- PRELIMINARY AND FINAL MAJOR SITE PLAN WITH BULK VARIANCE RELIEF- BLOCK 116.01, LOT 11.01 (166 ORLANDO DRIVE), BOROUGH OF RARITAN

Raritan Mall Urban Renewal, LLC (“Applicant”) is the applicant for the redevelopment project located at 166 Orlando Drive, Borough of Raritan, New Jersey, commonly known as the Raritan Mall (“the Property”). The Property is identified as Block 116.01, Lot 11.01 on the official tax map of the Borough of Raritan and located in the Borough’s B-2 Shopping Centers District Zone and the Raritan Mall Redevelopment Plan (the “Redevelopment Plan”) (“the Project”). The Property is developed with the Raritan Mall which contains two (2) multi-use commercial buildings which provide space for at least 15 or more diverse commercial uses with surface parking spaces, which will be removed. The Applicant is seeking preliminary and final site plan approval with bulk variance relief to develop a mixed-use building containing multifamily inclusionary residential rental units with approximately 30,000 s.f. of retail space with lower-level garage and surface parking facilities, indoor and outdoor amenities and landscaping.

RARITAN MALL URBAN RENEWAL’S SITE PLAN PROPOSAL

The Applicant is seeking preliminary and final major site plan approval with bulk variance relief to develop a mixed-use building containing a 1) 276-unit multifamily inclusionary residential rental development that will include individual lower level unit garage parking, ground level surface parking spaces, and landscaping, and 2) an approximately 30,000 s.f. retail component. A portion of the existing building and all curbing and parking areas will be removed from the Property.

The Applicant seeks bulk variance relief as follows:

1. Section K of the Redevelopment Plan. – Parking Quantity, 961 total parking spaces are required (pursuant to RSIS requirements) as follows: 1) 281 parking spaces for 156 1-BR units; 2) 240 parking spaces for 120 2-BR units; and 3) 440 parking spaces for the 33,000 s.f. retail space (1 space per 75 s.f.). The Applicant proposes 647 parking spaces. The Applicant notes that §207-63C.(1) of the Borough’s Land Use and Development Ordinance (the “Ordinance”) requires 4 parking spaces for each 1,000 s.f. of gross floor area for a shopping center (neighborhood business). The retail space parking requirement under the Ordinance would be 132 spaces, as opposed to 440 parking required under the Redevelopment Plan. The Applicant maintains that the Ordinance parking requirement for shopping centers (neighborhood business) is a more realistic parking requirement because of the popularity of online shopping. Further, the Property has been grossly overparked for years and the Application offers the better planning opportunity for an inclusionary residential rental units development with a retail component. Applying the Ordinance standards for parking for a shopping center (neighborhood business), the Applicant would still require bulk variance relief for

parking where 653 parking spaces (281 1-BR spaces + 240 2-BR spaces + 132 retail parking spaces) are required and 647 total parking spaces are proposed.

The 276 residential unit mix would include the following: Two-hundred thirty-four (234) market rate units: one hundred forty-eight (148) one-bedroom units and eighty-six (86) two-bedroom units. Forty-two (42) units would be set aside as affordable housing units as follows: eight (8) studio units, twenty-four (24) two-bedroom units, and ten (10) three-bedroom units. This Project is included in and meets the set-aside requirements of the 1) Borough's Mount Laurel Affordable Housing Settlement Agreement re: In the Matter of the Borough of Raritan for a Judgment of Compliance of its Third-Round Housing Element and Fair Share Plan, County of Somerset litigation, Docket No. SOM-L-926-15 (the "Settlement Agreement"); and 2) Borough's Housing Element and Fair Share Plan dated February 2022 (the "Housing Element and Fair Share Plan").

As stated above, the Applicant seeks bulk variance relief for the Project. However, the Applicant further requests that the Planning Board grant any and all other variances, waivers, and design standard relief that may arise during the course of review and hearing on this application.

The Applicant hereby grants permission to members of the Planning Board and Borough employees to inspect the Property.

The Applicant will provide detailed testimony at the time of public hearing in support of the major site plan application.