

**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 December 4, 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, Tony LoPresti, Adele Goetsch, Debra Thomas, Engineer Brosnan

**MINUTES**

- a. March 4, 2024
- b. March 25, 2024
- c. July 1, 2024
- d. October 24, 2024

Mayor Carra and Committee members discussed carrying the minutes as they were not ready to be approved.

**COMMITTEE REPORTS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

- a. 5<sup>th</sup> & 1<sup>st</sup> Potential Redevelopment  
Susan Rubright stated that currently this site is located in the B4 zone, and they are looking into options on how they would like to redevelop it. The property is on two lots and they have reached out to a connection at the County to see if they would be able to access their lot through their property. Potentially it was discussed that the first level would be parking and a lobby and then two-story units including a few affordable ones. Rocco Campanella, the planner for the project, stated that they intend to bring back the tennis courts and allow for better access. Brian Taylor, the architect, also added that they would want to have a sidewalk to the tennis courts and potential ideas about the roofing, commenting they would not look to have a flat roof. Discussion ensued amongst committee members about possible ideas for the site. Members feel that offering three affordable units is not enough. The discussion continued about ideas that would be beneficial to the Borough as well as the developer.

**MISCELLANIOUS**

None

**PUBLIC COMMENT**

John Murphy: Mr. Murphy asked about redevelopment to which Susan Rubright responded stating that they want to see the site redeveloped and not vacant.

Patrick Dinsmore: Mr. Dinsmore asked about the site staying commercial and if Tony was a client to which Mr. Campanella confirmed.

John Bezeck: Mr. Bezeck stated that he liked the restaurant idea such as a bar with food but concerns were raised about how busy the establishment may be.

**ADJOURNMENT**

On a motion by Engineer Brosnan, seconded by Don Tozzi, the Committee moved to Adjourn the Meeting.

Recorded Vote

All in Favor

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Kimberly Mathewson  
Acting Municipal Clerk

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

Date: \_\_\_\_\_