BOROUGH OF RARITAN
Technical Review Committee
Summary

Evaluation of Proposed Borough Redevelopment Planners
Presentations by Prospective Planners

Date: Wednesday, February 24, 2016
Time: 6:00PM
Location: Borough Hall Council Chambers

Attending: R. Miller, D. Thomas, J. Gausz, T. Brown (TRC)
S. Rubright, S. Schrek, Borough Engineer
Public present.

Presentations: Mr. Paul Grygiel of Phillips Preiss Grygiel, LLC.
Mr. Stanley Slachetka of T&M Associates

- Mr. Paul Grygiel of Phillips Preiss Grygiel, LLC presented a formal resume and examples of various projects both in Somerset County and elsewhere in the State of NJ.
    1. Works on redevelopment reports for Somerset County, Somerset County Planning Board, Regional Center Partnership,
    2. Firm is over 40 years in business.
    3. Works with developers and property owners in addition to municipalities.
    4. Redevelopment projects in Maplewood (Transit Village with same developer (JMF Properties as interested in Raritan), Warren, and N. Plainfield.
    5. Firm prepared redevelopment study for the Somerville landfill site.
    6. Personally involved but also have a robust staff for support.
    7. Knowledgeable of current state requirements for redevelopment report work product. Report is a technical exercise requiring little board involvement.
    8. Firm has never been challenged on a redevelopment designation – extra careful. Defensible.
    9. Described alternate designations: Area in need of Rehabilitation vs. Redevelopment.
    10. Fee schedule to be supplied separately.

- Mr. Stanley Slachetka of T&M Associates described his experience and several projects.
    1. About 400 employees across the country. Planning group embedded in an engineering group.
    2. With this firm for 14 years.

3. Very knowledgeable of the state policies and law. Published author of the state's Redevelopment Handbook. Author of various state statutes, certified expert witness before NJ Supreme Court. Lecturer for NJ Planning Officials. Various awards received.
4. No specific activity in Somerset County of note, some projects in Middlesex and Union counties.
5. Redevelopment projects in Hunterdon County.
6. Team approach, planning staff available to participate in study and meetings.
7. Relatively small scale project. Minor involvement by the planning board, but definitely work with the professional staff. Informational vs. policy.
8. Report drawn from evidence based on testimony and factual documentation. Hearing.
9. Limited view of the property to date. Did review google-type (aerial) maps.
10. Prepare individual property information included in the redevelopment zone.
11. Section Three properties – not needing redevelopment but needed for access.
12. Will provide a fee schedule for the preparation of a preliminary report.

Submitted: T. Brown