

BOROUGH OF RARITAN
Technical Review Committee
Summary

Date: Wednesday, March 30, 2016
Time: 8:30 AM
Location: Borough Hall Council Chambers

Attending: R. Miller, D. Thomas, J. Gausz, T. Brown (TRC)
S. Schrek, Borough Engineer,
D. Stires and Mr. Tito Dabb

Presentations: Review several concept plans for 104 Second Avenue (and Rt. 202) pursuant to Resolution#2106-122.

Mr. Schrek opened the meeting commenting that normally concept plans would be brought before the entire MLUB; however, due to the extenuating circumstances that this property is under a directive from the borough council and time is of the essence, it was decided that the TRC would review the plans.

Mr. Schrek also brought to the TRC's attention that via Mr. Gara, the borough zoning & construction official, the funding support secured by Mr. Dabb has been suspended and is no longer available. Mr. Dabb is hoping to either put a roof on the building or demo it and move forward with one of several concepts. Tenants are required to secure funds from a bank.

Mr. Dabb is presently under a directive by the Borough Council to raze the building on this site. He is discussing several concepts to utilize the location. Mr. Dabb was advised that meeting with the TRC in no way mitigates or delays the timeline given to him under resolution by the Borough Council. The meeting is an opportunity to get informal comments pertaining to his future plans for the location.

A lengthy discussion ensued about the present directives from the borough council and how the ramification of complying affect moving forward on a plan, given the penalties imposed by the council and the timeline for compliance. The exact timeline for permitting and demolition was reviewed. Mr. Dabb stated if the new use result in a building on the same footprint as the existing structure, demotion of the existing structure is a waste of money. If a roof were replaced, the building would be secure and useable in the new development. Soundness of the existing remaining structure would have to be determined by examination and is not on concern to the TRC as this time.

Concept #1 – Drive-thru

- D. Stires presented Concept #1 involving the development of a drive thru eatery with access and egress from Rt. 202 only. No access to Second Avenue or Anderson Street but with parking, involves the entire property from Second to Anderson.
- A tenant would be needed in order to secure funding and move forward.
- Need to meet with DOT to be sure the driveway locations are viable.
- Please make note that the Concept 1 plan would require a use variance.

Concept #2– Strip Mall

- D. Stires presented concept #2, a slightly larger footprint involving the entire property between Anderson St and Second Ave.
- Anticipate 4 or 5 store fronts. One story building only.
- TRC suggested considering access and egress off Second and Anderson. Take advantage of the heavy pass thru traffic from Hillsborough.

The TRC was in agreement in suggesting Concept #2 be considered over Concept #1.

Submitted: T. Brown

