

BOROUGH OF RARITAN
ORDINANCE NO. 2026-09

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF RARITAN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT KNOWN AS BLOCK 61, LOT 3.01 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF RARITAN AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

WHEREAS, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), in accordance with a report prepared by Joseph Brosnan, PE/PP of Van Cleef Engineering, concerning the determination of the study area identified as Block 61, Lot 3.01, as shown on the Tax Map of the Borough of Raritan (the “Study Area” or the “Property”), the Borough Council of the Borough of Raritan (the “Borough Council”) adopted Resolution No. 2025-04-065 on April 15, 2025 (the “Designation Resolution”); and

WHEREAS, by the same Designation Resolution, the Borough Council directed Joseph Brosnan, PE/PP, of Van Cleef Engineering to cause a redevelopment plan to be prepared for the Study Area and to present a draft of same to the Borough Council for its review and possible adoption pursuant Section 7 of the LRHL; and

WHEREAS, the Redevelopment Plan prepared by Joseph Brosnan, PP of Van Cleef Engineering is entitled “Raritan Borough, Block 61, Lot 3.01 (Former Agway Site) Redevelopment Plan”, dated March 23, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Borough Council has reviewed and carefully considered the Redevelopment Plan and has found it to be satisfactory and now desires to adopt this Ordinance formally adopting the aforesaid Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Raritan, County of Somerset and State of New Jersey, as follows:

Section 1. The Redevelopment Plan, a copy of which is annexed hereto and made a part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law.

Section 2. This Ordinance constitutes an amendment to the zoning district map included in the Borough's zoning ordinance.

Section 3. A copy of this Ordinance and the Redevelopment Plan be forwarded, after introduction, to the Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

Section 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section 6. This Ordinance shall take effect upon (i) filing with the Somerset County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication in the manner required by New Jersey law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was finally Adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, following a Second Reading and Public Hearing that took place in the Council Chambers of the Municipal Building, 9 West Somerset Street, Raritan, NJ 08869 on **Tuesday, April 7, 2026 at 7 p.m.** This Ordinance shall take effect upon proper publication, as required by law.

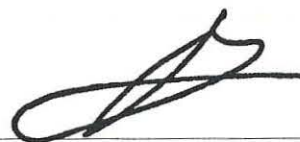
ADOPTION:

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT	RECUSED
		Agrawal		✓			
		DiGraziano	✓				
		Fritzingler	✓				
		Giraldi	✓				
	✓	Harwood	✓				
✓		Martinez	✓				

ATTEST:



Kimberly Mathewson
Acting Borough Clerk



Don Tozzi
Mayor

I HEREBY CERTIFY that the foregoing Ordinance was Introduced by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, at a Special Meeting held in Borough Hall, 9 West Somerset Street, Raritan, NJ 08869 on Tuesday, April 7, 2026.



Kimberly Mathewson
Acting Borough Clerk