

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 August 12, 2025.

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, William Cunningham, Thomas Brown, Lou Gara, Tony LoPresti, Adele Goetsch, Administrator Colvin, Engineer Brosnan
Absent: Debra Thomas

MINUTES

a. June 26, 2025

Mayor Carra asked if any edits needed to be made to the minutes circulated to the members; with no comments the Mayor advised the June 26, 2025 Meeting Minutes are approved to be posted to the Borough's website.

COMMITTEE REPORTS

a. Zoning Updates

Mayor Carra asked Mr. Gara if the sub-committee has been able to meet, to which Mr. Gara stated that they plan to meet toward the end of the month and then could be ready to present to the Planning Board.

OLD BUSINESS

a. 77 Thompson St – Former Agway

Borough Engineer Brosnan passed around a drafted redevelopment plan for this site and stressed that this is where input can be made, prior to a plan going before Council for introduction and then before the Planning Board. He also added that currently this site is zoned as B-5, specifically zoned for the location being in close proximity to the train station. Mr. Brosnan went into some details of the drafted plan stating the intension is to have commercial and parking on the first floor and then residential on the upper floors. Discussion then ensued amongst Committee members as well as members of the Public as to some of the specifics for this redevelopment site. It was mentioned that the residential could consist of studio apartments, 1 – 2 bedrooms, and the possibility of 3 bedrooms for affordable housing units as well as the square footage requirements. The commercial space could offer potential for a coffee shop, florist, or a convenient store. Mr. Brown, Committee Member, asked about the number of stories this project is planning to have to which the architect for the project responded, stating that currently they are looking for four floors and that this is just a concept plan; they will continue to develop the project as these discussions continue. The architect continued to state they intend to keep the aesthetic with the surrounding

buildings in the Borough. It was then discussed about the state codes that will be abided by including the Uniform Construction Code. Councilman Agrawal asked about the square footage for the commercial space and then also parking to which the architect responded stating currently, the first floor will be 1,800 square ft. of commercial space and 30,000 square ft for parking. Councilman Patente stated that he feels four stories is too high for the area and is worried about how that could affect the character of the Borough. Discussion ensued about the possibility to offer more commercial space however, the architect stated that because this building is not on the main street the amenities would be more focused for the residents in that area and the train riders. Mr. Brown suggested working with Duke Farms to encourage people to see what Raritan has to offer adding that a restaurant/café would be a great idea with parking available. Mr. Brosnan then talked about parking spaces and that this plan currently lists 88 parking spaces for 75 units. Concerns were raised relating to the density in that area and the amount of parking and if the number of spaces allotted would be adequate for the project. A parking study was proposed that the developer can have done which would only benefit them for when this project gets presented to the board. Mr. Brosnan also suggested having the developer's engineer look into a water management plan before final approvals would also be beneficial. Mr. Brosnan also stated that he would take his notes from the discussion today and adjust and modify the concept plan to include the updates prior to circulating anything to Council.

b. 11 5th St – Former Rick's Café

Borough Engineer Brosnan stated that he is awaiting Council's approval to authorize him to start the redevelopment study for this area and that once he has that approval, the study will not take too much time. Mayor Carra asked if there was an updated conceptual plan from Susan Rubrite on behalf of the developer circulated, to which Mr. Brosnan stated he has not received one. He expressed concerns with the retaining wall and suggested shifting the easement back to alleviate potential problems. Once an updated plan has been submitted, he will review it.

NEW BUSINESS

None

MISCELLANIOUS

None

PUBLIC COMMENT

None

ADJOURNMENT

On a motion by Adele Goetsch, seconded by Tony LoPresti, the Committee moved to Adjourn the Meeting.

Recorded Vote

All in Favor

Kimberly Mathewson
Acting Municipal Clerk

Approved: _____

Date: _____