

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 April 11, 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, Adele Goetsch, Debra Thomas, Engineer Brosnan

COMMITTEE REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

1. Agway Property

Mayor Carra introduced Property Owner/Developer Kevin Sempervive, Architect Rocco Campanella, and project collaborator Brian Taylor, who is also an architect and designer.

Mr. Sempervive thanked the members of the Redevelopment Advisory Committee for inviting him and his team to present their idea for the former Agway.

He stated that he owns other, smaller multifamily properties in Raritan and is committed to the success of the Borough. Mr. Sempervive then turned the presentation over to Mr. Campanella, who said he has been working as an architect, with a base in Raritan, since 1997.

Mr. Campanella said the vision for the project is to have retail on the first floor and residential units above. He stated he plans to have the building match the train station and the other buildings and stations along the railway, adding the project intends to be a compliment to Raritan and a gateway into the community. He then introduced Mr. Taylor.

Mr. Taylor said his firm specializes in multi-family and mixed-use residential design. He said he reviewed the master plan and noticed that this property is identified as a proposed redevelopment area. The proposed project is a four-story building, with parking on the first level and residential on levels two, three and four, he said, adding the total number of proposed units would be 75.

Mr. Sempervive said he has been speaking with property owners that border the area to see whether they would be interested in selling, stating he would plan to increase parking at Espo's and have an entrance to the proposed development. He said the project does not depend on other purchases.

Various members of the committee expressed interest in the project, with concern being expressed over adequate parking, building height and conformity to the master plan. Both the development team and members of the committee agreed to revisit the project at a later date.

ADJOURNMENT

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

Recorded Vote

All in Favor