

This Regular Meeting of the Borough of Raritan Governing Body was called to order by 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, October 12, 2021.

The Councilman 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 October 8, 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: Mayor Bray, Council President Carra, Councilman Giraldi, Councilman Ifan, Councilwoman Melitsky, Councilman Patente
Also Present: Borough Administrator/Clerk Colvin, Borough Assistant Administrator/Assistant CFO Cook-Vitale, Borough Attorney Robertson, Borough Engineer Schrek
Absent: Councilman Orozco

INVOCATION AND FLAG SALUTE

Councilman Giraldi

EXECUTIVE SESSION

Resolution No. 2021-10-162

Entering Executive Session

1. Personnel
Administration
2. Contract Negotiations
10 West Somerset
3. Attorney Client
Property Acquisition

On a motion by Councilman Giraldi, seconded by Councilwoman Melitsky, Council moved to Approve Resolution No. 2021-10-162.

Recorded Vote

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

Council convened in Executive Session at **6:33 p.m.**

EXECUTIVE SESSION ADJOURNMENT

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

Recorded Vote

All in Favor

Motion Carried: 5-0

Council exited Executive Session and resumed Regular Session at 7:02 p.m.

PRESENTATION

1. PILOT Programs – Jeffrey Lehrer, Esq.

Mr. Lehrer delivered a presentation explaining what a PILOT (Payment in Lieu of Taxes) Program is and when/why the Borough may want to utilize such a program. He went on to say that there are two laws in place to dictate who can apply for a PIOLT and what criteria they need to meet. Mr. Lehrer explained the Borough would receive 95% of every dollar on the annual service charge, with the remaining 5% going to the county. Councilman Patente asked about how an area could be partially redeveloped, to which Mr. Lehrer said it is the Planning Board's decision to include or exclude a certain area in the redevelopment plans. Council President Cara asked a question about the physical audit year and Mr. Lehrer explained that the audits are not required to be provided until February.

Mayor Bray opened Public Comment for any member of the Public wishing to ask Mr. Lehrer any questions about his PIOLT Program Presentation.

Tom Brown, 18 Elmer Street: Mr. Brown asked Mr. Lehrer to comment on the role of eminent domain within a redevelopment area that might be a PIOLT.

Mr. Lehrer answered by stating that the Governing Body must determine whether or not it will be a condemnation or a non-condemnation redevelopment before presenting the resolution for a preliminary investigation to the Planning Board. He also stated that determining a redevelopment area as a condemnation, doesn't mean that power has to be used.

The Mayor then asked about the 0% condemnation for schools putting a strain on Borough taxpayers and how the Borough may be able to offset some of the burden.

To view Mr. Lehrer's full presentation, visit Raritan Borough's Calendar under the October 12, 2021 meeting date.

MINUTES

1. August 17, 2021

Council President Carra stated he wanted to discuss the August 17, 2021 Minutes in more detail, May Bray said these minutes would be tabled until a later time.

2. September 13, 2021

On a motion by Councilman Giraldi, seconded by Councilwoman Melitksy, Council moved to Adopt the Minutes for September 13, 2021 Regular Session.

Recorded Vote

Yea: Carra, Giraldi, Ifan, Melitsky

Nay: x

Abstain: Patente

Motion Carried: 4-0

OLD BUSINESS

1. Buildings & Grounds Maintenance (PO)
Mayor Bray said that since Councilman Orozco is absent, he asked to give his report in the next meeting.
2. Property Tax Reward Program (JI)
Councilman Ifan stated that he has a meeting this Thursday with a company that has implemented PTRP in other towns, he looks forward to the meeting and will have information to bring back to Council.
3. Borough Hall Display Case (EC)
Borough Administrator/Clerk Colvin said the Historic & Culture Committee has emptied the Borough Hall display case and that he reached out to JFK to get artwork from the school children to display. Mayor Bray stated that St. Anne's school children should also take part in the display, to which Borough Administrator/Clerk Colvin agreed and said he would reach out to them as well. Councilman Patente inquired about adding a rotating time schedule to keep the display from going stale, it was unofficially agreed that updating the display every few months would be good.
4. Veteran Preferred Parking (EC)
Borough Administrator/Clerk Colvin asked to table this until the next meeting.
5. Tree Planting & Ceremony (ZB)
Mayor Bray said that the Tree Planting and Ceremony in honor of a Raritan resident who passed in hurricane Ida, will take place on Saturday, October 30th, 2021 at noon at Frelinghuysen Park. Mayor Bray said that with some consideration from our Public Works Department, it was decided to plant a dogwood tree, adding that the family of the resident hasn't gotten back to him with what the plaque should read, so that may not be ready in time by Saturday for the ceremony.

NEW BUSINESS

1. Social Media Policy (PO)
Mayor Bray said that since Councilman Orozco is absent, he asked to give his report in the next meeting.
2. BRRSD-PAC Bonfire (ZB)
Mayor Bray said he had a request from the BR Panther Athletic Club to host a Varsity Sports Bonfire at Washington School with the help and support of the Raritan Fire Department like they did in 2019. Mayor Bray stated that he wanted to bring it to Council for approval before reaching out to Raritan Fire Department's Chief Kredatus. The Council all unofficially agreed to the bonfire event request, with Mayor Bray stating he would reach out to the Chief.
3. Halloween DJ (EC)
Borough Administrator/Clerk Colvin reported that the recreation department wants a motion to hire a DJ for their Trunk-or-Treat event on October 23, 2021. They are working

to obtain a W9 reflecting the \$300 DJ charge in order for the Council to pre-pay, since the event takes place prior to the next Council Meeting.

On a motion by Councilwoman Melitsky, seconded by Councilman Ifan, Council moved to Approve Halloween DJ.

Recorded Vote

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

4. 21st Century Redevelopment Challenge Grant (ZB)

Mayor Bray said a letter was mailed to both himself and Borough Administrator/Clerk Colvin from The NJ Economic Development Authority about a \$50,000 grant for revitalizing distressed assets – such as: abandoned shopping malls, offices, parks, and other commercial/retail facilities. The Borough would have to supply a 20% match rate of \$10,000 to the Grant money being supplied and the Council has to respond within a ten-business-day time limit. Councilman Patente brought up that someone has already purchased the one abandoned shopping mall and questioned how this grant would affect them. Mayor Bray stated that he is unsure how that would work and asked Borough Administrator/Clerk Colvin to reach out to NJEDA regarding this concern about the Raritan Shopping Mall's new owner.

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 stated that he would open this up to the public but first asked Borough Attorney Robertson to explain this Ordinance a little bit since it is the second time its being discussed.

Borough Attorney Robertson explained this Ordinance is about repealing a public parking agreement for 10 West Somerset Street that the owner of the property no longer wishes to continue.

On a motion by Councilman Giraldi, seconded by Councilwoman Melitsky, Council moved to Open Public Hearing.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

Neither seeing nor hearing any additional member of the Public, Mayor Bray closed Public Comment.

On a motion by Councilman Giraldi, seconded by Council President Cara, Council moved to Approve Ordinance No. 2021-06.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

CONSENT AGENDA

(Resolution Nos. 2021-10-163 – 2021-10-165)

Resolution No. 2021-10-163

Resolution No. 2021-10-164

Resolution No. 2021-10-165

Authorizing Refund for Baseball Registration
Appointing Risk Management Consultant
Appointing Fund Commissioner & Alternate
Fund Commissioner – Statewide Insurance
Fund

On a motion by Council President Cara, seconded by Councilman Giraldi, Council moved to Approve the Consent Agenda.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

BILL LIST

Resolution No. 2021-10-166

Approving Bill List

On a motion by Councilman Ifan, seconded by Councilman Giraldi, Council moved to Approve Resolution No. 2021-09-166 – Bill List.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

PURCHASE ORDER REQUESTS

1. Eagle Point Gun Ammunition – Police Department – \$5,036.18

On a motion by Councilman Giraldi, seconded by Councilman Patente, Council moved to Approve Purchase Order No. 1.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

2. Kronic Resolutions – Attorney Legal Fees – \$5,000.00

On a motion by Councilman Patente, seconded by Councilman Ifan, Council moved to Approve Purchase Order No. 2.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

3. Lavery, Selvaggi & Abromittis – Attorney Legal Fees – \$8,860.50

On a motion by Councilman Giraldi, seconded by Councilman Ifan, Council moved to Approve Purchase Order No. 3.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

4. Bridgewater Resources – August & September Garbage/Bulk Pick-up – \$62,836.31

On a motion by Councilman Giraldi, seconded by Council President Carra, Council moved to Approve Purchase Order No. 4.

Recorded Vote:

Yea: Carra, Giraldi, Ifan, Melitsky, Patente

Nay: x

Abstain: x

Motion Carried: 5-0

COMMITTEE AND LIAISON REPORTS

Councilman Giraldi – Councilman Giraldi said he didn't have anything new to report since Brian from Property Maintenance was on vacation, Vince from DPW is still on vacation and Lou from Building/Construction is out for surgery. Councilman Giraldi said bulk pickup would be next Thursday. Mayor Bray added commended DPW for going out and collecting bulk pickup when there was a date mix-up on the calendar, he said they did a fantastic job.

Councilwoman Melitsky – Councilwoman Melitsky reported that the Raritan Police Department, Raritan Fire Department, Raritan Public Works and our new OEM Coordinator Ben Griffin, did a

tremendous job during hurricane Ida. Councilwoman Melitsky also said that on September 16th, 2021, members of the Raritan Police Department and the Raritan Fire Department attended a First Responder Appreciation Luncheon at Rehab at River's Edge. She also reported that the Raritan Police Department assisted with Manila Madness 5K on September 18th and the John Basilone Parade on September 19th, 2021. Councilwoman Melitsky stated that for the past few years the Raritan Police Department has participated in the "No Shave November" initiative which will run through October 1st-November 30th. Councilwoman Melitsky explained that during that time frame Police Officers are permitted to grow beards and goatees and all participating Officers will donate to a nonprofit organization that seeks support for woman and men diagnosed with Stage 4 Metastatic Breast Cancer.

Councilwoman Melitsky reported that recreation is currently offering fall t-ball and cross country and that they are planning their first ever Trunk-or-Treat event that will take place at JFK School, to sign up contact Andy, Denise, or Colleen or to donate candy, stop by Raritan Borough Municipal Building during working hours.

Councilwoman Melitsky also reported that the Building Department had conducted 113 inspections, 15 certificates were issued and a total cost for construction was \$39,868,178 and \$100 in certificate fees were collected.

Council President Carra – Council President Carra said that for the month of September the court had 150 cases filed and the Borough collected a total of \$13,469.43. He also said that the Board of Health would be meeting tomorrow, Wednesday, October 13 at 7 p.m. and where they will discuss EDC's Little Food Pantry. Council President Carra went on to say \$819.06 was collected from the Office of Vital Statistics. He also reminded everyone that the Planning Board would be meeting on Wednesday, October 27 at 6:30 p.m.

Councilman Patente – Councilman Patente said that all of his meetings take place later this month, but he reported that the EDC is still working on the Christmas Fair.

Councilman Ifan – Councilman Ifan said he had nothing to report but reminded everyone that the Environmental Commission will be meeting next Thursday, October 21st at 7pm.

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.

Neither seeing nor hearing any additional member of the Public, Mayor Bray closed Public Comment.

REGULAR MEETING ADJOURNMENT

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

Recorded Vote:

All in Favor

Motion Passed: 5-0

Regular Meeting adjourned at 7:36 p.m.

Alyssa Cornella
Administrative Assistant
Office of the Borough Clerk

Approved: _____
Eric M. Colvin
Borough Clerk/Administrator

Date: _____