



McNally • Yaros • Kaczynski • Lime

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*Admitted in NJ & PA

Reply to:

Somerville Office

Robert T. McNally
Mark W. Yaros*
Kara A. Kaczynski

Daniel A. Lime II, Of Counsel (Ret.)
Robert A. Pinel, Of Counsel
James R. Swick, Of Counsel (Ret.)

March 20, 2024

Lou Gara, Administrator
Borough of Raritan Planning Board
22 First Street
Raritan, NJ 08869

Via e-mail: lgara@raritan-nj.org and overnight mail (FedEx)

**RE: 17 Frelinghuysen Avenue - Block: 45 Lot: 3 (the "Property")
Our File # 24-5064**

Dear Mr. Gara:

Please be advised that this office represents the owner/applicant TriMurray Holdings, LLC with regard to the above referenced Property. For submission to the Borough Planning Board, enclosed, please find twenty-two (22) packages, each of which contain a copy of the following:

1. Completed Borough Site Plan/Subdivision/Variance Application and Exhibit A;
2. Green Development Checklist, to the extent applicable;
3. Preliminary Site Plan Checklist, to the extent applicable;
4. Final Site Plan Checklist, to the extent applicable;
5. Proof of Payment of Taxes;
6. 200' List;
7. Certificate of Ownership for Applicant;
8. W9;
9. Variance Plan prepared by Craig W. Stires, PE, Stires Associates, PA, dated December 19, 2023 and consisting of four (4) sheets;
10. Architectural Plans entitled "Renovations & Additions" prepared by Joel E. Bartlett, AIA dated October 18, 2023 and consisting of one page (A-1); and
11. Copy of County Planning Board Application.

In addition, enclosed are application and escrow fee checks in the amounts of \$475.00 and \$1,500.00 respectively for the fees associated with the relief requested. These fees have been calculated as follows:

Application Fees:	Four (4) "c" variances:	\$75 per variance/maximum \$225 = \$225.00
	Use Variance:	\$250.00
	TOTAL:	\$475.00

SOMERVILLE
275 East Main Street
Somerville, New Jersey 08876
908.800.7010 Phone
908.722.7787 Fax

CLINTON
14 Moebius Place
Clinton, NJ 08809
908.713.1252 Phone
908.713.1210 Fax

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08822
908.800.7010 Phone
908.722.7787 Fax



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Escrow Fees: Three times the Application Fee or \$1,500, whichever greater = \$1,500.00
TOTAL: \$1,500.00

Finally, please be advised that a copy of the requisite notice and affidavits of service and publication, along with any additional exhibits, will be provided at least ten (10) days prior to the scheduled hearing date.

Thank you in advance for your assistance and please do not hesitate to contact me with any questions.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC

A handwritten signature in black ink, appearing to read 'Kara A. Kaczynski', with a horizontal line extending to the right.

Kara A. Kaczynski
KAK/kv/enc.

Cc: Project Team

MCNALLY YAROS KACZYNSKI

& LIME LLC
ATTORNEY BUSINESS ACCOUNT
14 MOEBUS PLACE
CLINTON, NJ 08809



12 Mountain Avenue
Somerville, NJ 08876

55-1005/212

3/11/24



PAY TO THE
ORDER OF

Borovytz of Rautava

four hundred and seventy five dollars

\$ 475.00

00/100

DOLLARS



Kara Q. Kaczynski

AUTHORIZED SIGNATURE

MEMO 24-5064 (Trimurray)

⑈010508⑈

MCNALLY YAROS KACZYNSKI

10508

MCNALLY YAROS KACZYNSKI

10508

Security features. Details on back.

MCNALLY YAROS KACZYNSKI
& LIME LLC
ATTORNEY BUSINESS ACCOUNT
14 MOEBUS PLACE
CLINTON, NJ 08809



12 Mountain Avenue
Somerville, NJ 08876



55-1005/212

3/11/24

PAY TO THE
ORDER OF

Borough of Rantaw

one thousand five hundred dollars

\$ 1,500.00

00/100

DOLLARS

MEMO

Tri Murray Holdings (24-5064)



Karel A. Kaczynski
AUTHORIZED SIGNATURE

⑈010509⑈

MCNALLY YAROS KACZYNSKI

10509

MCNALLY YAROS KACZYNSKI

10509

Security features. Details on back.

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: <u>12</u>	Date Received: _____
Block: <u>45</u>	Fee Received: _____
Lot(s): <u>3</u>	Board of Adjustment No.: _____
Zone: <u>R4</u>	Planning Board No.: _____
Street: <u>Frelinghuysen Avenue</u>	Phone No.: _____

NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> "a" Appeal	<input type="checkbox"/> "b" Interpretation
<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> "c" Variance	<input checked="" type="checkbox"/> "d" Variance
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Other

DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner TriMurray Holdings LLC
Address 600 Highway 206, Raritan NJ 08869
2. Applicant TriMurray Holdings LLC
Address 600 Highway 206, Raritan NJ 08869
3. Date of purchase _____
4. Current (or last) use Multi-Family Dwelling (2 units)
5. Size of parcel(s) 7,500 Square Feet Size of building 1,047 sf
Total square feet (in all floors) 1,811 sf
6. Number of new lots (including remainder) N/A

	PROVIDED	REQUIREMENT OF ZONE R4
7. Percentage of lot occupied by building	<u>13.96%</u>	_____
8. Height of building	<u>2.5 w/28.66 ft</u>	<u>2.5 w/35 ft</u>
9. Area of lot	<u>7,500 sq ft</u>	<u>7,500 sq ft</u>
10. Setback from front of property line	<u>29.74 ft</u>	<u>25 ft</u>
11. Setback from left side line	<u>7.58 ft</u>	<u>8 ft</u>
12. Setback from rear property line	<u>65.92 ft</u>	<u>35 ft</u>
13. Percentage of impervious lot coverage	<u>34.29%</u>	<u>30%</u>
14. Has there been any previous appeal involving these premises? _____		
15. If so, state character of appeal and date of disposition: _____ <small>See Exhibit A annexed hereto.</small>		
16. Other contiguous lots owned by applicant or owner: <u>N/A</u> 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)? _____ <small>**See Exhibit A annexed hereto.</small>		
18. Taxes paid to date. <u>See attached tax verification letter.</u>		

2/29/24
Date of Submission

Signature of Tax Collector

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) | _____ *See Exhibit A annexed hereto. |
| x _____ "c" variance appeal | _____ *See Exhibit A annexed hereto. |
| x _____ "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 Exhibit A annexed hereto.

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

*See Exhibit A annexed hereto.

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.

*See Exhibit A annexed hereto.

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

*See Exhibit A annexed hereto.

6. State other pertinent facts which support the request.

*See Exhibit A annexed hereto.

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

EXHIBIT A

TriMurray Holdings LLC (“LLC”) presents this application (the “Application”) to the Borough of Raritan (the “Borough”) Zoning Board of Adjustment (the “Board”) as the Applicant relative thereto. The Application relates to the property located at 17 Frelinghuysen Avenue and known as Block 45, Lot 3 in the Borough (the “Property”).

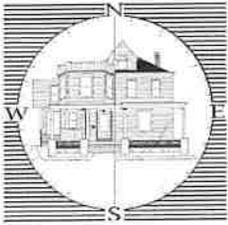
The Property is located within the Borough’s Medium-High Density Residential (“R-4”) District and contains a two (2) family residential dwelling. Each dwelling contains one (1) bedroom. The Application proposes to convert the existing one-bedroom residential units to two (2) bedroom residential units by way of the construction of a 283 sf addition on the second floor of the dwelling and within the existing footprint thereof. The Application also proposes to construct a deck at the rear of the Property for the second-story unit.

The R-4 District does not permit two (2) family residential dwelling units in the R-4 District and thus a variance pursuant to N.J.S.A. 40:55D-70(d) is required for the proposed addition as it is expanding a pre-existing nonconforming use. The Application also requires the approval of the following variances pursuant to N.J.S.A. 40:55D-70(c): (1) minimum lot width (75’ required and 50’ existing and proposed); (2) minimum side yard setback relative to the principal structure (8’ required and 7.58’ existing and proposed); (3) minimum side yard setback relative to the accessory structure (5’ required and 3.57’ existing and proposed); and (4) maximum impervious coverage (30% permitted and 34.29 % existing and proposed).

The Application also requests the approval of certain checklist waivers as outlined on the attached document prepared by Stires Associates, PA.

The approval of the Application will result in the substantial and beneficial improvement of the Property. It will also eliminate an existing non-conforming condition relative to minimum

net floor area (1,000 sf required, 764 sf existing and 1,047 sf proposed). We look forward to sharing this vision with the Board and providing the requisite evidence and testimony to enable the approval of the Application.



SINCE 1955

STIRES ASSOCIATES, P.A.

PROFESSIONAL ENGINEERS AND SURVEYORS
ENVIRONMENTAL CONSULTANTS
43 W. HIGH STREET SOMERVILLE, N.J. 08876
Ph. (908) 725-0230 Fax (908) 707-0831
www.stiresassociates.com

CRAIG W. STIRES, PRESIDENT
P.E. - N.J., PA., MA.
RICHARD C. MATHEWS, VICE PRESIDENT
P.L.S. - N.J., PA.
DONALD H. STIRES - FOUNDER

Description of Application

17 Frelinghuysen Avenue Variance Plan

Lot 3, Block 45

17 Frelinghuysen Avenue

Borough of Raritan, Somerset Co. N.J.

Lot 3 is currently a two-unit residential property in a single-family zone. Each of the units currently has one bedroom. For this construction project, both units will be converted to two-bedroom apartments. The second-story unit will receive a 283 square foot addition within the existing footprint of the dwelling. There will also be a deck constructed at the rear of the property for the second-story unit. Besides the deck and the second-floor addition, there is no additional exterior work required.

Explanation as to those checklist items marked Not Applicable is as follows:

General Requirements - Checklist items 6, 7, 9 & 10 are not applicable due to the property not being located in a Historic District, Agricultural area or the Highlands Preservation area and no COAH units are proposed. With respect to checklist item 8, Recycling Plan, a recycling plan is already in place as the existing use is unchanged

Plan Requirements - Checklist items 12, 13, 15, 20 through 31 are not applicable due to no site improvements being proposed to County Facilities as part of this application and recyclables will be collected as noted above.

Stormwater Management Requirements - Checklist items 32 through 37 are not applicable due to no site improvements being proposed and no proposed changes to the drainage patterns on the lot.

Traffic Requirements - Checklist items 38 and 39 are not applicable due to the existing use being unchanged and no proposed site improvements

LAND USE AND DEVELOPMENT

207 Attachment 8

BOROUGH OF RARITAN

**Checklist 7
for Determining Site Plan Application Completeness for
GREEN DEVELOPMENT
Chapter 207, Land Use and Development
Borough of Raritan, Somerset County, New Jersey**

Name of Application 17 Frelinghuysen Avenue Variance Plan Application No. _____

Block 45 Lot 3 Date Filed 1/3/24

This checklist must be completed and submitted with any application for site plan approval. Failure to do so will render the application incomplete. While completion of the checklist is mandatory, it is for information purposes only, and compliance with the items found herein will not become a condition of approval.

The checklist includes various green building design strategies that can be implemented as part of a residential or commercial development. The information provided in the checklist will guide and inform the dialogue between an applicant and the Borough regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment, and generally improve the quality of life in the Borough.

The checklist is organized into three sections: first, it addresses the site within its regional and local context, looking at its physical location, development status, and availability of certain infrastructure; second, it addresses the impact of the proposed development on the site itself; and third, it addresses the structures on the site.

The applicant should provide examples of how they meet or address each of the items on the checklist.

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.

	YES	NO	COMMENTS
A. CONTEXT			
1. Is the site a redevelopment or brownfield site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Is the site served by public transit, or easily accessible on foot or by bicycle?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Is there train service within 1/2 mile or bus service within 1/4 mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

RARITAN CODE

	YES	NO	COMMENTS
4. Do the roads within the development comply with the Borough's Complete Streets policy? (Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Does the development include historic preservation, or adaptive reuse of existing facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Does the site's location, scale or use support the historic context of surrounding historic properties?	<input type="checkbox"/>	N/A	
7. Does the development provide or enhance the following:			
a) A mix of land use types? Please list.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Housing diversity by type and income?	<input type="checkbox"/>	N/A	
c) Civic and public spaces or have proximity to them? (Examples: open plazas, courtyards, public art)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Alternative parking designs such as reduced parking ratios, compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Access to or partnerships with local farms or farmers' markets to promote local food production?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) Natural features such as streams, wetlands, forests or the Raritan River?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h) Regional stormwater management? (A regional stormwater management plan addresses stormwater-related water quality and water quantity impacts of new and existing land uses on a drainage area basis and is not limited to on-site stormwater management measures.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	YES	NO	COMMENTS
B. SITE DEVELOPMENT			
1. Does the design provide for the following:			
a) Minimum site disturbance during construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Increased erosion and sedimentation control beyond county or municipal requirements?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
c) Low-impact design features such as:			
• Bioswales	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Rain gardens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Green roofs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Pervious pavements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Green walls (Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Trees (beyond that required by the ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Indigenous plant species (noninvasive species, low-maintenance landscaping)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

LAND USE AND DEVELOPMENT

	YES	NO	COMMENTS
• On-site management of vegetative waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Regenerative design?			
• Does the site design conserve habitat, wetlands or water bodies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Does the site design include restoration of habitat, wetlands or water bodies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
• Does the project include long-term conservation management of habitat, wetlands or water bodies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Does the site minimize heat island effects through reduced paving, enhanced landscaping or other methods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Does the site provide alternatives to single-occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Does the site include energy efficient site lighting and controls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Do the landscape and stormwater management specifications employ integrated pest management practices?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	YES	NO	COMMENTS
C. GREEN BUILDING			
1. Will the building(s) meet any criteria for a Certified Green Building? (A green building — also referred to as sustainable or high-performance building — is a collection of better design, construction, and operating practices that have the potential to reduce or eliminate the negative impacts of development on the environment and on human health. Green building programs and guidelines commonly address energy efficiency and carbon emissions reduction, water conservation, waste reduction, healthy and sustainably produced materials, indoor air quality, occupant productivity and health, and other components of green building. For more info visit http://rcgb.rutgers.edu or https://new.usgbc.org/leed .)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? (Example: Maximize southern building exposure for solar energy, orient building to minimize effects of cold winter winds and maximize cool summer breezes. Minimize shadows on open space and other buildings.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

RARITAN CODE

	YES	NO	COMMENTS
3. Water Reduction			
a) Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA? http://www.cepa.gov/WaterSense/docs/matrix508.pdf	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Does the building employ water conservation features, including low-flow fixtures, waterless urinals, or sensor-controlled faucets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Does the building capture and re-use rainwater, gray water and storm water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Energy			
a) Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Does the project incorporate Energy Star-labeled building products?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Does the building include on-site energy generation, e.g., solar or wind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) What is the anticipated energy savings expected to be realized from any or all of the above?	<input type="checkbox"/>	<input type="checkbox"/>	TBD
5. Indoor Air Quality			
a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?	<input type="checkbox"/>	<input type="checkbox"/>	TBD
b) Are other measures, such as reducing the quantity of VOCs from adhesives, sealants, paints, composite wood systems and carpet systems, being used to improve indoor air quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Materials			
a) Is an existing building being reused? If so, to what extent: 100%, 75%, 50%?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	new building
b) Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Are any building materials reused on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Do new building materials contain recycled content? If so, to what extent (%)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	% yet to be determined
e) Are building materials extracted, processed or manufactured locally or within the region?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	% yet to be determined

LAND USE AND DEVELOPMENT

207 Attachment 6

Borough of Raritan

Checklist 5

For Determining Completeness of Application For
Preliminary 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 17 Frelinghuysen Avenue Application No. _____
 Block 45 Lot 3 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
 - a. More than 50 dwelling units within 500 feet of a municipal border;
 - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- 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.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Application fee, executed escrow agreement and appropriate review fee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Separate application (and fee) for any conditional use or variance with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. More than 50 dwelling units within 500 feet of a municipal border;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Certification that applicant is owner or authorized agent, or consent of owner to file application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans shall show or include the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Name, address and telephone number of the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Professional responsible for preparing the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Owner or owners of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Subdivider or developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
16. Zoning district(s), including district names and zone schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
19. An index for the complete set of plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
20. Location, size and nature of the entire lot or lots in question and contiguous lots in common ownership or interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

RARITAN CODE

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Location, size and description of any lands to be dedicated to the Borough or county.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Cost estimates of all on-site improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Signature and seal of a licensed professional engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Environmental impact statement, per § 207-69.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. For industrial or manufacturing uses, a description of any proposed machinery, products, by-products and processes on site; and a statement of the hours of operation, anticipated number of shifts and employees for shift.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

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.

LAND USE AND DEVELOPMENT

207 Attachment 7

Borough of Raritan

Checklist 6

For Determining Completeness of Application For
Final 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 17 Frelinghuysen Avenue Variance Plan Application No. _____
 Block 45 Lot 3 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:
 - a. More than 50 dwelling units within 500 feet of a municipal border;
 - b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- 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.

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Application fee, executed escrow agreement and appropriate review fee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Separate application (and fee) for any conditional use or variance with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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; and proof of filing by mail, hand delivery or electronic submission, with the Bridgewater Planning and Zoning Division and the Somerville Municipal Engineer when the project for the subject application meets the following thresholds:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. More than 50 dwelling units within 500 feet of a municipal border;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. More than 50,000 square feet of nonresidential building space within 500 feet of a municipal border.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Certification that applicant is owner or authorized agent, or consent of owner to file application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Name, address and telephone number of the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Professional responsible for preparing the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Owner or owners of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Subdivider or developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
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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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
15. Scale, North arrow and reference meridian. The reference source (i.e., deed, etc.) of the meridian should be identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
16. Zoning district(s), including district names and zone schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
17. Boundary and acreage of original tract to the nearest tenth of an acre; number, acreage and configuration of all proposed lots; location of all existing buildings or structures to be removed or relocated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
18. Title block containing the name of the development, the name of the Borough, county and state, date of original preparation and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
19. An index for the complete set of plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
20. Location, size and nature of the entire lot or lots in question and any contiguous lots under common ownership or interest.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
21. Location, use and ground floor area of all existing and proposed buildings or structures and all accessory buildings or structures, with setbacks, sideline and rear line distances, and finished grades at all corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
22. Location, names and widths of all existing and proposed streets, including cross sections and profiles across the tract and within 200 feet; and the location of proposed entrances and exits, traffic signals, channelization, acceleration and deceleration lanes, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
23. Location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances affecting the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
24. Location, size and nature of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking areas, and the layout thereof, all off-street loading areas, with dimensions, on site and within 100 feet of tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
25. Location, type and size of all existing and proposed catch basins, storm drainage facilities and utilities, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

RARITAN CODE

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
26. Existing topography based on NJ Geodetic Control Survey datum and proposed grading, per ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. All existing and proposed signs and lighting standards, utility poles and their sizes, type of construction and location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Location, size and description of any lands to be dedicated to the Borough or county.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. A soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. A landscaping plan showing the size, species and spacing of trees, plants and other landscaping treatment of unpaved areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. The nature and location of public and private utilities, including maintenance and solid waste disposal and/or storage facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32. Preliminary architectural plans for the proposed buildings or structures, with typical floor plans, elevations, heights and general architectural styling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33. Cost estimates of all on-site improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Signature and seal of a licensed professional engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Environmental impact statement, per § 207-69.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36. Final contours on site and within 100 feet at two-inch intervals; final elevations at building corners, paved areas and property corners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND USE AND DEVELOPMENT

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.



McNally • Yaros • Kaczynski • Lime

Robert T. McNally
Mark W. Yaros*
Kara A. Kaczynski

Daniel A. Lime II, Of Counsel (Ret.)
Robert A. Pinel, Of Counsel
James R. Swick, Of Counsel (Ret.)

www.mykl-law.com

*Admitted in NJ & PA

Reply to:
Somerville Office

February 28, 2024

Tori B. Cesario, CTC, Tax Collector
Borough of Raritan
22 First Street
Raritan, NJ 08869

Via e-mail: tcesario@raritan-nj.org

RE: Request for Current Tax Information
17 Frelinghuysen Avenue – Block: 45 Lot: 3
Our File # 24-5064

Dear Ms. Cesario:

Kindly accept this correspondence as a formal request to certify below the status of the property's real estate property taxes. Please complete the bottom portion of this letter and return via fax 908-722-7787 or email Kim@mykl-law.com.

Thank you in advance for your assistance with this request. Should you have any questions or concerns relative thereto, please do not hesitate to contact me.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC


Kara A. Kaczynski

This is to certify that the Raritan Borough Property Taxes for 17 Frelinghuysen Avenue – Block: 45 Lot: 3, in the name of TriMurray Holdings LLC is paid through: May 1 or

There is a balance due in the amount of \$ _____ due through _____

Date: 3/1/24


Tax Collector of Raritan Borough

SOMERVILLE
275 East Main Street
Somerville, New Jersey 08876
908.800.7010 Phone
908.722.7787 Fax

CLINTON
14 Moebius Place
Clinton, NJ 08809
908.713.1252 Phone
908.713.1210 Fax

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08522
908.800.7010 Phone
908.722.7787 Fax

PLEASE NOTE:

All Certified List requests must be addressed to the Tax Assessor: Anthony DiRado, or Construction Department



BOROUGH OF RARITAN

Municipal Building
22 First Street
Raritan, NJ 08869-1809

Telephone: 908-231-1300
Fax: 908-231-0810
Website: www.raritanboro.org
E-mail: lgara@raritan-nj.org

January 3, 2024

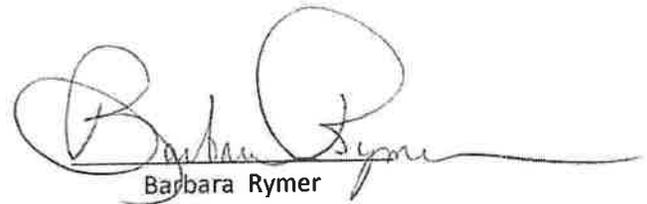
Certified List of Property Owners within 200 feet Radius

Applicant /Requestor: Stires Associates, P.A.
43 West High Street
Somerville, NJ 08876

Property Requested – Certified List of Property Owners within 200 feet
Block 45, Lot 3
Raritan Borough
Somerset County, New Jersey

I certify that the attached list contains the names and addresses of the owners of properties adjoining and/or within 200 feet of the above-described properties, in all directions, as indicated by the current Raritan Borough Tax Map and Tax List.

Jan. 3, 2024
Date


Barbara Rymer

Note: Notice to be served on adjoining municipalities when the property involved is within 200 feet of an adjoining municipality. Notice of said hearing must be given to the Municipal Clerk of such municipality by certified mail at least 10 days prior to the hearing.



RARITAN BOROUGH

Parcel Offset List

Target Parcel(s): Block-Lot: 45-3
TRIMURRAY HOLDINGS LLC

24 parcels fall within 200 feet of this parcel(s).

Block-Lot: 30-10

CUENCA, VICKY & EDWIN
8 FRELINGHUYSEN AVENUE
RARITAN, NJ 08869

Block-Lot: 30-8

STILES PROPERTIES, LLC
35 HARRINGTON DRIVE SOUTH
TOMS RIVER, NJ 08757

Block-Lot: 30-9

RARITAN BOROUGH
WEST END AVE
RARITAN, N J 08869

Block-Lot: 45-18

DELMONTE, WAYNE
22 BELL AVE. P.O. BOX 155
RARITAN, NJ 08869

Block-Lot: 45-16.01

MARSHALL, DAVID I & SACHER, J.,
14 BELL AVE
RARITAN, NJ 08869

Block-Lot: 45-17

GARA, THOMAS L & JOAN M
16 BELL AVENUE
RARITAN NJ 08869

Block-Lot: 30-7

211 WEST END REALTY LLC
211 WEST END AVE
RARITAN, NJ 08869

Block-Lot: 45-1

AIRA, OTILIA & HERBERT
21 FRELINGHUYSEN AVE.
RARITAN, NJ 08869

Block-Lot: 45-5

DELESKY, DOROTHY L
25 IVY LN
BRIDGEWATER NJ 08807

Block-Lot: 30-5

PAIZ, JUAN L. & ALDANA, ROSA E.
217 WEST END AVE
RARITAN, NJ 08869

Block-Lot: 30-6

BUDOFF HOLDINGS LLC,
215 WEST END AVE
RARITAN, NJ 08869

Block-Lot: 30-2.01

CELL SOLUTIONS LLC
16 FRELINGHUYSEN AVENUE
RARITAN NJ 08869

Block-Lot: 44-6
COSICO, CYNTHIA, MAGSINO, GABRIELLE
104 BELL AVENUE
RARITAN, NJ 08869

Block-Lot: 45-6
11 FRELINGHUYSEN AVE LLC
445 VANDERVEER ROAD
RARITAN, NJ 08869

Block-Lot: 45-16.02
SARDELLA, MASSIMO & VANESSA
12 BELL AVENUE
RARITAN, N.J. 08869

Block-Lot: 45-7
AMANTE, PRINCESS
9A FRELINGHUYSEN AVE
RARITAN, NJ 08869

Block-Lot: 45-4
LICKO, JOHN & TELLONE, BRENDA
15 FRELINGHUYSEN AVENUE
RARITAN NJ 08869

Block-Lot: 44-5
RIHAAN LLC
4 PIERCE FARM RD
WHITE HSE STA, NJ 08889

Block-Lot: 45-8
BOSTORY, KEVIN
501 COUNTY ROAD 579
RINGOES, NJ 08551

Block-Lot: 45-17.01
GARA, THOMAS
16 BELL AVENUE
RARITAN, NJ 08869

Block-Lot: 30-13
DEUTSCH, ALMA & SIDNEY L
33 VICTORIA DRIVE
BELVIDERE, NJ 07823

Block-Lot: 30-12
DEUTSCH, SIDNEY & ALMA
33 VICTORIA DRIVE
BELVIDERE, NJ 07823

Block-Lot: 30-11
DEUTSCH, SIDNEY L. & ALMA
33 VICTORIA DR.
BELVIDERE, NJ 07823

Block-Lot: 45-2
BEVILACQUA, ROBERT
19 FRELINGHUYSEN AVE.
RARITAN, NJ 08869

Additional Require Certified Mailing List for the following:

**Somerset County Planning Board
P.O. Box 3000
Somerville, NJ 08876**

**N. J. Dept. of Transportation
1035 Parkway Ave.
P.O. Box 600
Trenton, NJ 08625-0600**

**Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102**

**Bell Atlantic
540 Broad St.
Newark, NJ 07102**

**Sherwin Ulep, P.E. / Facility Engineer
The Somerset Raritan Valley Sewage Authority
P.O. Box 6400
Bridgewater, NJ 08807**

**New Jersey American Water Co.
1025 Laurel Oak Rd.
Voorhees, NJ 08043**

**Borough of Raritan
Borough Clerk
22 First St.
Raritan, N.J. 08869**

**Cable Vision
275 Centennial Ave.
Piscataway, N.J. 08855-6805
CN 6805**

**Somerville Borough Clerk
25 West end Avenue
Somerville, N.J. 08876**

**Bridgewater Township Clerk
100 Commons Way
Bridgewater, NJ 08807**

Kara Kaczynski

From: Brett Trout <btrout@somervillenj.org>
Sent: Friday, February 9, 2024 12:31 PM
To: Kim Vella
Subject: RE: 200' List request - 17 Frelinghuysen Avenue, Raritan Borough - Block: 45 Lot: 3

Categories: LEAP

Hi Kim,

That property is not within 200' of Somerville Borough. I'll mail back your \$10 check to your attention.

Thank you,
Brett

From: Kim Vella <Kim@mykl-law.com>
Sent: Friday, February 2, 2024 5:10 PM
To: Brett Trout <btrout@somervillenj.org>
Subject: 200' List request - 17 Frelinghuysen Avenue, Raritan Borough - Block: 45 Lot: 3
Importance: High

000007526 You don't often get email from kim@mykl-law.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Good evening,

Please confirm receipt of the attached 200' List request. The fee check is going out in today's mail. Thank you.

Kimberly Vella

Paralegal

MCNALLY, YAROS, KACZYNSKI & LIME, LLC

275 EAST MAIN STREET
SOMERVILLE, NJ 08876
(908) 800-7010 PHONE EXT. 3201
(908) 722-7787 FAX
KIM@MYKL-LAW.COM

CLINTON OFFICE

14 MOEBUS PLACE
CLINTON, NJ 08809
TELE: 908-713-1252
FAX: 908-713-1210

FLEMINGTON OFFICE

PLAZA ONE
1 STATE ROUTE 12, SUITE 201
FLEMINGTON, NJ 08822
TELE: 908-800-7010
FAX: 908-722-7787

Due to recent internet fraud and email hacking, we are hereby advising all of our clients that for your protection, call McNally, Yaros, Kaczynski & Lime, LLC to verify any and all wire transfers and wire transfer instructions you receive **BEFORE** you initiate a wire transfer. McNally, Yaros, Kaczynski & Lime, LLC will not be held liable if **you** become a victim of this fraud.

***CONFIDENTIALITY NOTE:** This email, and any attachment to it, contains privileged and confidential information intended only for the use of the individual or entity named on the email. If the reader of this email is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it.*

Kara Kaczynski

From: Anthony DiRado <tdirado@bridgewaternj.gov>
Sent: Monday, February 5, 2024 10:18 AM
To: Kim Vella
Subject: RE: 200' List request - 17 Frelinghuysen Avenue, Raritan Borough - Block: 45 Lot: 3

Categories: LEAP

Kim,

From what I can gather.

There are no properties in BRIDGEWATER that are within 200' of this property.

Anthony

From: Kim Vella <Kim@mykl-law.com>
Sent: Friday, February 02, 2024 5:11 PM
To: Anthony DiRado <tdirado@bridgewaternj.gov>
Subject: 200' List request - 17 Frelinghuysen Avenue, Raritan Borough - Block: 45 Lot: 3
Importance: High

Good evening,

Please confirm receipt of the attached 200' List request. The fee check is going out in today's mail. Thank you.

Kimberly Vella

Paralegal

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**CERTIFICATE OF OWNERSHIP OF APPLICANT
AS REQUIRED BY NEW JERSEY LAW
(P.L. 1977, CHAPTER 336)**

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the undersigned applicant corporation/partnership.

<u>Name</u>	<u>Address</u>
Sean Murray	600 US Highway 206, Raritan, NJ 08869
Brendan Murray	600 US Highway 206, Raritan, NJ 08869
Ryan Murray	600 US Highway 206, Raritan, NJ 08869
Jan-Michael McClintic	600 US Highway 206, Raritan, NJ 08869
William Samph	600 US Highway 206, Raritan, NJ 08869

* Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individuals exceeding the 10% ownership criterion have been listed.

TRIMURRAY HOLDINGS LLC


By: Sean Murray, Member

2/29/24
Date:

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. TriMurray Holdings LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 600 US Highway 206	Requester's name and address (optional)
6 City, state, and ZIP code Raritan, NJ 08869	Borough of Raritan
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
9	3	-	4	0	8	7	5	9	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Date ▶ 2/29/21

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



McNally • Yaros • Kaczynski • Lime

Robert T. McNally
Mark W. Yaros*
Kara A. Kaczynski

Daniel A. Lime II, Of Counsel (Ret.)
Robert A. PInel, Of Counsel
James R. Swick, Of Counsel (Ret.)

www.mykl-law.com

*Admitted in NJ & PA

Reply to:
Somerville Office

March 20, 2024

Somerset County Planning Board
20 Grove Street
Somerville, NJ 08876

Via overnight mail (FedEx)

**RE: 17 Frelinghuysen Avenue, Raritan - Block: 45 Lot: 3 (the "Property")
Our File # 24-5064**

Dear Sir or Madam:

Please be advised that this office represents the owner/applicant, TriMurray Holdings LLC of the above Property. For submission to the Somerset County Planning Board, enclosed, please find the following:

1. Part I - Project Information and Exhibit A annexed thereto;
2. Part II – Review Fee Schedule;
3. Part III – Completeness Checklist; and
4. Copy of Somerville Borough Zoning Board of Adjustment application.

Thank you in advance for your assistance and please do not hesitate to contact me with any questions.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC

Kara A. Kaczynski, Esq.

KAK/kv

Enclosures

cc: Client and Project Team, via e-mail

SOMERVILLE
275 East Main Street
Somerville, New Jersey 08876
908.800.7010 Phone
908.722.7787 Fax

CLINTON
14 Moebius Place
Clinton, NJ 08809
908.713.1252 Phone
908.713.1210 Fax

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08822
908.800.7010 Phone
908.722.7787 Fax

PART I – PROJECT INFORMATION

*For new land development applications, complete Sections A-E and sign the application in Section F .
For resubmissions and revisions, fill out Section A, update Sections B-E for any change in information,
and sign the application in Section F.*

SECTION A – PROJECT IDENTIFICATION

PROJECT NAME 17 Frelinghuysen Variance Plan
MUNICIPALITY Raritan Borough
BLOCK(S) 45 LOT(S) 3
STREET ADDRESS 17 Frelinghuysen Avnue, Raritan, NJ 08869
TAX MAP PAGE 12 DATE OF PLANS BEING SUBMITTED 1/3/24
LOCAL BOARD REVIEWING APPLICATION:
PLANNING BOARD BOARD OF ADJUSTMENT
COUNTY PLANNING BOARD FILE # _____ (for resubmissions/revisions)

SECTION B – APPLICANT AND CONTACT INFORMATION

APPLICANT'S NAME TriMurray Holdings, LLC
ADDRESS 600 Highway 206, Raritan, NJ 08807
TELEPHONE 732-208-2228 FAX _____
E-MAIL _____

PLAN PREPARER'S NAME Craig W. Stires, P.E., Stires Associates, PA
PLAN PREPARER'S ADDRESS 3 West High Street, Somerville, NJ 08876
TELEPHONE 908-725-0230 FAX 908-707-0831
E-MAIL cstires@stiresassociates.com

ATTORNEY'S NAME Michael P. O'Grodnick
ATTORNEY'S ADDRESS 56 East Main Street, Suite 301, Somerville, New Jersey 08876
TELEPHONE (908) 526-0707 FAX _____
E-MAIL ogrodnick@centraljerseylaw.com

SECTION C – SITE DATA

AREA OF TRACT 0.172 acres
DEDICATED OPEN SPACE N/A acres

PART II – REVIEW FEE SCHEDULE

A review fee shall apply to each subdivision and land development submitted to the Somerset County Planning Board for review in accordance with the New Jersey County Enabling Act, Section 40 27-6.2 and 40 27-6.6. Fees shall be submitted with the submission package to the County Planning Board located in the County Administration Building, 20 Grove Street, Somerville, New Jersey. Only certified checks or money orders, payable to Treasurer, County of Somerset, will be accepted. Review will not commence until the proper fees and accompanying plans and supporting documents are received by the County Planning Board. The review fee is non-refundable.

One pre-application meeting and/or submission of a concept plan will be considered by the Planning Board when requested by the applicant. Subsequent meetings and reviews of documents will only be considered upon receipt of a completed Somerset County Land Development Application Form and Checklist with the appropriate fee.

Complete all sections of the fee schedule below that apply.

SECTION A – REVIEW FEE EXEMPTION (Check reason for exemption)

1. Lot line adjustments where no building lots are being created.
2. Minor building additions not on a county road involving less than 1,000 sq. ft. and no additional parking.
3. Plans submitted by a duly recognized nonprofit institution or municipality.
4. Housing units proposed as per the Fair Housing Act. *Only the specific housing units or lots proposed under the Fair Housing Act are exempt from the review fee.*

SECTION B – SUBDIVISION REVIEW FEE (Check appropriate category)

If uncertain whether the proposed development impacts a County facility, the applicant should submit the lesser fee. If the County determines that the project impacts a County facility, the County will notify the applicant as to the correct fee in the first County Planning Board report.

1. A minor subdivision which contains two (2) or fewer new lots, which does not impact a County road or drainage facility as determined by the County.
\$150.00 flat fee \$ _____
2. A minor subdivision which contains two (2) or fewer new lots, which impacts a County road or drainage facility as determined by the County.
\$200.00 flat fee \$ _____
3. A major subdivision which contains three (3) or more new lots, which does not impact a County road or drainage facility as determined by the County.
\$300.00 flat fee \$ _____
4. A major subdivision which contains three (3) or more new lots, which impacts a County road or drainage facility as determined by the County.
\$400.00 flat fee plus \$ _____
\$20.00 per new lot + \$ _____
5. A Final Plat
\$300.00 flat fee \$ _____

SECTION C – SITE PLAN REVIEW FEE (Check appropriate category)

If uncertain whether the proposed development impacts a County facility, the applicant should submit the lesser fee. If the County determines that the project impacts a County facility, the County will notify the applicant upon issuance of the first County Planning Board report.

1. A site plan which does not impact a County road or drainage facility as determined by the County.

\$150.00 flat fee	\$ <u>150.00</u>
--------------------------	------------------
2. A site plan which impacts a County road or drainage facility as determined by the County.

\$400.00 flat fee plus	\$ _____
\$10.00 per parking stall Commercial/Office	+ \$ _____
\$2.00 per 100 sq. ft. Industrial	+ \$ _____
\$20.00 per dwelling unit Residential	+ \$ _____

For projects requiring a more detailed engineering/planning review, an escrow account may be required to cover the actual cost of completing the review of the project. The County Planning Board will advise the applicant of this amount when applicable.

SECTION D – TOTAL APPLICATION FEE \$ 150.00

SECTION E – REVISION FEE (Check appropriate category)

A revision fee must be submitted for revised plans, stormwater management reports, traffic reports and other supporting documentation.

1. 1st revision - no revision fee
2. 2nd and each subsequent revision

\$150.00 Minor Subdivision (2 or fewer new lots)	\$ _____
\$300.00 Major Subdivision (3 or more new lots)	\$ _____
\$300.00 All Site Plans	\$ _____

SECTION F – GEOGRAPHIC INFORMATION SYSTEM FEE (Check appropriate category)

A separate check shall be submitted for the Geographic Information System fee as listed below.

- | | |
|---|-----------------|
| \$25.00 per plat plus | \$ <u>0</u> |
| \$10.00 per new lot *No new lots or structures are proposed | \$ <u>0</u> |
|
\$25.00 per site plan if proposed structure is greater the 400 sq. ft. |
\$ <u>0</u> |

PART III – COMPLETENESS CHECKLIST

SOMERSET COUNTY LAND DEVELOPMENT COMPLETENESS CHECKLIST

The Somerset County Land Development Application Completeness Checklist is part of the adopted *Somerset County Land Development Review Resolution*. For further clarification concerning items on the checklist refer to the *Land Development Review Resolution*. The *Land Development Review Resolution* may be viewed on the Somerset County website at (www.co.somerset.nj.us/planweb/index.htm; select Planning Division, then Land Development Review). Somerset County Planning and Engineering staffs are authorized to make all determinations on completeness. Please refer to the *Land Development Review Resolution* for appropriate thresholds for traffic and stormwater management reports.

Any applicant seeking a waiver from any item on this completeness checklist shall provide a detailed written explanation for each waiver request being sought. If deemed necessary, this written request and accompanying explanation will be brought before the Somerset County Land Development Committee for review and consideration. The applicant will be advised in writing of the Land Development Committee's decision concerning the waiver request(s).

Somerset County Land Development Completeness Checklist

The following checklist is to be completed and included with the standard application form:

I=Incomplete

NA=Not Applicable

C=Complete

General Requirements

- | I | NA | C | |
|-----------------------|----------------------------------|----------------------------------|---|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 1. Completed current County Land Development Application form with all required attachments. (http://www.co.somerset.nj.us/planweb/pdf/appformlist.pdf) |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 2. Review or revision fees paid in full by certified check. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 3. Written description of application. Description must include existing and proposed use. Any items marked not applicable on this checklist must be fully explained within the written description. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 4. Copy of complete application as submitted to municipality. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 5. Copy of all applications to other review agency (NJDEP, Soil Conservation, Canal Commission, etc.). |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 6. Historical Impact Statement (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 7. Agricultural Impact Statement (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 8. Recycling Plan Element (if required by Chapter 8 of Resolution). If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 9. Copy of Highlands Preservation Area Approval (if applicable). Please refer to http://www.highlands.state.nj.us/njhighlands/ for more information on requirements. If not applicable, state reason in written description of project. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 10. Number of COAH units must be listed in the written description of application and shown on plan. |

Plan Requirements

- | | | | |
|-----------------------|----------------------------------|----------------------------------|---|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 11. Title page with a legible key map, containing a north arrow, at a scale suitable to easily find the site for a field inspection. The title page must also include the project name and the 3"x 4" County acceptance stamp block. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 12. Construction plans showing all proposed improvements to County facilities at a scale of 1"=30' signed and sealed by a professional engineer prepared in accordance with County standards. All sheets are to contain the scale of plan (written and graphic) and a correctly oriented north arrow. Existing features must be shown consistent with the Plan of Survey. |

- | I | NA | C | |
|-----------------------|----------------------------------|----------------------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 13. County construction details, drawn to scale, and applicable specifications. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 14. Title block (Per N.J.S.A.13:40-1.3) containing type/name of application, plan preparer, existing block and lot numbers, and date of plan with revision dates. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 15. County facilities and surrounding topography and features must be shown for a minimum distance of 200' beyond the tract boundaries. For projects affecting County facilities this includes pavement, curb, drainage systems, utilities, vegetation, striping, signage (sign type and description), signals and similar features. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 16. Zone district of site and adjoining areas, name of applicant, owner and applicant's attorney. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 17. Existing and proposed square footage (per floor) and use of building(s) listed. Number and type of new units is to be specified. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 18. Current signed and sealed Plan of Survey of the property in question prepared in accordance with N.J.S.A.13:40-5.1. |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | 19. Names of all property owners within 200' with lot and block numbers shown and adjacent lot numbers shown on all sheets. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 20. Right-of-way dedication(s) to the County consistent with County standards and the County Master Plan shown on the plan with signed and sealed metes and bounds descriptions by a professional land surveyor. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 21. Proposed access location and configuration in accordance with Chapter 4 of the Land Development Review Resolution and applicable County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 22. For improvements within the County right-of-way, the centerline of the County road is to be defined with bearings, distances and curve data with stationing every 50 feet increasing to the north or east. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 23. Lines of sight per County standards shown in plan and profile views with proposed treatment to provide clear lines of sight. Sight easements are to be shown per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 24. Intersection Grading Plan drawn at 1"=20' showing pavement and curb elevations as needed to ensure proper construction and positive drainage control. Superfluous information is to be omitted from the Intersection Grading Plan. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 25. Cross sections of the County road drawn per County standards at 1"=5' (horizontal and vertical) with existing and proposed elevations. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 26. Typical roadway section(s) of the County road in accordance with County standards. |

- | I | NA | C | |
|-----------------------|----------------------------------|-----------------------|---|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 27. Proposed utility connections within the County right-of-way (sanitary, water, gas, electric, etc.) with pavement restoration details and specifications per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 28. Profile of driveway or sidestreet intersecting the County road showing smooth profile with grades matching cross sections and intersection-grading plan. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 29. Provisions for the collection of recyclables in multi-family residential and commercial developments. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 30. Signage and striping plan per County standards. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 31. Traffic control plan for construction of improvements to County facilities. |

Stormwater Management Requirements

- | | | | |
|-----------------------|----------------------------------|-----------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 32. Stormwater management report prepared in accordance with County standards, signed and sealed by a professional engineer. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 33. Full-scale drainage area maps for existing and proposed conditions showing correct delineation of sub-areas, times of concentration with flow paths and slopes, soil and cover types and downstream point of analysis. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 34. Proposed treatment consistent with County standards for intercepting, detaining and treating all stormwater runoff directed to County facilities. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 35. Adequate drainage improvements to ensure proper drainage at access point(s) and along the County road. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 36. Drainage calculations showing proposed drainage facilities in accordance with the appropriate requirements. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 37. Contours and spot elevations to determine existing and proposed drainage patterns. |

Traffic Requirements

- | | | | |
|-----------------------|----------------------------------|-----------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 38. Traffic Impact Study including: Existing, No Build, and Build Traffic Volumes, New Trip Distribution Figures, Pass-by Trip Distribution Figures, Site Generated New Trip Figures, Site Generated Pass-by Trip Figures, Site Generated Total Trip Figures, Existing, No Build, Build, and Build with Mitigation Levels of Service Figures, Proposed Mitigation Measures, Sketch of Proposed Mitigation Measures and Cost Estimate for Proposed Mitigation Measures. |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | 39. Traffic Impact Study Technical Appendix, including: Traffic Count Data (Manual Count Sheets / ATR's), Trip Generation Calculations, including pass-by calculations, Gravity Model (if applicable) and Capacity Analysis Worksheets. |

other party to protect the public health and welfare or by a directive or order issued by any state agency, political subdivision or court of competent jurisdiction to protect the health and welfare, the Board shall process such application for development regulations. If the application for development complies with this Chapter, the Board shall approve the application conditioned on the removal of the legal barrier to development.

- B. In the event that a development proposed by an application for development requires an approval by a governmental agency other than the Borough, the Board shall condition its approval upon the subsequent approval of such governmental agency, provided that the Board shall make a decision on any such application within the time period provided in this Chapter or within such extension of time as has been agreed to by the applicant.

~ 42-26. Fees and charges.

- A. Payable to the Borough. All fees and deposits as required herein shall be payable to the order of the Borough of Raritan and paid to the Construction Official at the time of filing any application for development. The Construction Official shall turn over and deliver said fees and deposits to the Borough Treasurer forthwith. All permits, determinations, resolutions or certificates of approval are subject to the payment of all fees and deposits provided for in this ordinance; and no approvals shall be given by the Planning Board or Board of Adjustment until proof has been submitted to them that the requisite fees and deposits have, in fact, been paid to the Borough Treasurer. All fees shall be nonrefundable. Proposals involving more than one use shall pay a sum equaling the total of the fees for the component elements of the submission.
- B. Schedule of fees and deposits. There is hereby established in connection with various applications for development and other matters which are the subjects of this chapter the following schedule of fees and deposits, which shall be computed and due cumulatively:

(1) Filing fees.

- (a) An application to the Planning Board or Zoning Board of Adjustment for any application for development, as defined herein, shall be accompanied by a filing fee which shall be used to defray the administrative cost of processing the application as follows:

Type of Application	Fee
Subdivision:	
Concept or informal subdivision plat or sketch plat	No fee
Minor subdivision or resubdivision	\$150.00 plus \$10.00 per lot
Major subdivision, preliminary plat	\$500.00 plus \$10.00 per lot
Major subdivision, final plat	\$250.00 plus \$50.00 per lot

Site plans:

Concept or informal site plan	No fee
Preliminary site plan	
Residential	\$500, plus \$10.00 per unit
Nonresidential	\$500, \$5/100 SF of Building
Amendment to Preliminary Site Plan	25% of original fee
Final site plan	25% of preliminary fee
Amendment to Final Site Plan	10% of preliminary fee
Administrative appeal (N.J.S.A. 40:55D-70a)	\$150.00
Interpretation of Zoning Ordinance (N.J.S.A. 40:55D-70b)	\$150.00
Hardship variance, per variance (N.J.S.A. 40:55D-70c)	\$75.00 Maximum per application \$225.00
Use variance (N.J.S.A. 40:55D-70d)	\$250.00
Other variances (N.J.S.A. 40:55D-34 and 36)	\$75.00
Conditional use application	\$100.00

(b) Any site plan processed by the Planning Board requiring variances and any use variance processed by the Board of Adjustment requiring site plan approval shall require filing fees that equal the collective fees listed above for site plan and variances.

(2) Escrow deposits.

(a) In addition to filing and any other fees required pursuant to this Article, all applicants for subdivision, site plan, variance relief or conditional use approval shall be required to deposit adequate funds, as determined by Subsection B(2)(b) and (c) below, to be held in escrow to cover the cost of professional services in conjunction with the review, consultation, reporting, testimony and inspection provided by the Planning Consultant, Borough Engineer, Board Attorney and/or any other professionals whose services are deemed necessary with respect to the application by the Borough agency. The Borough Treasurer shall place all such deposits in an escrow account in the name of the applicant and shall charge against such account all disbursements in connection with the costs referred to above. Subject to the provisions of Subsection B(2)(b) below, the amount of the initial deposit for said escrow account to be remitted at the time of the filing of the application shall be equal to three (3) times the application fee or a minimum of \$1,500, whichever is the greater.

(b) No application shall be deemed complete, and the Borough agency shall not process and/or take action on the application, until such time as the applicant shall have posted with the Treasurer of the Borough of Raritan the required amount of escrow deposit, as determined by the Planning Board or the Zoning Board of Adjustment. The required

SOMERSET COUNTY PLANNING BOARD

Telephone (908) 231-7021; Fax (908) 707-1749; TDD (908) 231-7168
P.O. Box 3000, Somerville, N.J. 08876-1262

LAND DEVELOPMENT APPLICATION FORM CHECKLIST & REVIEW FEE SCHEDULE

The *Somerset County Land Development Review Resolution* requires that certain proposed land development proposals be submitted to the Somerset County Planning Board for review and, where required, approval. Land development activities subject to County Planning Board approval include:

- All subdivisions and resubdivisions of land within Somerset County.
- All site plans for land development
- Change of Use applications

This application form shall be completed by the applicant, or the applicant's designated agent and submitted with all required documents to the Somerset County Planning Board. This application consists of three (3) parts, each of which shall be completed as indicated.

- Part I – Project Information
- Part II – Review Fee Schedule
- Part III – Submission Contents Checklist

One set of plans and supporting documents shall be submitted.

Somerset County is an equal opportunity employer.