

**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 25, 2024.

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*, posted on the bulletin board in the Municipal Building, on the Borough website and made available in the Office of the Borough Clerk.

**ROLL CALL**

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

**MINUTES**

None

**COMMITTEE REPORTS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

The focus of the meeting was the Mayor explaining the creation of the Committee and process:

The Governing Body of the Borough of Raritan created a new Redevelopment Advisory Committee. The purpose of the committee is to review and evaluate potential redevelopment projects within the Borough of Raritan. The mayor may convene the Committee on 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. 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. 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.

The process as of which the committee and mayor discussed is as follows. The mayor is the point of contact for any initial discussions for any redevelopment project. This can include

projects brought to the governing body by a developer, or projects or areas the governing body wants to designate on its own. The next step in the process will be to have the governing body ask the Redevelopment Advisory Committee to investigate the potential for a redevelopment or rehabilitation designation. They are to make a report on whether the targeted location meets the requirements for an area in need of redevelopment or rehabilitation. This process should include discussing such designations with all stakeholders. They are then to discuss the draft plan for that designation as to make a recommendation to the governing body.

Once that recommendation is made, it would then go back to the governing body to adopt a resolution for this designation or project. Once that is done, the planning board is to provide its feedback on the location and whether it feels the area meets the legal requirements. If yes, it would then go back to the governing body who will send it to the redevelopment committee before the Governing body adopts an ordinance for the proposed plan, the committee should also have provided a recommendation on the redevelopment or rehabilitation plan. Once the plan is reviewed, the governing body will host a presentation of the proposed plan at the ordinance introduction. This is done for both the governing body members and the public. Then at the second reading, a public hearing will take place for adoption of the redevelopment plan in which case the public will provide input on the plan/presentation before the governing body. Once that is in place, the plan will be brought to the planning board for review and then later as an application before the board.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

Recorded Vote

All in Favor

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Approved: \_\_\_\_\_