

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 posted on the bulletin board in the Municipal Building, on the Borough website and made available in the Office of the Borough Clerk.

**ROLL CALL**

Present: Mayor McMullin, Council President Carra,  
Councilman Bray, Councilman Foohey, Councilman Giraldi,  
Councilman McGinley and Councilman Sibilialia  
Absent: None  
Also Present: Borough Administrator Jaxel, Borough Attorney Wenner,  
Borough Engineer Schrek and Borough Clerk Colvin

**INVOCATION AND FLAG SALUTE**

Council President Carra led the Invocation and Flag Salute, asking for members of the Governing Body to be blessed with the right judgement to best represent the people.

**EXECUTIVE SESSION**

Resolution No. 2016-10-158 - Executive Session - Subject Matter:  
Personnel and Contract Negotiations.

On a motion by Councilman Sibilialia, seconded by Councilman Bray, Council moved to Approve Resolution No. 2016-10-158.

Recorded Vote

Yea: Bray, Carra, Foohey, Giraldi, McGinley, Sibilialia  
Nay: x  
Abstain: x  
Motion Carried: 6-0

Council convened in Executive Session at 6:34 p.m.

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

Recorded Vote

All in Favor  
Motion Carried: 6-0

Council came out of Executive Session at 7:09 p.m. and resumed in Regular Session at 7:10 p.m.

**PUBLIC COMMENT**

Mayor McMullin opened the Public Comment portion of the meeting for members of the public wishing to speak.

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

**APPROVAL OF MINUTES**

October 11, 2016 - Executive Session

October 11, 2016 - Regular Session

On a motion by Councilman Bray, seconded by Councilman McGinley, Council moved to Approve the Executive and Regular Session Minutes of October 11, 2016.

Recorded Vote:

Yea: Bray, Carra, Foohey, Giraldi, McGinley

Nay: x

Abstain: Sibilialia

Motion Carried: 5-0

**WORK SESSION**

1. Redevelopment Plan and Presentation - Block 81

Mayor McMullin introduced Attorney Jeffrey Lehrer, who is representing the Borough regarding Block 81 Redevelopment. Attorney Lehrer said the Ordinance on tonight is to set the stage for the developer to be able to move forward.

Mayor McMullin said Block 81 is located at 1<sup>st</sup> Avenue and 3<sup>rd</sup> Street. He called upon representatives of the developer to address those in attendance.

Kevin Cody and Andy Norin, with JMF Properties were present. Mr. Cody said the plans now call for 284 units, down from 306 previously proposed. He said the Borough currently collects approximately \$25,000 in taxes annually from the existing properties, the development would increase that number to an estimated \$663,000 annually. The property will have studios, one bedrooms, one bedrooms w/dens and two bedrooms. There will also be a club room, media room and fitness center.

Mayor McMullin asked whether Council had any questions. None had questions. The Mayor said a Coordinating Committee was formed, with Council members, who discussed the Block 81 plan. The Committee would like eminent domain to remain an option.

Councilman Sibilialia asked about School Taxes in relation to the Pilot Program. Mr. Norin said 95 percent goes to the Borough and 5 percent goes to the County.

Councilman Foohey asked whether all property owners have agreed to sell. Mr. Norin and Mr. Cody said yes, but the closings have not yet all happened, which is why the eminent domain clause will remain.

**ORDINANCE - FIRST READING**

Ordinance No. 2016-16 - 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 CONSISTING OF BLOCK 81, LOTS 1, 2, 3, 3.01, 4, 5, 6.01, 6.02, 6.03, 7, 8, 9, 9.01 AND 10, IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ.

On motion by Councilman Giraldi, seconded by Council President Carra, Council moved to Introduce Ordinance No. 2016-16.

Recorded Vote:

Yea: Bray, Carra, Giraldi, McGinley

Nay: Foohey, Sibilialia

Abstain: x

Motion Carried: 4-2

2. Redevelopment Plan - Block 93

Mayor McMullin asked Council President Carra to step down because the Council President lives within 200 feet of the proposed redevelopment location at Block 93.

The Mayor said the proposed Block 93 redevelopment is composed of two properties. Engineer Shrek said an analysis was completed on these properties - 57 and 59 LaGrange. The Zoning Board has also stated the area is in need of redevelopment.

Mayor McMullin asked for the Council to pass a Resolution declaring the area to be in need of redevelopment.

On motion by Councilman Giraldi, seconded by Councilman Bray, Council moved to Remove Resolution No. 2016-10-162 from the Consent Agenda.

Recorded Vote:

Yea: Bray, Foohey, Giraldi, McGinley, Sibilialia

Nay: x

Abstain: x

Motion Carried: 5-0

\* Recusal - Council President Carra

On motion by Councilman Giraldi, seconded by Councilman McGinley, Council moved to Adopt Resolution No. 2016-10-162.

Recorded Vote:

Yea: Bray, Foohey, Giraldi, McGinley

Nay: Sibilialia

Abstain: x

Motion Carried: 4-1

\* Recusal - Council President Carra

Council President Carra returned to the dais.

3. Change Order Approval - Manhole Rehab (SS)

On motion by Council President Carra, seconded by Councilman Bray, Council moved to Approve the Change Order in an Amount not to Exceed \$8,000.00.

Recorded Vote:

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

Nay: x

Abstain: x

Motion Carried: 6-0

4. Storm Water Maintenance (SS) \*added during meeting

Engineer Shrek said the Borough requested quotes and PIM Corporation came in at \$25,985.00.

On motion by Council President Carra, seconded by Councilman McGinley, Council moved to Approve Payment to PIM Corp. in the amount of \$25,985.00, subject to certification of funds from the Borough CFO.

Recorded Vote:

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

Nay: x

Abstain: x

Motion Carried: 6-0

**CONSENT AGENDA**

(Motion to Approve Resolution No. 2016-10-159 through Resolution No. 2016-10-161)

Resolution No. 2016-10-159

Refunding Permit Application Fee

Resolution No. 2016-10-160

Approving Special Revenue

Insertion

Resolution No. 2016-10-161

Authorizing Community Development  
Block Grant - Manhole Rehab

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

Recorded Vote:

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

Nay: x

Abstain: x

Motion Carried: 6-0

**APPROVAL OF BILL LIST**

Resolution No. 2016-10-163

On motion by Councilman McGinley, seconded by Councilman Foohey,  
Council moved to Approve the Bill List in the amount of  
\$2,729,263.02.

Recorded Vote:

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

Nay: x

Abstain: x

Motion Carried: 6-0

**PURCHASE ORDER REQUEST**

1. Police Department - Atlantic Tactical - \$3,848.94 - Holsters and  
Holders

On motion by Councilman Bray, seconded by Councilman Sibilialia, Council  
moved to Approve Purchase Order Request in the amount of \$3,848.94

Recorded Vote:

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

Nay: x

Abstain: x

Motion Carried: 6-0

2. Police Department - Lawman Supply Company - \$5,220.75 - Handguns  
and Magazines

On motion by Councilman Giraldi, seconded by Councilman Sibilialia,  
Council moved to Approve Purchase Order Request in the amount of  
\$5,220.75

Recorded Vote:

Aye: Bray, Carra, Foohey, Giraldi, McGinley, Sibilialia  
Nay: x  
Abstain: x  
Motion Carried: 6-0

**OLD BUSINESS**

1. 16 Anderson Street Firehouse (PG)  
Councilman Giraldi asked Engineer Shrek about the status of the roof. Engineer Shrek said there are minor structural issues, but the ceiling is in need of work. The schedule will not be impacted.
2. Recreation (PG)  
Councilman Giraldi expressed concern about losing sports, venues, time slots and people on the recreation board. The Councilman said he would like to bring in Director of Recreation Bob Andreychak to have a discussion and see what the needs are. Mayor McMullin suggested Mr. Andreychak attend the next meeting.

**COMMITTEE AND LIAISON REPORTS**

Councilman Sibilialia said he met with the Superintendent of Schools and a Board of Education member. The School District is being proactive by reaching out to Council to be partners.

Councilman Foohey had nothing to report at the time.

Councilman McGinley had nothing to report at the time.

Council President Carra asked for a Resolution regarding the pay for a seasonal laborer, making his hourly rate \$14.00 per hour, effective October 26, 2016 and ending before he would be entitled to benefits.

On motion by Council President Carra, seconded by Councilman Sibilialia, Council moved to Approve Resolution 2016-10-164.

**Recorded Vote:**

Aye: Bray, Carra, Foohey, Giraldi, McGinley, Sibilialia  
Nay: x  
Abstain: x  
Motion Carried: 6-0

Councilman Bray read the monthly reports for the Municipal Court and Board of Health. Also, Recreation will have the Annual Halloween Parade on Monday, October 31. The Planning Board will meet tomorrow night at 6:30 p.m. The Councilman thanked everyone who donated to the Fire Department at the fundraiser this year.

Councilman Giraldi said he has the Police Department statistics for the month, anyone interested can view them. Police Chief Kenneth McCormick is retiring. The outgoing Chief appointed Lt. Ray Nolte to serve as Officer in Charge until he is officially retired. Also, Somerset Street is a County road so painting a Thin Blue Line would be contingent upon County approval. Mayor and Council touched upon some potential alternatives, such as painting the lampposts on Somerset Street, but no conclusion was reached.

Mayor McMullin read a Proclamation recognizing Police Chief McCormick, citing the Chief's longtime service and wishing him well in the future.

**PUBLIC COMMENT**

Mayor McMullin opened the Public Comment portion of the meeting for members of the public wishing to speak.

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

**ADJOURNMENT**

On motion by Councilman Sibilgia, seconded by Council President Carra, Council Moved to Adjourn the Meeting.

Recorded Vote:

All in Favor

Motion Carried: 6-0

Regular Meeting adjourned at 7:52 p.m.

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Eric M. Colvin  
Borough Clerk

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