

# Raritan Borough Block 61, Lot 3.01 (Former Agway Site) Redevelopment Plan

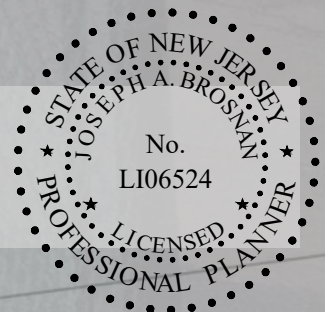
Prepared by:  
Van Cleef Engineering Associates

Prepared for:  
Borough of Raritan, Somerset County

March 23, 2026

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# ACKNOWLEDGEMENTS

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# Introduction

## What Is a Redevelopment Plan?

Redevelopment plans are tools used by municipalities to advance public interest by facilitating redevelopment of unsafe or substandard property, when such redevelopment is unlikely to occur through private capital alone. The power of municipalities to designate redevelopment areas and create redevelopment plans is an extension of a municipality's police power duties to protect the health, welfare, safety, and morals of the public. By designating substandard properties as areas in need of redevelopment and creating redevelopment plans, municipalities gain access to additional legal and financial tools to incentivize the redevelopment of existing substandard properties in accordance with the goals and objectives of the municipal master plan.

The designation of a property or group of properties as an area in need of redevelopment, as well as the creation of redevelopment plans, are governed in New Jersey by the Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A. The LRHL establishes procedures and criteria for designating an area in need of redevelopment, the requirements for creating and adopting a redevelopment plan, and the applicability of legal and financial incentives to encourage redevelopment in accordance with a redevelopment plan.

While the suite of incentives applied via redevelopment plans may vary, most plans involve the creation of new zoning and site design standards within the redevelopment area. When a redevelopment plan is adopted, these new standards supersede previous zoning and site design standards. Procedures for establishing an area in need of redevelopment, relating redevelopment plans to the goals and objectives of municipal and county master plans, and public input in the redevelopment process ensures that due process is provided for such rezoning, in lieu of ad-hoc "spot zoning," which remains illegal under New Jersey law.

There are two major styles of redevelopment plans. In one case, the developer may already own the parcels that have been designated for redevelopment. A redevelopment plan for such circumstances can be constructed in a manner that is both realistic and mutually beneficial to the municipality and the developer. In other cases, when a developer has not yet been selected, the redevelopment plan can lay the groundwork for future developer action. In both cases, the redevelopment plan will state the proposed actions for the developer, the relocation of any uses on the existing building(s) or property, easements, and the redevelopment agreement.

## Legal Basis of Redevelopment in New Jersey

### Redevelopment Procedure

The LRHL requires municipalities to follow a series of steps before they may exercise redevelopment powers. 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 municipality's governing body and planning board to work together to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are as follows:

1. The governing body 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 governing body.
5. The governing body 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 governing body must make the final determination as to the Condemnation Redevelopment Area boundaries.

6. If the governing body 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 regarding the “Area in Need of Redevelopment.”
8. The governing body 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.

## Criteria for Establishing an Area in Need of Redevelopment

In addition to the general procedures, 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 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.

## Project History

On September 24, 2024, the Borough of Raritan Council adopted Resolution 2025-09-168, authorizing the Borough Land Use Board to undertake an Area in Need of Redevelopment investigation for Block 61, Lot 3.01. The study, completed on March 14, 2025, concluded that the subject property, the former Agway site, qualifies as a Non-Condensation Area in Need of Redevelopment under criteria “a,” “b,” “d,” and “h,” pursuant to Section 5 of the LHRL. Aside from considerations of remedying an obsolete, discontinued use, the redevelopment study cited the Borough’s 2011 complete streets policy and 2018 greenway corridor study as providing basis for redeveloping frontages along Thompson Street to implement smart growth planning principles adopted by the Borough. *(See Figure 1, next page)*

On April 15, 2025, the Borough Council adopted Resolution No. 2025-04-065 to designate Block 61, Lot 3.01 a Non-Condensation Area in Need of Redevelopment. The Mayor and Borough Council directed Van Cleef Engineering Associates to prepare a redevelopment plan for the area in question pursuant to the LRHL at N.J.S.A. 40A: 12A-7, which provides that no redevelopment projects shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate.

This Redevelopment Plan shall - supersede all provisions of the Borough of Raritan Land Use and Development Ordinance regulating development in the Plan Area. In any situation where zoning issues are not specifically addressed herein, the Raritan Land Use and Development Ordinance shall be applicable. Final adoption of this Plan by the Mayor and Council shall be considered an amendment of the Borough of Raritan Zoning Map and associated Land Use and Development Ordinance.

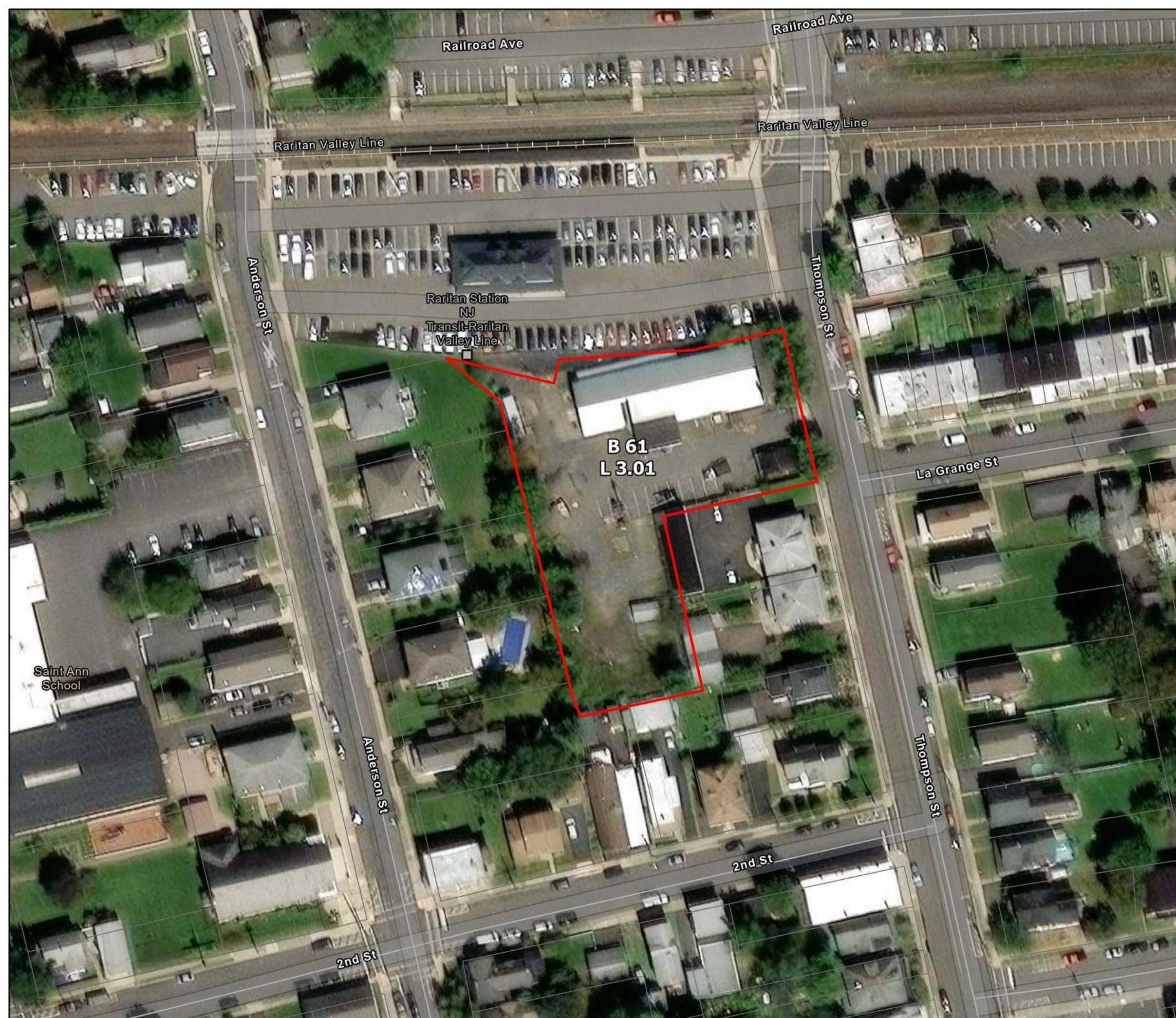
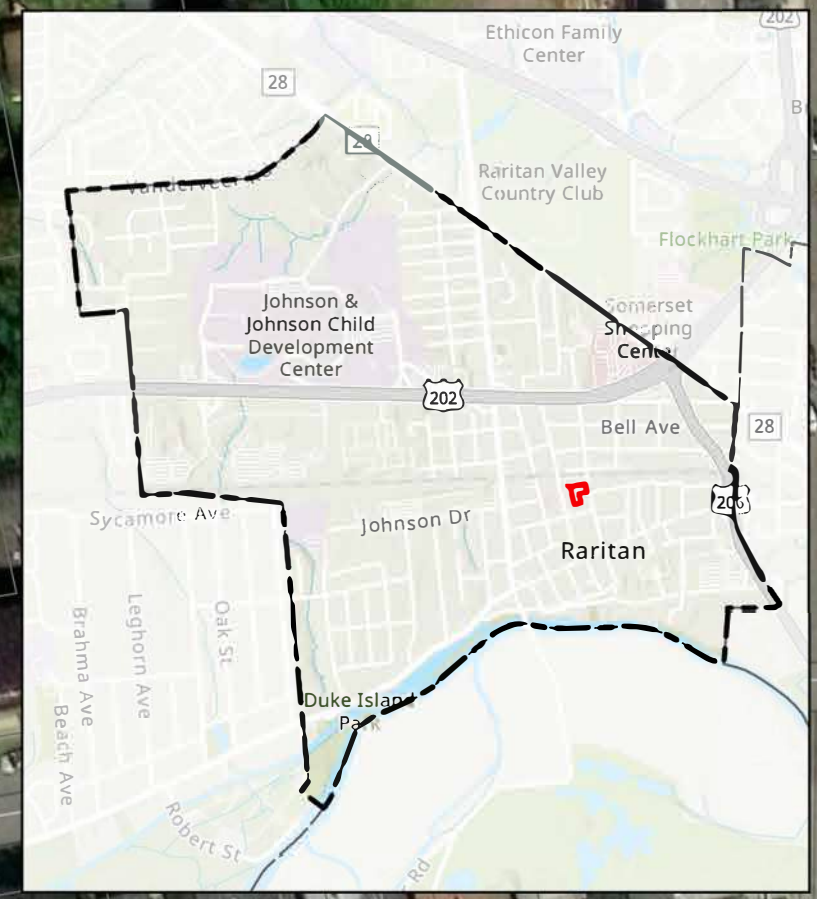
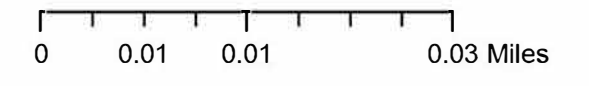


Figure 1  
**Adopted Area in Need  
of Redevelopment**

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



- Raritan Borough
- Parcels
- Agway Property
- Railroad



## Project Location

The redevelopment area specified by the Borough Council, Block 61, Lot 3.01, is in the southeastern portion of the Borough along Thompson Street, just south of the train station. At present, the redevelopment area is part of the R-4 Medium High Density Residential Zoning district. The existing structure, a single-story, prefabricated steel structure erected in 1947, had been operating as an Agway location as an existing non-conforming use.

As noted in the Area in Need of Redevelopment Study, the Agway 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 appended to the Redevelopment Study indicate that the structure sustained damage from a transformer fire in September of 2024

## Existing Conditions

The redevelopment 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 a 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, 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.

In addition, the redevelopment 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 site's current abandonment. Part of the impetus for redeveloping the site stems from the opportunity for the municipality to remedy the impetus for continuing a prohibited fence type in the Borough.

## Existing Zoning and permitted uses

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.

## Existing Bulk Schedule

The bulk regulations for the subject parcel previously required, per §207-104 of the Borough of Raritan Land Use and Development Ordinance are as follows:

Existing Bulk Schedule (Block 61, Lot 11.01, R-4 Zone)		
Description	Existing (Approx.)	Required
Min. lot area (sq ft)	45,900	7,500
Min. lot width (ft)	120	75
Principal bldg. front setback (ft)	25	25
Principal bldg. rear setback (ft)	55	35
Principal bldg. single side setback (ft)	8	8
Principal bldg. both side setback (ft)	75	20
Accessory bldg. front setback (ft)	N/A	25
Accessory bldg. rear setback (ft)	N/A	5
Accessory bldg. side setback (ft)	N/A	5
Max principal bldg. height (stories)	1	2.5
Max principal bldg. height (ft)	< 35	35
Total impervious coverage (%)	80	30

# Proposed Redevelopment Plan

## Statutory Considerations

Pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:17A-7.a, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate the following criteria:

- a. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- b. Proposed land uses and building requirements in the project area.
- c. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- d. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- e. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).
- f. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- g. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed

had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

- h. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
- i. A description of its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
- j. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies.

In addition to these required elements, a redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

## Redevelopment Plan Goals and Objectives

The specific goals and objectives of the Redevelopment Plan are as follows:

1. Provide for a variety of uses and scale of development appropriate for the redevelopment area's proximity to a transit hub.
2. Establish architectural and frontage conditions that catalyze further revitalization of the area around the train station.
3. Establish streetscape conditions that further the goals and objectives of the Borough's Complete Streets Plan.
4. Provide catalyst for the implementation of the Borough's Wayfinding Plan establishing a corridor between the train station and the Raritan River Greenway.
5. Enhance the redevelopment area's resilience to natural hazards, especially pertaining to stormwater management and flood hazard vulnerability.

## Definitions and Terminology

The definitions set forth in the Borough of Raritan Land Use and Development Ordinance shall apply to this Redevelopment Plan, with the following exceptions listed below. If a term used in this Redevelopment Plan is not defined in the Borough of Raritan Land Use and Development Ordinance, the definition in the Municipal Land Use Law or the Local Redevelopment and Housing Law shall apply.

### Front Setback (Thompson Street)

For purposes of the redevelopment area, the front setback (Thompson Street) shall be understood as the measurement taken from the portion of the lot line with frontage along Thompson Street to the nearest wall of the principal or accessory structure only.

### Rear Setback

For purposes of the redevelopment area, the rear setback shall be understood as the measurement taken from the portion of the lot line(s) adjacent to Block 84, Lots 1, 10, 11, 12, and 13, to the nearest wall of the principal or accessory structure.

### Side Setback

For purposes of the redevelopment area, the side setback shall be understood as the measurement taken from all other lot lines to the nearest wall of the principal or accessory structure. Due to the irregularity of the lot line for the portion adjacent to Block 61, Lot 3, (NJ Transit Property) the northerly side yard setback shall be 5' as measured along the property frontage on Thompson Street, ignoring any irregularity.

## Building Height

For the purposes of the redevelopment area, the building height shall be measured from average grade to the top of the parapet for a flat roof and to the mean height between the eaves and the ridge level for the gable, hip, or gambrel roof. An additional 7.5 feet in building height may be added to the massing of the roof provided that it does not consist of any habitable space and the additional massing height does not exceed 15% of the roof edge perimeter. Such additional massing height shall be limited to the building facades facing the train station. The intent of this additional massing height allowance is to provide for architectural features and the screening of elevator and other rooftop equipment. Furthermore, the building shall only permitted to be four stories on the side abutting the NJ Transit lot for a depth not to exceed 80 feet from said side yard setback line.

## Land Uses

The primary land use within the Plan Area shall be a mixed-use residential and commercial building. Residential units are permitted and encouraged on the second and above floors. Residential units may be permitted on ground floor provided they are not fronting on Thompson Street. Affordable housing obligations or exemptions from or reductions of same have been established as part of the negotiation process on the proposed Financial Agreement under the Long Term Tax Exemption Law (NJSA 40A:20-1 et. seq.) and will be memorialized by a Deed Restriction to be recorded against the Property prior to the issuance of the first building permit for the Project. A publicly accessible commercial use from the list below must be included in any design and should be as large as feasibly possible to promote better commercial activity within the Borough of Raritan.

### Principal Uses:

- Commercial, general business and other retail stores, such as, but not limited to:
  - Convenience stores, dairy stores and retail bakeries.
  - Book, stationery and novelty stores.
  - Eating and drinking places, not including drive-thru restaurants.
  - Florist shops.
  - Drugstores.
  - Offices for professional or business uses, including executive, engineering, accounting, scientific, research and development, and statistical and financial purposes.
- Personal service establishments, such as but not limited to:
  - Banks and fiduciary institutions.
  - Credit agencies.
  - Security and commodity brokers.
  - Real estate, insurance and title offices.
  - Holding and investment company offices.
  - Laundry and dry-cleaning self-service and pickup stores.

- Dance, music, art and martial arts studios and schools.
- Barbers, beauty shops and day spas.
- Shoe repair shops.
- Garment pressing, alteration and repair shops.
- Miscellaneous repair services, other than automotive.
- Medical and health services, excluding veterinarian services.
- Health clubs, day spas.
- Barbershops and beauty salons.
- Legal services.
- Engineering and architectural offices.
- Accounting and bookkeeping services.
- Travel agencies.
- Public or private parks, playgrounds, recreation buildings and facilities.

The following restrictions exist for residential dwellings:

- Dwelling units shall be limited to studios, one-bedroom and two-bedroom units, except that three-bedroom units shall be permitted as required by any applicable state laws, rules or regulations governing affordable housing, including UHAC.
- No more than 70 percent of dwelling units shall be two-bedroom units and at least 30 percent shall be one-bedroom units. This regulation applies to market rate units only. All required affordable housing units shall follow the UHAC requirements.
- The minimum unit size for market rate dwelling units shall be 500 square feet for studios, 750 square feet for one-bedroom units and 900 square feet for two-bedroom units. The minimum unit size for three-bedroom units required pursuant to affordable housing regulations, shall be 1100 square feet.
- A central entrance lobby shall be provided for any building containing multifamily residential units.

In addition to the above-mentioned principal uses, the following accessory uses are permitted:

- Off-street parking, including structured parking for the exclusive use of the residents and their guests.
- Off street loading.
- Electric vehicle supply and service equipment (ESVE) and Make-Ready parking spaces pursuant to P.L. 2021, c.171.
- Management office not to exceed 2,000 square feet.
- Customary accessory uses for the benefit of the residents, such as fitness rooms, community rooms and laundry rooms, located within the residential building, provided they are in the same structure as residential dwelling units and minimum of 1,500 square feet.
- Signs conforming with the requirements of this plan.
- Accessory structures such as transformers, generators, etc., shall be permitted within any yard.

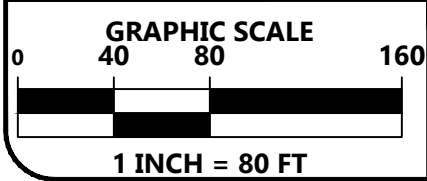
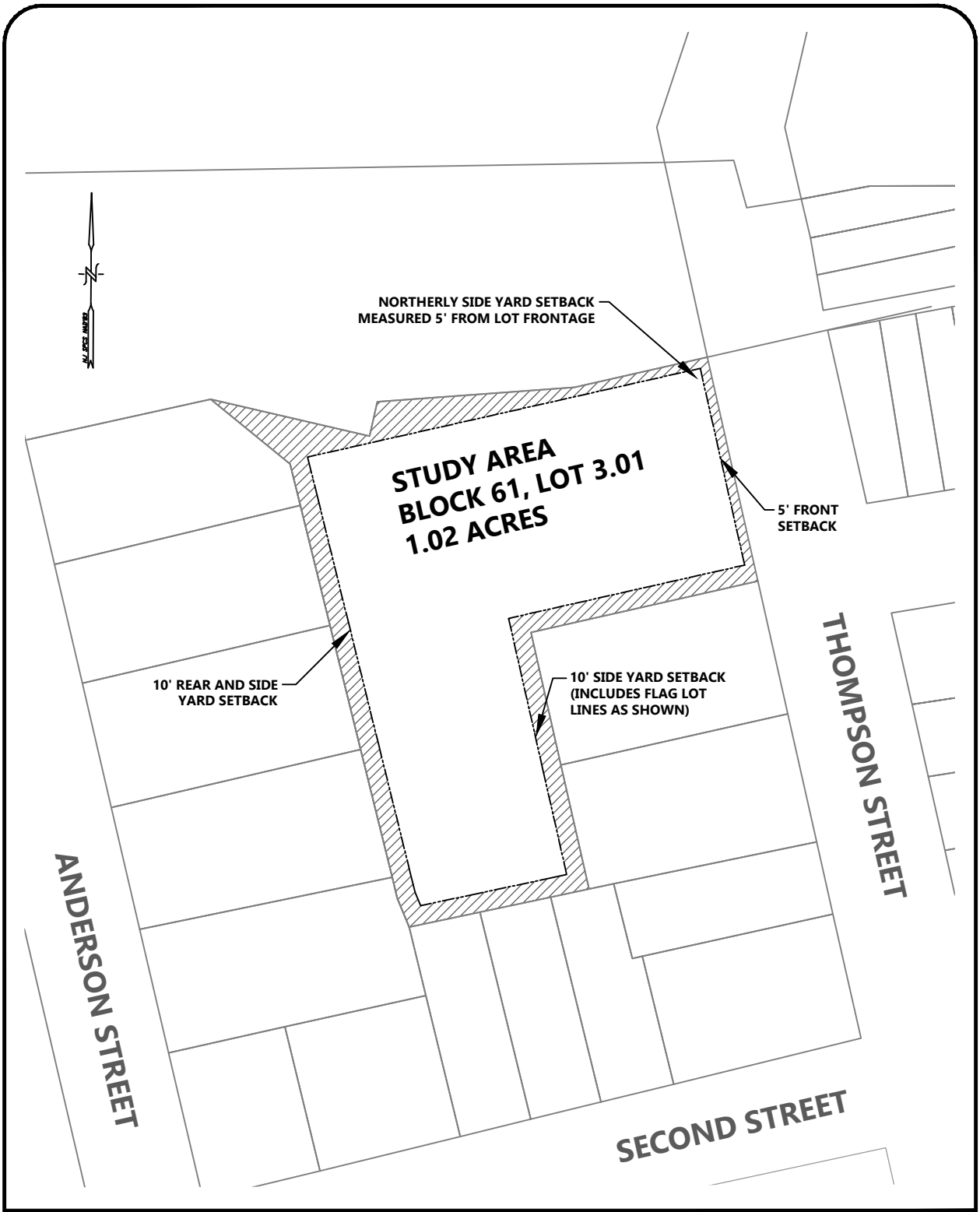
## Proposed Bulk Schedule

The Bulk Schedule shall be amended to include the following standards for the Block 61, Lot 3.01 Redevelopment Plan Area (See Figure 2, following page)

Proposed Bulk Schedule: Block 61, Lot 3.01 Redevelopment Plan Area	
Description	Required
Min. lot area (sq ft)	7,500
Min. lot width (ft)	120
Principal/Accessory bldg. front setback (ft)	5
Principal/Accessory bldg. rear setback (ft)	10
Principal/Accessory bldg. single side setback (ft) <small>*except as noted for the northerly side-yard line, refer to definition.</small>	10*
Max bldg. height (stories) <small>*except as noted per definition</small>	3*
Max bldg. height (ft) <small>*additional, non-habitable height is permitted for pitched/gabled roof, elevator penthouse, and related rooftop equipment, refer to definition.</small>	52*
Total impervious coverage (%)	95

(Refer to Figure 2 for visualization)

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DATE:	NOVEMBER 21, 2025
SCALE:	1" = 80'
DESIGNED BY:	ELG
DRAWN BY:	ELG
CHECKED BY:	JAB
JOB NO.	3302-017

**Van Cleef**  
ENGINEERING WITH FOCUS

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**FIGURE 2  
SETBACKS**  
FOR  
**RARITAN AGWAY  
REDEVELOPMENT AREA**  
BLOCK 61, LOT 3.01  
RARITAN BOROUGH  
SOMERSET COUNTY, NJ

## Design Standards

### Architectural Standards

All buildings shall be constructed of high-quality materials. Preferred primary materials for all building façades are stone; masonry; brick; wood; stucco (except EIFS is not allowed); Hardie panels or similar fiber cement siding; Trespa ventilated façade systems; Meteon panels and similar high-pressure compact laminate/cladding panels; precast and cast stone, manufactured stone, and masonry; glass; and cast iron, steel, aluminum, and other types of metal. No more than five different primary materials should be used on building facades. Within the primary materials, variations in colors, textures and pattern may be employed to further break up the bulk or mass of the building. Materials should be extended around corners and extensions to avoid a “pasted-on” appearance. All building façades adjacent to or visible from a public street or railroad, walkway or open space should exhibit the same degree of architectural detailing as the building’s primary façade. Any mechanical equipment above the roofline shall be screened or painted.

### Frontage and Streetscape Design

Applicants for redevelopment shall coordinate with the ongoing NJDOT TAP grant project for improvements along Thomspson Street for any proposed work within the right of way.

### Sustainable Design

Building and site design in the Plan Area shall seek to minimize environmental damage, strain on municipal utilities and impact on adjacent uses. Broadly speaking, green building design goals include reduced energy and water use; use of sustainable, renewable, non-toxic, and locally produced materials; improved indoor air quality; and environmentally conscious site planning. Development should aim to meet the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) requirements for green building design or similar certification programs. These requirements include, but are not limited to, green building design goals that promote reduced water use; use of sustainable, renewable, non-toxic, and locally produced materials; improved indoor air quality; and environmentally conscious site planning. Formal certification is encouraged but not required.

### Utilities

All new utility distribution lines and utility service connections from such lines to buildings in the Plan Area shall be located underground. To the extent possible, existing utility lines

should also be relocated underground. Locations for utility lines and easements shall be established at the time of Planning Board Site Plan Review and Approval. Utility lines and locations may be relocated pursuant to individual utility company requirements at any time.

The redeveloper is responsible for improving on-site utility infrastructure to support the proposed land uses. Water and sanitary sewer capacity calculations should be shown on site plans.

## Lighting

Adequate lighting shall be provided for all parking areas and pedestrian walkways. Lighting shall be designed to provide for safe movement of pedestrians and vehicles and provide security lighting to illuminate all building entry points and other areas as required by the Planning Board. Usage of building mounted lighting outside of areas of entry are discouraged. All outdoor lighting shall be downcast and illuminate only the intended areas. A lighting plan shall be provided as part of the design plans showing that the lighting level at the perimeter of the Plan Area is acceptable.

## Parking, Loading and Traffic

Parking shall be provided in accordance with RSIS standards, including minimum parking space dimensions of 9'x18', and parking ratios may be reduced to no less than the following:

- 1.0 spaces per one-bedroom unit and studio units
- 1.5 spaces per two- or three-bedroom units
- Commercial: 1 space per 300 SF commercial area (6 spaces min. with a further reduction to 3 spaces, if and only if the commercial use includes a walk-up window)

Additionally, the Redevelopment Zone shall adhere to the N.J.S.A. 40:55D electric vehicle (EV) parking schedule for both conventional and accessible EV parking spaces. The Zone shall permit reductions in required parking based on the number of EV spaces provided for pursuant to statute. To the greatest extent feasible, any EV parking spaces shall be located outside or in close proximity to the lot frontage with the intent to minimize complexity during an emergency response.

Loading spaces for box trucks and moving vans shall be a minimum of 17'x27', with turning movements demonstrated on a plan.

Parking spaces may be 9' x 18' within the redevelopment area.

A minimum 2-way drive aisle width of 22 ft. shall be required.

A parking and traffic report shall be prepared and submitted during the site plan application process. In addition to items typical of a Traffic Impact Study, the submitted study should have representative case studies of similar use cases with actual parking counts to validate the assumptions made within the Traffic Impact Study. Representative cases should have a justifiable nexus to this Redevelopment Plan with numbers and estimates scaled accordingly.

## Stormwater Management

While the Redevelopment Area may be limited in size and space for standard stormwater management measures, it is strongly advised to have innovative solutions such as green roofs for this site or linear planting swales with suitable underdrains to the local stormwater conveyance system. In the event that proposed development on this site does not meet the N.J.A.C. 7:8 definitions of a “major development”, then an accompanying “stormwater management summary” must be provided. This summary should include, at a minimum, a description of the soil, existing and proposed impervious coverage calculations, a general depiction of existing and proposed runoff flow, and what measures are being taken to minimize runoff.

## Community Impact

A Community Impact Report which demonstrates the effects this development shall have on the Borough of Raritan, positive and negative, shall accompany a complete site plan application. This report should include, at a minimum, the increased demand on local utilities, parking and traffic (may summarize from Traffic Impact Statement above), local schools, taxes and such similar measurements.

## Relationship with Other Plans

### Raritan Borough Master Plan

As noted in the redevelopment study, 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 specific 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. To this end, this redevelopment plan includes specific frontage and streetscape standards for coordinating with the Borough’s ongoing NJDOT TAP grant project

for improvements along Thompson Street to effectuate the goals of the 2018 Regional Center study in furtherance of the Borough's Complete Streets Policy.

On the broader level, the Borough recognizes, through the objectives of its B-5 Transit Center Business District Zone, the importance of utilizing land near the railroad station to provide for the everyday needs of commuters and people living and working in the immediate neighborhood. The subject property adjoins the Raritan train station, making it a prime candidate for transit-oriented 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.

### Master Plans of Neighboring Municipalities

Raritan Borough is bordered by Bridgewater Township to the north and west, Somerville Borough to the east, and Hillsborough Township to the South.

Bridgewater Township's most recent Master Plan Reexamination Report, adopted October 17, 2022, primarily concerns the Township's relationship with US Route 202/206, citing a need to limit traffic-intensive uses along the corridor and promote an acceptable balance of uses to mitigate environmental and visual impacts along the highway corridors. Hillsborough Township's most recent Master Plan Reexamination Report, adopted November 29, 2018, cites objectives to preserve existing agricultural land and keep development within carrying capacity of natural resources and infrastructure. Both of these municipalities benefit from redevelopment of existing communities along transit-oriented development principles as a way to relieve development pressures on existing open lands or existing overtaxed highway corridors.

Compared to these Townships, Somerville Borough's existing urban development pattern is more like that of Raritan Borough. This is reflected in their most recent Master Plan, adopted in 2019. The plan continues previous efforts to focus local economic development around the transit-accessible Central Business district, including a redevelopment area along West Main Street and establishing an Arts District on Division Street. Rather than competing with Raritan, however, such development in both Boroughs along the rail corridor may have complementary effects, increasing the value of similar transit-oriented development along the rail lines in a network effect as the amenity and convenience of development along the line becomes more widespread.

### State Development and Redevelopment Plan

All developed portions of Raritan Borough are located in Planning Area 1 (Metro), and are within the larger Bridgewater-Raritan-Somerville State Plan-designated center. This designation identifies the Borough as most suitable for redevelopment and recentering strategies. This explicitly includes the form of transit-oriented redevelopment outlined in this redevelopment plan.

## Additional Procedural Considerations

### Procedures for Adoption

Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations.

Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

### Procedures for Amendment of Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of the Local Redevelopment and housing law (the "LHRL"). Any party requesting a future amendment shall submit such request to the Borough Governing Body. The Governing Body and/or Planning Board may require the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the state of New Jersey, together with such other professionals licensed in the state of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the party requesting the amendment shall establish an escrow account with the Borough adequate to allow the Borough and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the state of New Jersey to identify, review and/or prepare further amendments that might be needed, together with any and all necessary documentation related thereto.

## Procedures for Granting Variance Relief

The Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of the Plan Area. The Planning Board may also grant such relief in an application relating to a specific piece of the Plan Area where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this Section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, any changes to the uses permitted in the Plan Area or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the Borough Governing Body, and only upon a finding that such deviation would be consistent with and the furtherance of the goals and objectives of this Plan.

## Non-Severability Clause

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.