

PRELIMINARY INVESTIGATION: BLOCK 80 LOTS 15, 16, 17, 18, 19, 20, 20.01, AND 20.02

Area in Need of Redevelopment

Prepared by:

Van Cleef Engineering Associates

Prepared for:

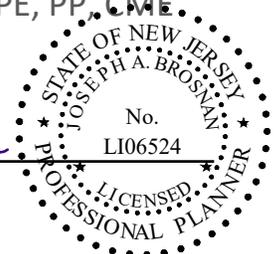
Borough of Raritan, Somerset County

April 5, 2024

Joseph A. Brosnan, PE, PP, CME

NJ. Lic # P33LI00652400

Joseph A. Brosnan



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I. INTRODUCTION

A. Legal Basis

The following study has been prepared to determine whether a site located within the central/southern 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) 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. This Study Area is comprised of eight (8) tax lots within Block 80, located at the northwestern corner of the intersection of Burns Street and First Avenue, also known as County Road 567.

As is described in this report, it is our conclusion that the Study Area of Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01, and 20.02 do not meet any of the statutory criteria for designation as “an area in need of redevelopment. This conclusion is based on the fact that all of the lots fail to meet any of the criteria established by the New Jersey Local Redevelopment and Housing Law (the “LRHL”) for redevelopment.

B. What is an Area in Need of Redevelopment?

In the State of New Jersey, the New Jersey Constitution empowers municipalities to clear, replan, develop, and redevelop blighted areas. This is done through the drafting of redevelopment plans that present a goal and path for municipalities to promote sound planning, revitalize tax bases, improve public safety, health, and welfare for their communities. The clearance, replanning, development, or redevelopment of these areas must be done with a public purpose in mind and for a public use.

However, prior to a redevelopment plan being drafted, there are many steps that must be taken by municipalities. The most critical step of the redevelopment process is the first official one: the determination by the Planning Board as to whether a site satisfies one or more of the criteria to be determined to be an “area in need of redevelopment”. The governing body starts the process by instructing the Planning Board to conduct a preliminary investigation on a subject area to determine if it meets one or more of the criteria set forth by the LRHL to make this determination. If the planner determines that the subject area meets any of the seven criteria established by the LRHL, then the Planning Board may approve such finding after public hearing by resolution and submit their recommendation to the governing body to be formally adopted, also by resolution. If the Planning Board determines that no portion of the study area meets one or more of the criteria laid out in the LRHL, the redevelopment process ends here.

It is important to note that potential redevelopers may cooperate with the municipality by funding such studies, provided, however the potential redeveloper has no sway on the study that determines whether the location meets any of those seven criteria.

Once the designation is made official by way of a resolution with the governing body designating the study area as “an area in need of redevelopment”, then the process of creating a Redevelopment Plan may begin – but that process is not the focus of this report.

II. SUMMARY OF FINDINGS

This report concludes that the proposed study area, Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01, and 20.02, does not qualify as an Area in Need of Redevelopment and does not meet any of the criteria as outlined in Section 40A:12A-5 of the LRHL.

III. BACKGROUND

A. Legal Authority

New Jersey's Local Redevelopment and Housing Law (the "LRHL") 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 as an "area 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 Governing Body and Planning Board to interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

1. Governing Body of the municipality 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 P.L. 1992/c.79 (C.40A:12A-5).
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 (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. If it adopts a Resolution that the Study Area does not meet any of the criteria laid out in section 5 of the LRHL, the inquiry ends here.
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 may be prepared establishing the goals, objectives, and specific actions to be taken with regard to 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.

C. Progress

In satisfaction of #1 above, the Borough of Raritan Council adopted Resolution No. 2022-05-083 on May 17, 2022, which authorized the Land Use Board to undertake this study. The resolution (Appendix A) and site investigation maps (Appendix B) which satisfy #2 above are included herein.

D. Purpose & Scope

In accordance with the process outlined above, this Preliminary Investigation will determine whether the property (hereinafter referred to as the “Study Area”) within the Borough of Raritan meets the statutory requirements under N.J.S.A. 40A:12A-5 for designation as a non-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 the Statutory Conditions for Establishment of an Area in Need of Redevelopment as Specifically Applied to the Study Area

A. Introduction

The LRHL at N.J.S.A. 40A:12A-5, sets forth the regulations for which a Study 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 Study 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, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be tenantable.

- 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.

B. Zoning Description

The Study Area (Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01, and 20.02) 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:

Principal permitted 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

Permitted accessory uses:

- Private garages
- Private swimming pools for residential use
- Fences, patios, sheds, and other typical residential accessory structures and uses

Permitted Conditional Uses in this zone:

- Home occupation
- Public and Private Schools
- Public utilities facilities
- Places of worship
- Professional offices (if located on Somerset Street – not applicable to Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01, and 20.02)

	Required	15	16	17	18	19	20	20.01	20.02
Minimum Lot Size (SF)	7,500	3,750	3,750	7,500	7,500	5,000	5,000	5,000	7,500
Minimum Lot Width (FT)	75	25	25	50	50	50	50	50	50

C. Existing Conditions



Photo 1: *Intersection of Burns Street and First Avenue, looking northwest as per Google Maps. The chain-link fence shown in the image was removed prior to any site investigations.*

The Study Area is located at the northwesterly corner of the intersection of Burns Street and First Avenue (also known as County Road 567) and contain approximately 1.033 acres. The Study Area is bound by Burns Street to the South, First Avenue to the East, and residential uses to the West and North. There is sidewalk fronting First Avenue and Burns Street that continues throughout the entirety of the lots within the Study Area. The sidewalk and curbing within the Study Area exhibit minor defects such as cracking, weathering and settlement. However, these conditions are not uncharacteristic of the overall neighborhood. The topography within the Study Area is predominantly flat with a continuous downhill gradient in the southbound direction of First Avenue. There are drainage inlets located along First Avenue. Burns Street does not contain any drainage inlets. Stormwater on Burns Street flows down gradient to the east into the existing storm inlets located at the intersection of First Avenue. All of the structures located within the Study Area are constructed for residential use. The structures are comprised of single and multifamily dwellings. The dwellings all feature open green space and have portions of their properties occupied by various trees, shrubs, and bushes. Each lot has suitable parking for the residents of the property.

Lots 15 and 16 share a two-story principal structure. There is a paved driveway that leads to the rear of the property that contains a garage. The driveway is also shared by the neighboring Lot 17. The adjacent Lot 14 is not a part of the current Study Area; however, it appears that the parking facilities encroach slightly on to Lot 15. The front yard of the dwelling contains a concrete walkway lined with vegetation in the form of trees and shrubs. The dwelling is in a well-kept state and does not require any major visual repairs.

Lot 17 is occupied by a two-story, multi-family dwelling that shares parking facilities with Lots 15 and 16. There is a concrete walkway extending from the sidewalk fronting First Avenue up to the front porch of the structure. This walkway extends around the southern side of the dwelling to the asphalt parking area in the rear of the structure. There are shrubs lining the porch that appear to be well maintained. Remaining areas of the front, rear, and side yards are predominantly open green space. The dwelling itself is well maintained and there are no apparent needs for repair.

Lot 18 is also occupied by a two-story multi-family dwelling. Within the front yard there is a concrete path leading up to a porch lined with trees at varying heights. Extending from the porch, the walkway leads around the southern side of the dwelling to the rear parking area. There is a garage and shed located in the rear of the property attached to the asphalt parking area. The southern side-yard is lined with vegetation, and the northern side yard consists of open green space. The porch stairs are constructed out of brick and could benefit from minor repairs. Overall, the structure is well maintained and visibly does not require major repairs.

Within Lot 19 the principal structure is a two-story multi-family dwelling. The front yard consists of a concrete walkway and minimal vegetation. Both side yards are occupied by a driveway, the drive to the north side services the neighboring lot. The rear of the lot is occupied by open green space and some trees. The lot is very well kept, and the dwelling does not show any need for repair.

Lots 20, 20.01, and 20.02 are all two-story multi-family dwellings. All three dwellings share an asphalt parking area that fronts both Burns Street and First Avenue. Each dwelling consists of multiple entry ways for residents. All three dwellings have a very similar front yard configuration, consisting of a short concrete walkway leading up to a front porch. Each lot features minimal vegetation in the front and side yards. The remaining space on each lot consists of the sizeable asphalt parking area and open green space. For additional information supporting this assessment, please refer to Appendix C, Site Photo Log.

V. Application of the Statutory Criteria to the Study Area Properties

In order to support our recommendation that the subject area not be considered an “Area in Need of Redevelopment”, we provide the following commentary on **each** of the statutory criteria, and list reasons, where necessary, that render said criteria non-applicable to the Study Area.

The “a” criteria:

- *“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.”*

Within the Study Area there are eight (8) multi-family dwellings that are currently being utilized for residential use. Each structure is multi-story, and many of the dwellings within the Study Area currently have a basement. The minimum lot area as required by the local zoning law in the Borough of Raritan is 7,500 square feet for the Study Area which is located within the R-4 zone district. These lots within the Study Area are smaller than the zoning requirement for lot size. Additionally, the lots within the Study Area are also non-compliant with the minimum lot width requirement of 75 feet. However, these are existing non-conforming conditions that existed prior to construction taking place on these lots, and these lots are substantially similar in size to the neighboring lots around and fronting First Avenue. Each dwelling in the Study Area is currently occupied by residents. The dwellings themselves could benefit from some minor repairs, such as sidewalk crack repair, porch repair, and landscaping. Despite these minimal repairs, the dwellings themselves are structurally sound and do not appear to offer unsafe, or substandard conditions. Within the Study Area there is sufficient lighting around each dwelling. This includes the side yards between the structures on neighboring lots. The outside of the dwellings is relatively well maintained and there are no apparent deformities to the sidings and brick work of the structures. The distance between certain lots is substandard per the zoning standards; provided, however, this is not out of character with the surrounding neighborhood. The Study Area is reasonably well kept and does not demonstrate any conditions that can be deemed unsanitary or obsolescent in nature.

The “b” criteria:

- *“The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be tenantable.”*

The Study Area currently serves as a residential use in the form of multi-family dwellings. Currently, it appears that all of these dwellings are occupied and have not fallen into any state of disrepair. The structures featured within the Study Area are currently not, and have not been used for commercial, manufacturing, or industrial purposes within recent history. Taking the structures within the Study Area as they currently exist, all are suitable for occupancy by residences, as is evidenced by their current occupancy.

The “c” criteria:

- *“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.”*

The property within the Study Area is a mix of privately owned multi-family dwellings and private realtor property – none of the constituent parcels within the Study Area are owned by the municipality, county, or local housing authority. Block 80 lots 15 and 16 are currently privately owned, while Block 80, Lots 17-20.02 are currently owned by the redeveloper Bespoke Realty, LLC. Despite a majority of the land in the Study Area being owned by a redeveloper, this land is not, and has not been vacant for any extended period of time. Within the Study Area itself, there are no known issues with the topography or soil conditions that make these lots unfavorable for their current use. The Study Area is also within walking distance to the downtown area containing a diversity of commercial uses, while also being in an area that is favorable for biking due to a strong network of sidewalks suitable for traveling extended distances.

The “d” criteria:

- *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.*

The current multi-family dwellings situated within the Study Area do not currently demonstrate any extreme forms of dilapidation or disrepair. There is indication that minor repairs can be necessary in some instances, however this is not out of character with other lots in the surrounding area which also demonstrate the need for minor visual improvements. Additionally, the design of the dwellings, and layouts of the lots within the Study Area are not at all out of character with the housing infrastructure within the Borough. There is no apparent lack of ventilation on any structure within the Study Area. Each dwelling features chimneys, and air conditioning units. The lighting of the lots is sufficient with porch lighting and rear lighting in the parking areas for residents. The housing units appear spaced such that there is no drastic impairment to the natural lighting of the lots. The impervious coverage within each lot is appropriate to supply parking to the residents of the multi-family dwellings and are not out of character within the neighborhood. Throughout the entirety of the Study Area, there are no major factors effecting the safety, health, morals, or welfare of the community, or the residents that reside therein.

The “e” criteria:

- *“A growing lack of 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.”*

The current land within the Study Area is residential and primarily consists of multi-family dwellings. This is consistent with the surrounding area and with the established R-4 zoning district within which the Study Area is located. The dwellings within the Study Area are currently all occupied by residents and are being utilized. There is no evidence that the residential use of the area is not a fully productive use of the land, evident by the current occupation of residents within the Study Area, and the well-maintained dwellings within. Currently there is no indication that the Study Area affects the public health, safety, and welfare of the community.

The “f” criteria:

- *“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.”*

The total area of the Study Area is 1.03 acres. This criterion does not apply to this Study Area.

The “g” criteria:

- *“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.”*

There is currently no enterprise zone designated in the Borough of Raritan. The current Study Area is located within the R-4 zoning district. Therefore, this criterion is not eligible for consideration.

The “h.” criteria:

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

The subject Study Area in its current form shares many consistencies with smart growth planning principles. The subject area is within walking distance of a corridor lined with commercial uses such as retail, grocery stores, and other necessities. The connectivity of the Study Area provides residents with access to nearby community assets, such as the Raritan Riverfront Greenway and associated biking facilities, and the Raritan Dog Park. The reasonably well-maintained green space serves the neighborhood by helping mitigate stormwater and infiltrating some rain in a natural way. Any potential redevelopment that is consistent with smart growth planning principals would result in a similar environment to that of the existing conditions found within the Study Area. Therefore, it is not recommended to apply criterion “h” to the Study Area as it relates to determining it to meet the “area in need of redevelopment” designation.

Conclusion

This study was prepared on behalf of the Borough of Raritan Land Use Board to determine whether an area located within the Borough of Raritan (Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01, and 20.02) qualifies as “an area in need of redevelopment” in accordance with N.J.S.A. 40:12-A. It is the finding of this investigation that the subject Study Area **DOES NOT** meet the redevelopment criteria of the LRHL and, in its current state, does not fail to promote the neighborhood character of the community, as identified in the Borough’s Master Plan. This investigation examined each of the criteria laid out in Section 5 of the LRHL and is supported by substantial credible evidence.

APPENDIX A
Resolution R2022-05-083

BOROUGH OF RARITAN
RESOLUTION NO. 2022-05-083

AUTHORIZING THE BOROUGH OF RARITAN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR THE REDEVELOPMENT OF APPROXIMATELY 1.033 ACRES OF LAND KNOWN AS BLOCK 80, LOTS 15, 16, 17, 18, 19, 20, 20.01 AND 20.02 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

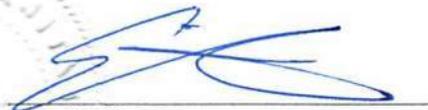
WHEREAS, the redevelopment area determination shall authorize the Borough of Raritan to use all of the powers provided by the Legislature for use in a redevelopment area including the use of eminent domain, thus designating it a Condensation Redevelopment Area; and

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 of approximately 1.033 acres known as Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01 and 20.02 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:


 Eric M. Colvin
 Borough Clerk/Administrator


 Zachary R. Bray
 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 Council Chambers of the Municipal Building, 22 First Street, Raritan, NJ 08869, on May17, 2022.


 Eric M. Colvin
 Borough Clerk/Administrator

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT
		Carra				✓
		Fritzinger	✓			
✓		Giraldi	✓			
	✓	Hutzler	✓			
		Melitsky				✓
		Orozco				✓

APPENDIX B
Site Investigation Maps

Locational Map Burns Street AINR Raritan Borough

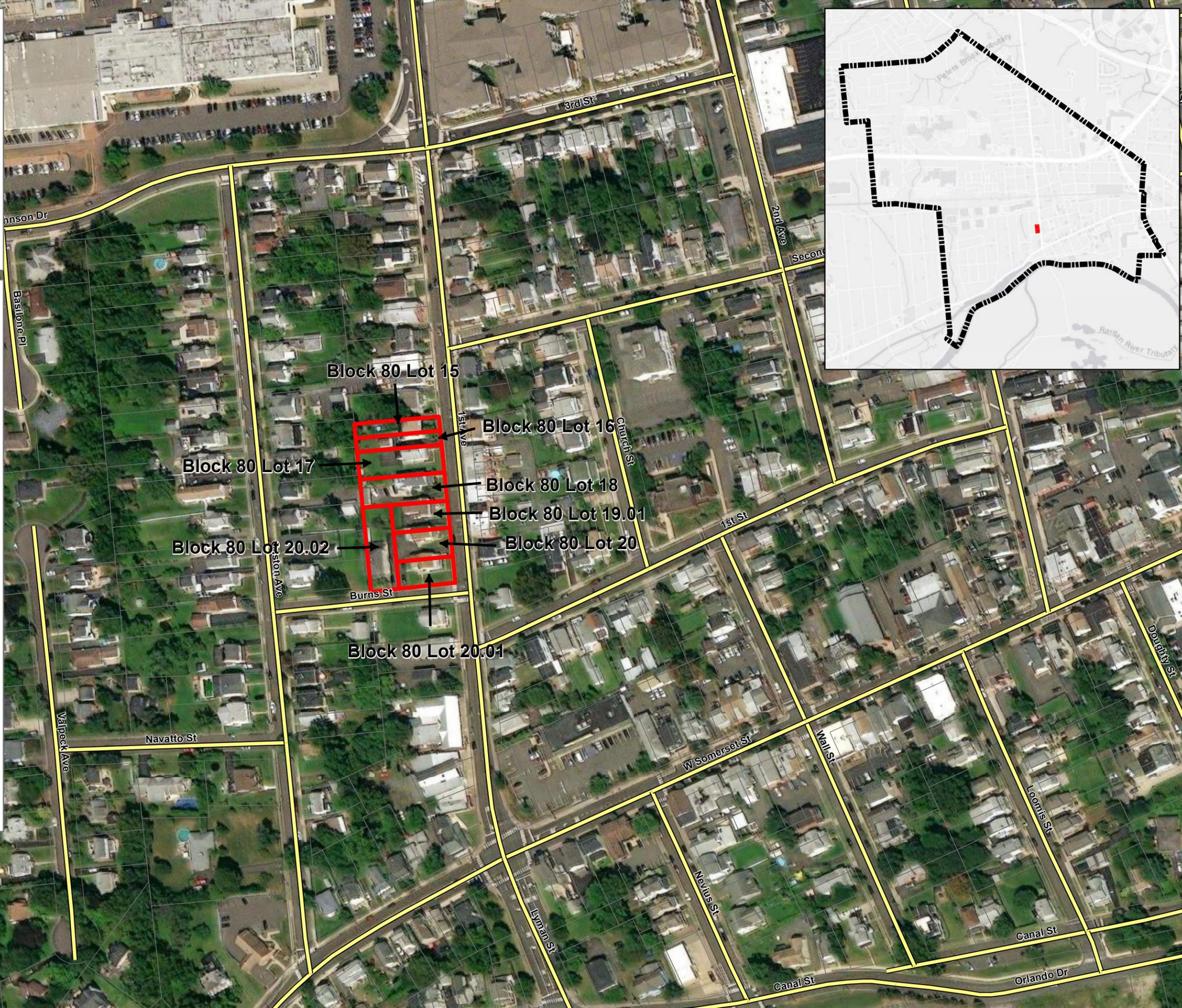
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NJDOT



- Raritan Borough
- Parcels
- Burns Street AINR
- Roads



0 95 190 380 Feet



Zoning Burns Street AINR Raritan Borough

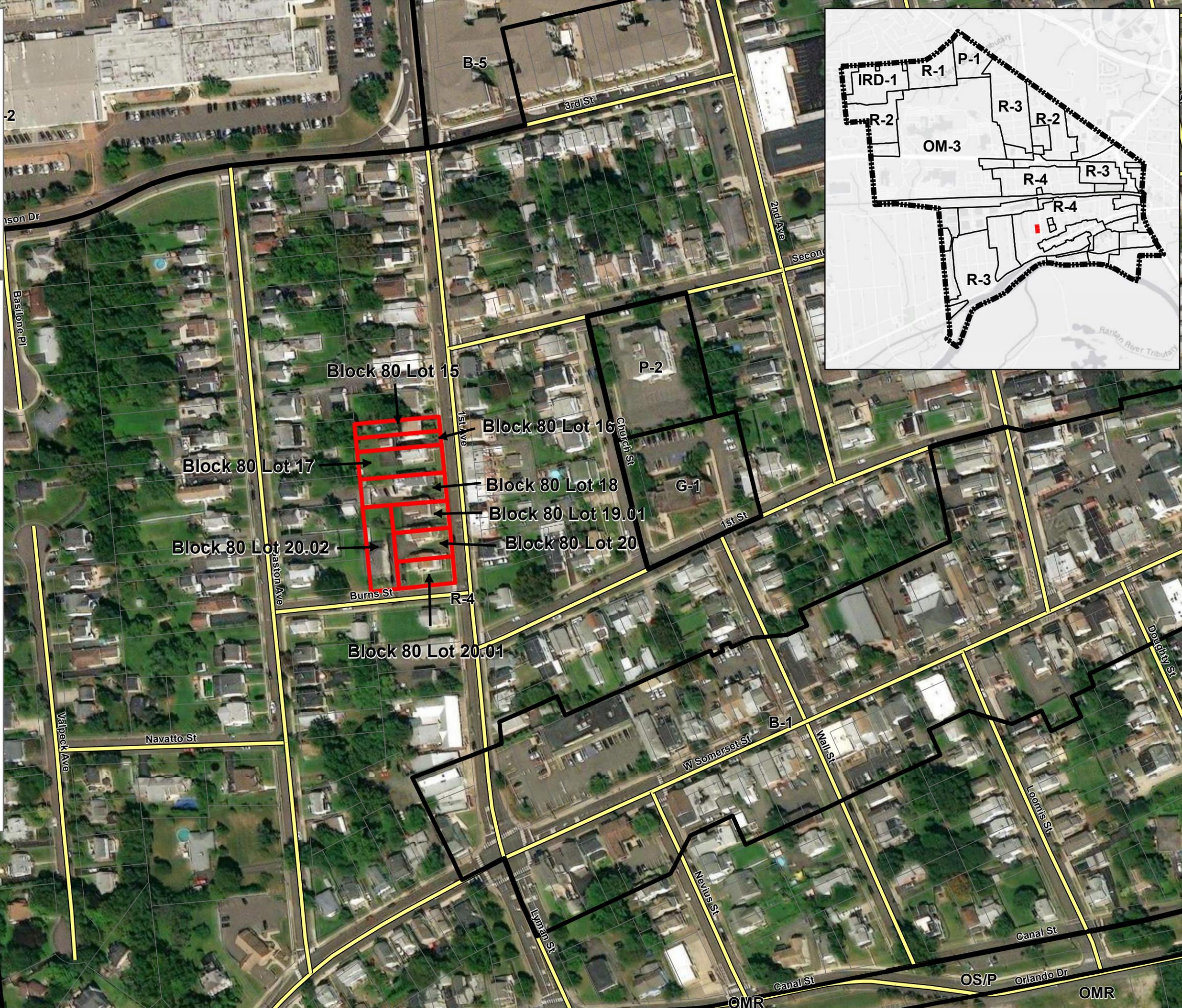
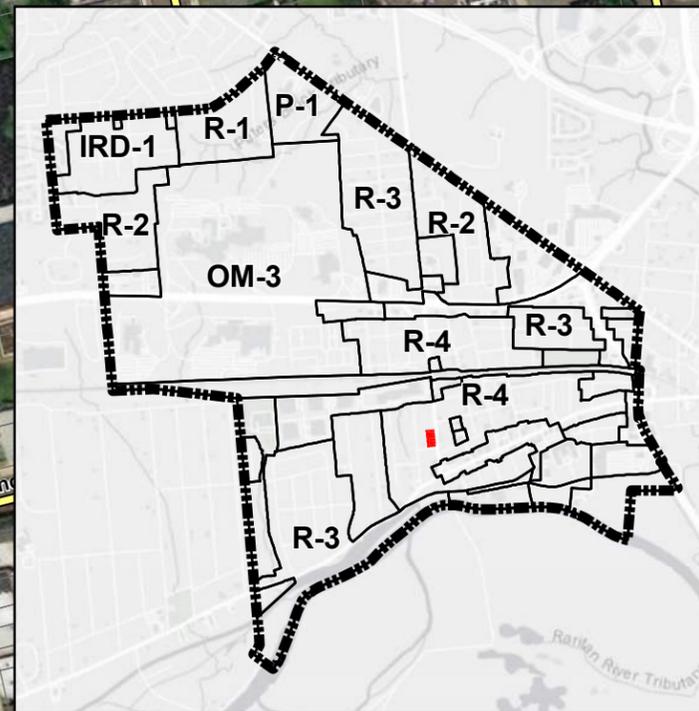
Sources: Govt_admin_mun_coast_bnd, Mod IV,
NJDOT



- Raritan Borough
- Zoning
- Parcels
- Burns Street AINR
- Roads



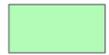
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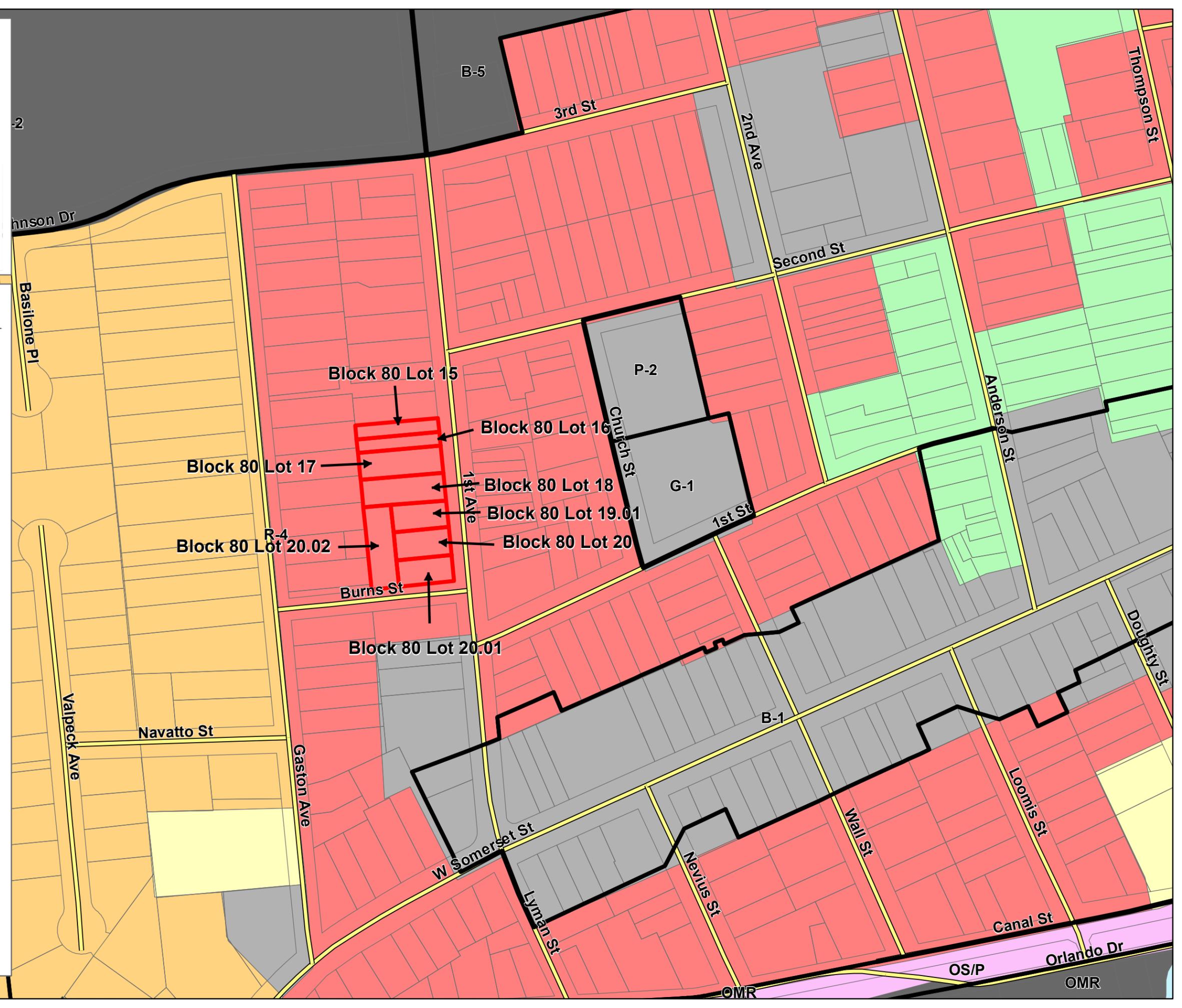
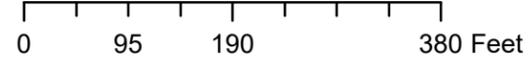


Land Use Land Cover Burns Street AINR Raritan Borough

Sources: Govt_admin_mun_coast_bnd, Mod IV, NJDOT



-  Raritan Borough
-  Zoning
-  Parcels
-  Burns Street AINR
-  Roads
-  COMMERCIAL/SERVICES
-  INDUSTRIAL
-  RAILROADS
-  RESIDENTIAL, HIGH DENSITY OR MULTIPLE DWELLING
-  RESIDENTIAL, SINGLE UNIT, MEDIUM DENSITY
-  RESIDENTIAL, SINGLE UNIT, LOW DENSITY
-  MIXED URBAN OR BUILT-UP LAND
-  OTHER URBAN OR BUILT-UP LAND
-  DECIDUOUS WOODED WETLANDS



Environmental and Historical Constraints Burns Street AINR Raritan Borough

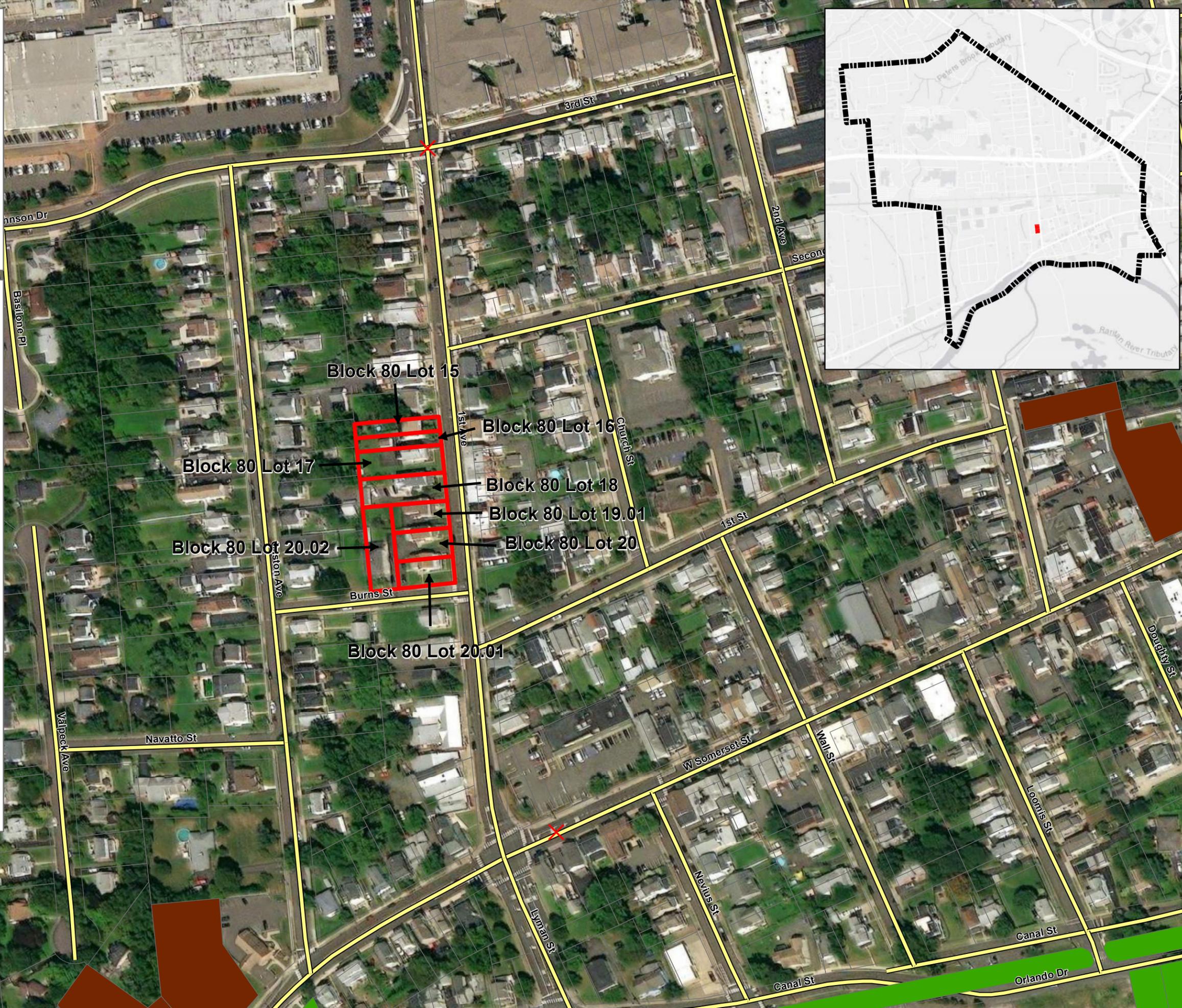
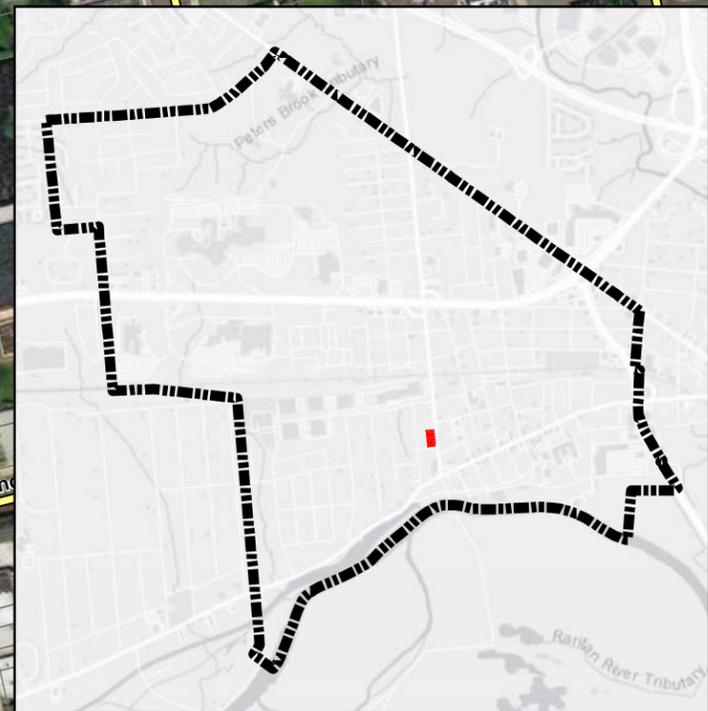
Sources: Govt_admin_mun_coast_bnd, Mod IV, NJDOT



- Raritan Borough
- Parcels
- Roads
- Burns Street AINR
- Open Space
- Historic Properties of New Jersey
- Known Contaminated Site



0 95 190 380 Feet



APPENDIX C
Site Photo Log



Existing driveway fronting Burns Street and side view.



Well maintained front yard landscape, vegetation, porch area, and concrete walk.



Side yard vegetation.



Shared parking area for residents.



Shared driveway fronting First Avenue in the rear of dwellings.



Rear view of well-maintained structure and rear yard.



Side entrance from rear parking area to dwelling.



Front view and porch area of existing dwelling.



Maintained front yard, vegetation, and concrete walkway.



Front view and porch area of existing dwelling.



Well maintained side and front yard vegetation.



Side yard and driveway view.



Rear view of dwelling.



Rear parking area and vegetation.



Rear yard view of existing dwellings.



Rear yard, garage, and parking area.



Street view, front yard, and porch area.



Side yard and driveway view.



Side yard and vegetation.



Side of existing dwelling.



Street view of existing dwelling and vegetation.



Street View of front and side yard of existing dwelling.



Front view of existing dwelling.



Shared driveway in between dwellings.



Single-car garage in rear yard.



Rear entrance to dwelling.



Side view of existing dwelling.



Street view of existing dwelling.



Stone walkway and porch area.



Side view of existing dwelling.



Street view down First Avenue of Study Area.



Garage and driveway view.



Cross street view of dwellings within Study Area.



Up street view of dwellings within the Study Area.



Cross street view of dwellings within the Study Area.