

NOTICE OF PUBLIC HEARING  
RARITAN TOWNSHIP BOARD OF ADJUSTMENT

In compliance with the New Jersey Municipal Land Use Law, the General Ordinances of the Township of Raritan, and the Rules and Regulations of the Raritan Township Board of Adjustment, PLEASE TAKE NOTICE that on April 2, 2026 at 7:00 p.m. in Room 160 (Committee/Court Meeting Room) at the New Raritan Township Municipal Building, 1 Municipal Drive (Dvoor Circle), Raritan Township (Flemington), New Jersey, the Raritan Township Board of Adjustment (“BOA”) will hold a public hearing on the application described below, at which time and place all interested parties will be given an opportunity to be heard.

The location of the premises in question is Tax Map Block 71, Lot 10, street address 9 Kuhl Road, Raritan Township, New Jersey (the “Property”). The applicants are Luis A. Pastrana-Hernandez and Margarita Pastrana, mailing address 9 Kuhl Road, Flemington, New Jersey 08822 (collectively, the “Applicant”). The property is in the AR-2 Zone and is developed with a dwelling and a commercial building. The Applicant previously applied for bifurcated relief, seeking d use variances to allow it to use the Property and the existing commercial building for storage and office space for their pool liner and repair business. By Resolution No. 2024-10, the BOA granted the relief sought, allowing a commercial use in the AR-2 Zone and allowing a second principal use on the Property. As a condition of approval, the Resolution required the Applicant to return to the BOA for site plan approval.

The present application seeks site plan approval for the Property, as set forth in the plans on file with the BOA. The proposed plan includes an addition to the rear of the residential dwelling, a garage structure for the business, a new septic system, and the other site improvements shown on the plan. The Applicant is also seeking “bulk” variance relief pursuant to N.J.S.A. 40:55D-70c(1) and (2) for the following:

a. From Ord. 296-141B.1 for proposing a stone area within 100’ of the top bank of an existing stream carrying water on average six months per year; b. From Ord. 296-141B.1 for disturbing soil within 75’ of a top bank of an existing stream carrying water on average 6 months per year; c. From Ord. 296-131, Attachment I, which requires a 50’ front yard setback and the existing house on the site has 0’ of front yard setback, and Applicant proposes an addition to the rear of the house, which will be about 11.2’ from the Right of Way line of Kuhl Road; d. From Ord. 296-131, Attachment I, for a proposed detached garage structure with a 28.76’ front yard setback where 50’ feet is required; e. From Ord. 296-131, Attachment I, for an existing detached structure with a 7.73 side yard setback where 15’ is required; and f. From the design standards of Ord. 296-153C for a gravel driveway without curb or delineated spaces.

The Applicant reserves the right to supplement this application and/or seek at the time of hearing, such other approvals, interpretations, variances and/or waivers as may be requested or required by the Applicant or the Board.

A copy of said application and documents is on file in the Planning and Zoning Office, Room 107, at the Raritan Township Municipal Building, 1 Municipal Drive from 8:30 a.m. to 4:30 p.m. on business days for all interested parties prior to said hearing.

*S/John R. Lanza, Esq.*

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