

The Regular Meeting of the Borough of Raritan Council was called to order by Mayor McMullin at 6:30 p.m. The meeting was held in the Meeting Room of the Raritan Municipal Building, 22 First Street, Raritan, NJ 08869.

Mayor McMullin announced that the meeting was called pursuant to the provisions of the Open Public Meetings Act. Notices of the meeting were sent to *The Courier News* and *The Star Ledger* on January 28, 2016. In addition, notices were also posted on the bulletin board in the Municipal Building, on the Borough website and made available in the Office of the Borough Clerk. Notices on the bulletin board have remained continuously posted.

**ROLL CALL**

Present: Mayor McMullin, Council President Carra,  
Councilman Bray, Councilman Giraldi, Councilman  
McGinley and Councilman Sibilialia  
Absent: Councilman Foohy  
Also Present: Borough Administrator Jaxel, Borough Attorney Wenner,  
Borough Engineer Schrek and Borough Clerk Colvin

**INVOCATION AND FLAG SALUTE**

Councilman Bray led the Invocation and Flag Salute.

**EXECUTIVE SESSION**

Resolution No. 2016-09-129 - Executive Session - Subject Matter:  
Personnel, Contract Negotiations and Litigation.

On a motion by Councilman Bray, seconded by Councilman Sibilialia,  
Council moved to Approve Resolution No. 2016-09-129.

Recorded Vote

Yea: Bray, Carra, Giraldi, McGinley and Sibilialia  
Nay: x  
Abstain: x  
Motion Carried: 5-0

Council convened in Executive Session at 6:35 p.m.

On a motion by Councilman McGinley, seconded by Councilman  
Sibilialia, Council moved to Reconvene in Regular Session.

Recorded Vote

All in Favor  
Motion Carried: 5-0

Council came out of Executive Session at 7:02 p.m. and resumed in Regular Session at 7:04 p.m.

Mayor McMullin announced the meeting will go slightly out of the order presented on the Agenda, with the scheduled Presentation to take place prior to the first Public Comment. The Mayor then called upon Matt Loper and Richard Close, with the Somerset County Engineering Department, to begin their presentation.

#### **PRESENTATION**

Mr. Loper said he and Mr. Close are preparing a monument for Raritan Borough to commemorate Washington School, after the school is demolished within the next year. He said he and Mr. Close have worked and reworked a few design concepts during the last several months. The cornerstone of the current building, which was built in 1935, as well as the round porthole at the top of the building and the concrete sign above the front door will be included in the monument. Mr. Loper said he appreciates the ongoing guidance provided by Jim Fidacaro, chairman of the Historical and Cultural Committee.

Mr. Close said, with the help of Mr. Fidacaro, key elements of the Washington School were identified. Those elements will be incorporated into the monument, which will be about 16 feet in height and about 9 feet in width. The design was visible to all on the easel in the Meeting Room.

Mayor McMullin thanked Mr. Loper and Mr. Close, adding Somerset County has been a good partner.

#### **PUBLIC COMMENT**

Mayor McMullin opened the meeting to members of the public wishing to speak. Seeing no hands, the Mayor closed this Public Comment portion of the meeting.

#### **HABITABILITY HEARING**

Mayor McMullin announced the Borough will hold a Habitability Hearing regarding Block 35 Lot 5.01, which is commonly known as 401 Tillman Street in the Borough.

Attorney Wenner said Construction Official Lou Gara is present to testify regarding the property and Council would then decide whether it would take it upon itself to demolish the structure.

Mr. Gara reported he has determined the building is in total disrepair and is getting worse as time passes. He recommended the building be demolished in the best interest of the Borough.

Mr. Wenner explained the cost of the demolition will become a lien on the property and, after six months, the Borough could foreclose because it would be in first lien position.

No representatives of the property were present to provide counter testimony, Mayor McMullin announced the Habitability Hearing was closed.

Mr. Wenner then presented Resolution 2016-09-138, to Authorize the Demolition of the structure.

On a motion by Council President Carra, seconded by Councilman Sibilia, it was moved to Approve Resolution No. 2016-09-138.

Mayor McMullin asked Mr. Gara what the Borough needs to do to convert the existing fines and summonses into a judgement. Mr. Wenner said he will work with Mr. Gara to accomplish that task.

Recorded Vote

Yea: Bray, Carra, Giraldi, McGinley and Sibilia

Nay: x

Abstain: x

Motion Carried: 5-0

**APPROVAL OF MINUTES**

August 23, 2016 - Regular Session (No Executive Session Held)

On a motion by Councilman Giraldi, seconded by Councilman Bray, Council moved to Approve the Regular Session Minutes of August 23, 2016.

Recorded Vote

Aye: Bray, Carra, Giraldi

Nay: x

Abstain: McGinley and Sibilia

Motion Carried: 3-0

**WORK SESSION**

1. Engineer's Report

Borough Engineer Schrek delivered the following report:

Raritan Library Addition

Work is proceeding. There were minor framing revisions which delayed the exterior work for a short while. Interior work has been proceeding.

Bell Avenue Improvements (2015 NJDOT Local Aid Grant)

The project design is 95 percent complete. Scope includes curb/sidewalk repairs, ADA ramping at crosswalks, drainage improvements, base repairs and surface mill/overlay. This project is on hold due to the Transportation Trust Fund (TTF) shutdown.

Sherman Avenue Improvements (2016 NJDOT Local Aid Grant)

The project design is 95 percent complete. It is our intention to combine both the 2015 and 2016 Local Aid projects under a single bid thereby achieving an economy of scale. This project is also on hold due to the TTF shutdown.

Redevelopment Area Study - LaGrange Street

The Planning Board has concurred with our Area of Need Study in designating the study area in need of redevelopment.

Manville Shared Services Initiative

The Borough of Manville is ready to proceed with assisting our DPW with reconstruction of catch basins upon approval of the Shared Services Agreement by both municipalities.

Minor Flooding Events on 7/25/2016

Recent heavy rain events resulted in minor flooding on Riverside Avenue and LaGrange Street. DPW was helpful in responding to the event. The cause of flooding has been thoroughly investigated. The LaGrange Street problem was related to environmental site remediation at the Ambulance Corp building. The Riverside Ave situation is related to blockage of a storm system installed by the Borough in 1990. The system has been traced, mapped and inspected. Debris blockage and pipe deformation are evident.

Bell Avenue Streetlight

Engineer Schrek said the light meter report indicates a light, possibly two, are needed on Bell Avenue.

2. Borough Calendars (JF)  
Councilman Foohy was absent. Carried to the next meeting.
3. Mosquitos / Canal Video Update (JF)  
Councilman Foohy was absent. Carried to the next meeting.
4. Property Maintenance Issues (DJ)  
Administrator Jaxel said 413 Raritan Avenue has been rebaited for the continuing issues with rodents at the property. Humphrey's Insect and Rodent Control, Inc. is providing the service.
5. Property Maintenance Ordinance (DC)

Council President Carra said the Ordinance on for approval tonight was modeled off the Phillipsburg Ordinance. The Council President said the Ordinance will allow the Borough to handle property maintenance issues.

6. Bell Avenue Streetlight (DC)  
No additional discussion took place because Engineer Schrek provided an update as part of his monthly Engineer's Report.
7. Electronic OPRA Requests (EC)  
Borough Clerk Colvin requested permission from Mayor and Council to stop receiving OPRA requests by fax. He said several other municipalities, which also do not have a dedicated fax line for ORPRA requests, have made the change. The Government Records Council views the change favorably, if the municipality receives requests electronically by email. The Borough will continue to receive OPRA requests by email, regular mail and in person.
8. Filling of Vacancy - Library Board (CM)  
The Mayor said Justin Boyle has stepped down from the Library Board. The Borough now needs someone to provide representation from the school district and he would like more participation from JFK students.
9. Public Works Snow Schedule - Library (CM)  
Mayor McMullin said there was one major snow storm last season. The Library entrance and sidewalk were not taken care of. Larger contracts get priority with the snow-removal contractor, especially because the Library was closed due to the School District was closed. The Mayor said he would like the Library to be open, even if the school district is closed.  
Mayor McMullin said he discussed snow removal with Acting Superintendent of Public Works, Robert Fulminante, who said his men could handle the removal. Council members agreed. The Library will add snow removal into the lease with the Borough and provide the Borough with a revised policy.
10. 16 Anderson Street Project (PG)  
Councilman Giraldi said the architectural firm has not done anything in several months on the project. The councilman said he requested a schedule and the project is estimated to be finished in the middle of July 2017, which, he said, is too long for such a project.

Councilman Giraldi asked Engineer Schrek for his opinion of the schedule. Engineer Schrek said he believes the project could be completed sooner, but other projects may also be happening, which would delay the completion of this project.

There was a discussion between Engineer Schrek, Mayor McMullin and Council regarding whether selecting a new company would result in the project being completed sooner. Council requested Administrator Jaxel reach out to the architect in an attempt to tighten the proposed project completion date.

11. Fire Department Membership Application (DJ)

Administrator Jaxel said the Fire Department will welcome two, new members, who have cleared the background check by the police department. The new members are Brian Wood and Daniel Struble.

On a motion by Councilman Giraldi, seconded by Councilman Sibilia, Council moved to Appoint Two New Members to the Raritan Fire Department.

Recorded Vote

Yea: Bray, Carra, Giraldi, McGinley and Sibilia

Nay: x

Abstain: x

Motion Carried: 5-0

**ORDINANCE - FIRST READING**

ORDINANCE 2016-12 - AN ORDINANCE OF THE BOROUGH OF RARITAN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AMENDING THE CODE OF THE BOROUGH OF RARITAN TO PROVIDE FOR A NEW CHAPTER ENTITLED BRUSH, GRASS, WEEDS AND DEBRIS

On motion by Council President Carra, seconded by Councilman Bray, Council moved to Introduce Ordinance No. 2016-12.

Recorded Vote

Yea: Bray, Carra, Giraldi, McGinley and Sibilia

Nay: x

Abstain: x

Motion Carried: 5-0

**ORDINANCE - FIRST READING**

ORDINANCE 2016-13 - AN ORDINANCE OF THE BOROUGH OF RARITAN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, AUTHORIZING THE

EXPENDITURE OF \$38,000.00 TO BE FINANCED THROUGH THE USE OF  
CAPITAL SURPLUS

On motion by Councilman Giraldi, seconded by Councilman Sibilialia, Council moved to Introduce Ordinance No. 2016-13.

Recorded Vote

Yea: Bray, Carra, Giraldi, McGinley and Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

**CONSENT AGENDA**

|                                   |   |
|-----------------------------------|---|
| <u>Resolution No. 2016-09-130</u> | Hold Harmless Somerset County -<br>Parade               |
| <u>Resolution No. 2016-09-131</u> | Refunding Tax Overpayment                               |
| <u>Resolution No. 2016-09-132</u> | Releasing Performance Bond                              |
| <u>Resolution No. 2016-09-133</u> | Refunding Railroad Parking                              |
| <u>Resolution No. 2016-09-134</u> | Rescinding Resolution No. 2016-08-<br>127               |
| <u>Resolution No. 2016-09-135</u> | Renewing ABC Liquor License -<br>Ye Old Yorke Inn, Inc. |
| <u>Resolution No. 2016-09-136</u> | Endorsing Thin Blue Line<br>Legislation                 |
| <u>Resolution No. 2016-09-137</u> | Authorizing Shared Services -<br>Manville               |

On motion by Councilman McGinley, seconded by Councilman Giraldi, Council moved to Approve the Consent Agenda.

Recorded Vote:

Aye: Bray, Carra, Giraldi, McGinley, Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

**APPROVAL OF BILL LIST**

None

**PURCHASE ORDER REQUESTS**

1. Fire Department - SUV (Chevy Tahoe) - State Contract -  
\$38,266.49

On motion by Councilman Giraldi, seconded by Councilman Sibilialia, Council moved to Approve the Purchase Order Request.

Recorded Vote

Aye: Bray, Carra, Foohey, Giraldi, McGinley, Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

**OLD BUSINESS**

1. Television for Presentations (JF)

\* Discussion carried to next meeting due to Councilman Foohey's absence

Councilman Bray provided an update regarding Venom Softball, which will be getting the Washington School fields ready. They will be hosting a national tournament next month, with teams coming from across the country.

Attorney Wenner presented two motions:

1. On motion by Councilman Sibilialia, seconded by Councilman McGinley, Council moved to Accept the Resignation of Kenneth Drews from the Raritan Police Department.

Recorded Vote

Aye: Bray, Carra, Giraldi, McGinley, Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

2. On motion by Councilman Giraldi, seconded by Councilman McGinley, Council moved to Accept the Resignation of the Assistant Director of Recreation, Al Bartocci.

Recorded Vote

Aye: Bray, Carra, Foohey, Giraldi, McGinley, Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

Mayor McMullin presented a motion to Appoint Megan Gunzelman-Pryll to the Library Board of Trustees. Ms. Gunzelman-Pryll will fill the seat previously held by Justin Boyle, who recently stepped down from the Board. The term expires at the end of the year.

On motion by Councilman McGinley, seconded by Councilman Sibilialia, Council moved to Appoint Megan Gunzelman-Pryll to the Library Board of Trustees.

Recorded Vote

Aye: Bray, Carra, Giralardi, McGinley, Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

**COMMITTEE AND LIAISON REPORTS**

Council President Carra said the Department of Public Works has cleaned 230 catch basins of the 464 in the Borough and is working to clean all of them within a few weeks. The street sweeper is also making rounds through town. The garbage truck is being looked at, possible transmission issue.

Councilman Bray read the Food and Beverage and Court reports for the months of August. The Recreation Commission did not meet last week and flag football information can be obtained from the Department. The councilman thanked Al Bartocci, who resigned from his position as Assistant Director of Recreation, for his good work over the years. The Board of Health will meet tomorrow, radon will be a subject.

Mayor McMullin said he would like soccer signup information on the website.

Councilman Giralardi said the Basilone Concert will take place Saturday at 7 p.m. and the Basilone Parade is Sunday, beginning at the train station at 1 p.m.

Mayor McMullin added that Dennis Crane will be honored on the Wall of Heroes. The ceremony will take place on the second floor on Saturday at 11:30 a.m.

Councilman Sibilialia said he had no updates to report at this meeting.

Councilman McGinley also did not have anything to report.

**PUBLIC COMMENT**

Mayor McMullin opened the meeting to members of the public wishing to speak.

Joan Nelson, 410 Raritan Avenue - Said she is looking for a timeframe for when the demolition of 401 Tillman Street will start.

Attorney Wenner - Answered there is a 30-day period, according to statute, before a demolition can take place. During that period, there will be a second reading of the Capital Ordinance. 30 days will be the minimum amount of time before the demolition will happen.

Mrs. Nelson then thanked the Mayor for his quick response to the issues at 413 Raritan Avenue, as well as keeping her informed of the progress.

Mayor McMullin credited Administrator Jaxel, the Department of Public Works, Council President Carra, Mike McCarty with the Board of Health, Councilman McGinley and many other people behind the scenes for their work regarding the property.

Nancy Dirla, 421 Raritan Avenue - Said she spoke with the County Board of Health this morning. She now has rats on her property also.

Mayor McMullin said the pest and rodent control company (Humphrey's) is expanding the coverage. The Department of Public Works has reported a lot of activity. We are attacking the issue on different fronts.

John Nelson, 410 Raritan Avenue - Said he would like there to be a stronger sense of urgency on behalf of the Borough concerning the issue at 413 Raritan Avenue.

Mayor McMullin assured Mr. Nelson there is a sense of urgency and the Borough is exploring every option. He said legal issues and the safety of workers also need to be considered.

Mr. Nelson said the occupants of the home are being confrontational and making threats to neighbors.

Mayor McMullin said, if incidents continue to occur, he and other residents should call the police.

Joann Mitchell, 405 Raritan Avenue - Said she also has rats in her backyard now. She said she is also concerned about the behavior of the people.

September 13, 2016  
Regular Session

Jim Fidacaro, Chairman of the Historical and Cultural Committee  
- Thanked Mayor and Council for their continued support of the efforts of the Historical and Cultural Committee. He said the Committee is continuing to work on projects to preserve the rich history and culture of the Borough.

Seeing no additional hands, the Mayor closed the Public Comment portion of the meeting.

**ADJOURNMENT**

On motion by Councilman Bray, seconded by Councilman Sibilgia, Council moved to Adjourn the Meeting.

Recorded Vote

All in Favor

Motion Carried: 5-0

Meeting adjourned at 8:27 p.m.

\_\_\_\_\_  
Eric M. Colvin  
Borough Clerk

Approved: \_\_\_\_\_