

Susan R. Rubright
Direct Dial: 973-403-3157
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November 3, 2023

VIA OVERNIGHT DELIVERY

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

Re: Amrutha, LLC/ Block 44, Lot 5; 31 Frelinghuysen Avenue, Raritan, New Jersey
Minor Site Plan and Variance Application

Dear Mr. Gara:

This firm represents Amrutha (“Applicant”) on an application for site plan approval to occupy the existing building on the property located at 31 Frelinghuysen Avenue and known as Block 44, Lot 5 on the Raritan Borough tax maps as a wine and liquor store. The current submission supplements the application materials included in our May 25, 2023 submission. (Copy of cover letter attached). We are also requesting a variance for number of parking spaces.

Enclosed please find our amended application for minor site plan approval with a parking variance, and the revised amended site plans:

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

- Borough of Raritan Application: Site Plan Application with a Rider describing the proposal and the parking variance request.
- Cover letter dated May 25, 2023 submitting initial application materials.
- “Traffic & Parking Assessment, Amrutha, LLC”, dated November 1, 2023, prepared by Dolan & Dean Consulting Engineers, LLC.
- Minor Site Plan Checklist.

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

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Lou Gara
November 3, 2023
Page 2

- Site Plan prepared by David A. Stires Associates, LLC, dated October 31, 2023.
- 2) Six (6) full sized sets of Site Plan prepared by David A. Stires Associates, LLC, dated October 31, 2023 [as requested we are submitting one (1) full sized set of plans to the Board Attorney and Engineer].
- 3) One of each of the following:
- Confirmation of payment of real estate taxes.
 - USB drive (containing all documents).

We are submitting a set of all materials directly to each the Board Attorney and Engineer.

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, P.E., P.P.
Lawrence Cohen, Esq.
Amrutha, LLC
David Stires Associates, LCC
Dolan & Dean, LLC

**BOROUGH OF HARTMAN 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: 44 Fee Received: _____
 Lot(s): 5 Board of Adjustment No.: _____
 Zone: B-3 Planning Board No.: _____
 Street: 31 Frelinghuysen Ave 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

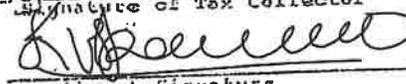
DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner Rihaan, LLC
 Address 4 Pierce Farm Road, Whitehouse Station NJ 08889
2. Applicant Amrutha, LLC
 Address 4 Pierce Farm Road, Whitehouse Station, NJ 08889
3. Date of purchase _____
4. Current (or last) use Flooring store
5. Size of parcel(s) 0.394 Acres/17,162.64 SF size of building 6,189 SF
 Total square feet (in all floors) 7,592 SF
6. Number of new lots (including remainder) NA

	PROVIDED	REQUIREMENT OF ZONE <u>B-3</u>
7. Percentage of lot occupied by building	<u>36.06%</u>	<u>Not stated</u>
8. Height of building	<u>2 stories</u>	<u>2 stories</u>
9. Area of lot	<u>17,162.64 SF</u>	<u>14,000 SF</u>
10. Setback from front of property line measured from Frelinghuysen Ave.	<u>30.3'</u>	<u>50'</u>
11. Setback from left side line measured from Frelinghuysen Ave.	<u>11.5'/16.5'</u>	<u>5'/15'</u>
12. Setback from rear property line measured from Frelinghuysen Ave.	<u>0.9'</u>	<u>20'</u>
13. Percentage of impervious lot coverage	_____	<u>75%</u>

14. Has there been any previous appeal involving these premises? _____
15. If so, state character of appeal and date of disposition: _____
See Resolutions included herein from 1985 and 1994
16. Other contiguous lots owned by applicant or owner: No
 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: _____ See tax record attached
 Signature of Tax Collector _____

11/02/2023
 Date of Submission _____

 Applicant Signature _____

RIDER TO PRELIMINARY AND FINAL SITE PLAN APPLICATION

AMRUTHA, LLC 31 Frelinghuysen Avenue/ Block 44, Lot 5

The Property is located at the corner of Frelinghuysen Avenue and Route 206. It is known as 31 Frelinghuysen Avenue and as Block 44, Lot 5 on the Raritan Borough tax maps. It is an existing lot with an existing building and parking area. The building on-site has been occupied by Bench Flooring for many years. The Applicant is proposing to use the building as a wine and liquor store, which is a permitted use. The liquor store space is approximately 4,786 SF and includes storage space, coolers and reach boxes in addition to the selling floor. The store will operate from 10:00 a.m. to 10:00 p.m., as per the New Jersey State guidelines. The proposed store floor layout is shown on the drawings enclosed.

An approximately 1,403 SF space, formerly used by a dry cleaner, will be used as office space. The second floor of the building will continue to be used as an existing apartment.

There are two (2) parking areas on the Property. The smaller parking area fronting on Frelinghuysen Avenue will accommodate the residential and small office space parking needs. The larger parking area that fronts on Rt. 206 will accommodate the proposed retail liquor store parking and delivery needs. We are seeking a variance for the number of parking spaces required. Twenty-eight (28) spaces are required whereas twenty (20) parking spaces will be provided. Nineteen (19) exist today. As set forth on the Application form, there are a number of pre-existing site conditions that do not meet the zoning ordinance standards. We have listed these as variances although the conditions are existing and are not being changed.

The fact that the Property is an existing, developed site and that portions of the lot frontage were taken by eminent domain to widen Rt. 206 are conditions that create a hardship, and prevent compliance with the setback requirements and the required number of parking spaces. A portion of the parking area was removed in the Rt. 206 widening.

In support of the grant of the parking variance we note that in the Applicant's experience as the owner of several wine and liquor stores, customers stay in a store for a total of approximately 5-10 minutes. This in turn allows for a consistent turnover of parking spaces allowing them to be open to patrons on a continuing basis.



Block/Lot/Qual:	44. 5.	Tax Account Id:	734
Property Location:	31 FRELINGHUYSEN AVE	Property Class:	4A - Commercial
Owner Name/Address:	RIHAAN LLC	Land Value:	337,500
	4 PIERCE FARM RD	Improvement Value:	645,900
	WHITE HSE STA, NJ 08889	Exempt Value:	0
		Total Assessed Value:	983,400
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes

		Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status		
2024	02/01/2024	Tax	6,999.35	6,999.35	0.00	6,999.35	OPEN		
2024	05/01/2024	Tax	6,999.35	6,999.35	0.00	6,999.35	OPEN		
	Total 2024		13,998.70	13,998.70	0.00	13,998.70			
2023	02/01/2023	Tax	6,800.03	0.00	0.00	0.00	PAID		
2023	05/01/2023	Tax	6,800.03	0.00	0.00	0.00	PAID		
2023	08/01/2023	Tax	7,198.67	0.00	0.00	0.00	PAID		
2023	11/01/2023	Tax	7,198.67	0.00	0.00	0.00	PAID		
	Total 2023		27,997.40	0.00	0.00	0.00			
2022	02/01/2022	Tax	6,391.93	0.00	0.00	0.00	PAID		
2022	05/01/2022	Tax	6,391.93	0.00	0.00	0.00	PAID		
2022	08/01/2022	Tax	7,208.14	0.00	0.00	0.00	PAID		
2022	11/01/2022	Tax	7,208.13	0.00	0.00	0.00	PAID		
	Total 2022		27,200.13	0.00	0.00	0.00			
Last Payment: 10/27/23									

[Return to Home](#)

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

May 25, 2023

VIA OVERNIGHT DELIVERY

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

Re: Amrutha, LLC/ Block 44, Lot 5; 31 Frelinghuysen Avenue, Raritan, New Jersey

Dear Mr. Gara:

This firm represents Amrutha (“Applicant”) on an application minor site plan approval in connections with its proposal to occupy the existing building on the property located at 31 Frelinghuysen Avenue and known as Block 44, Lot 5 on the Raritan Borough tax maps as a wine and liquor store. 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 a Rider describing the proposal and including separate sheets setting forth the square footage allocations for the proposed use.
- Minor site plan checklist with Rider setting forth rationale in support of wavier requests.
- “Resolution by the Planning Board of the Borough of Raritan Granting of Bulk Variances”, to Theodore Bench, for property known as Lot 5, Block 44, dated June 26, 1985.
- “Resolution by the Planning Board of the Borough of Raritan Granting Bulk Variances for the Installation of Six New Parking Spaces and New Rear Addition”,

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

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Lou Gara
May 25, 2023
Page 2

to Theodore C. Bench and Ronald C. Bench, for property known as Lot 5, Block 44, dated March 23, 1994.

- “Survey of Property, Lot 5, Block 44, Borough of Raritan, County of Somerset”, prepared by Morgan Engineering & Surveying, dated February 27, 2023.
- “Site Plan for Lot 5, Block 44, Tax Map Sheet, Borough of Raritan, Somerset County, N.J.”, prepared by Herbert A. Lauterwald, Jr., dated October 6, 1993.
- “Fixture Layout for Wine Grand Raritan, 31 Frelinghuysen Avenue, Raritan, NJ 08869”, prepared by Modern Store Equipment, dated April 10, 2023.

2) One of each of the following:

- Ownership Disclosure of Amrutha, LLC.
- Confirmation of payment of real estate taxes.
- List of property owners located within 200’ of the subject property. (Letter sent to Borough).
- W-9 Form.
- USB drive (containing all documents).
- Fee and escrow calculation sheet per Ordinance Section 207-24.
- Check in the amount of \$500.00 made payable to the Borough of Raritan as the application fee. (To be delivered directly by Applicant).
- Check in the amount of \$1,500.00 made payable to the Borough of Raritan as the escrow deposit. (To be delivered directly by Applicant).

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.



181 WEST HIGH STREET
SOMERVILLE, NJ 08876

908 927 0100 p
908 927 0181 f

November 1, 2023

Raritan Borough Planning Board
22 First Street
Raritan, NJ 08869

RE: Traffic & Parking Assessment
Amrutha, LLC
31 Frelinghuysen Avenue
Borough of Raritan, Somerset County

Dear Planning Board Members:

Dolan & Dean Consulting Engineers, LLC (D&D) is the traffic consultant to Amrutha LLC, the applicant for the property located at 31 Frelinghuysen Avenue within the B3 Zone. The subject property is designated as Lot 5 in Block 44 and has frontage along both Route 206 southbound and Frelinghuysen Avenue eastbound. The site is currently developed with a 4,786 square foot vacant retail space (formerly Bench Flooring), one two-bedroom apartment, and 1,403 square feet of vacant commercial space (formerly Blue Star Cleaners). Site access is provided via a right-in/right-out driveway along Route 206 southbound and a full-movement driveway located along Frelinghuysen Avenue. The site provides parking for 19 vehicles, with 6 stalls in the lot accessed from Frelinghuysen Avenue and 13 stalls in the lot accessed from Route 206.

The application is for the re-tenancy of the former retail flooring store for a retail liquor store, and the vacant space formerly occupied by the dry cleaners to be utilized as office space. The existing two-bedroom apartment will remain, and the existing driveways will be maintained. Under the proposed condition, the parking lot accessed by Route 206 will be restriped to provide 14 parking stalls providing nine-foot-wide parking stalls where currently oversized spaces exist. As the retail use of the larger tenant space will remain unchanged, the change in use for the former dry cleaner space to an office use will actually reduce traffic and parking demands.

This traffic and parking assessment addresses the tenancy proposal and reviews the existing roadway conditions, projects traffic volumes that could be generated by the proposed uses and reviews the site parking adequacy and circulation plan.

EXISTING ROADWAY CONDITIONS

The following is a summary of the roadways surrounding the site:

Route 206 is an urban principal arterial highway with the general north/south orientation providing two lanes of travel in each direction. Within the general site vicinity, the roadway has a posted speed limit of 40 miles per hour and on-street parking is not permitted along the site frontage.

Frelinghuysen Avenue is designated as Somerset County Route 644 and has a general east/west orientation providing one lane in each travel direction. The roadway is approximately 0.4 miles and provides connection between Route 206 and meets its terminus to the west. Frelinghuysen Avenue has a posted speed limit of 25 miles per hour and parking is prohibited on both sides of the street and serves predominantly residential uses along its length.

EXISTING OPERATING CONDITIONS

Peak period observational site visits were conducted to obtain an understanding of current roadway capacities and operational conditions. During the site visits traffic was observed to flow freely along Route 206 and Frelinghuysen Avenue without any irregular signs of congestion. The traffic circle to the north along Route 206 and traffic signal to the south creates gaps allowing for the processing of turning maneuvers in a timely fashion without any evidence of excessive back-ups or chronic delays that would affect safe site access.

TRIP GENERATION OF THE PROPOSED TENANCY

The potential traffic generation from any use is directly related to the type size and characteristic of the use itself. The specific location of a particular use may also affect the trip generation, such as volume of passing street traffic and competing uses. Trip generation projections are customarily made using estimates compiled by The Institute of Transportation Engineers (ITE) in the 11th Edition of the Trip Generation Manual for uses that closely resemble the anticipated operation.

Within the most recent edition of the reference manual are traffic estimates specifically for “Liquor Store”, “Small Office Building,” and “Low-Rise Multifamily Housing.” Using this reference source, trip generation projections were made for the proposed tenancy and are summarized in Table I.

TABLE I
 TRIP GENERATION PROJECTIONS

Land Use	Morning Peak Hour			Evening Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
4,786 SF Liquor Store	2	1	3	40	40	80
1,403 SF Office	2	0	2	1	2	3
1 Apartment	0	0	0	0	1	1
Total	4	1	5	41	43	84

As shown the proposed tenancy will generate minimal traffic during the peak hours and does not exceed the NJDOT definition of a significant impact, which is defined as 100 or more peak hour trips. Consequently, the application will not lead to traffic congestion or blight.

The office use would generate less traffic than the former dry cleaners, while the liquor use will generate more traffic than the flooring store. The net traffic difference will not be materially different that what the site has historically generated.

PARKING REVIEW & EVALUATION

Based on the Minor Site Plan prepared by David A. Stires Associates, LLC, date October 2, 2023, parking will be provided via a 9-foot wide by 18-foot-deep parking spaces served by a 24-foot interior two-way access aisle. This design complies with standard engineering practices to provide safe and efficient traffic flow throughout the parking areas.

Per the Borough Ordinance, 28 spaces are required – 19 spaces for the liquor store (4 spaces per 1,000 square feet), 2 spaces for the apartment (in accordance with RSIS), and 7 spaces for the office use (4.5 spaces per 1,000 square feet). The proposal includes a total of 20 parking spaces to serve the three uses. As such a parking variance is requested as part of the application. The parking variance is not expected to be any different than the requirement for the prior tenancy.

To justify the parking variance, actual parking data for similar uses as compiled within the 5th Edition of the Parking Generation Manual was reviewed. This database provides parking demand ratios for liquor stores and small offices. This data is compiled based on the gross floor area of the respective uses. Based on the proposed tenants, Table II summarizes the recommended parking ratios and associated number of spaces for each use.

TABLE II
 ITE PEAK PARKING DEMAND CALCULATIONS

ITE PARKING RATIO		PROJECTED PARKING DEMAND
Liquor Store – Average Rate	1.72 spaces per 1,000 SF GFA	8 spaces
Small Office – Average Rate	2.56 spaces per 1,000 SF GFA	4 spaces
Liquor Store – 85 th Percentile	2.98 spaces per 1,000 SF GFA	14 spaces
Small Office – 85 th Percentile	4.17 spaces per 1,000 SF GFA	6 spaces

Based on the 85th percentile projection, the anticipated peak parking demand for the proposed tenancy would be 22 parking spaces including the 2 space, RSIS requirement for the two-bedroom apartment. This “demand” assumes that all three uses require their maximum parking demand at the same time. As will be described below, each use experiences their individual peak parking demand at different times, thus the total parking calculated above will never be required.

Shared Parking Analysis

The proposed parking supply is anticipated to be shared among each of the tenants. The ITE publishes hourly distribution for the peak parking demand for various uses, which will indicate the peak time periods for all uses and how the parking will be shared over the course of a day. For example, on weekdays, there is an expectation that the residents will be working and would not require peak parking (including visitors or guests). During evening or weekend hours, when liquor store demand is higher, the office would be closed thus allowing for a greater parking supply for customers or the apartment residents.

For the subject site, hourly distributions for “multi-family Housing (Low-Rise)”, “Liquor Store”, and “Small Office” were used to project the peak parking conditions for the site. Using ITE projections and RSIS requirements, the shared parking analysis was conducted conservatively assuming a peak demand of 14 spaces for the liquor store, 6 spaces for the office use, and 2 spaces for the apartment.

Table III projects the total parking demand associated with the residential and commercial uses.

TABLE III
 ITE HOURLY PARKING DISTRIBUTION
 31 FRELINGHUYSEN AVENUE

Time	Liquor Store		Office		Residential		Total
	Percent	Demand	Percent	Demand	Percent	Demand	
12:00 AM - 4:00 AM	0%	0	0%	0	100%	2	2
5:00 AM	0%	0	0%	0	97%	2	2
6:00 AM	0%	0	0%	0	90%	2	2
7:00 AM	0%	0	0%	0	77%	2	2
8:00 AM	5%	1	27%	2	56%	1	4
9:00 AM	27%	4	69%	4	45%	1	9
10:00 AM	59%	8	88%	5	40%	1	14
11:00 AM	80%	11	100%	6	37%	1	18
12:00 PM	54%	8	81%	5	36%	1	14
1:00 PM	46%	6	81%	5	36%	1	12
2:00 PM	80%	11	84%	5	37%	1	17
3:00 PM	85%	12	86%	5	43%	1	18
4:00 PM	83%	12	92%	6	45%	1	19
5:00 PM	90%	13	85%	5	55%	1	19
6:00 PM	100%	14	4%	0	66%	1	15
7:00 PM	66%	9	0%	0	73%	1	10
8:00 PM	71%	10	0%	0	77%	2	12
9:00 PM	56%	8	0%	0	86%	2	10
10:00 PM	17%	2	0%	0	92%	2	4
11:00 PM	0%	0	0%	0	97%	2	2

As shown in Table III, a peak parking demand would occur both at 4:00 p.m. and 5:00 p.m. where 19 spaces would be occupied by the residential and commercial/retail uses, leaving 1 space vacant. As such, this analysis has concluded that more than sufficient parking is available to serve the proposed tenancy.

CONCLUSIONS

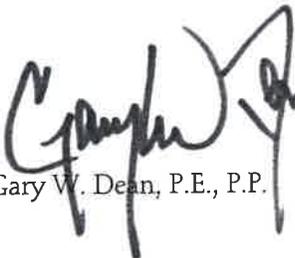
Based on these traffic impact findings, the proposed site tenancy will not have any detrimental impact on the motoring public and would not materially affect nearby traffic and roadway operations. The anticipated trip generation with the project is modest and with only one additional to the roadway network every minute, virtually immeasurable from a traffic engineering perspective.

The site will also continue to have safe and efficient ingress and egress and has been designed with sufficient parking for the proposal. The existing site parking is endemic to the site and would affect any proposed retail re-tenancy of the building.

Please contact our office should there be any questions or comments on these findings.

Very truly yours,

DOLAN & DEAN
CONSULTING ENGINEERS, LLC


Gary W. Dean, P.E., P.P.




Rianna S. Kirchhof, P.E.

LAND USE AND DEVELOPMENT

207 Attachment 3

Borough of Raritan

Checklist 2

For Determining Completeness of Application for
Minor 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 Amrutha, LLC Application No. _____

Block 44 Lot 5 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 site 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				
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					
X					

Previously Supplied

Previously Supplied

To Be Supplied

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.	X					
18. Preliminary building plans, conceptual floor plans and elevations.	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					

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.

PROPERTY OWNERS
WITHIN 200 FEET OF SITE

BLOCK/LOT	OWNERS NAME & ADDRESS
30/1/01	NSM PROPERTIES LLC 400 ROUTE 206 RANTON, NJ 08869
30/1	NATIONAL REAL PROPERTIES LP 400 SO. ORANGE AVE. 3RD FL. ORANGE, NJ 07050
30/2/01	CSL BELTONE LLC 18 FRELINGHUYSEN AVENUE RANTON, NJ 08869
30/12	SEYMOUR, ALMA & HENRY L. 33 VICTORIA DRIVE RANTON, NJ 08869
30/13	SEYMOUR, ALMA & HENRY L. 33 VICTORIA DRIVE RANTON, NJ 08869
44/1	SHARON, BOB 38 FRELINGHUYSEN AVENUE RANTON, NJ 08869
44/2	SEWARD, ROBERT & HATON, LISA 508 SOUTHWICK ST. RANTON, NJ 08869
44/3	WELLS, JENNIFER ROSALEE 37 FRELINGHUYSEN AVENUE RANTON, NJ 08869
44/4	PANG, BOBA ET AL 35 FRELINGHUYSEN AVENUE RANTON, NJ 08869
44/5	COOPER, CYNTHIA, MARISSA, GABRIELLE 104 BELL AVENUE RANTON, NJ 08869
44/7	TOMARCO, RONALD J. 108 BELL AVENUE RANTON, NJ 08869
44/8	108 BELL AVENUE ASSOCIATES, LLC 108 BELL AVENUE RANTON, NJ 08869
44/9	CARROLL, ROBERT F. & ROSALEE A. 7 HODGKINS STREET RANTON, NJ 08869
44/10	FRONTEL, DAVID A. 118 BELL AVENUE RANTON, NJ 08869
48/1	ARA, SYDIA & HERBERT 31 FRELINGHUYSEN AVE. RANTON, NJ 08869
48/2	BEVILACQUA, ROBERT 18 FRELINGHUYSEN AVE. RANTON, NJ 08869
48/3	ALLEGRA, BRINDA W. JR. 75 WASHINGTON PLACE SOMERVILLE, NJ 08876
48/10	DEMONTE, MATHE 23 BELL AVE. P.O. BOX 108 RANTON, NJ 08869

UTILITY & OTHER AGENCY CONTACTS

PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE SERVICES 60 PEARL PLAZA, 2ND MORRIS, NJ 07960	SOMERSET COUNTY PLANNING BOARD P.O. BOX 2000 SOMERVILLE, NJ 08876
BELL ATLANTIC 540 BRIDGE ST. MORRIS, NJ 07960	N.J. DEPT. OF TRANSPORTATION 1030 PARKWAY AVE. P.O. BOX 500 TRENTON, NJ 08646-0500
SHERRIN LLP, P.C./FACILITY ENGINEER THE SOMERSET RANTON VALLEY SEWERAGE AUTHORITY P.O. BOX 2409 BROOKFIELD, NJ 08807	BOROUGH OF RANTON BOROUGH CLERK 25 FIRST ST. RANTON, NJ 08869
NEW JERSEY AMERICAN WATER CO. 1028 LAUREL OAK DR. MORRIS, NJ 07960	SOMERVILLE BOROUGH CLERK 25 WEST 10TH AVENUE SOMERVILLE, NJ 08876
CABLEVISION 373 CENTENNIAL AVENUE PRINCETON, NJ 08540-0900 (212) 383-1000	BRIDGEWATER TOWNSHIP CLERK 100 EDWARDS WAY BRIDGEWATER, NJ 08807

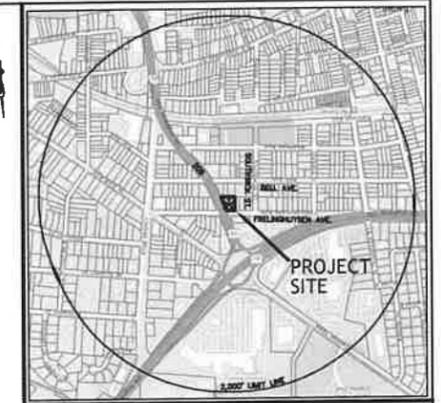
- REFERENCES:
- BOUNDARY, TOPOGRAPHIC AND EXISTING LOCATION INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 5 BLOCK 44, BOROUGH OF RANTON, SOMERSET COUNTY, NEW JERSEY", PREPARED BY MORGAN ENGINEERING & SURVEYING AND DATED 8/24/23.
 - ADDITIONAL LOCATION INFORMATION PROVIDED BY DAVID A. STIRES ASSOCIATES, LLC IN SEPTEMBER, 2023.

MINOR SITE PLAN

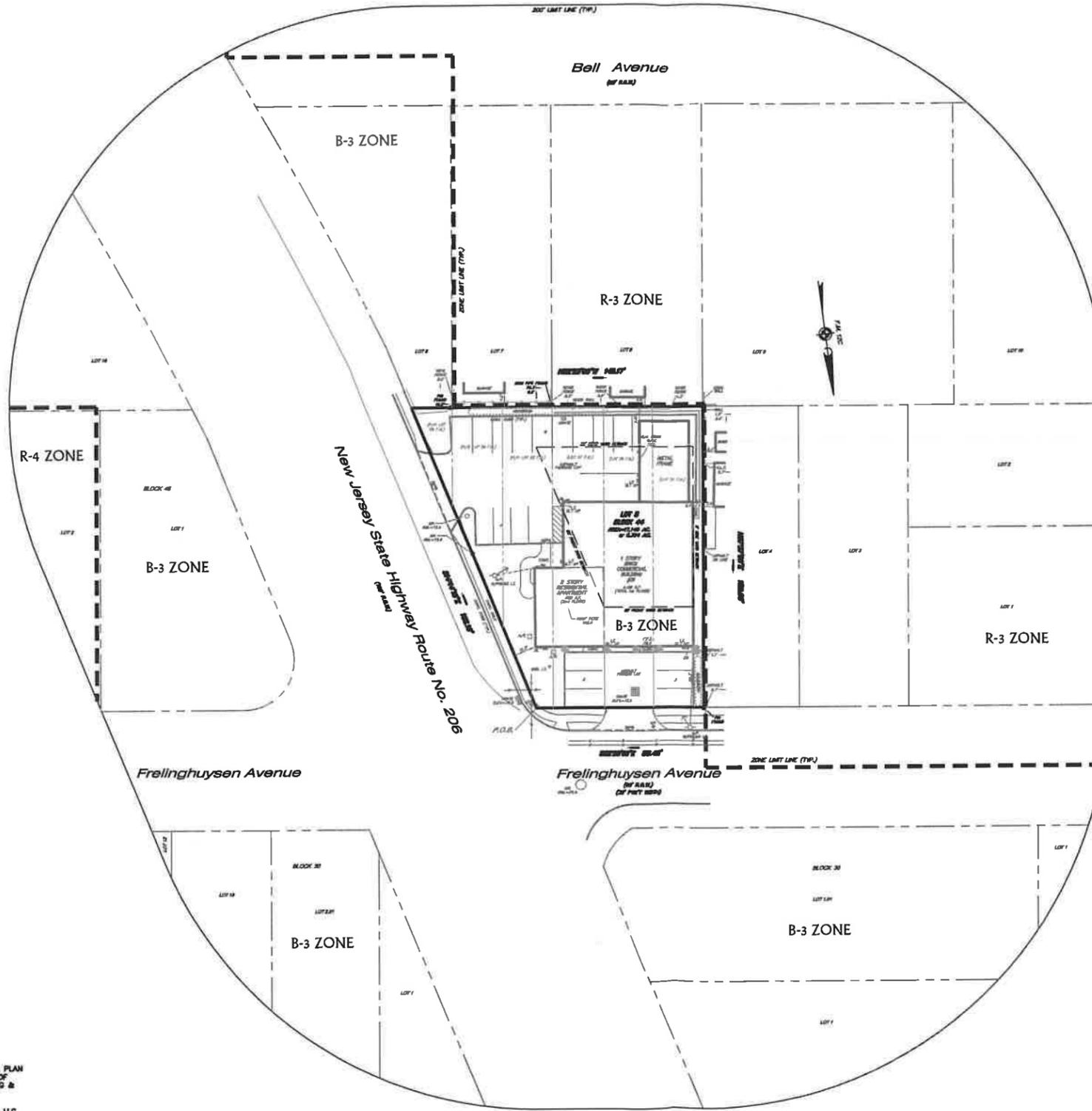
BLOCK 44 LOT 5

BOROUGH OF RANTON SOMERSET COUNTY NEW JERSEY

DRAWING LIST
1. LOCATION MAP
2. MINOR SITE PLAN



TRACTS WITHIN 2000 FT.
SCALE: 1"=800'



ZONING DATA

B-3: HIGHWAY BUSINESS DISTRICT
BLOCK 44, LOT 5
EXISTING USE: FORMER FLOORING STORE W/APARTMENT ABOVE
PROPOSED USE: LIQUOR STORE AND OFFICE SPACE W/APARTMENT ABOVE
TOTAL TRACT AREA: 17,148 S.F. or 0.384 AC.
AS SHOWN ON THE BOROUGH OF RANTON TAX MAP SHEET #12

AREA AND YARD RESTRICTIONS

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA (CORNER)	14,000 S.F.	17,148 S.F.	17,148 S.F.
MIN. LOT WIDTH (CORNER)	120 FT.	83.48 FT.*	83.48 FT.*
MIN. FRONT YARD SETBACK	5 FT.	11.3 FT.*	11.3 FT.*
MIN. SIDE YARD SETBACK	5 FT. (ONE)/ 15 FT. (BOTH)	5.1 FT. (ONE)/ N/A (BOTH)	5.1 FT. (ONE)/ N/A (BOTH)
MIN. SIDE YARD SETBACK (EXT.)	15 FT.	5.1 FT.*	5.1 FT.*
MIN. REAR SETBACK	20 FT.	7.4 FT.*	7.4 FT.*
MAX. IMPERVIOUS LOT COVERAGE	70%	78.80%	78.80%
MAX. BLDG. HEIGHT	30 FT.	28 FT.+/-	28 FT.+/-

*EXISTING NON-COMFORMITY

THE FOLLOWING APPROVALS ARE REQUIRED:

- RANTON BOROUGH PLANNING BOARD
- SOMERSET COUNTY PLANNING BOARD
- RANTON BOROUGH BUILDING DEPARTMENT (APPLICABLE PERMITS)

PARKING SUMMARY:

LIQUOR STORE:
4,788 S.F. x (4 SPACES / 1,000 S.F.) = 19.1 SPACES REQUIRED

OFFICE SPACE:
1,403 S.F. x (4.5 SPACES / 1,000 S.F.) = 6.3 SPACES REQUIRED

1-2 BEDROOM APARTMENTS = 2 SPACES REQUIRED
TOTAL = 27.4 SPACES

EXISTING SPACES = 19
REQUIRED SPACES = 26
PROPOSED SPACES = 20, VARIANCE REQUESTED

NOTE:

LIQUOR STORE INCLUDES AREA FOR STORAGE INCLUDING COOLER AREAS REACH IN BOXES.

OWNER & APPLICANT

SATYANARAYANA VARRE
4 PIERCE FARM ROAD
WHITEHOUSE STATION, NJ 08889
ATTN: SATYANARAYANA VARRE
PH: 732-718-0594

SATYANARAYANA VARRE
10/2/23
DATE

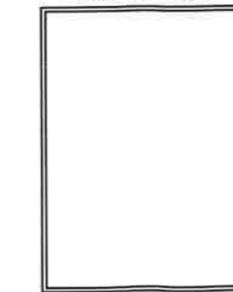
APPROVED BY THE RANTON BOROUGH PLANNING BOARD

PLANNING BOARD CHAIRMAN _____ DATE _____
PLANNING BOARD SECRETARY _____ DATE _____
BOARD ENGINEER _____ DATE _____

GRAPHIC SCALE



SOMERSET COUNTY
ACCEPTANCE STAMP



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THE BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

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DATE	REVISION	BY

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

DAVID A. STIRES
PROFESSIONAL ENGINEER
N.J. LICENSE No. 34814
DATE 10/31/23

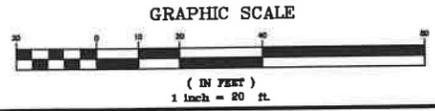
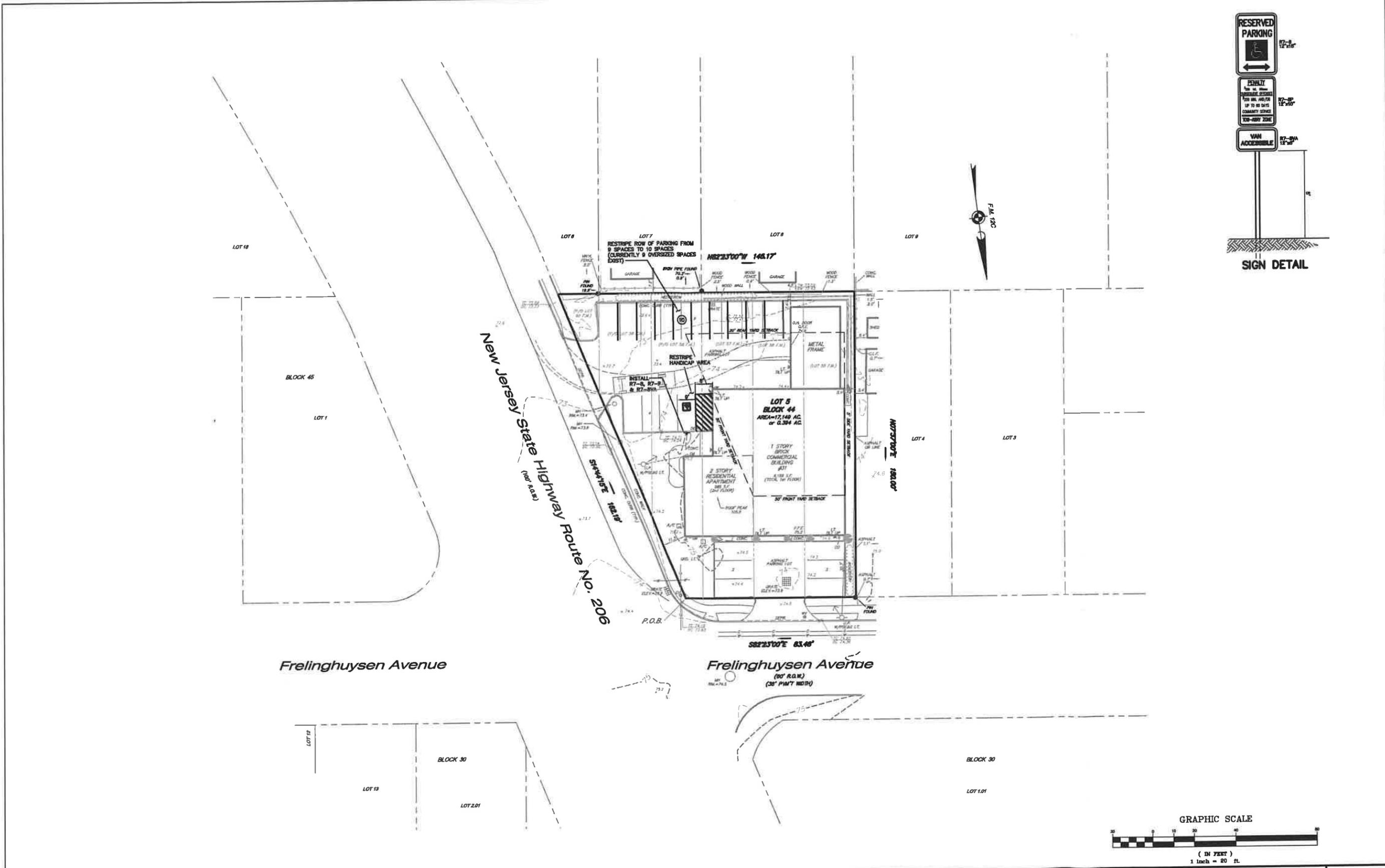
DESIGNED BY: DAS
DRAWN BY: SUT
CHECKED BY: DAS
SCALE: 1"=30'

LOCATION MAP
31 FRELINGHUYSEN AVENUE
TAX BLOCK 44 LOT 5
BOROUGH OF RANTON SOMERSET COUNTY NEW JERSEY

PROJECT No.
23094
SHEET NUMBER
1 OF 2

S:\VAC AD - DWG\23\23094\dwg\23094.dwg, 10/31/2023 4:27:56 PM, CHAFF-BP504026

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DATE	REVISION	BY											