

LAW OFFICES OF STEPHEN P. SINISI, ESQ., LLC

ATTORNEYS & COUNSELORS AT LAW

STEPHEN P. SINISI

ROBERT L. FALKENSTERN (NJ, NY & USPTO)

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Paramus, New Jersey 07653-1458
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firm@sinisilaw.com

OF COUNSEL

VANESSA S. FALKENSTERN

May 6, 2026

Via Email (lgara@raritan-nj.org) & UPS Overnight

Lou Gara, Interim Board Secretary
Combined Land Use Board, as Zoning Board
Borough of Raritan
9 West Somerset Street
Raritan, NJ, 08869

**Re: IAAT Services LLC ("Applicant")
1137 Route 202, Raritan, NJ; Block 31, Lot 1
Development Application: Proposed Double-Sided Digital Billboard**

Dear Chairman and Zoning Board Members:

Please be reminded that we serve as development counsel for IAAT Services LLC ("Applicant") in connection with its proposed development. In order to address the Board Engineer's incompleteness determination of 4/21/26, enclosed please find the additional sets of the application materials, together with revised plans as follows:

- 1) The USB thumb drive containing the enclosed application materials;
- 2) 20 sets of the "Planning Board Application and Minor Site Plan Checklist" and supporting documents;
- 3) 20 sets of the Applicant's "Sign Permit Application";
- 4) 20 sets of the NJDOT Permit dated 12/29/25, together with the Active Permit list reflecting the permit is valid through May 15, 2027;
- 5) 20 sets of the Freshwater Wetland Investigation and Development Review prepared by Trident Environmental dated 3/4/26, confirming not wetlands exist;
- 6) 20 sets of the **revised** survey entitled "Topographic Survey of Property" prepared by Jeffrey Grunn, PLS of Lakeland Surveying, consisting of 1 sheet and revised 4/30/26;

**LAW OFFICES OF
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ATTORNEYS & COUNSELORS AT LAW

Page 2

- 7) 20 sets of **revised** site plans entitled "Site Plan" prepared by William R. Vogt, Jr., PE, consisting of 3 pages and revised 5/4/26, together with correspondence summarizing the plan revisions likewise dated 5/4/26.

Kindly inform our office when the Board and/or its staff has issued its "completeness" determination and assigned a date for the hearing, in order to enable the Applicant to satisfy its formal notice requirements for this application.

Naturally, should you require additional information or documentation, please do not hesitate to contact me and we shall endeavor to promptly address your request.

As always, thank you for your assistance.

Very truly yours,

LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC

By: /s/ Stephen P. Sinisi
Stephen P. Sinisi, Esq.

SPS:ld

Enclosures

Bcc via email: Jeff Bellew, Property Owner
Cc via email: Client and Project Team

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: 31 Fee Received: _____
Lot(s): 1 Board of Adjustment No.: _____
Zone: OM-3 (Limited Industry District) Planning Board No.: _____
Street: 1137 Route 202 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 Jeff Bellew
Address 1137 Route 202 Raritan, New Jersey 08869
2. Applicant IAAT Services LLC
Address 104A Vance Ave., Lavallette NJ 08735
3. Date of purchase Applicant is tenant; Owner aquired property on/about 5/5/88
4. Current (or last) use presently occupied by "Classic Auto Body of Raritan, LLC"
1.00 acres (existing)
5. Size of parcel(s) 0.95 acres (proposed) Size of building 4,530.00 sf (existing)
Total square feet (in all floors) 4,530.00 sf (existing)
6. Number of new lots (including remainder) n/a
7. Percentage of lot occupied by building
PROVIDED 10.94% (existing building) REQUIREMENT OF ZONE OM-3 N/A
8. Height of building
50.00 ft (billboard) 8 story/100 ft
1.00 acres (existing) 20 acres
9. Area of lot
0.95 acres (proposed) 20 acres
10. Setback from front of property line 10.00 ft (billboard) 200 ft
5.00 ft (billboard) 150 ft
11. Setback from left side line 350.78 ft (billboard) 100 ft
12. Setback from rear property line 35.23% 40%
13. Percentage of impervious lot coverage 35.23% 40%
14. Has there been any previous appeal involving these premises? No
15. If so, state character of appeal and date of disposition: n/a
16. Other contiguous lots owned by applicant or owner: n/a
Block(s) _____ Lot(s) _____
17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
Not to Applicant's knowledge
18. Taxes paid to date. see attached rider
Signature of Tax Collector _____

3/9/2006
Date of Submission

Isabel Amado
Applicant Signature

REQUEST FOR VARIANCE

In connection with your application for zoning and/or subdivision variance relief from the terms of the Borough Land Use Ordinance, please set forth:

1. Nature of Relief Requested Section of the Zoning Ordinance from which relief is requested

_____ "a" appeal	_____
_____ "b" appeal (interpretation)	_____
☒ "c" variance appeal	<u>see proposed public notice &</u>
☒ "d" variance appeal	<u>planner variance justification rider</u>
_____ Other	_____

REQUEST FOR "C" VARIANCE INFORMATION

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

see Planner's rider attached re: variance justifications

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

see Planner's rider attached re: variance justifications

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 Planner's rider attached re: variance justifications

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

see Planner's rider attached re: variance justifications

6. State other pertinent facts which support the request.

see Planner's rider attached re: variance justifications

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

LAND USE AND DEVELOPMENT

207 Attachment 3

Borough of Raritan

Checklist 2

For Determining Completeness of Application for Minor Site Plan

Chapter 207, Land Use and Development
Borough of Raritan, Somerset County, New Jersey
[Amended 4-11-2017 by Ord. No. 2017-07]

Name of Application IAAT Services LLC Application No. _____

Block 31 Lot 1 Date Filed _____

An application shall not be considered complete until all the materials and information specified below and on the specific checklist for the proposed development have been submitted. Waivers shall be considered upon receipt of written waiver request from the Applicant.

Note: See Article VIII of Chapter 207, Land Use and Development, of the Code of the Borough of Raritan for further details of submission requirements and procedures.

1. Application form, including checklists, 22 copies; one CD, USB flash drive or the most recent compatible technology (please contact the Borough to determine its capabilities), with all submission materials, including plans and reports, in PDF format.
2. Plans: six sets of full-sized plans that have been signed and sealed by a New Jersey professional engineer or New Jersey professional licensed surveyor, as required, and folded into eighths with the title block revealed, and 22 sets in 1/2 size. All submission materials must be collated into 22 packets using the 1/2 size plan sets. All plans must be folded. Non-collated materials and/or unfolded plans will be rejected and all materials returned to the Applicant.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
X					
X					

RARITAN CODE

3. Protective covenants or deed restrictions applying to the land being subdivided (20 copies).
 4. Application fee, executed escrow agreement and appropriate review fee.
 5. Separate application (and fee) for any conditional use or variance with the application.
 6. Certification from the Borough Tax Collector that all taxes and assessments on the property are paid in full.
 7. Disclosure form pursuant to N.J.S.A. 40:55D-48, providing the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant.
 8. Proof of filing with the Somerset County Planning Board, Somerset-Union Soil Conservation Service and any other outside agencies from which approval is necessary.
 9. Certification that applicant is owner or authorized agent, or consent of owner to file application.
- Minor site plans shall show or include the following:**
10. Map scale not less than 1 inch equals 100 feet, showing the entire tract on one sheet, using 1 of 4 standard sheet sizes: 8 1/2 x 13; 15 x 21; 24 x 36; or 30 x 42 inches per ordinance.
 11. A key map showing the entire tract and lands within 2,000 feet, at a scale of 1 inch equals not less than 1,000 feet.
 12. Name, address and telephone number of the following:
 - a. Professional responsible for preparing the plans.
 - b. Owner or owners of the site.
 - c. Subdivider or developer.
 13. The names of all adjoining owners of any and all property located within 200 feet of the site, as shown on the most recent tax list prepared by the Borough Tax Assessor.
 14. The Tax Map sheet, and existing block and lot numbers of tract to be subdivided or developed and all adjacent lots.
 15. Scale, North arrow and original date, with any revision dates.
 16. Zoning district(s), including district names and zone schedule.

Applicant Portion			Borough Portion		
Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
×					
×					
×					
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	×				
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LAND USE AND DEVELOPMENT

	Applicant Portion			Borough Portion		
	Plats Comply	Not Applicable	Waiver Requested	Plats Comply	Do Not Comply	Waiver Approved
17. Site plan layout, showing boundaries of site, natural features, all developed, undeveloped and to-be-developed portions of tract, including buildings, circulation, parking, landscaping.	X					
18. Preliminary building plans, conceptual floor plans and elevations.		X				
19. The locations of existing streets with names, utilities, easements and their purpose, restriction with description thereof, rights-of-way, streams and natural features, wetlands or floodplains and drain ditches.	X					
20. Existing contours at sufficient intervals to determine general slope and natural drainage.	X					
21. Location of existing sewer lines and waterlines to serve the tract.	X					

RARITAN CODE

The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include but not be limited to drainage calculations and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information.

Application Deemed Complete

Date _____

Application Deemed Incomplete

Date _____

Completeness subject to the Board approving the written requests for the following completeness items:

Application Deemed Incomplete

Date _____

Submission of additional information or written request for waivers of the following completeness items is required.

Rider to Application

Applicant's Ownership Disclosure

CERTIFICATE OF OWNERSHIP OF PROPERTY APPLICANT
IAAT Services LLC
AS REQUIRED BY THE NEW JERSEY MUNICIPAL LAND USE LAW
(N.J.S.A. 40:55d-48.1)

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

	Name	Address	% Interest
1.	Isabel Arado	104A Vance Ave, Lavallette NJ 08735	100%
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

* 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/individual partners exceeding the 10% ownership criterion have been listed.

IAAT Services LLC

By: 

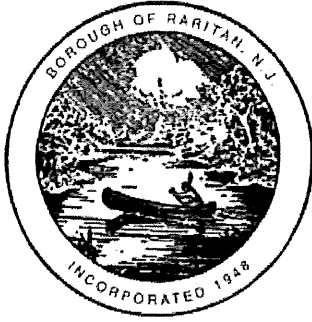
Printed name: Isabel Arado

Title: Managing Member

DATED: 7/29/2025

Rider to Application

Certification of Paid Taxes



BOROUGH OF RARITAN

Municipal Building
9 West Somerset Street
Raritan, NJ 08869-1809

Telephone: (908) 231-1300
Fax: (908) 231-0810
Website: www.raritanboro.org

February 3, 2025

To Whom It May Concern:

This letter is to certify that as of February 3, 2025, taxes are current on block 31 lot 1, 1137 Route 202., Raritan, NJ 08869. There are no open liens on this property.

Please let me know if you require additional information.

Sincerely,

Tori B. Cesarid
Tax Collector
Borough of Raritan

Rider to Application

Owner's Consent/Inspection Permission

**OWNER'S CONSENT FOR PROPERTY INSPECTION AND FILING OF LAND USE DEVELOPMENT
APPLICATION**

TO WHOM IT MAY CONCERN:

I, Jeff Bellew, am the legal owner of the property located at 1137 U.S. Route 202, Raritan, NJ;
Block 31 , Lot 1.

I hereby grant permission and provide my full consent to IAAT Services LLC to do the following in
relation to the property listed above:

- 1) Submit a Land Use Development Application to the appropriate municipal, county, or
regional authority;
- 2) Undertake Site Inspections of the property by the relevant Raritan planning, engineering, or
inspection officials, including physical access for site visits, photographs, and any required
assessments related to the application; and
- 3) Receive Notices related to the application, including but not limited to requests for
additional information, public hearing notices, and final decisions.

This consent is valid for the duration of the application process and any related proceedings
unless revoked in writing.

I certify that I am authorized to give this consent and that all information provided herein is true
and correct.

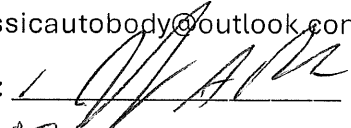
Owner Information:

Full Name: Jeff Bellew

Mailing Address: 1137 Route 202 Raritan, New Jersey 08869

Phone Number: 908-722-2959

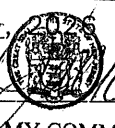
Email Address: classicautobody@outlook.com

Signature of Owner: 

Date: 2-12-2026

Sworn to and subscribed before me this

12th day of Feb.
Joanne M Jack
Notary Public
MY COMMISSION EXPIRES OCTOBER 10, 2028



JOANNE M JACK
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 10, 2028

Rider to Application

Planner's Variance Justifications

Application Rider

1137 US Highway Route 202, Raritan, NJ

The applicant, IAAT Services, LLC, has filed an application for property located at 1137 US Highway Route 202 in Raritan Borough, New Jersey, which is in the Borough's OM-3 (Limited Industry) Zone District. The property is currently developed with an auto body shop. The applicant is proposing a new double static billboard in the northeastern corner of the property, proximate to the highway. Per Sections 207-96I. and 207-96T.(16)., billboards are not permitted in any zone in the Borough. Therefore, the application requires 'D-1' use variance relief for the introduction of a use that is not permitted in the zone. The application also requires 'C' variance relief for lot area (0.95 acres proposed, whereas 20 acres is required), front setback (10' proposed, whereas 200' is required), side setback (5' proposed, whereas 150' is required), combined side setbacks (67.92' vs 300'), lot frontage along Route 202 (100.8' proposed, whereas 500' is required) and sign illumination.

The application satisfies the criteria for grant of 'D-1' use variance relief established in Medici v. BPR Co., 107 N.J. 1,526 A.2d 109 (N.J. 1987). The site is particularly suitable for the proposed billboard by virtue of its location along a highway as well as the development pattern of the surrounding area. Relative to the location of the proposed billboard, there is a parking lot for limousines to the west; an office park to the north; a Johnson & Johnson office complex to the east; and the auto body shop on the subject property to the south. The Johnson & Johnson complex and the auto body shop are both more than 200 feet from the highway, with substantial mature tree growth dominating the highway frontage east of the subject property. Therefore, a billboard at this location will not have a substantially adverse impact on any sensitive land uses or create a sense of visual overcrowding.

Regarding the positive criteria for the grant of the 'D-1' variance, the application satisfies the following purposes of the Municipal Land Use Law:

- Purpose A – Promotion of the general welfare. The proposed billboard is a form of communication that advertises businesses, community events, and emergencies.
- Purpose G – Variety of uses in appropriate locations. As has already been demonstrated, the subject property is ideal for the proposed billboard. This is a legal land use that belongs somewhere. Highways such as US Highway Route 202 allow for clear lines of sight for ease of sign readability while avoiding disruption to more sensitive land use types.

- Purpose M – Efficient use of land. The subject property is already developed, and the application does not represent any increase in impervious coverage.

Regarding the negative criteria for the grant of the 'D-1' variance, the application will not have a substantial detriment to the public or the zone. It should be noted that billboards are functionally innocuous - they do not result in any increase in traffic, parking, noise, drainage, waste or water/sewer demand. Lighting will specifically be addressed by the project engineer. The use variance relief applies to a distinct piece of property and not the entire zone.

Further, the application satisfies the criteria for grant of 'C-2' variance relief established in N.J.S.A. 40:55D-70(c)(2), whereby the benefits of the application as a whole substantially outweigh any detriments. The benefits associated with the use variance carry forth – all 'C' variance relief is necessary to effectuate this beneficial project. The negative criteria are satisfied because the characteristics of the proposed billboard are typical of this type of land use. Although the Township's zoning ordinance does not establish specific bulk standards for billboards—since billboards are not permitted in any zoning district – the proposed bulk relief is appropriate to the extent the use itself is found to be suitable for the site. It should be noted that the permitted height for principal buildings in the OM-3 zone is 100 feet, while the proposed billboard will only be 50 feet in height. The subject site will also continue to feature double the minimum required landscape coverage. Furthermore, the nature of the proposed billboard location, as discussed above, significantly mitigates any potentially adverse impacts to neighboring properties.

Rider to Application

Proposed Public Notice

**PUBLIC NOTICE OF HEARING
RARITAN MUNICIPAL COMBINED LAND USE BOARD, AS THE
BOARD OF ADJUSTMENT
BOROUGH OF RARITAN**

PLEASE TAKE NOTICE that a public hearing of the Raritan Municipal Combined Land Use Board, sitting as the Board of Adjustment will be held in person on **Wednesday, _____, 2026 at 6:30 p.m.** at the Raritan Municipal Building/Borough Hall, 22 First Street, Raritan, NJ, 08869. The undersigned, attorneys for **IAAT Services LLC** ("Applicant"), shall appear to present a proposed development application seeking preliminary and final site plan approval with related use and bulk variance relief to construct and operate a double-sided digital multi-message billboard, as shown on the plans filed with the application materials.

The premises/project location is known as 1137 U.S. Highway Route 202, Raritan, New Jersey, also known as Block 31, Lot 1 on the Tax Assessment Map of the Borough of Raritan. The property is located in the OM-3 (Limited Industry District) Zone. The property is currently developed with an existing auto body shop, the operations of which would not be affected.

The Applicant is proposing to construct a double-sided digital billboard on the above-referenced property. There are no grading or drainage improvements proposed, and no construction is to be completed on the existing building. The digital billboard is to be located in the northeast corner of the property, along U.S. Route 202. There are no other site improvements proposed despite the installation of the electronic billboard. The only utility connection anticipated to be made is an electrical service to power the billboard.

Each sign face of the proposed billboard will measure approximately 14 feet high by 48 feet wide (approximately 672 square feet in area, per face). The top of the billboard will be 50 feet above ground level.

The Applicant is seeking preliminary and final minor site plan approval, as well as the following specific variance(s), waiver(s), exception(s) and/or continuation/confirmation of pre-existing non-conformities from the Raritan Zoning and Site Plan Ordinances, respectively as follows:

1. Section 207-96(T)(16): Prohibited Signs. Signs that are not accessory to a principal use on a property; therefore, a 'D-1' use variance(s) pursuant to N.J.S.A. 40:55D-70.d.(1) is/are required;
2. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Lot Size (Acres) – 20 acres are required; 1.00 acres existing and 0.95 acres proposed; therefore, a variance is required for the continuation of the existing non-conformity;
3. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Front Yard Setback Billboard (Ft) – 200 ft. are required; 10 ft. is proposed; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;

4. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum One Side Yard Setback Billboard (Ft) – 150 ft. are required; 5 ft. are proposed; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;
5. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Both Sides Yard Setback Billboard (Ft) – 300 ft. are required; 67.92 ft. proposed; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;
6. Chapter 207 Attachment 1, Schedule Of Bulk Requirements: Minimum Lot Frontage On Route 202 (1.2)(Ft) – 500 ft. are required; 100.26 ft exist and 100.80 ft. are proposed; therefore a variance is required for the continuation of the existing nonconformity;
7. Section 207-96(H): Sign Illumination - illuminated signs are not permitted to be backlit and shall not have a white or light-colored background or signboard; Applicant seeks the billboard to be backlit/internally lit with color; therefore, a variance pursuant to N.J.S.A. 40:55D-70.c. is required;
8. The Applicant also seeks approval for any and all variances, waivers, exceptions, interpretations, and any other incidental relief that may be required or deemed necessary during the review and consideration of this application by the Municipal Land Use Board and its professionals or by the Applicant during the application and hearing process, including but not limited to that which may be generated by way of revised plans and submission of same.

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

This Notice is also being provided to owners of property within 200 feet of the Applicant's Property and utilities servicing the Borough of Raritan, as shown on the list provided by the Borough of Raritan.

LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC

Dated: __, 2026

By: /s/ Stephen P. Sinisi, Esq.

Stephen P. Sinisi, Esq.
Attorney for Applicant, IAAT
Services LLC

APPLICATION FOR SIGN PERMIT
BOROUGH OF RARITAN, N.J.

Application is hereby made for permit to construct a sign,
non-illuminated or illuminated non-flashing, in strict conformity
with the sign regulations and the detailed statement given herein
at

Location 1137 Route 202
Street and Number

Owner Jeff Bellew 1137 Route 202 Raritan, New Jersey 08869
Name Street and Number Municipality

Engineer William R. Vogt, Jr, PE L2A Land Design, LLC, 66 Grand Avenue, 2nd Fl
~~ARCHITECT~~ Englewood, NJ 07631
Name Street and Number Municipality

This sign will be 48 ft wide 14 ft high 50 ft above grade (no sidewalk)
~~sidewalk~~.

The sign will be constructed of digital billboard

and supported by means of steel support pole

mounted on concrete foundation
State character of attachment or other

The total weight of sign and supports will be T.B.D. pounds.

The area of the sign will be 672 (sign face) square feet.

Non-illuminated or illuminated non-flashing digital billboard

Remarks: _____

STATE OF NEW JERSEY)
COUNTY OF SOMERSET) SS

Isabel Amado
Isabel Amado, Managing Member
IAAT Services LLC residing at
104A Vance Ave
Street and Number

Lavallette NJ 08735
Municipality and State



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

FRANCIS K. O'CONNOR
Commissioner

OUTDOOR ADVERTISING PERMIT

Isabel Amado, President
IAAT Services, LLC
104.5 Vance Avenue
Lavallette, NJ 08735

Application No.: **78093**

Pursuant to the provisions of Chapter 413, P.L.1991, as amended, this permit has been issued to the named permittee, indicating approval by the New Jersey Department of Transportation to erect, maintain, or use an outdoor advertising structure or other object for the display of outdoor advertising matter within public view at the location described in his / her original application, which location, type, number of spaces and square foot area are also described below in accordance with the New Jersey statutes and regulations for the Roadside Sign Control and Outdoor Advertising.

This permit does not grant permission to erect or maintain an advertising sign on State highway right-of-way. This permit is conditional, unless a public hearing has been held in accordance with the provisions of section 6 of P.L.1975, c.291 (C.40:55D-10) and, where the permit applicant is a private entity, all relevant local approvals required by the municipality have been received by the private entity seeking the permit.

This permit shall be in effect from the date of issue and will expire on May 15, 2026. It may be renewed under the same terms and conditions as the original application, unless canceled or revoked. This permit is not transferable unless ownership is changed in accordance with regulations.

Description of Permitted Location: **Route U.S. 202**
E/S, 230 Feet North of Charlotte Drive East - Multiple Message
Raritan Borough

Milepost 22.87 N.R.D.

Somerset County

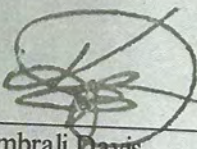
Dealer #: **700462**

Sq. Ft. Area: **1,920**

No. of Spaces: **2**

Type: **Ground Conditional**

Issued by:


Kimbrali Davis
Manager

Office of Outdoor Advertising Services

Permit Fee: **\$635.00**

Date of Issue: **12/29/2025**

"IMPROVING LIVES BY IMPROVING TRANSPORTATION"
New Jersey Is An Equal Opportunity Employer • Printed on Recycled and Recyclable Paper



The following outdoor advertising permits have been renewed in accordance with N.J.A.C. 16:41C-1 et.seq. Each permit is valid from May 16, 2026 through May 15, 2027 unless it is revoked by the Department or surrendered by the permit holder. Any change of ownership of a permit must be processed in accordance with the regulations. A State outdoor advertising permit does not grant authority to erect or maintain a sign on State highway right of way or to remove vegetation from highway right of way. Nor does it relieve the permit holder from obtaining any other permits or approvals that may be needed to erect and maintain a sign.

[illegible]

114

████████████████████

██████████

[REDACTED]

[REDACTED]

[REDACTED]

11/11/2019

[REDACTED]
[REDACTED]

11/11/2019

11/11/2019

114

[REDACTED]
[REDACTED]

78093

Somerset Raritan Boro
E/S, 230 Feet North of Charlotte Drive East

ROUTE:US 202, MP:22.870,
NORTH/EAST/DUAL

114

████████████████████

114

[REDACTED]
[REDACTED]

10

[REDACTED]

[REDACTED]

114

114

[REDACTED]
[REDACTED]

End of Permit List

T1382.0103
March 4, 2026

Mr. William Vogt, PE
L2A Land Design, LLC
66 Grand Avenue, 2nd Floor
Englewood, NJ 07631
Sent via email: wvogt@l2alanddesign.com

**Re: Freshwater Wetland Investigation and Development Review
1137 Route 202
Block 31, Lot 1
Raritan Borough, Somerset Co., NJ**

Dear Mr. Vogt:

Trident Environmental conducted a freshwater wetland investigation on the above property on March 4, 2026, to determine whether freshwater wetlands exist on or within 150 feet of the property boundary. The subject site is composed of one (1) tax parcel, block 31, lot 1 in Raritan Borough, Somerset County, with the street address of 1137 Route 202. The site is approximately 1.2-acres and contains a commercial autobody shop. It is located along the major highway Route 202, and surrounded by a mix of commercial and residential developments.

The online database, NJ Geo-Web, maps freshwater wetlands to the east and west of the site. Upon visiting the site in person, Trident did not find any evidence of freshwater wetlands on or within 150 feet of the site. The soils onsite are reddish brown, having a 5 YR 4/4 hue, according to the Munsell soil color chart. There is a small, ponded area where water sits in the central-eastern portion of the site, however Trident did not find any wetland conditions here. The soils in this area also had a Munsell soil color of 5 YR 4/4, or reddish brown. The vegetation found in the area consisted of Japanese Angelica tree (*Aralia elata*, NI), Japanese honeysuckle (*Lonicera japonica*, FACU), and eastern red cedar (*Juniperus virginiana*, FACU). These plant species are not typically found in wetlands, confirming that no freshwater wetlands are located onsite.

Generally, wetland hydric soils are characterized by a deep grey or black color. The soils within this site are reddish brown, and therefore not indicative of wetland conditions. The surrounding properties were also searched for freshwater wetlands, and nothing was found within 150 feet of the site. Consequently, Trident is not concerned about any wetland buffers impacting the site.

The New Jersey Department of Environmental Protection (NJDEP) regulates freshwater wetlands and their associated buffers. Any disturbance located within these areas typically requires a permit. The maximum buffer the NJDEP can assign to a wetland is 150 feet. Because there were no wetlands discovered on or within 150 feet of the subject site, there is no concern that any improvements onsite will impact wetland buffers. Should you have any questions or comments regarding this letter, please do not hesitate to contact this office.

Sincerely,

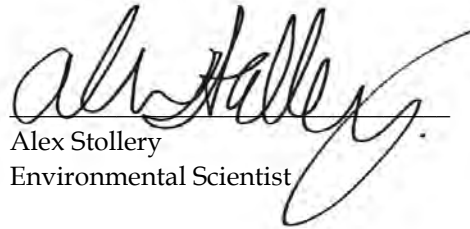

Alex Stollery
Environmental Scientist



Figure 1: Northwest bound view of subject site, Route 202



Figure 2: 5 YR 4/4 soil, SB-1 boring



Figure 3: Vegetation along eastern site boundary – black walnut, sassafras, wineberry, Japanese honeysuckle



Figure 4: Southbound view of site, ponded area



Figure 5: Poned area lacking wetland indicators



Figure 6: 5 YR 4/4 soil, SB-2 boring

Legend


Site Boundary





TRIDENT

ENVIRONMENTAL

TridentEnviro.com

P/ 732.818.8699
 F/ 732.818.3744

Photo Location Map

1137 Route 202
 Block 31 * Lot 1

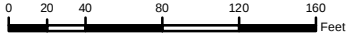
DRAWN BY:
AJS

DATE:
3/4/2026

FIGURE:
XX

JOB NO.:
T1382.0103



SCALE: 1 inch = 100 feet


Raritan Boro., Somerset Co., NJ

Legend



Site Boundary



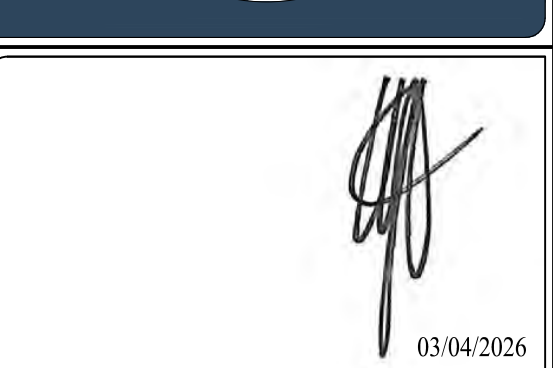
P/ 732.818.8699 F/ 732.818.3744

Soil Boring Map

1137 Route 202
Block 31 * Lot 1

Raritan Boro., Somerset Co., NJ

DRAWN BY: AJS	DATE: 3/4/2026	
FIGURE: XX	JOB NO.: T1382.0103	
SCALE: 1 inch = 200 feet		
		



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[illegible]

PROJECT LOCATION:

1137 U.S. HIGHWAY ROUTE 202

DRAWING TITLE:

10. *Journal of the American Medical Association*, 2000; 283: 2689-2694.

10. *Journal of the American Medical Association*, 2000; 283: 2689-2694.

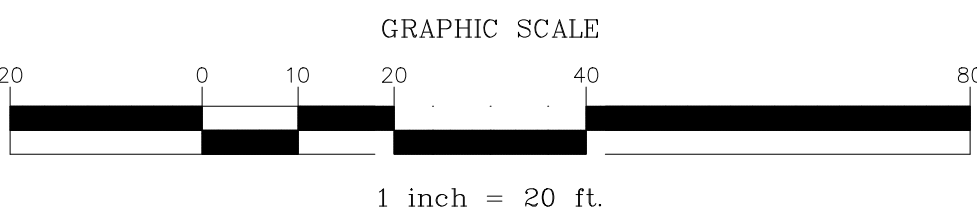
DATE	03/04/2026
DESIGNED	

APPROVED: _____ WRV

DRAWING NO.:

95

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May 4, 2026

Combined Land Use Board, as Zoning Board
Borough of Raritan
9 W. Somerset Street
Raritan, NJ 08869

Attention: Mr. Lou Gara, Interim Board Secretary, Zoning & Construction Official

**Re: IAAT Services, LLC
Proposed Multimessage Billboard
1137 U.S. Highway Route 202
Borough of Raritan, Somerset County, NJ
Block 31, Lot 1**

Dear Mr. Gara:

On behalf of the applicant, enclosed please find the following revised documents for the proposed multimessage billboard located along U.S. Highway Route 202 in the Borough of Raritan, New Jersey.

- Civil Site Plans (C-01 through C-03), revision #1, dated 05/04/2026
- Topographic Survey of Property, Tax Lot 1 – Block 31, prepared by Lakeland Surveying, revision #2, dated 04/30/2026

The site plans have been updated based on the Van Cleef Completeness Review #1 comments, dated 04/21/2026 for completeness as follows:

Completeness Review

1. Minor Site Plan Checklist:

- l. The Applicant's telephone number has been added to the site plans as requested.
- m. The address for the Borough of Raritan Municipal Building has been revised on the 200 foot property owner's list found on drawing C-01 Cover Sheet.
- o. The north arrow is in the upper right hand corner of the title block as shown on drawing C-02 Site Plan.
- u. A utility mark out was performed along the frontage of the property and in the area of the proposed billboard. The existing utilities were added to both the survey and site plans as requested.

During your review, should you have any questions or comments, please do not hesitate to call.

Very truly yours,

L2A Land Design, LLC

A handwritten signature in black ink, appearing to be 'W. Vogt', written over a horizontal line.

William Vogt, PE
Principal

J:\26 Project Files\2601.011 - IAAT 1137 Rt. 202 Raritan\DOCUMENTS\MUNICIPALITY\RESPONSE LETTERS\Ltr.Raritan ZBA-2026.05.04.doc

SITE PLAN

PROPOSED MULTIMESSAGE BILLBOARD

1137 U.S. HIGHWAY ROUTE 202

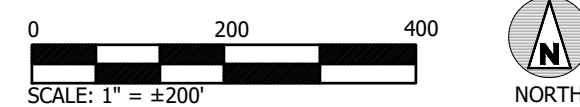
BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY

BLOCK: 31; LOT: 1; TAX MAP: 6

ZONE: OM-3 (LIMITED INDUSTRY DISTRICT)



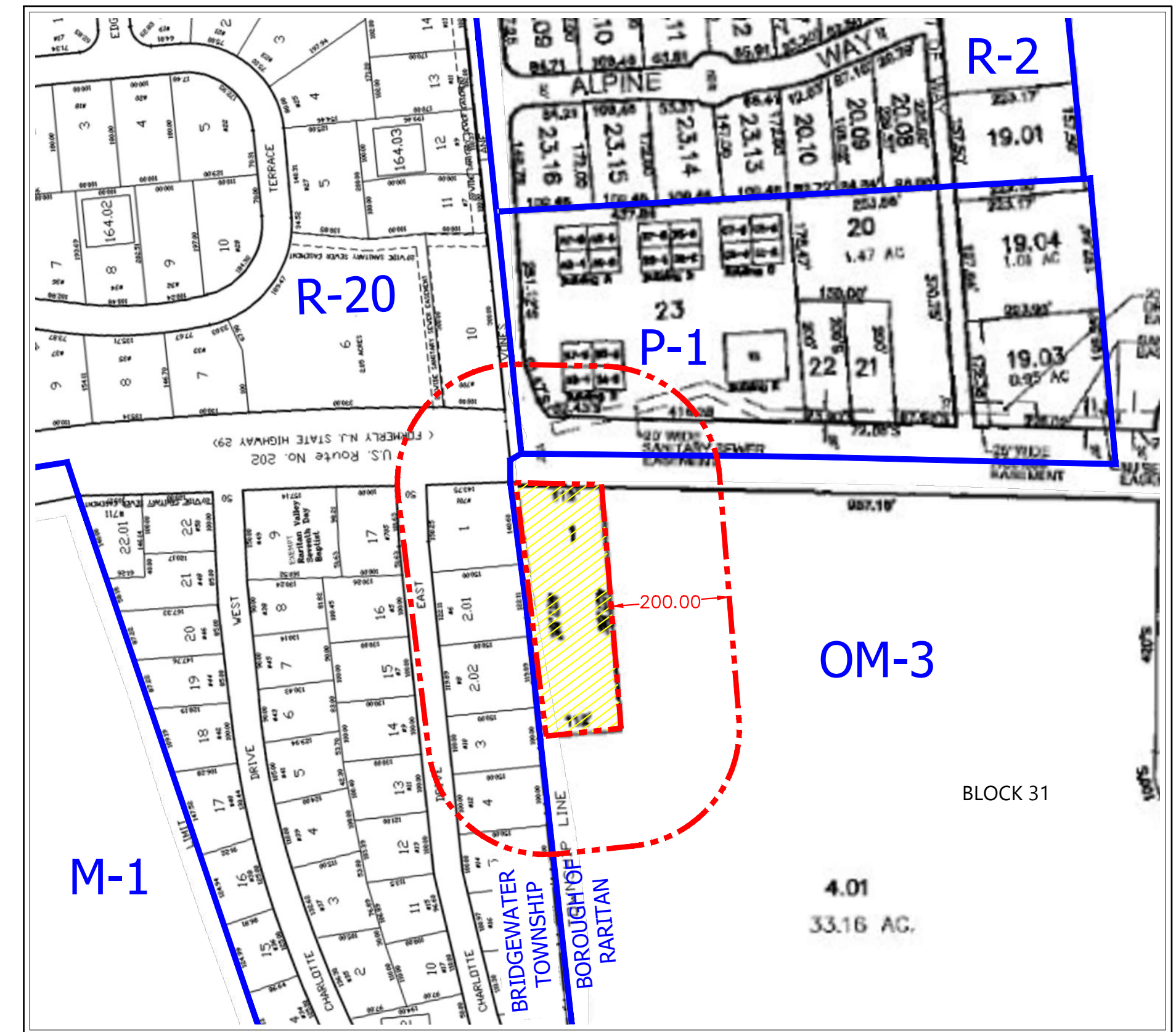
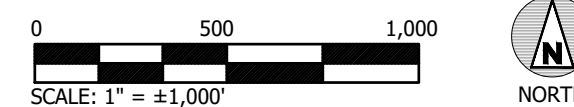
KEY MAP



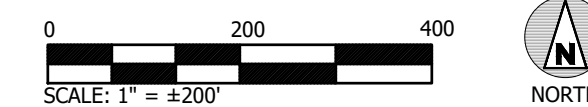
SURROUNDING ZONING DISTRICTS	
BOROUGH OF RARITAN	
OM-3	LIMITED INDUSTRY DISTRICT
P-1	OFFICE BUILDING DISTRICT
R-2	MEDIUM LOW DENSITY RESIDENTIAL
BRIDGEWATER TOWNSHIP	
R-20	SINGLE-FAMILY RESIDENTIAL ZONE
M-1	LIMITED MANUFACTURING ZONE



KEY MAP OVERALL



ZONING & TAX MAP



BOARD OF ADJUSTMENT APPROVAL

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
RARITAN, SOMERSET COUNTY, STATE OF NEW JERSEY ON _____ BY _____
RESOLUTION _____ FOR 1137 NJSH ROUTE 202, RARITAN, NJ,
BLOCK 31, LOT 1 _____

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOROUGH CLERK	DATE
BOARD ENGINEER	DATE
BOARD PLANNER	DATE

<u>BRIDGEWATER TOWNSHIP</u>					
BLACK 163.01, LOT 4	12 CHARLOTTE DRIVE 2	BLACK 163.02, LOT 15	2 STATE HIGHWAY 15C	BLACK 9990, LOT 6	N.J. DEPT. OF TRANSPORTATION
BLACK 163.01, LOT 1	STEIN, JEFF P. & DOMENICA	2 CHARLOTTE DRIVE 2	STATE OF NJ DOT	RECORD ONLY 1	1035 PARKWAY AVE.
701 ROUTE 202 4A	12 CHARLOTTE DR	2 CHARLOTTE DR	5060 RAYMOND	SUNOCO PIPELINE LP/RIGHT OFWAY DEPT	P.O. BOX 600
NATALE CHILDREN LSC	BRIDGEWATER, NJ 08807-2501	7 CHARLOTTE DR	1035 PARKWAY AVE	525 FRUITZOWN DR	TRENTON, NJ 08625-0600
216 NORTH AVE E		BRIDGEWATER, NJ 08807-2558	EWING, NJ 08618-2309	SINKING SPRING, PA 19068-1509	
CRANFORD, NJ 07016-2473					
BLACK 163.01, LOT 2.01	14 CHARLOTTE DRIVE 2	BLACK 163.02, LOT 16	TOWNSHIP 1	BOROUGH OF RARITAN	PUBLIC SERVICE ELECTRIC & GAS CO.
6 CHARLOTTE DRIVE 2	PSAK, ADAM	5 CHARLOTTE DRIVE 2	CABLEVISION % CRAIG MCLEOD	MANAGER - CORPORATE PROPERTIES	775 CENTENAL AVE.
FERRANTE, CRAIG	BRIDGEWATER, NJ 08807	DARJI, ATULKUMAR & SEEMA	275 CENTENAL AVE	80 PARK PLAZA, TGB	PISCATAWAY, N.J. 08855-6805
6 CHARLOTTE DR		BRIDGEWATER, NJ 08807-2558	PISCATAWAY, NJ 08854-3909	NEWARK, NJ 07102	CN 6805
BRIDGEWATER, NJ 08807-2501					
BLACK 163.01, LOT 2.02	BLACK 163.02, LOT 13	BLACK 163.02, LOT 17	BLACK 9990, LOT 8	BLACK 2, LOT 23	
8 CHARLOTTE DRIVE 2	11 CHARLOTTE DRIVE 2	705 ROUTE 202 4A	RECORD ONLY 1	RARITAN TWP CAMPUS CONDO ASSOC.	SHAWN ULEV, P.E./FACILITY ENGINEER
FERRANTE, MARY ANN	KINSEY, ANDREW & NANCY	NATALE CHILDREN LSC	SPV'S D SHORT	51 GIBRALTAR DR STE 3F	THE SOMERSET RARITAN VALLEY SEWAGE
8 CHARLOTTE DR	11 CHARLOTTE DR	216 NORTH AVE E	1025 LAUREL OAK RD	MORRIS PLAINS, NJ 07950	AUTHORITY
BRIDGEWATER, NJ 08807-2501	BRIDGEWATER, NJ 08807-2558	CRANFORD, NJ 07016-2473	VOORHEES, NJ 08043-3506		P.O. BOX #400
					BRIDGEWATER, NJ 08807
BLACK 163.01, LOT 3	BLACK 163.02, LOT 14	BLACK 9990, LOT 1	BLACK 9990, LOT 5	UTILITIES	NEW JERSEY AMERICAN WATER CO.
10 CHARLOTTE DRIVE 2	9 CHARLOTTE DRIVE 2	COUNTY ROAD 15C	RECORD ONLY 1	SOMERSET COUNTY PLANNING BOARD	1025 LAUREL OAK RD.
TERRI C BLACK REVOCABLE TRT	GERLACH, DANIEL H & TAMMY J	COUNTY ROAD 15C	PUBLIC SERVICE ELECTRIC & GAS	P.O. BOX 3000	VOORHEES, NJ 08043
2/18/14	BRIDGEWATER, NJ 08807-2558	SOMERVILLE, NJ 08876-1262	PO BOX 3000	SOMERVILLE, NJ 08876	
10 CHARLOTTE DR					
BRIDGEWATER, NJ 08807-2501					

DRAWING No.:	DRAWING TITLE:
C-01	COVER SHEET
C-02	SITE PLAN
C-03	SIGN ELEVATION PLAN

L2A
LAND DESIGN / LLC
66 GRAND AVENUE • 2ND FLOOR
ENGLEWOOD • NJ • 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24G428130900



05/04/2026

William R. Vogt Jr., P.E.	Date
New Jersey Professional Engineer #24GE04690600	

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APPLICANT:

IAAT SERVICES, LLC
104A VANCE AVENUE
LAVALLETTE, NJ 08735
201.227.1061

OWNER:
BELLEW, JEFFREY A.
1137 RT. 202
RARITAN, NJ 08869

SURVEYOR:
LAKELAND SURVEYING, INC.
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office)

[illegible]

PROJECT LOCATION:

**PROPOSED MULTIMESSAGE
BILLBOARD**

1137 U.S. HIGHWAY ROUTE 202
BOROUGH OF RARITAN,
SOMERSET COUNTY, NJ 08869

BLOCK: 31; LOT: 1
TAX MAP: 6

DRAWING TITLE:

COVER SHEET

SCALE: REFER TO DRAWING

DATE	03/04/2026
------	------------

DESIGNED:	HR
APPROVED:	MDM

WRV	
L2A PROJ. No.:	2601.011

DRAWING No.:

C-01

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William R. Vogt Jr., P.E.	Date
New Jersey Professional Engineer #24GE04690600	
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OWNER:
BELLEW, JEFFREY A.
1137 RT. 202
RARITAN, NJ 08869

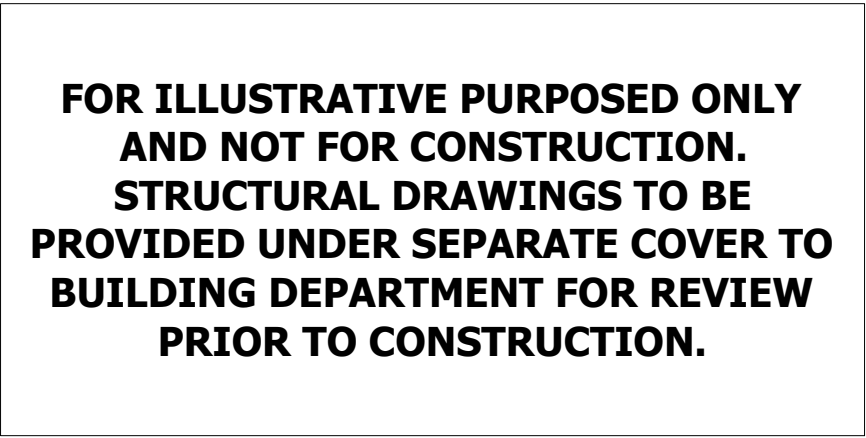
[illegible]

DRAWING TITLE:

SIGN
ELEVATION PLAN

C-03

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GRAPHIC SCALE

(IN FEET)
1" = 5'-0"

NOTE:

1. THE PROPOSED BILLBOARD ELEVATION IS DRAWN TO ILLUSTRATE HOW THE PROPOSED BILLBOARD WOULD APPEAR FROM THE N.J.S.H. RT. 202 VANTAGE POINT.