

LEGAL NOTICE

TO WHOM IT MAY CONCERN: In compliance with the Municipal Land Use Law of the State of New Jersey, as amended and supplemented, notice is hereby served upon you to the effect that the Applicant, Brielle Capital LLC (hereinafter “Applicant”), has filed for Minor Site Plan and d(1) use variance approval in the Borough of Raritan seeking to construct a multi-family dwelling on the subject property at the intersection of Tillman Street and Raritan Avenue, more specifically described on the Borough Tax Map as Block 35, Lot 5.01, with an address of 401 Tillman Street on a 0.172 acre parcel. The property is located in the R-4 Zoning District and multi-family residential is not a permitted principal use in the zone.

The Applicant's proposed use of multi-family residential is not in conformance with the permitted principal uses of the R-4 Zone District; therefore, this application necessitates a “d(1)” use variance. The Applicant has identified the following variances for the proposed multi-family residential which deviates from the Bulk Zone requirements, as follows: (1) Side-Yard Setback (8’ is required and 5’ proposed) 2) Exterior Side-Yard Setback (25’ required and 5’ proposed) 3) Impervious Coverage (30% maximum allowed and 31.5% proposed).

The Borough has required notice pursuant to the Municipal Land Use Law. We hereby provide said notice that we have made an application to the Borough of Raritan Zoning Board of Adjustment. Testimony will be presented at the time of the public hearing in support of the application. Although the Applicant is not aware of any additional variances, the Applicant will seek whatever variances, waivers, exceptions, checklist item waivers, design waivers, or any other relief that may be required, in the opinion of the Board and their professionals, or as may be identified by the Board professionals in their review, in order to implement the proposed plan and design. Amendments to the application and the plan may be made at the time of the Public Hearing based upon comments from the Board and its professionals and/or the public and new variances may be required based upon professional review.

Any person or persons affected by said project will have an opportunity to be heard at the Public Hearing on the application to be held on the Wednesday, September 27, 2023, at 6:30 p.m. in the Council Chambers located Borough Hall, 22 First Street, Raritan, New Jersey.

The application and supporting documents detailing the application are on file with the Administrative Zoning Official and may be inspected at the Raritan Borough Hall, 22 First Street, Raritan, New Jersey during regular business hours Monday through Friday 8:30 A.M. to 4:15 P.M. Any interested party may appear at said hearing and participate therein in accordance with the Rules of the Board.

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