

# PRELIMINARY INVESTIGATION: BLOCK 61, LOT 3.01 (FORMER AGWAY SITE)

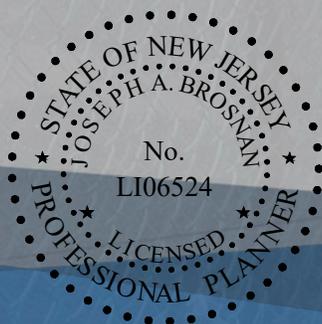
Area in Need of Redevelopment

Prepared by:  
Van Cleef Engineering Associates

Prepared for:  
Borough of Raritan, Somerset County

March 14, 2025

Joseph A. Brosnan, PE, PP, CME



NJ. Lic # 33LI00652400

*Joseph A. Brosnan*

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## I. INTRODUCTION

The following study has been prepared to determine whether an area located within the Southeastern portion of the Borough of Raritan qualifies as an “area in need of redevelopment” in accordance with the New Jersey Local Redevelopment and Housing Law (LRHL) found at N.J.S.A. 40A:12-A. The study was authorized by the Borough of Raritan Council and was prepared on behalf of the Borough of Raritan Land Use Board. The study area is comprised of solely Block 61, Lot 3.01, otherwise known as the “Agway Site”, located along Thompson Street with frontage between Railroad Avenue and La Grange Street.

As is described in this report, it is our conclusion that Block 61, Lot 3.01 meets at least one of the statutory criteria for designation as “an area in need of redevelopment” under the LHRL. This is because the Agway Site is an abandoned commercial use that is unlikely to be retained as an existing nonconformity, cannot be readily converted to a conforming use, and for which redevelopment into a more intensive use than is permitted under current zoning code would be consistent with smart growth planning principles adopted pursuant to law or regulation.

## II. SUMMARY OF FINDINGS

This report concludes that the Agway Site qualifies for redevelopment under criteria “a,” “b,” “d,” and “h,” of the LRHL. The analysis contained within this report will serve as the basis for the recommendation that Block 61, Lot 3.01 qualifies as a Condemnation Area in Need of Redevelopment.

## III. BACKGROUND

### A. Legal Authority

The LHRL empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be transformed to advance the public interest. Once an area is designated “in need of redevelopment” in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

### B. Redevelopment Procedure

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires the Borough Council and Planning Board to interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

1. The Borough Council must adopt a resolution directing the Planning Board to undertake a preliminary investigation to determine whether a specified area is in need of redevelopment according to the criteria set forth in Section 5 of the LRHL.
2. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those

power for use in a redevelopment area other than the use of eminent domain (non-condemnation redevelopment area) or whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area, including the power of eminent domain (otherwise known as a “Condemnation Redevelopment Area”).

3. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included to be investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.
4. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Borough Council.
5. The Borough Council may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an “Area in Need of Redevelopment”. The Borough Council must make the final determination as to the Condemnation Redevelopment Area boundaries.
6. If the Borough Council resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that: (i) the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and (ii) legal action to challenge the final determination must be commenced within forty-five (45) days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
7. A Redevelopment Plan (the “Plan”) may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
8. The Borough Council may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance.

Only after completion of this process is a municipality able to exercise the powers under the LRHL.

### C. Progress

In satisfaction of #1 and #2 above, the Borough of Raritan Council adopted Resolution 2024-09-168 on September 24, 2024, which authorized the Land Use Board to undertake this study (Appendix A). The purpose and scope statement of this study, as well as the provided map delineating the boundaries of the proposed redevelopment area (See Figure 1), satisfy #3. The body of this study constitutes the report of the Land Use Board’s findings in satisfaction of #4.

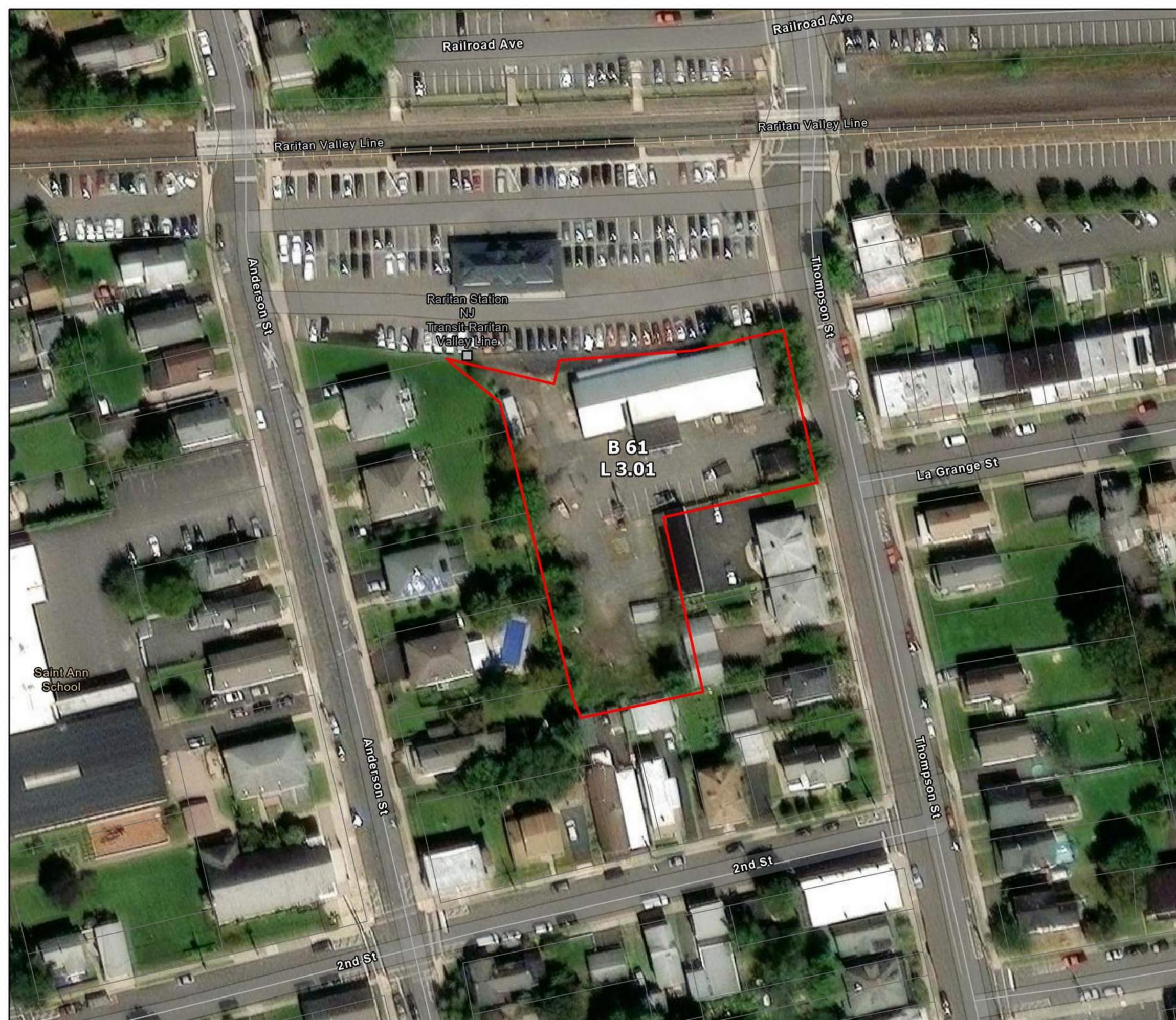
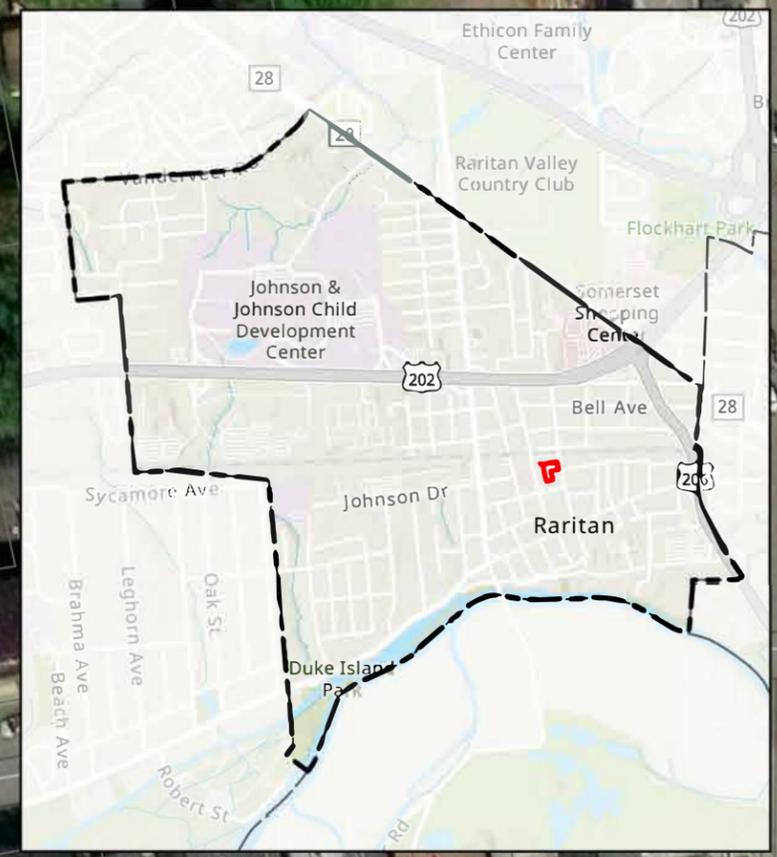
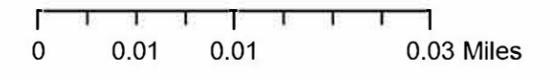


Figure 1  
**Proposed Area in Need  
of Redevelopment**

Sources: NJGIN, ModIV Data, NJDOT,  
U.S.G.S.



- Raritan Borough
- Parcels
- Agway Property
- Railroad



#### D. Purpose & Scope

In accordance with the process outlined above, this Preliminary Investigation Report will determine whether the property (hereinafter referred to as the “Study Area”) within the Borough of Raritan meets the statutory requirements under Section 5 of the LRHL for designation as a condemnation “Area In Need of Redevelopment”. This study was prepared at the request of the Borough of Raritan Land Use Board and was duly authorized by the Mayor and Borough Council. The scope of work for the investigation encompassed the following: land use review; assessment of property conditions; occupancy and ownership status within the study area; review of tax maps and aerial photos; review of building records; review tax assessment data; review of environmental assessments and any subsequent documentation of remediation; review of the existing zoning ordinance and zoning map for the Borough of Raritan; and review of the Master Plan for the Borough.

### IV. CONSIDERATION OF STATUTORY CRITERIA FOR ESTABLISHING AN AREA IN NEED OF REDEVELOPMENT

#### A. Introduction

Section 5 of the LRHL sets forth the regulations for which an area may be designated an “area in need of redevelopment” if after investigation, notice, and public hearing, the governing body determines by resolution that the area meets any one of the following criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.

- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et.seq.) the execution of the actions prescribed in that act for the adoption by the municipality and the approval by the New Jersey Urban Enterprise zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79(C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provision of P.L. 1991, c.441 (C.40A:21-1 et seq). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, C.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It is noted that Section 3 of the LRHL (“Section 3”) cites that a “redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.” The redevelopment area must also include lands that are “reasonable and rational” given their location, size, shape and access to produce a redevelopment project that will achieve the goals of the community.

## B. Zoning Description

The Study Area is located within the R-4 Medium-High Density Residential Zoning District which has the following associated uses pursuant to §207-108 of the Borough of Raritan Land Use Ordinance:

### Permitted Principal Uses:

- Single-family residences.
- Places of worship, parish houses and convents, and cemeteries.
- Public parks, playgrounds and recreational areas owned or operated by the Borough.
- Public and private schools, except nursery schools as defined in §207-7 under “School, Commercial.”
- Alternative residential development option, in accordance with the requirements and standards of §207-105 Subsection G.

Permitted Accessory Uses:

- Private garages.
- Private swimming pools for residential use in accordance with the Borough of Raritan Swimming Pool Ordinance and the Uniform Construction Code.

Permitted Conditional Uses:

- Home occupation.
- Public and private schools.
- Public utility facilities.
- Places of worship.
- Professional offices, limited to properties with frontage on Somerset Street.

C. Existing Conditions

The Study Area is 1.02 acres in size. It is a flag-shaped lot, with 129 square feet of frontage along Thompson Street, and a 280-foot-wide rear storage and loading/unloading area partially behind Lots 2 and 3 of adjacent Block 64 on the same frontage. The Study Area is surrounded by chain-link fence, which is topped with barbed wire along the rear of the lot. Impervious coverage was estimated in 2015 by NJGIS at approximately 81%, with 23% building coverage.

The principal structure on the Study Area is a single-story, corrugated metal-walled building that the former Agway operated out of. Tax records indicate that the structure is 5,612 square feet in area and was erected in 1947. Accessory structures consist of a shipping container storage shed/unit standing atop concrete blocks behind the principal structure, bearing a sign with the name of the former business.

News records indicate that the Study Area closed for business on June 30, 2023, following the death of its owner, Raritan resident Jeffrey Krachun, earlier that year. Mr. Krachun had been the Agway's sole proprietor since 2000. Additional news reports indicate that the structure sustained damage from a transformer fire in September of 2024 (Appendix E).

## V. APPLICATION OF STATUTORY CRITERIA TO STUDY AREA

The following analysis is provided of the site against the statutory criteria for declaring a property an area in need of redevelopment:



FIGURE 2: REAR ELEVATION OF PRINCIPAL STRUCTURE

### A. Criteria “a”:

*“The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.”*

This criterion is applicable to the Study Area. The principal structure, a prefabricated steel building erected in 1947, is at the end of its useful life and not suitable for conversion to a conforming use under current zoning, which would include single-family residences, places of worship, public recreational areas owned by the Borough, and public or private schools.

### B. Criteria “b”:

*“The discontinuance of the use of buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”*

This criterion is applicable: The Study Area is a commercial property the use of which has been discontinued.

### C. Criteria “c”:

*“Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”*

This criterion is not applicable: The Study Area is not owned by a qualifying public entity.

#### D. Criteria “d”:

*“Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals, or welfare of the community.”*

This criterion is applicable to the Study Area. In its current state, the Study Area has excessive land coverage upwards of 80% in a zone where 30% maximum is permitted. It advances the Borough’s duty to the safety, health, morals, and welfare of the community to encourage such redevelopment so as to mitigate stormwater and pollutant runoff from those sites with excessive land coverage.

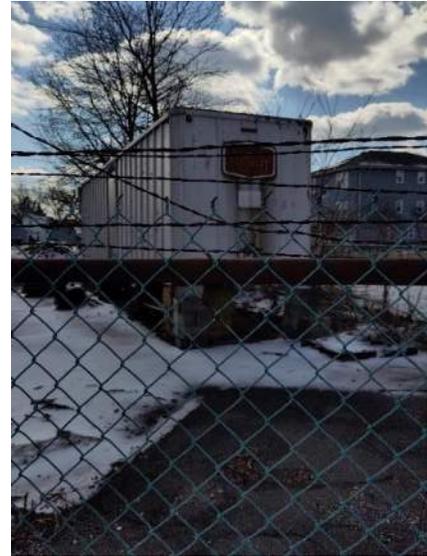


FIGURE 3: DETAIL OF BARBED WIRE-TOPPED FENCE

In addition, the Study Area also presents issues of deleterious land use and obsolete layout. As standing, the Study Area is partially enclosed by a barbed wire-topped fence, a prohibited fence type under Borough Code § 207-68B(6). While an unsightly and potentially harmful nuisance, the barbed wire is a legal non-conformity that deters trespassers, a public safety consideration given the Study Area’s current abandonment. If the Study Area is redeveloped, there is an opportunity to provide a net benefit to the community by removing the barbed wire, as there would be no need to continue a nuisance to deter other nuisances.

#### E. Criteria “e”:

*“A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.”*

This criterion is not applicable: The Study Area is a single parcel owned by a single private entity.

#### F. Criteria “f”:

*“Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.”*

This criterion is not applicable: The Study Area is less than five contiguous acres in size.

#### G. Criteria “g”:

*“In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et.seq.) the execution of the actions prescribed in that act for the adoption by the municipality and the approval by the New Jersey Urban Enterprise zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment...”*

This criterion is not applicable: Raritan Borough does not have an active enterprise zone.

#### H. Criteria “h”:

*“The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”*

This criterion is applicable to the Study Area. The following smart growth principles are both encouraged by the Borough pursuant to law or regulation and have relevance to the site:

- **Transit-Oriented Development:** §207-118 of Raritan Borough’s code makes provisions for a B-5 Transit Center Business District zone. Per the ordinance, the zone “is designed to take advantage of its location in close proximity to the railroad station, providing for the everyday needs of commuters and people living and working in the immediate neighborhood.” The former Agway site adjoins the Raritan train station, making it a prime candidate by proximity for such development. However, due to the subject property being smaller than the minimum lot size for the B-5 zone, such transit-oriented development objectives cannot be achieved by a simple rezoning of the property under existing regulations.
- **Complete Streets:** Raritan Borough adopted a Complete Streets policy in 2011. Such policies encourage the development of multimodal transportation options along key corridors throughout the Borough. In terms of particular improvements, a 2018 Regional Center PGIA study identified investigating alternatives and implementing bicycle lanes on Thompson Street between Somerset Street and the Raritan Train station as a short-term action item towards this objective. As the subject property has principal frontage on Thompson Street, encouraging the redevelopment of this site would enable the Borough to work towards establishing this Complete Streets connection between the train station and the Regional Center Focus Area identified in the study.

In addition, the 2020 Circulation Plan Update identified Thompson Street as an area of interest in its walkability audit findings. This audit findings emphasized the need to reconfigure Thompson Street for pedestrian safety, with specific recommendations to provide additional crosswalks at the intersection of La Grange Street, which partially fronts the site. This recommendation, and others made within the Circulation Plan Update, are improvements that the redevelopment process is designed to help facilitate resources for.

## VI. CONCLUSION

This Preliminary Investigation Report was prepared on behalf of the Borough of Raritan Land Use Board to determine whether the Study Area qualifies as “an area in need of redevelopment” in accordance with Section 5 of the LRHL. It is the finding of this investigation that the Study Area meets the redevelopment criteria “a,” “b,” “d,” and “h,” of the LRHL. and in its current state fails to promote the neighborhood character of the community, as identified in the Borough Master Plan. The designation of the Study Area as a condemnation area in need of redevelopment is the first step to achieving the community character the Borough desires.

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APPENDIX A: RESOLUTIONS  
AUTHORIZING AREA IN  
NEED OF REDEVELOPMENT  
STUDY

**BOROUGH OF RARITAN**  
**RESOLUTION 2024-09-168**

**AUTHORIZING THE BOROUGH OF RARITAN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR THE REDEVELOPMENT OF BLOCK 61, LOT 3.01 AS SHOWN ON THE BOROUGH OF RARITAN TAX MAP**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth specific procedures for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Borough Council making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the Borough Council must authorize the Raritan Borough Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the subject area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the New Jersey Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

**WHEREAS**, as required by the amendment to *N.J.S.A. 40A:12A-6*, the Legislature has directed that the Resolution authorizing the Planning Board to undertake a preliminary investigation state whether the redevelopment area determination shall authorize the Borough to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (“Condensation Redevelopment Area”); and

**WHEREAS**, the redevelopment area determination shall authorize the Borough of Raritan to use all of the powers provided by the Legislature for use in a redevelopment area including the use of eminent domain, thus designating it a Condensation Redevelopment Area; and

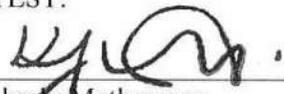
**WHEREAS**, the Borough of Raritan wishes to direct the Raritan Borough Planning Board to undertake a preliminary investigation to determine whether the proposed study area identified as Block 61, Lot 3.01 as shown on the Raritan Borough Tax Map qualifies as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*.

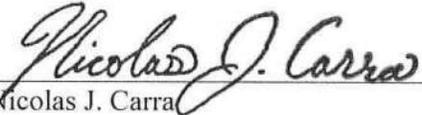
**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Raritan, in the County of Somerset and State of New Jersey, that the Raritan

Borough Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the study area identified above is or is not an area in need of redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1 et seq.*; and

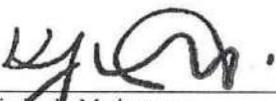
**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supporting documentation.

ATTEST:

  
\_\_\_\_\_  
Kimberly Mathewson  
Acting Borough Clerk

  
\_\_\_\_\_  
Nicolas J. Carra  
Mayor

**I HEREBY CERTIFY** that the foregoing Resolution was Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey at a Regular Meeting held in the Meeting Room of the Municipal Building, 22 First Street, Raritan, NJ 08869, on September 24, 2024.

  
\_\_\_\_\_  
Kimberly Mathewson  
Acting Borough Clerk

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT
		Agrawal				✓
		Armahizer	✓			
		DiGraziano	✓			
	✓	Fritzingler	✓			
		Patente	✓			
✓		Tozzi	✓			

**BOROUGH OF RARITAN  
PLANNING BOARD**

**RESOLUTION 2024-16 ACCEPTING THE DIRECTION OF THE BOROUGH  
COUNCIL TO PERFORM A PRELIMINARY INVESTIGATION FOR THE  
POTENTIAL REDEVELOPMENT OF BLOCK 61, LOT 3.01 IN THE BOROUGH**

**WHEREAS**, N.J.S.A. 40A:12A-1 et. seq. sets forth the process by which a municipal Planning Board conducts a preliminary investigation to determine whether a subject area meets the criteria of being an area in need of redevelopment; and

**WHEREAS**, on September 24, 2024, the Borough Council passed Resolution 2024-09-168 authorizing and directing the Borough of Raritan Planning Board ("Board") to undertake a preliminary investigation and hold a public hearing to determine whether Block 61, Lot 3.01 in the Borough qualifies as a Condemnation Redevelopment Area, which would permit the Borough to use all powers provided for by the Legislature for use in a redevelopment area, including the power of eminent domain; and

**WHEREAS**, the Planning Board wishes to document its receipt and acceptance of the assignment from the Borough Council to perform such preliminary investigation;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Borough of Raritan, as follows:

1. The Board will conduct a preliminary investigation to determine whether Block 61, Lot 3.01 meets the criteria as being a Condemnation Redevelopment Area, at which point the Board will make recommendations to the Borough Council based on the results of its investigation;
2. The Borough Engineer and Planner is hereby authorized to assist the Board in its preliminary investigation and prepare a study, including maps and statements setting for the basis and methodology of the study, indicating findings on whether the area constitutes an area in need of redevelopment;
3. The Board shall conduct a public hearing after giving due notice to interested property owners, at which point the public may be heard, to aid in its determination and recommendations to the Borough Council;
4. After conducting its investigation, reading the aforementioned study, and conducting the public hearing and taking public comment, the Board shall pass a resolution containing its findings to forward to the Borough Council with recommendations on whether the area, or parts thereof, should be designated as a Condemnation Redevelopment Area.
5. This resolution shall take effect immediately.

ROLL CALL:

Motion: Mayor Carra Second: Mr. Murphy

In Favor: Chairman LoPresti, Mayor Carra, Mr. Cunningham, Mr. Decicco, Ms. Windrem,  
Mr. Murphy, Mr. Jayaraj, Mr. Gara

Opposed: None

Date:

9/25/24



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Lou Gara, Administrative Official



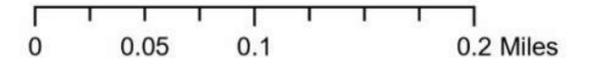
# APPENDIX B: SITE INVESTIGATION MAPS

# Site Investigation: Zoning

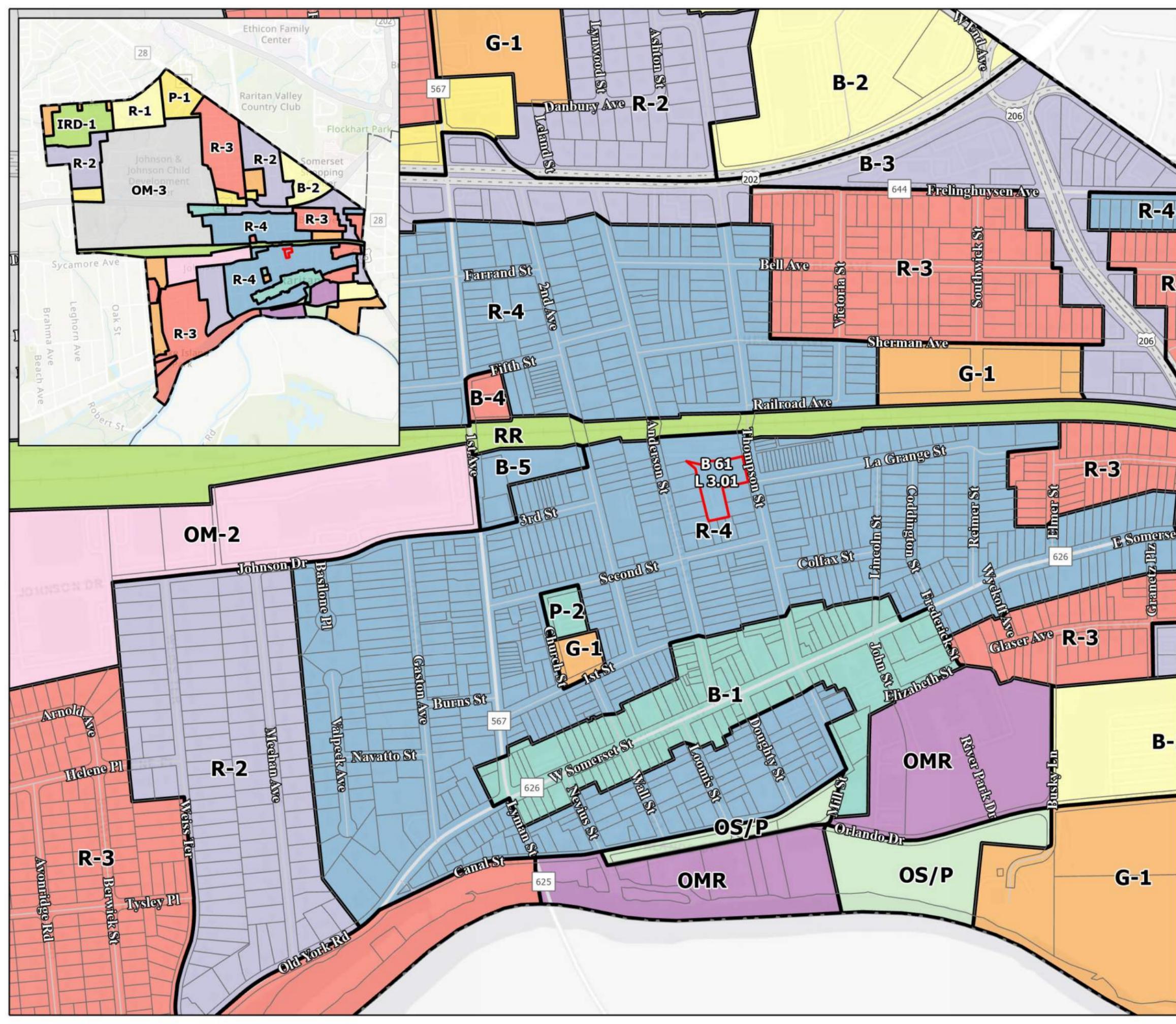
Sources: NJGIN, ModIV Data,  
NJDOT, U.S.G.S.



Raritan Borough  
 Agway Property  
 Parcels  
 Zoning  
 Zone Code  
 B-1  
 B-2  
 B-3  
 B-4  
 B-5  
 G-1  
 IRD-1  
 OM-2  
 OM-3  
 OMR  
 OS/P  
 P-1  
 P-2  
 R-1  
 R-2  
 R-3  
 R-4  
 R-5  
 RR



Zone Code	Description
B-1	Central Business District
B-2	Shopping Center District
B-3	Highway Business District
B-4	Neighborhood Business
B-5	Transit Business Center
G-1	Governmental Uses District
IRD-1	Inclusionary Residential District
OM-2	Industrial Park District
OM-3	Limited Industrial District
OMR	Light Manufacturing District
OS/P	Open Space/Park
P-1	Office Building District
P-2	Office Building District
R-1	Low Density Residential District
R-2	Medium Low Density Residential District
R-3	Medium Density Residential District
R-4	Medium High Density Residential District
R-5	Townhouse/Garden Apartment Density District
RR	Railroad



# Site Investigation: Land Use

Sources: NJGIN, ModIV Data,  
NJDOT, U.S.G.S.



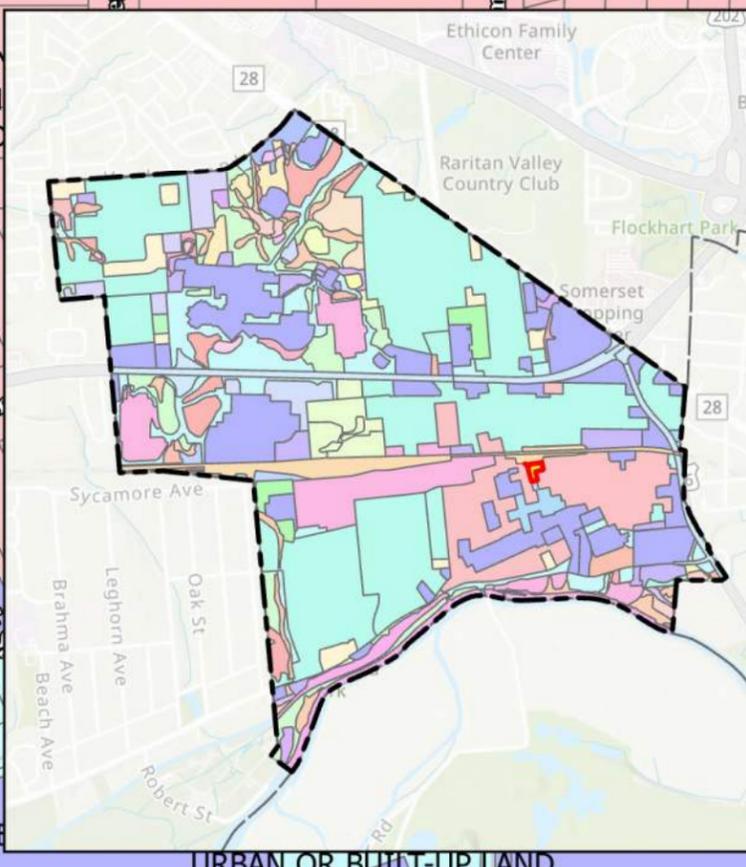
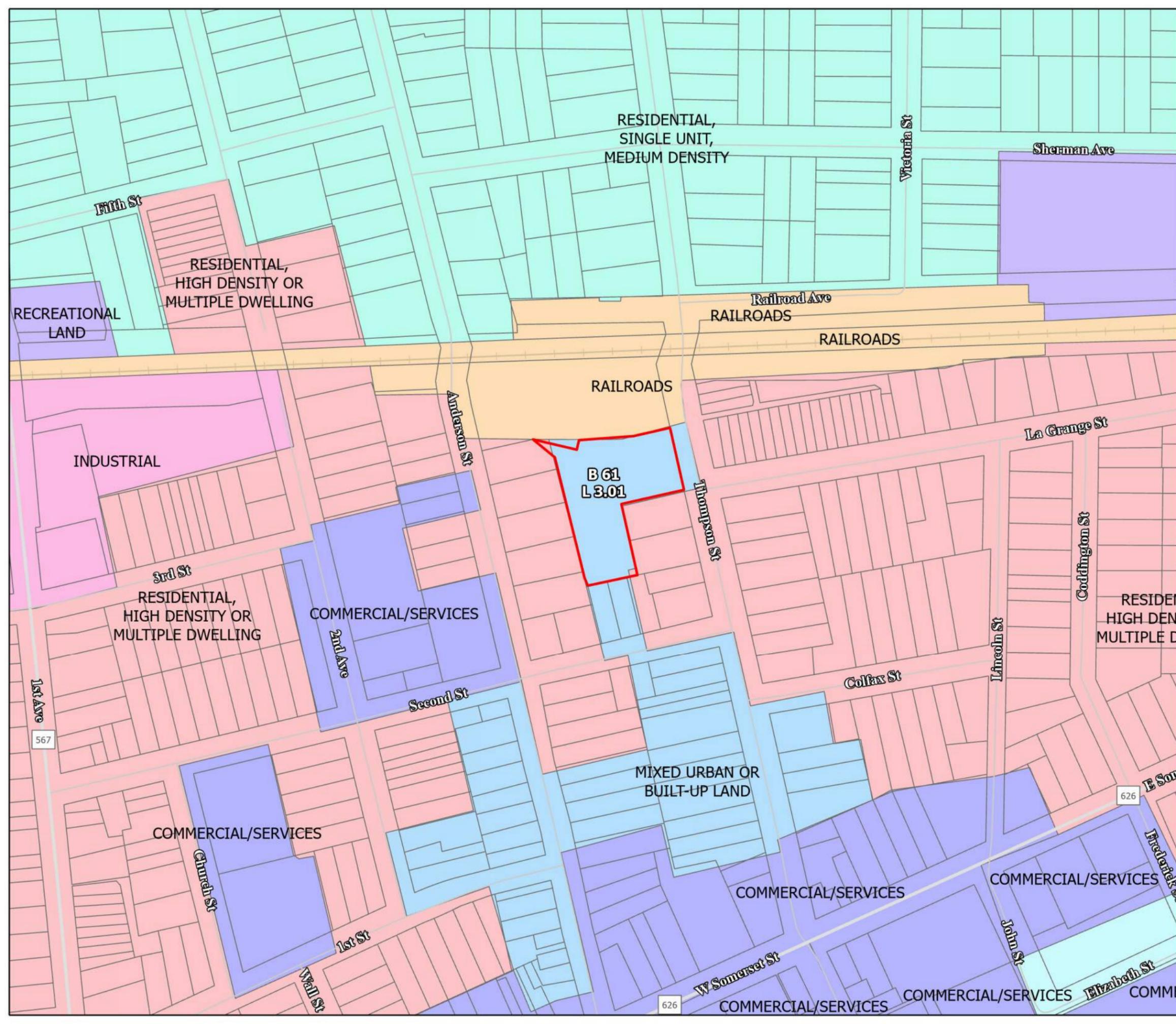
**Raritan Borough**

- Agway Property
- Parcels

**Land Use**

- COMMERCIAL/SERVICES
- INDUSTRIAL
- MAJOR ROADWAY
- MIXED URBAN OR BUILT-UP LAND
- OTHER URBAN OR BUILT-UP LAND
- RAILROADS
- RECREATIONAL LAND
- RESIDENTIAL, HIGH DENSITY OR MULTIPLE DWELLING
- RESIDENTIAL, SINGLE UNIT, MEDIUM DENSITY
- Railroad

0 0.02 0.04 0.08 Miles

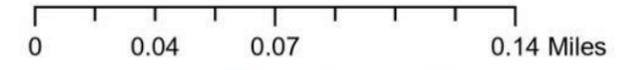


# Site Investigation: Topography

Sources: NJGIN, ModIV Data,  
NJDOT, U.S.G.S.



- Raritan Borough
- Agway Property
- Parcels
- 10 ft Contours
- 2 ft Contours
- Railroad



# Site Investigation: Flood Hazard Areas

Sources: NJGIN, ModIV Data,  
NJDOT, U.S.G.S.



Raritan Borough

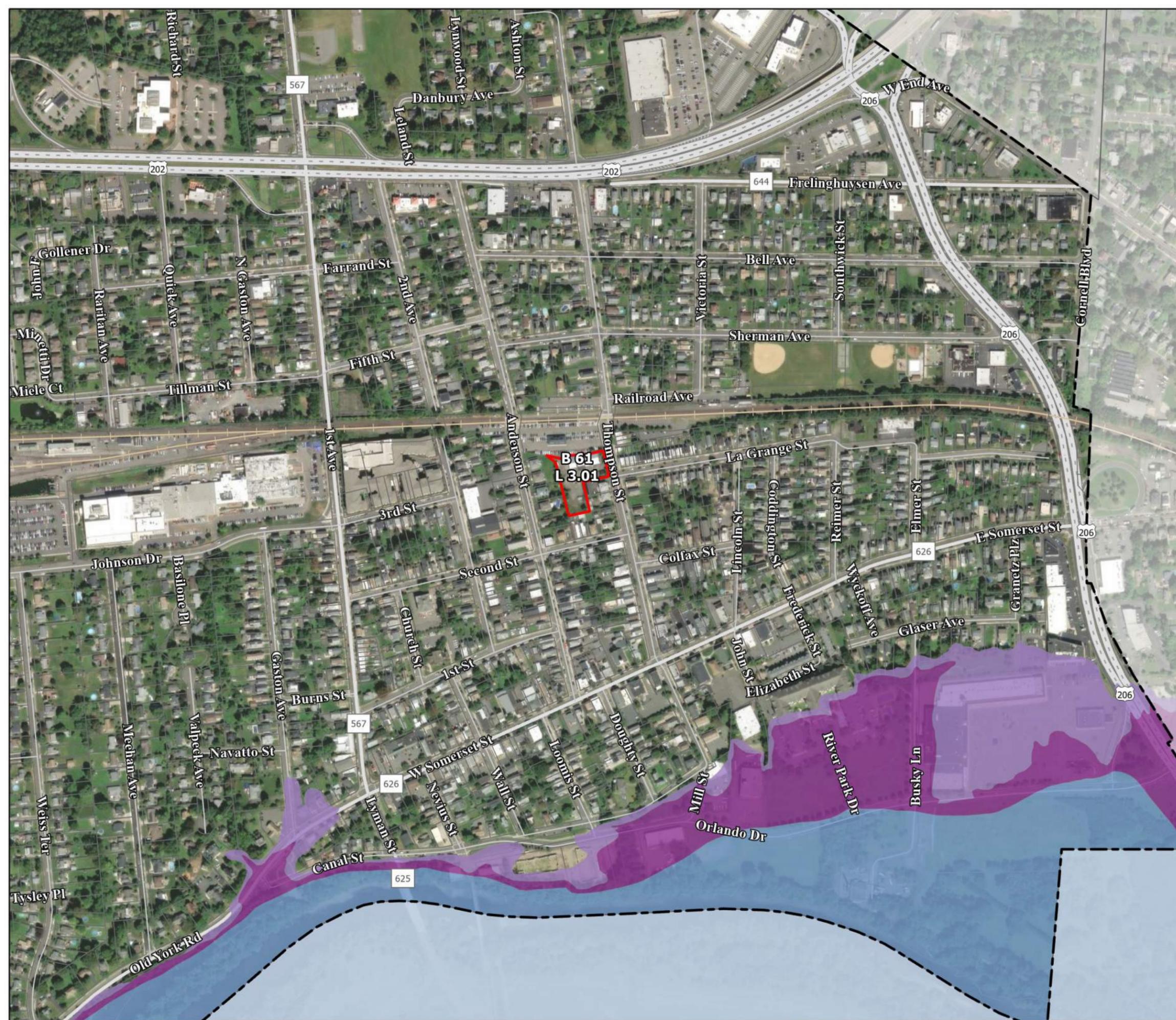
Parcels

Agway Property

FEMA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Railroad

0 0.05 0.1 0.2 Miles

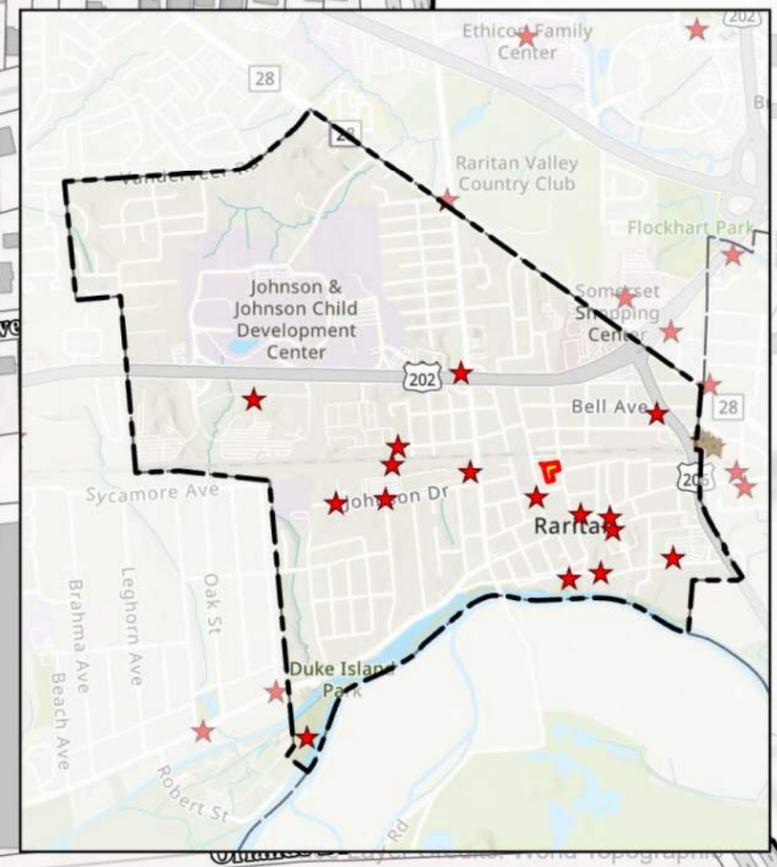
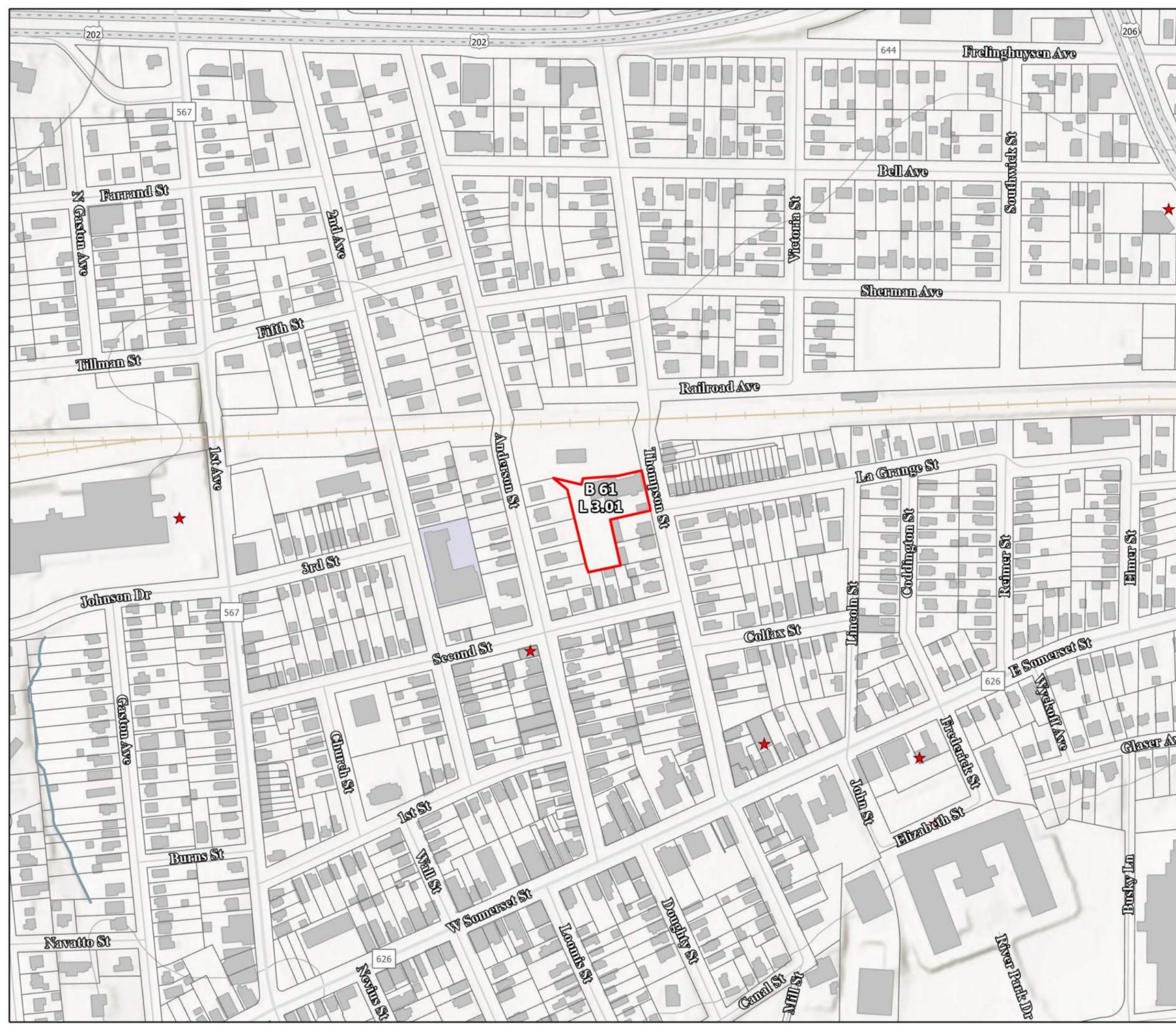
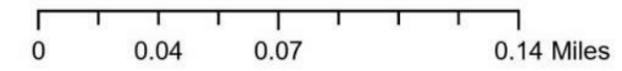


# Site Investigation: Known Contaminated Sites

Sources: NJGIN, ModIV Data,  
NJDOT, U.S.G.S.



- Raritan Borough
- Parcels
- Agway Property
- Known Contaminated Sites List
- Brownfield Inventory
- Railroad

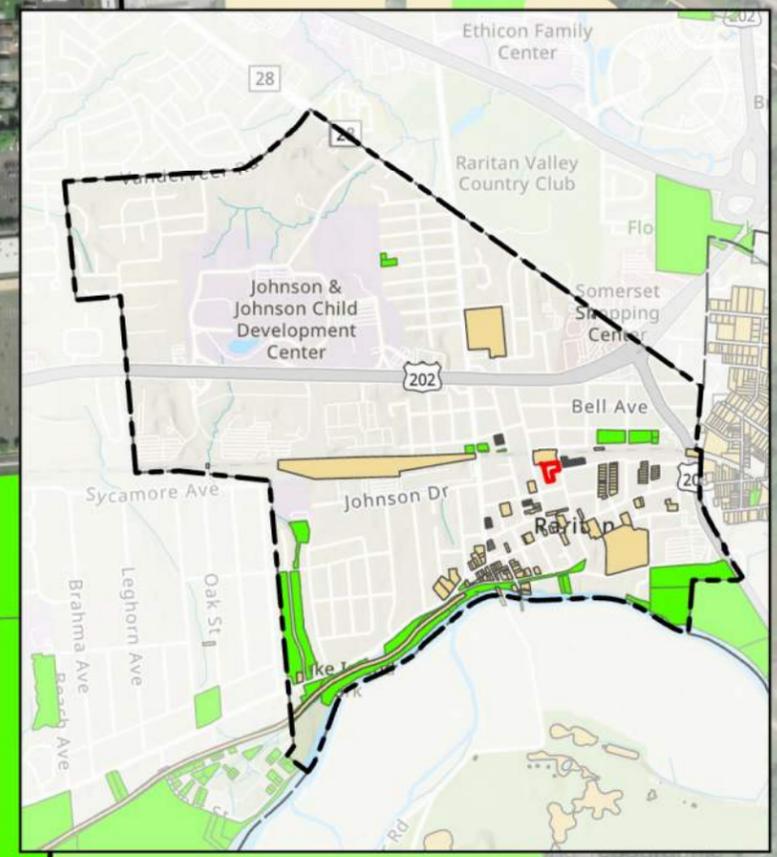
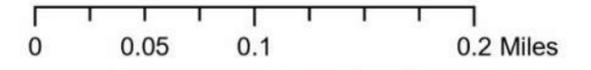


# Site Investigation: Open Space and Historic Districts

Sources: NJGIN, ModIV Data,  
NJDOT, U.S.G.S.



- Raritan Borough
- Parcels
- Agway Property
- Historic Properties
- Open Space
- Railroad





APPENDIX C: PHOTO LOG,  
SITE VISIT ON 2-10-2025



*Figure 1: Overview of Premises*



*Figure 2: Rear Loading Storage Area, North Side Looking South*



*Figure 3 and 4: Detail of Principal Structure, North Side*





*Figure 5 and 6: Possible Deterioration/Subsidence of Foundation*





*Figure 7 and 8: Detail of Principal Structure, South Side*





*Figure 9: Detail of Accessory Structure*



*Figure 10: Awning/Enclosure Area on East Side*



*Figure 11: Detail of Signboard on North Side near Enclosure Area.*



*Figure 12 and 13: Addenda*





# APPENDIX D: PARCEL TAX INFORMATION

Owner Information	
<b>Name</b>	Station Village At Raritan Lc
<b>Street</b>	330 Lincoln Blvd
<b>City&amp;State</b>	Middlesex, NJ
<b>Zip</b>	08846

Sales Information	
<b>Date</b>	02/14/2024
<b>Deed Book</b>	07546
<b>Deed Page</b>	00149
<b>Price</b>	\$850,000
<b>Assessment</b>	\$342,200
<b>Property Use Code</b>	737
<b>SR1A NU Code</b>	00

Sales History		
Date	Price	Assessment
05/22/2000	\$260,000	\$227,100

Assessment History				
Year	Class	Land Value	Improvement	Net
2025	4A	\$185,300	\$156,900	\$342,200
2024	4A	\$185,300	\$156,900	\$342,200
2023	4A	\$185,300	\$156,900	\$342,200
2022	4A	\$185,300	\$156,900	\$342,200

Exempt Property Information
<b>EPL Code</b>
<b>Facility</b>
<b>Initial Filing Date</b>
<b>Further Filing Date</b>
<b>Exempt Statute</b>

Property Information	
<b>Last Updated</b>	04/23/2024
<b>Municipality</b>	Raritan Borough
<b>Block</b>	61
<b>Lot</b>	3.01
<b>Qualifier</b>	
<b>Property Location</b>	77 Thompson St
<b>Property Class Code</b>	4A
<b>Building Description</b>	1 SF
<b>Year Built</b>	1947
<b>Building SqFt</b>	5,612
<b>Land Description</b>	126 X 230
<b>Acreage</b>	1
<b>Additional Lots 1</b>	
<b>Additional Lots 2</b>	
<b>Map Page</b>	16
<b>Zoning</b>	
<b>Old Block</b>	00061
<b>Old Lot</b>	00003 A
<b>Old Qualifier</b>	
<b>Land Value</b>	\$185,300
<b>Improvement Value</b>	\$156,900
<b>Exemption Amount #1</b>	
<b>Exemption Amount #2</b>	
<b>Exemption Amount #3</b>	
<b>Exemption Amount #4</b>	
<b>Net Tax Value</b>	\$342,200

# NJMAP Parcel Report: 1816\_61\_3.01

Created: 2025-02-10 19:44

Item	Value	Notes
<b>Tax Records</b>		
Tax Info Retrieved	2022-12-18	For all counties except Ocean, this is the date the tax data (MODIV) was retrieved from the official site of the New Jersey County Tax Boards Association ( <a href="http://www.njactb.org/">http://www.njactb.org/</a> ) For Ocean County, this is the date the tax data was retrieved from the Ocean County Board of Taxation website ( <a href="https://www.tax.co.ocean.nj.us">https://www.tax.co.ocean.nj.us</a> ) Not found means that a match to tax data could not be found for this parcel.
Geometry Retrieved	2024-04-26	
Municipality	Raritan Boro	
Location	77 Thompson St	
Owned by	Krachun, Jeffrey	
Address	Pob 116, 77 Thompson St, Raritan NJ 08869	
Tax Classification	Commercial	
Land Value	\$185,300.00	
Improvements Value	\$156,900.00	
Total Value	\$342,200.00	
Taxes	\$8,897.20	
Last Sale Price	\$260,000.00	
Building Description	1 SF	
No. of Units	No Data	
Building Class	No Data	
Year Built	1947	
Land Description	126 X 230	
Additional Lots	None	
Deed Book	No Data	
<b>Planning</b>		
In a Redevelopment Area	No	Yes if the center of the parcel is within a designated redevelopment area.
Has a Contaminated Site	No	Yes if the center of the parcel is within a designated contaminated site.

Item	Value	Notes
In CAFRA	Yes	Yes if the center of the parcel is within the coastal area defined in the Coastal Area Facility Review Act (CAFRA)
Meets Agricultural Threshold	No	Yes if the center of the parcel is within an area that meets the agriculture threshold.
School District	Bridgewater-Raritan Regional School District	The school district where the center of the parcel is located.
In a Rehabilitation Area	No	Yes if the center of the parcel is within a designated rehabilitation area.
In Highlands	No	Yes if the center of the parcel is within the Highlands.
Congressional District	7	The congressional district where the center of the parcel is located.
In Ag Development Area	No	Yes if the center of the parcel is within an agriculture development area.
In Pineland Preserve	No	Yes if the center of the parcel is within the Pinelands Preserve.
In COPA	No	Yes if the center of the parcel is within the State County Farmland Preservation Plans (COPA)
Preserved Open Space	No	Yes if either preserved agricultural land or designated openspace
Preserved Agriculture	No	Yes if the center of the parcel is within preserved farmland.
<b>Open Space Preservation Status</b>		
Name	N/A	Name, based on data provided by The Nature Conservancy, Sept. 2017.

Item	Value	Notes
Status	Not preserved	Status is determined by examining the location of the center of the parcel (centroid) in relation to land identified as Open Space. If the centroid falls within an area of preserved open space, the entire parcel is considered preserved. The Open Space data used is a composite of GIS data from various sources, some of which have the Preserved Open Space status confirmed and Other Open Space for which the land is currently identified as open space but not necessarily in permanent preservation or the preservation status is unknown. This information is provided AS-IS with the understanding that it is only appropriate for general planning purposes and information on individual properties should be field verified. The State is currently compiling a comprehensive Open Space Inventory which, when released, will replace this layer.
Owner	N/A	Ownership, based on data provided by The Nature Conservancy, Sept. 2017.
<b>Farmland Preservation Status</b>		
Status	Not Preserved	
<b>Measurements</b>		
Mean Elevation	74.1	Mean elevation in feet.
Acres	1.02	Area in acres.
Compactness	0.474	The isoperimetric inequality. $(4\pi * \text{Area} / \text{Perimeter}^2)$ . An index of compactness.
Minimum Slope	0.0	Minimum slope in percent.
Std.Dev. Slope	0.00	Standard deviation of slope in percent.
Mean Slope	0.0	Mean slope in percent.
Maximum Elevation	75	Maximum elevation in feet.
Std.Dev. Elevation	0.89	Standard deviation of elevation in feet.
Minimum Elevation	72	Minimum elevation in feet.
Maximum Slope	0.0	Maximum slope in percent.
<b>Impervious Surface (2015)</b>		
Other	57.98%	Type
Building	23.26%	Type
<b>Wastewater Service Area</b>		

Item	Value	Notes
Somerset Raritan Valley SA	100.0%	Percent of Parcel in Wastewater Service Area
<b>Public Community Water Service Area</b>		
NJ American - Raritan	100.0%	Name of the water purveyor.
<b>Land Use/Cover 2015 - Detailed (Level 3)</b>		
Mixed Urban Or Built-Up Land	98%	
Residential, High Density Or Multiple Dwelling	1%	
<b>Land Use/Cover 2015 - General (Level 1)</b>		
Urban	100%	
<b>Farm Soil Classification</b>		
All areas are prime farmland	100.0%	The SSURGO (Soil Survey Geographic Database) identification of soil as prime farmland, farmland of statewide importance, or farmland of local importance.
<b>HUC-11 Watersheds</b>		
Raritan River Lower (Millstone to NB/SB)	100.0%	Watershed name
<b>HUC-14 Watersheds</b>		
Raritan R Lwr (Rt 206 to NB / SB)	100.0%	Watershed name
<b>Groundwater Recharge Rates</b>		
8 to 10 in/yr	0.97%	Groundwater recharge is the process by which water moves from the surface into the groundwater and is important for clean drinking water and providing water for rivers and streams.
1 to 7 in/yr	99.03%	Groundwater recharge is the process by which water moves from the surface into the groundwater and is important for clean drinking water and providing water for rivers and streams.
<b>% of Parcel in Vernal Pools</b>		
No Data	No Data	
<b>Conservation Blueprint Models</b>		
Fresh Water Priority	0.0	
Ecological Priority	1.5	
Ag. Priority	3.0	
Green Space Priority	0.0	

Disclaimer

NJ MAP utilizes best available data from a variety of sources. These sources can be made available so users may assess the integrity and objectivity of the data. While attention is given to present the most up-to-date information, The NJ MAP Team, and its funders, assume no responsibility for the spatial accuracy, completeness or timeliness of data used, and expressly disclaim any and all responsibility for errors, misinterpretations, omissions or other inconsistencies depicted arising from or otherwise related to the maps maintained within this site.

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# APPENDIX E: SITE HISTORY NEWS ARTICLES

Business & Tech

# Longtime Raritan Garden Center To Close After Owner Dies

Due to the death of owner Jeffrey Krachun, the Raritan Valley Agway Garden Center will shutter its doors for good.

 Alexis Tarrazi, Patch Staff

Posted Thu, Jun 29, 2023 at 2:38 pm ET



(Alexis Tarrazi/Patch)



RARITAN, NJ — The longtime Raritan Valley Agway Garden Center will be closing its doors for good after owner Jeffrey Krachun died.

ADVERTISEMENT

The center at 77 Thomson St. in Raritan will be open for its last day on Friday, June 30.

Raritan resident Krachun died on May 2 at 63 years old.

Find out what's happening in Bridgewater for free with the latest updates from Patch.

Your email address

"As a five-year-old helping his mother plant seeds, he always remembered his neighbor proclaiming 'this kids going to be a gardener someday.' This might have started his journey working at Agway Garden Center," according to his obituary with [Bruce VanArsdale Funeral Home](#).

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Working at the garden center was the only job Krachun knew for more than 43 years. He started in the warehouse and moved up through the rank until he became the sole proprietor in 2000.

ADVERTISEMENT

"He couldn't wait for winter to be over to get started on a vegetable garden and see which perennials would come first. He will be sadly missed by his Agway family, and all his lifelong friendships that truly made a difference in his life," according to the obituary.

Have a news tip? Email [alexis.tarrazi@patch.com](mailto:alexis.tarrazi@patch.com).

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### More from Bridgewater

Crime & Safety | 2h

**3 Abandoned Huskies In Snow, Cold Rescued In Bridgewater**



Crime & Safety | 5h

**Thieves Break Into Bridgewater Home Looking For Car Keys: Police**



Crime & Safety | 3d

**4 Bridgewater Police Officers Promoted**



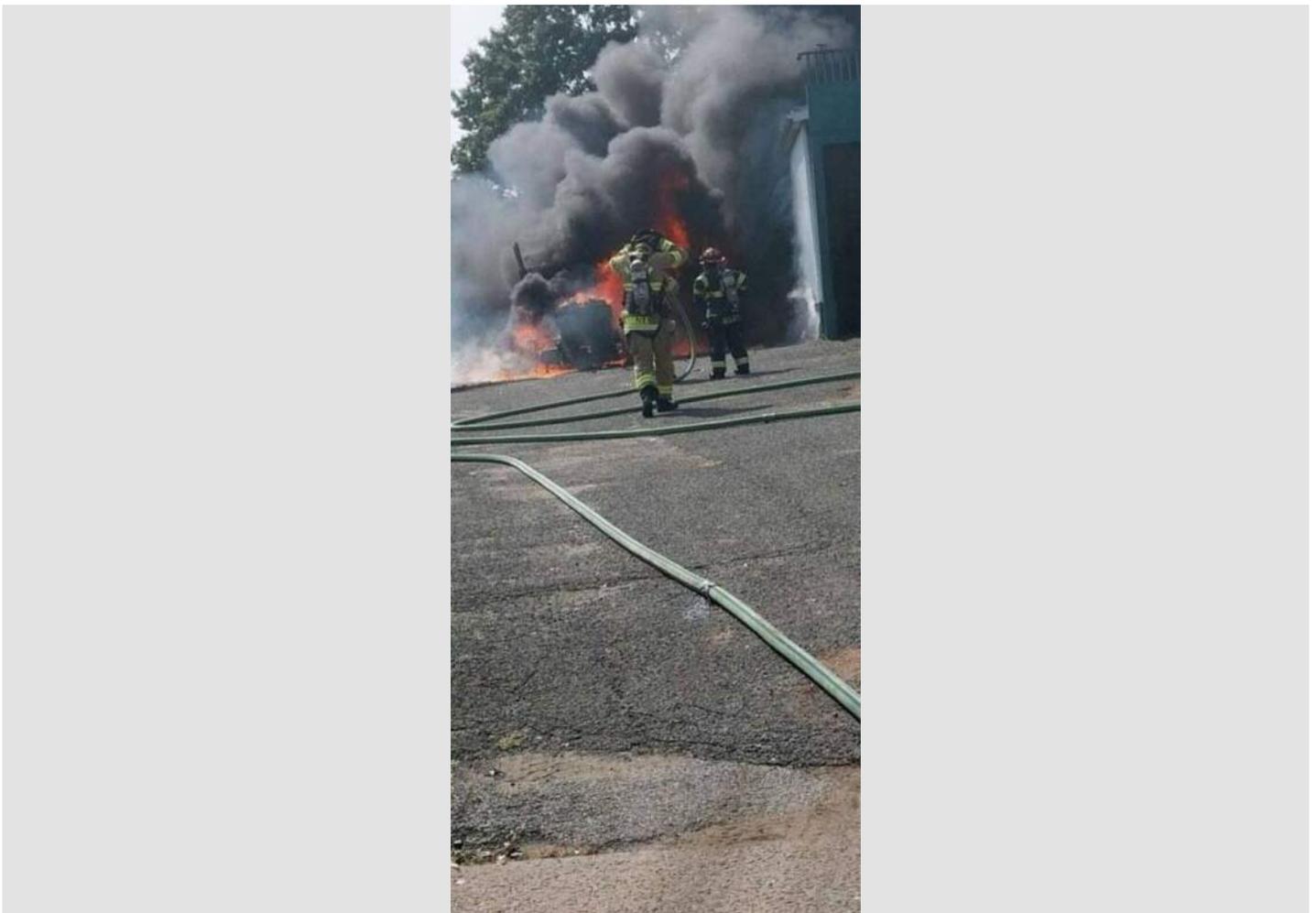
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## Police & Fire

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# No Injuries Reported in Afternoon Fire at Agway



**By Audrey Blumberg**

Published September 4, 2024 at 5:34 PM

Last updated September 4, 2024 at 5:34 PM

RARITAN, NJ - No injuries were reported after a dump truck caught fire in the parking lot of the former Agway, on Thompson Avenue, just before 3 p.m. Wednesday.

According to Raritan Fire Chief Brian Kredatus, a dump truck was delivering dirt at Agway, and, as it backed in, it hit and took down the power lines, also bringing down the transformer.

The mineral oil from the transformer energized the truck, which caught on fire, Kredatus said.

Kredatus said there was a little bit of fire that extended to the building itself, but there was not much damage to the building, which is currently empty.

Kredatus said there were no injuries reported, and the fire department had cleared out of the area by 5 p.m.

## Business & Finance

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# Raritan Considering Redevelopment Options for Former Agway Property

The redevelopment study will investigate possible mixed-use options.



**By Barbra Bateman Doyle**

Published September 30, 2024 at 9:15 AM

Last updated October 1, 2024 at 2:23 PM

RARITAN, NJ – The former Agway, on Thompson Street, is moving one small step closer to redevelopment – possibly into a mixed-use apartment and retail complex developed by one of the owners of a popular Raritan eatery.

The Sept. 24 council meeting saw a unanimous vote – after some vigorous discussion on the process – to go ahead with a preliminary investigation of the 77 Thompson Street property, legally known as Block 61 Lot 3.01. That is the site where the shuttered garden and feed store sits on two-thirds of an acre of land.

According to Mayor Nicolas Carra, Espo's, or more precisely a corporation created by one of the partners in the restaurant, has bought the property. Carra said the redevelopment study, to be conducted by the borough engineer, will detail what the condition of the property is and will lay out what the current zoning allows.

Agway closed two years ago shortly after the death of its owner, lifelong Raritan resident Jeffrey A. Krachun. A fire earlier this month slightly damaged the building after power lines and a transformer were downed by a dump truck delivering soil to the site.

Councilman Michael Patente told the mayor he wished there had been more discussion at the council level before a redevelopment investigation got the OK.

"I'm not saying I'm against it, I'm just saying we never had any discussion here at the council," he said.

Carra told the council a conceptual plan had been sent out to all members in the spring, but he never heard any feedback.

"At the redevelopment advisory committee, we met with the owner of the property who's also the owner of the adjacent property, (Second Street restaurant) Espo's," Carra said "They asked the committee if we'd be open to exploring this route for possibly changing the use of the property."

The advisory committee said they wanted the entire block to be studied as an area that may be in need of redevelopment, said Carra, but the proposal before council was for just the former retail store site.

After the meeting, Carra explained that the newly-formed redevelopment advisory committee was created to bring together the borough engineer, construction officials, council representation and members of the public to discuss on the record to provide greater transparency and accountability for any borough involvement in redevelopment of local properties.

When asked why the proposal only included the Agway, Carra said he did not believe council would have supported a plan that considered redevelopment of the entire block.