

CALL TO ORDER

This Meeting of the Redevelopment Committee of the Borough of Raritan, County of Somerset, State of New Jersey, was called to order by Mayor Nicolas J. Carra in the Community Room of the Raritan Municipal Building, 22 First Street, Raritan, NJ 08869 on March 4, 2024 at 10:04 a.m.

The Mayor announced this meeting was called pursuant to applicable portions of the Open Public Meetings Act. Adequate Notice was communicated to *The Courier News* and *The Star Ledger* on March 1, 2024, posted on the bulletin board in the Municipal Building, on the Borough website and made available in the Office of the Borough Clerk.

OATHS OF OFFICE

Mayor Carra delivered the oaths of office to all members of the Committee since this was the first meeting.

Administrator/Clerk Colvin delivered the oath of office to Mayor Carra.

ROLL CALL

Present: Mayor Carra, Council President Tozzi, Administrator Colvin, William Cunningham, Lou Gara, Charles McMullin, Adele Goetsch, Debra Thomas, Engineer Brosnan

Absent: None * Charles McMullin exited prior to conclusion

Also Present: Redevelopment Attorney Jeffrey Lehrer (virtual)

MINUTES

None

COMMITTEE REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

1. Committee By-Laws

A. The Committee shall consist of nine (9) member members to be appointed by the Mayor. The membership in the Redevelopment Advisory Committee shall include:

- i. The Mayor
- ii. The Borough Administrator
- iii. One (1) member of the Borough Council
- iv. Two (2) members of the Planning Board who shall not be a Borough Official
- v. The Borough Zoning Official
- vi. The Borough Engineer/Planner or any member of the engineering department/firm that represents the Borough.
- vii. Two (2) residents of the municipality

- B. The Mayor shall serve on the Committee for the length of his or her term in office. The Borough Administrator, Borough Zoning Official and Borough Engineer/Planner shall each serve as members of the Committee as long as he or she is employed by the Borough in the capacity of Administrator, Engineer or Planner. The Borough Council member shall be appointed annually by the Mayor. The resident members shall be appointed for a term of three (3) years.

5-47. Organization; Meetings

- A. The Mayor shall serve as the chairperson of the Committee, but may designate another member to serve as an interim member of the Committee in his or her absence or upon his or her recusal from a matter. The Mayor may, at his or her discretion, also appoint a member of the Borough's staff to serve as a secretary of the Committee.
- B. The Mayor may convene the Committee on an as-needed basis for the review and evaluation of redevelopment projects that are pending in the Borough. The Committee shall provide adequate notice of its meetings pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

5-58. Duties and Functions

- A. The Committee shall, at the request of the Mayor, convene to review and evaluate potential redevelopment projects that are pending in the Borough. The Committee may enact its own procedures and requirements to conduct this review and evaluation and may also utilize such forms and require such submissions as it deems necessary.
- B. The Committee may, as determined by its membership and in the course of its review and evaluation of potential redevelopment projects, meet with individual developers, land use board members, members of the public, and other stakeholders to obtain information and procure differing viewpoints.
- C. The Committee may, as necessary, issue such reports memorializing its conclusions and recommendations (if any) either at the conclusion of its review and evaluation of potential redevelopment projects, or at any stage that may seem practicable.

2. **Redevelopment Process - Presentation**

Attorney Lehrer provided a brief explanation of the Redevelopment Process:

- Preliminary Investigation by the Planning Board
- PB Resolution on PI
- Designation Resolution of Borough Council
- Clerk to immediately upon adoption of Designation Resolution transmits same to DCA Commissioner and copy of Designation Resolution to be sent to all property owners affected by Redevelopment Project. Council in Designation Resolution directs Engineer to prepare RDP. **Note:** RDA cannot be adopted until RDP is adopted.

- Once RDP is prepared, the Council submits RDP to Planning Board for consistency review with Master Plan (PB has 45 days)
- PB formally submits RDP consistency review to Council
- Borough adopts ordinance (2 readings) approving RDP
- On parallel path, Financial Application form to be completed by Redeveloper for review by Borough redevelopment counsel
- On parallel path, formation of new URE
- Drafting of FA, which is adopted by Ordinance (2 readings).
- Letter from Mayor endorsing Application
- RDA to be prepared and adopted by Resolution at 2nd hearing of FA ordinance.
- Resolution by Council approving FA Application
- Once RDA is signed and concept plan is deemed consistent by Council with RDP, Redeveloper can apply to PB for site plan approvals.
- Architect of Redeveloper to certify TPC once Project is completed
- PB Site Plan approval and post-approval compliance is done per usual course under MLUL

3. Overview of Redevelopment in Raritan

Potential/Required Designated Areas:

Engineer Brosnan provided the following Redevelopment Matrix:

Site Name	Block(s)	Lot(s)	VCEA Project Number
Raritan Mall	116.01	11.01	3300063
Raritan Crossing	116.01, 112	25, 26.01, 27, 27.01, 3	3300052
LaGrange Street	93	1,2	3300030
Tillman Street	53	1,2	3300053
Orlando Heights	116, 108	13, 14, 1, 2, 4-9	3330074

Engineer Brosnan provided the following list of Redevelopment Projects in the Borough:

<u>NAME OF PROJECT</u>	<u>LOTS/BLOCKS</u>	<u>STATUS</u>
1.Accurate Developers-C22422	Block 81, Lots 1, 2, 3, 3.01, 4, 5, 6.01, 6.02, 6.03, 7, 8, 9, 9.01 and 10 C22422	Completed
2.Bespoke Property (Byrnes Avenue)-C25024	Block 80, Lots 15, 16, 17, 18, 19, 20, 20.01 and 20.02	Funding Agrt./ Res. to Conduct PI

Study adopted by Council:
AINR Study completed;
public hearing postponed.

3.LaGrange-C22528	Block 93, Lots 1 and 2	RDP Ord. defeated
4.Tillman Street-C25025	Block 53, Lots 1 and 2	Referral Res. to PB; AINR Study done; Public hearing postponed. Council, at 12/20/22 meeting, recommended PB now hold hearing in January
5.Raritan Mall Redevelopment- C25057	Block 116.01, Lot 11.01	Resolution Designat- ing AINR by Council Adopted; PB authorized preparation of RDP
6.Orlando Heights C24595	Block 116, Lots 13 and 14, and Block 108, 1, 2, and 4 through 9	Res. Auth. PD to Conduct AINR Study adopted; Draft with JBL edits provided to Stan; RDP not proceeding; Developer moving forward on bifurcated application: use variance approved; awaiting site plan application.
7.Raritan Crossing-C24561	Block 116.01, Lots 25, 26.01 27 and 27.01; Block 112, Lot 3	RDP Ordinance adopted; site plan application has been filed and is pending before Planning Board

4. Redevelopment Plans

A. Raritan Mall

On June 21, 2022, the Borough of Raritan’s Mayor and Council passed Resolution 2022-06-100 providing for a preliminary investigation to be made to determine whether Block 116.01,

Lot 11.01 qualifies as an “area in need of redevelopment” in accordance with the criteria specified in the New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed the Borough Planner Van Cleef Engineering Associates to conduct this study. Van Cleef Engineering Associates submitted their report entitled Preliminary Investigation: Block 116.01 Lot 1.01 Preliminary Investigation: Block 116.01, Lot 11.01 Raritan Mall Area in Need of Redevelopment, dated August 22, 2022, to the Planning Board. A public hearing was held by the Planning Board to determine whether the area should be designated in need of redevelopment pursuant to LRHL. On October 26, 2022, the Planning Board adopted a resolution (Resolution PB 22-14) confirming that the area met the criteria as an area in need of redevelopment.

The Borough of Raritan Mayor and Council approved the Planning Board’s determination and declared the area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6 by adopting Resolution No. 2022-11-176 on November 14, 2022. The Mayor and Council subsequently 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,

There was some conversation about the process of how a development project starts, with the committee reaching the understanding that potential developers would come before the advisory board, which will serve as the first point of contact.

B. Tillman Street

Attorney Lehrer said the AINR Study was conducted in August 2022. The area has not been designated by the Governing Body by resolution. Engineer Brosnan said there is a requirement to have this area designated. The requirement is from Fair Share Housing. There is no developer, Engineer Brosnan said. Engineer Brosnan suggested a community development contribution, like a basketball hoop, could be part of a negotiation, if a developer comes forward. A developer would need to purchase both lots and perform any environmental remediations, he added.

Mayor Carra said he would bring the Committee’s recommendation to the Governing Body to introduce an ordinance to declare Tillman Street an area in need. The Planning Board would then need to review in between Introduction and Adoption.

5. Burns Street Redevelopment

Attorney Lehrer said the preliminary investigation must be heard by the Planning Board. Engineer Brosnan said he would discuss with the Planning Board, which needs to adopt a study.

Committee members said the developer met with the TRC within the last year or so. Member Thomas said she was on the TRC at the time and the committee did not think the design fit into the neighborhood. The developer has not reapproached the Borough. Various RAC members said they would like a project to blend in with the neighborhood.

MISCELLANEOUS BUSINESS

Mayor Carra said he spoke with the new owner of the Agway, who is a partner in the ownership of Espo’s. The Mayor said the owner informed him that his team is conducting a feasibility study on the Agway property and would be reaching out to the Borough when completed. At that time, the Mayor said the RAC would meet with the development team and then make a recommendation to the Governing Body.

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Member Thomas, seconded by Member Tozzi, the Committee moved to Adjourn the Meeting.

Recorded Vote

All in Favor

Approved: _____