

BOROUGH OF RARITAN APPLICATION
SITE PLAN - SUBDIVISION PLAN - VARIANCE

A map of plat must be annexed hereto showing a plan of current and proposed uses and structures, see checklist for plat details. (Note: It is necessary for this application to be fully completed. All application and plats are to be submitted to the Administrative Officer. A 45 day review period for completeness will start upon submission of documents.)

FOR OFFICE USE ONLY:

Tax Map Page: _____ Date Received: _____
 Block: _____ Fee Received: _____
 Lot(s): _____ Board of Adjustment No.: _____
 Zone: _____ Planning Board No.: _____
 Street: _____ Phone No.: _____

NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

Minor Subdivision "a" Appeal "b" Interpretation
 Preliminary Plat "c" Variance "d" Variance
 Site Plan Final Plat Other

DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner Wykat Realty, 405 Route 202, Raritan, NJ 08869
Address _____
 2. Applicant Valley Wellness LLC f/k/a Middle Valley Partners, LLC
Address 407 US 202 Raritan, NJ 08869
 3. Date of purchase Lease, started January 15, 2021
 4. Current (or last) use Appliance Store to remain in part of building
 5. Size of parcel(s) 22,076 s.f. Size of building 8751 GSF
Total square feet (in all floors) 17008 GSF
 6. Number of new lots (including remainder) Existing lot to remain
- | | PROVIDED | REQUIREMENT
OF ZONE <u>B3</u> |
|---|--------------------|----------------------------------|
| 7. Percentage of lot occupied by building | <u>39.63%</u> | <u>N/A</u> |
| 8. Height of building | <u><30 ft</u> | <u>30 ft</u> |
| 9. Area of lot | <u>22,076 s.f.</u> | <u>11,000 s.f.</u> |
| 10. Setback from front of property line | <u>22.45 ft</u> | <u>50 ft</u> |
| 11. Setback from left side line | <u>5.37 ft</u> | <u>5 ft</u> |
| 12. Setback from rear property line | <u>7.16 ft</u> | <u>20 ft</u> |
| 13. Percentage of impervious lot coverage | <u>86.14%</u> | <u>75%</u> |
14. Has there been any previous appeal involving these premises? Yes
 15. If so, state character of appeal and date of disposition: Site plan and variances
 16. Other contiguous lots owned by applicant or owner:
Block(s) N/A Lot(s) N/A
 17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
No
 18. Taxes paid to date. 
Signature of Tax Collector

1.25.23
Date of Submission

Sarah Trent
Applicant Signature

**Borough of Raritan Application
Site plan – Subdivision Plan – 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	
x	"c" Variance Appeal	Variations and existing non-conformities: Section 207-63.c number of parking spaces required a variance is being requested for the number of parking spaces required. 38 spaces are required. 23 spaces are proposed.
	"d" Variance Appeal	

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

The Applicant will not be able to satisfy the existing parking requirements under the stated ordinance. Section 207-63C. (1) of the Raritan Borough Code requires a minimum of 1 parking space per 400 SF of gross floor area (GFA) for an appliance store, resulting in a parking requirement of 22 spaces at the site as it presently exists. Based upon the reduced size of the appliance store, a total of 16 parking spaces are required at the site for this use based upon the municipal code.

Section 207-63C.(1) of the Raritan Borough Code requires a minimum of 1 parking space per 125 SF of GFA for a medical alternative treatment center, resulting in an additional parking requirement of 24 spaces. Therefore, the total minimum parking required at the site by the municipal code based upon the proposed conditions is 40 spaces whereas a total of 23 spaces are provided.

The applicant proposes EVSE or Make ready equipment which shall count as two parking spaces for the purpose of complying with a minimum parking space requirement. P.L. 2021, c. 171. Therefore, out total minimum parking spaces required is reduced to 38 spots, leaving the need for a parking variance of 15 spaces required for the proposed uses on the site.

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

See attached Report from French & Parrello Associates.

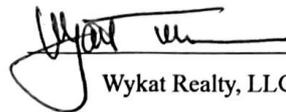
See attached MVP Operations and Parking Plan.

See attached MVP Analysis of Parking Requirements on Expanded ATCs in New Jersey

January 24, 2023

Borough of Raritan
22 First Street
Raritan, NJ 08869
Mr. Lou Gara, Administrative Zoning Official

Wykat Realty, LLC, Property Owners, hereby consent to the filing of Valley Wellness' f/k/a Middle Valley Partners, LLC's application for site plan and parking variance approval for partial use of the existing building as an expanded alternative treatment center on Block 41, Lot 3.

 WYATT S. TOLLES
Wykat Realty, LLC

Dated: 01 | 25 | 2023

CORPORATE DISCLOSURE STATEMENT

Pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D---1 et. seq., corporations or partnerships must list the names and addresses of all stockholders owning at least 10% of stock of any class or those owning at least 10% or more of the interest in the partnership.

**Sarah Trent,
Valley Wellness LLC, f/k/a Middle Valley Partners, LLC
205 S. Finely Ave.
Basking Ridge, NJ 07920
Ownership: 55%**

Sarah E. Trent

Sarah Trent

Dated: January 25, 2023



January 26, 2023

Borough of Raritan
22 First Street
Raritan, NJ 08869
Mr. Lou Gara, Administrative Zoning Official

Re: **Site Plan Checklist #4 and #5**

Dear Mr. Gara:

Valley Wellness is prepared to make the necessary payment, and execute the agreement, as required by the items below on the Borough's Site Plan Checklist.

- 4. Application fee, executed escrow agreement and appropriate review fee,*
- 5. Separate application (and fee) for any conditional use or variance with the application.*

We will make prompt payment upon being noticed of the fees.

Regards,

Sarah E. Trent

Sarah E. Trent, Esq
Valley Wellness