

This Regular Meeting of the Borough of Raritan Governing Body was called to order by Council Mayor Zachary Bray in the Meeting Room of the Raritan Municipal Building, 22 First Street, Raritan, NJ 08869 at 6:30 p.m. on Tuesday, June 22, 2021.

The Mayor announced this Regular Meeting was called pursuant to applicable portions of the Open Public Meetings Act. Adequate Notice was communicated to *The Courier News*, *The Star Ledger* and *The Breeze* on May 27, 2021, 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: Council President Carra, Councilman Giraldi, Councilman Ifan, Councilwoman Melitsky, Councilman Orozco, Councilman Patente

Also Present: Mayor Bray, Borough Administrator/Clerk Colvin, Borough Attorney Robertson

Absent: None

**INVOCATION AND FLAG SALUTE**

Councilman Giraldi

**EXECUTIVE SESSION**

Resolution No. 2021-05-108

Entering Executive Session

1. Personnel  
Administration, Public Works, Court, Recreation
2. Contract Negotiations  
10 West Somerset, LaGrange Street
3. Attorney Client  
Property Title Search

On a motion by Council President Carra, seconded by Councilman Orozco, Council moved to Reconvene in Regular Session.

Recorded Vote:

Yea: Carra, Giraldi, Melitsky, Patente

Nay: x

Abstain: Ifan, Orozco

Absent: x

Motion Carried: 4-0

Council exited Executive Session and resumed Regular Session at 6:32 p.m.

**RESOLUTION & OATH OF OFFICE**

Resolution No. 2021-06-109

Appointing Council Member

**MINUTES**

1. May 25, 2021

On a motion by Councilman Giraldi, seconded by Council President Carra, Council moved to Approve the Minutes for May 25, 2021 Regular Session.

Recorded Vote:

Yea: Carra, Giraldi, Melitsky, Orozco, Patente

Nay: x

Abstain: Ifan

Absent: x

Motion Carried: 5-0

2. May 27, 2021

On a motion by Councilwoman Melitsky, seconded by Council President Carra, Council moved to Approve the Minutes for May 27, 2021 Special Meeting.

Recorded Vote:

Yea: Carra, Giraldi, Melitsky, Orozco, Patente

Nay: x

Abstain: Ifan

Absent: x

Motion Carried: 5-0

**OLD BUISNESS**

None

**NEW BUISNESS**

1. Engineer's Report (SS)

NJTPA/NJDOT Transportation Alternatives Program (TAP)

NV5 is continuing to work on the Preliminary Design Drawings for the Thompson/Anderson pedestrian routes from the NJ Transit Station to the Riverfront. Project coordination between, NV5, VCEA and NJDOT will continue throughout this process. **Update:** Project is advancing through environmental review. Based on NJDOT schedule, this project will not be in construction in 2021.

NJDOT 2022 Municipal Aid Applications

This year's grant cycle is due on July 1. We suggest continuing our recent work in the Meehan area with the submission of two grant requests. Priority 1 grant will be Improvements to Colby Ave., Berwick Street and Arnold Ave. Priority 2 will be Brentwood Rd., Avon Ridge Rd. and Tysley Lane. Resolutions have been provided for consideration.

Orlando Drive/Somerset County Transfer

The county has requested extensive files/information/data pertaining to all recent work and improvements to Orlando Drive. All requested documentation has been submitted. Follow up documents have been requested and have been submitted. Additionally, we are preparing a preliminary design for a new DPW building to be located at the county yard in Hillsborough.

**Update:** Proceeding with design cost projection

2019 CDBG – Canal Street Sidewalk Improvements

The grant is related to the installation of ADA ramps and sidewalk at the intersections of Loomis and Doughty Streets. The Bid Opening was held November 19<sup>th</sup>. Of 10 bids received, Your Way Construction of Irvington, is the lowest responsible bidder with a total base bid of \$46,743.06. The project is scheduled to begin construction.

2020 CDBG

The subgrant agreement has been completed and returned to Somerset County for execution. The \$77,442 grant will be utilized for sanitary sewer investigation and repairs. Proceeding with design/specs, based on repairs know on Bell Avenue.

2021 CDBG Applications

We are recommending that the Borough submit an application for sanitary sewer and storm sewer repairs and maintenance within the CDBG designated areas. **Update;** Grant has been awarded.

We will proceed with a project combining 2020 and 2021 funding as both projects are related.

2021 NJDOT – Meehan and Helene

The Borough has been awarded both Priority 1 and Priority 2 grants for 2021 totaling \$750,000. We will be proceeding with survey and design subject to revisions to the capital ordinance adding \$100,000 for the anticipated Borough's share. Update: survey and base mapping has been complete. Proceeding with design

LaGrange Street Redevelopment

Awaiting revised proposal based on vacation of Reimer Street Right of Way.

Block 81

VCEA has reviewed work required to winterize both Second Avenue and Third Street which includes asphalt repairs along the existing curb. Contractor is working with the Project Engineer to finalize construction drawings related to the pedestrian walkway from Second Avenue to NJ Transit. The owner has requested a bond reduction. We will make a recommendation for a percentage reduction once inspections are completed. **Update:** Initial Certificates of Occupancy have been issued. The Borough must finalize an amended lease agreement, with NJ Transit, to enable the construction of the pedestrian connection between the project and the NJ Transit parking lot. Construction of the connection is a condition of final approval.

2. DPW Laborer Advertisement (EC)  
Borough Administrator/Clerk Colvin said he would like to ask for authorization from the Governing Body to advertise for the position of DPW Laborer.

On a motion by Councilman Patente, seconded by Councilwoman Melitsky Council moved to Approve the Advertisement for the Position of DPW Laborer.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

**ORDINANCE SECOND READING & PUBLIC HEARING**

Ordinance No. 2021-06

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Repealing Chapter 82, Article XVI of the Code of the Borough of Raritan

Mayor Bray explained this Ordinance relates to a public parking sign on Main Street adjacent to the Temple located at 10 West Somerset Street.

Mayor Bray said Council would like to Table this Ordinance and asked for a motion to do so.

On a motion by Councilman Patente, seconded by Council President Carra, Council moved to Table Ordinance No. 2021-06.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

Ordinance No. 2021-07

An Ordinance of Borough of Raritan, County of Somerset, Regarding the Operation of Medical and Adult Use Cannabis Establishments

Mayor Bray said he would like to turn the floor over to Borough Attorney Robertson to discuss Ordinance No. 2021-07

Borough Attorney Robertson said his recommendation is to table Ordinance 2021-07 and introduce the two separate cannabis Ordinances. He explained the two Ordinances on the agenda for introduction refer to conditional use for Medical Cannabis establishments as well as the prohibition of any class of cannabis establishments operating within a certain geographical location. Borough Attorney Robertson said the separation of the two matters helps to avoid any conflict regarding the prohibition of cannabis establishments and sales. He said the proposed Ordinance also amends the medical transfer tax.

Councilman Patente asked Borough Attorney Robertson if this change will keep in the window of the August deadline.

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to Remove Ordinance No. 2021-07.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

Ordinance No. 2021-08

Annual Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Fixing and Determining the Salaries, Wages or Compensation to be paid to certain Officers and Employees of the Borough of Raritan

Mayor Bray asked for a motion to open the discussion to members of the public.

On a motion by Councilman Orozco, seconded by Councilman Giraldi, Council moved to Open Ordinance No. 2021-08 for Discussion to Members of the Public.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

Mayor Bray asked if any members of the public wished to be heard.

Hearing none, Mayor Bray closed the public comment section for Ordinance 2021-08.

On a motion by Council President Carra, seconded by Councilman Giraldi, Council moved to Adopt Ordinance No. 2021-08.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

**ORDINANCE INTRODUCTION**

Ordinance No. 2021-09

An Ordinance of the Borough of Raritan,  
County of Somerset, State of New Jersey,  
Permitting Medical Marijuana Alternative  
Treatment Centers as a Conditional Use

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to Introduce Ordinance No. 2021-09.

Recorded Vote:

Yea: Carra, Giraldi, Melitsky, Patente

Nay: x

Abstain: Ifan, Orozco

Absent: x

Motion Carried: 4-0

Ordinance No. 2021-10

An Ordinance of the Borough of Raritan,  
County of Somerset, State of New Jersey,  
Prohibiting the Operation of Any Class of  
Cannabis Businesses Within its  
Geographical Boundaries and Amending  
Section 207-73 of the Borough Code of the  
Borough of Raritan

On a motion by Councilman Giraldi, seconded by Council President Carra, Council moved to Introduce Ordinance No. 2021-10.

Recorded Vote:

Yea: Carra, Giraldi, Melitsky, Patente

Nay: x

Abstain: Ifan, Orozco

Absent: x

Motion Carried: 4-0



On a motion by Councilman Giraldi, seconded by Councilwoman Melitsky, Council moved to Approve the Bill List.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente  
Nay: x  
Abstain: x  
Absent: x  
Motion Carried: 6-0

**CERTIFICATION OF FUNDS**

1. Legal Fees – Lavery, Selvaggi & Abromitis – \$10,640.00

On a motion by Council President Carra, seconded by Councilman Ifan, Council moved to Approve Purchase Order No 1.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente  
Nay: x  
Abstain: x  
Absent: x  
Motion Carried: 6-0

2. Police Vehicle Lease – KS State Bank – \$20,473.38

On a motion by Council President Carra, seconded by Councilman Giraldi, Council moved to Approve Purchase Order No 2.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Orozco, Patente  
Nay: x  
Abstain: x  
Absent: x  
Motion Carried: 6-0

3. Professional Services for Riverfront Streetscape (TAP Grant) – NV5 – \$29,180.44

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to approve Purchase Order No 3.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Orozco, Melitsky, Patente  
Nay: x

Abstain: x  
Absent: x  
Motion Carried: 6-0

### **COMMITTEE AND LIAISON REPORTS**

Councilman Giraldi – Councilman Giraldi said the office trailer has been installed at Public Works.

Councilwoman Melitsky – Councilwoman Melitsky said she and Councilman Giraldi met with the Basilone Parade Committee and reported everything is moving along with the planning and it will be a traditional parade this year. She also said she attended two ribbon cuttings for new businesses in town and wished them both the best of luck. For the Police Department, the Councilwoman said they will be hosting “National Night Out” along with the Fire Department on Tuesday, August 3 at Frelinghuysen Park at 7pm with a rain date of Tuesday, August 10. She said the Police Department also assisted in “National Bike to School Day” and assisted a Cub Scout Pack in their Memorial Day parade. The Councilwoman said the Police Department also participated in the “click it or ticket campaign” as well as the Memorial Day drunk driving campaign. For the Building Department, Councilwoman Melitsky said the department conducted 181 inspections, 33 certificates were issued, and total construction cost was \$45,414, 631.00 and \$4,466.00 in certificate fees were collected. For Recreation, Councilwoman Melitsky said the Borough is working on opening the pool on Monday June 28 however, there are a few problems that need to be fixed before they can do so. She said T-Ball is wrapping up and Summer Camp is starting on June 28. Councilwoman Melitsky closed her comments by welcoming Councilman Ifan to the Borough of Raritan Governing Body.

Council President Carra – Council President Carra said the Board of Health cancelled their meeting for the month of June due to lack of quorum. He said the Registrar of Vital Statistics collected \$537.04 in fees. The Council President said the Court collected \$17,585.28 and \$7,764.00 went to the Borough.

Councilman Patente – Councilman Patente began his report by welcoming Councilman Ifan to the Borough Council and said he looks forward to working with him. He said the Regional Center Partnership had no meeting in June. The Councilman said the Economic Development has updated their business listing on the website and there are still some trees to adopt along Main Street. Councilman Patente said he attended several ribbon cuttings, and the EDC is currently working on their “Discovering Raritan” fair. For the Historical Committee, the Councilman said they are still working on the benches and the “Welcome to Raritan” signs have been put up. He said the Committee is also planning on holding an event on July 10 to celebrate the anniversary of the Know-Porter Resolution. He said there is going to be a presentation at the Library on Thursday, September 9 at 6:30.

Councilman Ifan – Councilman Ifan said he is looking forward to working with Mayor Bray and the rest of the Governing Body and said he did not have anything to report.

Councilman Orozco – Councilman Orozco said the last day of School for JFK is June 23 and he congratulated all the students who are graduating. He said the Fire Department had 22 calls in May, bringing the total since January to 88. He also said the Department is actively recruiting and said if anyone is interested in applying, the application can be found on the Fire Departments website. Councilman Orozco said he wanted to share a recent experience about a fall he had at his home. He explained he was unconscious for a few minutes and wanted to thank Sergeant Wren, Officer Jones, and Officer DeBerry for taking care of him and his family during their time of need. He expressed his gratitude for the entire Raritan Borough Police Department and thanked Councilman Giraldi and Councilman Patente for reaching out to see how he was doing. Councilman Orozco said the support he received from was overwhelming and expressed his appreciation to everyone who reached out. He also said he enjoys being on Council and working for the residents of Raritan. The Councilman closed by welcoming Councilman Ifan to the Borough Council.

Mayor Bray said he wanted to congratulate the 4<sup>th</sup> graders and mentioned the Police will be doing a send off parade for those who will be going to Eisenhower School in September. The Mayor regretfully informed members of the public he will not be able to attend the send off as the High School will be holding their graduation on the same day. Mayor Bray said the next Borough Council meeting is scheduled for July 20 however, there are some issues with that date and suggested potentially moving the meeting to Monday July 26 or Thursday July 29. Members of Council agreed on the date of Monday July 26 and a motion was then made.

On a motion by Councilman Giraldi, seconded by Councilman Orozco, Council moved to Approve July Date Change of the Regular Governing Body Meeting.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Orozco, Melitsky, Patente

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

**PUBLIC COMMENT**

*(In accordance with Section 29-1 of the Code of the Borough of Raritan, there shall be a five-minute limit per speaker)*

Mayor Bray opened Public Comment for any member of the Public wishing to be heard.

Jim Foohey (710 Rhine Boulevard) – Mr. Foohey said the town wide yard sale was successful and has plans to return the yard sale date to the first Saturday in May for next year. He said Councilman Ifan is a welcomed addition to the Borough Council and he is confident he will do a good job.

Residence name inaudible – The resident welcomed Councilman Ifan and said his education and experience will make him a good addition the Borough Council.

Mayr Bray asked if any other member of the Public wished to be heard.

Hearing none Mayor Bray closed the public comment section.

**REGULAR MEETING ADJOURNMENT**

On a motion by Councilman Patente seconded by Council President Carra, Council moved to Adjourn the Regular Meeting.

Recorded Vote:

All in favor

Motion Passed: 6-0

Regular Meeting adjourned at 7:37 pm

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Ashley Kurbanoglu,  
Deputy Clerk

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