

**BOROUGH OF RARITAN**  
**TECHNICAL REVIEW COMMITTEE MEETING**  
**MINUTES**  
**April 26, 2018**

**CALL TO ORDER**

Mr. Miller called the meeting to order at 8:33 a.m. in the Raritan Municipal Building. He explained that the purpose of the meeting would be discuss possible development on Somerset and Anderson Streets.

**Present:** Rick Miller  
Debbie Thomas  
Mike DeCicco  
John Gausz  
Stan Schrek, Board Engineer  
Michael Mulcahy, Zoning Officer

**Also Present:** Ray Tropiano (Applicant)  
Frank Tropiano (Applicant's Father)  
David Stires (Applicant's Engineer)

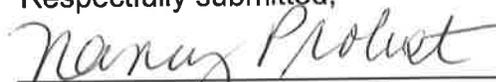
Mr. Stires explained that Mr. Tropiano and his family had assembled properties along Anderson Street behind their jewelry store and down to the firehouse in the hopes of redeveloping the area. He explained that the proposal would consist mainly of apartments with an approximately 5500 square foot [mainly existing] retail component. He explained that parking would be underground/below grade with three stories of apartments above, as shown on a floor plan, as presented. Referencing said plan, he provided an overview of the unit mix which was said to include a total of 87 apartments.

Street level parking was discussed at length. Mr. Stires presented a plan showing the general parking layout including 117 total spots inclusive of offsite parking at St. Paul's across the street and the church parking lot next door. Mr. Stires explained that the projected parking need [as calculated by Traffic Engineer Gary Dean] was 136 spots. Protocol for deviations from RSIS standards were discussed, given the shortfall. Mr. Schrek asked Mr. Stires to provide a summary well in advance in the event there was a need for Borough Council action should there be interest in the proposal. He suggested having the Borough review the proposal as a redevelopment project.

The need for affordable units was discussed. Mr. Schrek explained that he would get details on the recent settlement of litigation with respect to same. Mr. Miller provided an overview of the Redevelopment process and the applicant received encouragement to present the proposal to the Borough as a potential redevelopment project.

The meeting ended at 9:01.

Respectfully submitted,

  
\_\_\_\_\_  
Nancy Probst, Planning Board Secretary

**APPROVED** 8/22/18