

**BOROUGH OF RARITAN  
SPECIAL MEETING**

The Special Meeting of the Borough of Raritan Council was held on July 23, 2013 in the Municipal Building, 22 First Street, Raritan, New Jersey 08869 at 6:03pm.

**STATEMENT OF PUBLIC NOTICE**

Mayor Jo-Ann read the following notice: This meeting is called pursuant to the provisions of the Open Public Meetings Law. Notices of this meeting were sent to The Courier News and the Star Ledger on July 17, 2013. In addition, copies of notices were posted on the bulletin board in the Municipal Building, on the Raritan Borough website and filed in the Office of the Borough Clerk. Notices on the bulletin board have remained continuously posted. Proper notice having been given, the Borough Clerk is directed to include this statement in the minutes of this meeting.

**ROLL CALL**

Present: Denise Carra, Stefanie Gara, Paul Giraldi, Gregory Lobell, Anthony Soriano, and Donald Tozzi

Absent: None

Also Present: Mayor Jo-Ann Liptak, Daniel Jaxel, Borough Administer; Stanley Schrek, Borough Engineer; Mark Anderson, Borough Attorney; Jolanta Maziarz, Alternate Borough Attorney, and Rayna E. Harris, Borough Clerk

**FLAG SALUTE**

Mayor Liptak led the flag salute

**DEVELOPMENT PRESENTATION**

**Presentation was given via power point by Kim Mills and Jill Steck.**

**DISCUSSION**

Kim Mills commented our mission is to create a community based eco sensitive market to bring a significant amount of people into the area. She added to bring revenue to local businesses, growers and artisans to increase the revenue. She noted to promote the revitalization plan that has been in the works for the Borough. She suggested all the produce growers, flower vendors, gourmet food trucks and vendors would be local artisans. She added the stalls would be covered in keeping with the Duke Park pavilion design. She noted operations would be April through October from Thursday to Sunday.

Carrie Tozzi, 38 Glaser Ave, Raritan, New Jersey 08869: asked what the hours of operations would be.

Kim Mills replied 8 am or 9 am would be the opening with special hours on certain days and maybe entertainment.

Council Member Lobell asked will this be staffed throughout the day.

Kim Mills replied yes it would.

Council President Tozzi asked would you be open to doing special holiday events.

Kim Mills answered yes we want to make this a destination.

William Cunningham, 31 Glaser Ave, Raritan, New Jersey 08869: Asked where the location would be.

Kim Mills replied Orlando Drive, facing Route 206 on Borough property which backs to the Raritan River. She noted it will be an open air market with fifty vendors which will be Phase I. She added Phase II will be the covered market and Phase III will extend to the community in three years with special events and demonstrations. She noted we want to capitalize on the local fresh food and health movement. She noted farmers markets have a 10% growth per year with over 148 farmers markets in New Jersey.

Council Member Lobell asked about the hours of operation.

Kim Mills replied this really depends on the day, perhaps 9am-8pm on Saturdays and early hours on Sundays.

Council Member Tozzi added this would be more than just a market it would be a family experience.

Kim Mills added we have reviewed charts of local area farmers markets. She noted an emphasis on the Flemington markets which are mostly done in parking lots. She added the destination on the Raritan River makes this so much more.

Carrie Tozzi asked if vendors would be able to leave their goods

Kim Mills replied no because of security issues

Richard Yadowski, 267 Weiss Terrace, Raritan, New Jersey 08869: Asked if Stop and Shop was invited to the meeting. He added we don't want to lose them as a business in the Borough.

Mayor Liptak responded this is just a preliminary presentation.

Richard Yadowski suggested a four day schedule could lead to the closing of Stop and Shop or other businesses in the Borough.

Council Member Giraldi added he is also concerned for local businesses.

Kim Mills noted this is usually good for local businesses and they would benefit from the kickoff of the Orlando Drive Initiative. She commented on the Flemington Study on Economic Impact of their market review.

Council Member Gara asked where the parking location would be.

Kim Mills noted parking would be located closer to Orlando Drive and whatever layout would be the best.

Council Member Gara suggested reaching out to the owner of the mall.

Kim Mills noted part of the mission would be to work with current local businesses.

Council Member Giraldi asked how many spaces would be available and who would manage them.

Kim Mills responded approximately 500 spaces and we would manage them and the security and parking directions.

William Cunningham asked if these spaces would be across from the apartments on Orlando Drive.

Kim Mills noted this would be the current driving range which is about 15 -16 acres.

Jill Steck added lots 10 and 11 which would be big enough for the planned activities

Council Member Giraldi asked if they would also take care of the permit issue.

Jill Steck replied we would work with the Town because of the lease agreement.

Council Member Lobell asked what you would anticipate the parking material to be.

Kim Mills answered not black top or mud.

Council Member Lobell asked do you have an estimated cost.

Kim Mills replied not at this time.

Thomas Brown, 18 Elmer Street, Raritan, New Jersey 08869: commented the area must be able to withstand the flooding that occurs.

Kim Mills added the base should be concrete because of the flood zone and for sanitary reasons.

Council Member Carra asked if each vendor would be responsible for their own permits.

Kim Mills replied normally vendors receive permits form the Town.

Council Member Gara asked what about the approval of the food trucks.

Kim Mills replied an ordinance that would permit food trucks in the Borough would be needed.

Stanley Schrek replied there is a little more to this on the environmental issues. He explained Permit by rule section 8 and impervious coverage. He noted there will still be questions and reapplication hearings and advocate offices to speak to regarding this project.

William Cunningham asked who would be responsible for trash and garbage.

Kim Mills responded the vendors would be responsible and then the management.

Council Member Gara asked if the roof was the only issue.

Council President Tozzi asked how the one in Dukes Park was done.

Stanley Schrek replied they interpret it by permit by rule.

Richard Yadlosky asked how they make money on this project.

Kim Mills commented we charge for the stalls, advertising and have a couple of food trucks.

Richard Yadlosky inquired if other locations were near super markets

Kim Mills replied most markets are close, about two or three blocks away.

Richard Yadlosky commented the Town would be losing a super market. He asked if the Town felt that this was fair competition.

Mayor Liptak replied Shop Rite is about half a mile from the Somerville market.

Council Member Gara suggested this may help the market.

Council Member Gara asked how permanent rest rooms would be placed at this location.

Stanley Schrek added the current facilities from the golf range.

Council Member Soriano asked is this in the capped area.

Stanley Schrek replied yes, so a disruption permit would be needed like with Orlando Drive.

Council Member Gara asked would signage go through the Planning Board.

Daniel Jaxel added cost of facilitation and the prep of the site.

Stanley Schrek added cannot say how long at this time.

Mayor Liptak asked how the area would be promoted.

Kim Mills commented there would be a marketing campaign prepared.

Council President Tozzi asked how long before this campaign would go into effect.

Kim Mills replied we are ready to move, the business plan has been prepared.

Carrie Tozzi asked if other areas along the Raritan River are being considered.

Kim Mills replied no other areas are being considered at this time.

Jill Steck added we have a small window of time.

Richard Yadlosky asked if this would be a lease agreement.

Mayor Liptak replied yes it would.

#### **PUBLIC COMMENTS**

Mayor Liptak read the following:

At this point the Borough Council welcomes comments from any member of the public. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers are asked to limit their comments to 5 minutes. If reading from a prepared statement, please provide a copy and email a copy to the Clerk's Office after making your comments.

No one spoke

#### **ADJOURNMENT**

Council Member Lobell motioned to adjourn, seconded by Council Member Gara. Motion carried at 6:54pm.

Respectfully submitted,

Rayna E. Harris, Borough Clerk

REH/cmd