

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, March 15, 2022.

Mayor Bray 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 January 7, 2022, 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 Fritzingler, Councilman Giraldi, Councilwoman Hutzler, Councilwoman Melitsky, Councilman Orozco

Also Present: Borough Administrator/Clerk Colvin, Borough Assistant Administrator/Assistant CFO Cook-Vitale, Borough Attorney Robertson, Borough Engineer Schrek

Absent:

**INVOCATION AND FLAG SALUTE**

Councilwoman Melitsky

**EXECUTIVE SESSION**

Resolution No. 2022-03-042

Entering Executive Session

1. Personnel  
Administration, DPW, Police, BOH, Chapter 88
2. Attorney Client  
Hidden Pond, Tillman & Old York Properties, Public Buildings, Seagrave, Skyland Energy Request, Alpine Way, Columbus Avenue, NJ Transit

On a motion by Councilwoman Melitsky, seconded by Councilwoman Hutzler, Council moved to Enter Executive Session.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky, Orozco

Nay: x

Abstain: x

Motion Carried: 6-0

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

**EXECUTIVE SESSION ADJOURNMENT**

On a motion by Councilman Carra, seconded by Councilman Fritzingler, 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 7:09 p.m.

### **PROCLAMATION**

Recognizing & Honoring DeLucia's Brick Oven Pizza

Mayor Bray stated that he would be delivering a proclamation recognizing and honoring DeLucia's Brick Oven Pizza, Christian DeLucia and his family were here in the crowd tonight to accept the Proclamation. Mayor Bray then proceeded to read the Proclamation out loud, which ended with the Mayor proclaiming that March 18<sup>th</sup>, 2022 be recognized as DeLucia's Brick Oven Pizza Day throughout the Borough of Raritan.

### **NEW BUSINESS**

1. Presentation – Jim Kyle – Affordable Housing (EC)

Jim Kyle introduced himself and then delivered a presentation about affordable housing updates regarding redevelopment areas and resolutions and ordinances in the Borough of Raritan. Mr. Kyle also mention that the Fair Share Housing Center gave them a tight turn-around time for completion of their conditions.

2. 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. We have reviewed the Preliminary Design Submission as dated October 2021 and have suggested various cost savings measures to bring the project within the grant budget. The consultant will be making a presentation in November/December meeting depending on Council's schedule. **Update:** Project is costing out around \$300k over original budget. NJDOT is accepting requests for additional funding which we are pursuing. Additional funding request has been submitted although NJDOT response has been extremely slow

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. **Update:** Sewer inspection has been completed. Survey completed. Final design in progress.

Public Safety Building/ DPW Building

Public Safety Building is on hold pending funding. DPW design is progressing. Survey is complete.

Coordinating with Hillsborough as a Planning Board application may be required.

2020-2021 CBDG

Combined funding to be used for Bell Ave Sanitary and Storm Sewer repairs.

2022 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.

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. Design completed and submitted to NJDOT for review. Sewer inspections are proceeding this week. We have extended the study area into the 2021 NJDOT award project area. Looking to combine both projects for economy of scale and mid-winter bidding. **Update:** Design completed. Combining project

LaGrange Street Redevelopment

Planning Board proceeding with revised RDP.

Block 81

**Update:** Draft Amended Lease Agreement under review which will enable the installation of the pedestrian link between the project and the NJ Transit parking westerly parking lot. **No word yet from NJ Transit.** Final CO has been issued and bond release is in process with exception of bond held for NJ Transit link.

Raritan Crossing

Planning Board to review RDP at March meeting

3. Discovering Raritan & Associated Road Closures (NC)  
Council President Carra stated that he had more details to share, the Police Chief will supply more off-duty officers for the EDC's Discovering Raritan event which will take place on Saturday, July 30<sup>th</sup>, 2022, from 3pm – 9pm, taking place on West Somerset Street with the road closure taking place between Thompson Street and Nevius Street.

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to Approve Road Closure of Somerset Street.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky, Orozco

Nay: x

Abstain: x

Motion Carried: 6-0

4. PBA Local 82 Fundraiser Request (EC)

Borough Administrator/Clerk Colvin stated that the Police Chief asked for this to be tabled so he can review it first, Mayor Bray stated this would be carried to the next meeting.

**ORDINANCE – INTRODUCTION**

Ordinance No. 2022-06

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Provisions of Chapter 207 “Land Use and Development Ordinance” of the Code of the Borough of Raritan, Part VI, Article X, to Amend the Mandatory Setaside Ordinance for Multi-Family Developments in the Borough of Raritan to Provide a Payment-In-Lieu Provision

On a motion by Council President Carra, seconded by Councilwoman Hutzler, Council moved to Introduce Ordinance No. 2022-06.

Recorded Vote

Yea: Carra, Fritzing, Giraldi, Hutzler, Melitsky, Orozco

Nay: x

Abstain: x

Motion Carried: 6-0

Mayor Bray stated that this ordinance will be on a subsequent agenda for a second reading and a public hearing.

**CONSENT AGENDA**

*(Resolution Nos. 2022-03-043 – 2022-03-051)*

Resolution No. 2022-03-043

Resolution No. 2022-03-044

Adopting the Affirmative Marketing Plan  
Endorsing the Third Round Housing Plan Element and Fair Share Plan and Authorizing and Directing Submission of the Plans to the Superior Court, Law Division

Resolution No. 2022-03-045

Resolution No. 2022-03-046

Appointing a Municipal Housing Liaison  
Appropriating Funds or Bonds in the Event of a Shortfall in Funding for the Borough’s Affordable Housing Programs

Resolution No. 2022-03-047

Approving Hazardous Busing Agreement – Bridgewater-Raritan Regional School District

Resolution No. 2022-03-048

Resolution No. 2022-03-049

Supporting 2022 CDBG Grant Application  
Authorizing the Execution of Contract with Central Jersey Housing Resource Center (CJHRC) for Affordable Housing Administration Services

Resolution No. 2022-03-050

Amending Temporary Budget for 2022

Resolution No. 2022-03-051

Authorizing Redemption of Tax Sale Lien – Block 111  
Lot 12

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to Approve the Consent Agenda.

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky, Orozco

Nay: x

Abstain: x

Motion Carried: 6-0

**BILL LIST**

Resolution No. 2022-03-052

Approving Bill List

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

Recorded Vote

Yea: Fritzinger, Giraldi, Hutzler

Nay: x

Abstain: Carra, Melitsky, Orozco

Motion Carried: 3-0

**PURCHASE ORDER REQUESTS**

1. Department of Public Works – \$29,827.56 – Bridgewater Resources, Inc. – Tipping Fees

On a motion by Councilwoman Melitsky, seconded by Council President Carra, Council moved to Approve DPW Tipping Fees PO.

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky, Orozco

Nay: x

Abstain: x

Motion Carried: 6-0

**COMMITTEE AND LIAISON REPORTS**

Councilman Giraldi – Councilman Giraldi reported that the Fire Department had 26 calls in February. Councilman Giraldi stated that the Police Department has replaced the batteries in the fixed speed signs throughout the Borough, if the sign is observed not working, please report it to the Raritan Police. Councilman Giraldi stated that NJ Department of Transportation and NJ Transit will be replacing the train tracks at Anderson St. and Thompson St., so unless the schedule has changed, Anderson Street will be closed for the week beginning March 10<sup>th</sup> and Thompson Street will be closed for the week beginning March 17<sup>th</sup>, there will be a temporary detour in place during construction.

Councilman Orozco – Councilman Orozco said he didn't have anything to report.

Councilman Fritzinger – Councilman Fritzinger stated that he had three reports for the evening and would start with the Building Department. Councilman Fritzinger reported that the Building Department issued 5 building permits, 9 plumbing permits, 10 electrical, and 9 fire, totaling in 33 permits with a dollar amount of \$6,450.00 going to the Borough. Councilman Fritzinger stated that the Historical and Cultural Committee will be holding their meeting here (Borough Hall) tomorrow evening at 7 o'clock, which he is planning on attending. Councilman Fritzinger stated that he had spoken with Andy from Recreation, and he has it in his budget this year to install two lights at Frelinghuysen Park, one in the vicinity of the basketball court and one behind the pool house, they are motion sensor type cameras that will be put into the current system that we have now.

Council President Carra – Council President Carra stated as a reminder that Wednesday, March 23<sup>rd</sup> will be the Planning Board meeting at 6:30pm here at Borough Hall and he doesn't believe it has been entirely confirmed, but there might also be a second meeting on April 6<sup>th</sup> and he will let everyone know, because the next council meeting is the night before (April 5<sup>th</sup>) he wanted to give everyone a heads up. Council President Carra reported that the Regional Center Partnership will be meeting tomorrow at 5pm on Zoom. Council President Carra stated that the Finance Committee met last Monday, where they went over preliminary budget numbers, and he guesses they will have a second meeting with our auditors and then hope to introduce their budget on April 5<sup>th</sup>. Council President Carra announced another reminder that the date of July 30<sup>th</sup> is for the Discovering Raritan event by Economic Development.

Councilwoman Melitsky – Councilwoman Melitsky stated that for Property Maintenance, in the time period of February 28<sup>th</sup>, 2022, to March 11<sup>th</sup>, 2022, 44 inspections were done, and 33 notices of violations were sent. Councilwoman Melitsky reported that since the last meeting, Public Works has placed stones in various parking lots, they repaired a paver stone sidewalk on West Somerset Street near the Italian Bakery, Councilwoman Melitsky added that they're amazing how they respond, she had contacted them and two days later everything was taken care of, they picked up electronics from seniors, they've salted the roads of the public areas near the Library and the Municipal Building has also been salted, they have replaced the brake line on the chipper truck, they began bulk pickup on March 10<sup>th</sup> and there are various other activities that have been accomplished. Councilwoman Melitsky stated that she attended the Raritan Senior Citizens meeting on March 9<sup>th</sup>, during her report they discussed the Borough Ordinance regarding garbage cans and the group seemed to be in full support of compliance. Councilwoman Melitsky stated that Borough residents have been very excited to receive the Department of Public Works schedule magnets, residents have either stopped by her home or she has distributed them to various homes, adding that if anyone is still interested, she knows there is a supply at the Municipal Building or feel free to reach out to her to arrange what works best.

Councilwoman Hutzler – Councilwoman Hutzler reported that for Recreation, baseball signups just closed this past Friday, March 11<sup>th</sup>, they have two T-ball teams and one rookie league team, which is ages 7-8, and the games should start the week after Easter. Councilwoman Hutzler stated that the Easter Egg Hunt is scheduled for April 9<sup>th</sup> with a rain date of April 16<sup>th</sup>, please see the Recreation Facebook page for more information on that event, Recreation is also holding a self-defense class on

March 31<sup>st</sup> with assistance from the Somerset County Prosecutor's Office, further information and signups for this class will be available in the next day or two on the Facebook Recreation page.

Councilwoman Hutzler stated that she would also like to mention an event which is being hosted by Raritan Valley Community College, and that is the first Annual Run-4-Rare, participants will run, walk or roll on Saturday, April 23<sup>rd</sup>, 2022, at 9am, the proceeds will benefit research for mitochondrial disease. Councilwoman Hutzler stated that Aubrie Rowland, a 3-and-a-half-year-old Raritan Borough Resident, has a rare form of mitochondrial disease, if you are interested in a sponsorship or participating in the event you can find more information online at [www.curears.org/run4rare](http://www.curears.org/run4rare).

Councilwoman Hutzler reported that for Municipal Court, there were 151 total cases filed and total cases disposed was 256, which was for February. Councilwoman Hutzler stated that the total amount collected in February was \$17,223.50, the total amount that went to the Borough in February was \$8,560.44.

### **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.

**James Fidacaro, 812 Lynwood St.:** Mr. Fidacaro stated that as a member of the Historic Society, he thinks the Mayor is supposed to be having a meeting with Don Esposito about the Knox resolution, he asked the Mayor if said meeting had taken place. Mayor Bray responded by saying the meeting will be taking place this coming Thursday.

Mr. Fidacaro then inquired about the third sign that Historic and Cultural/Raritan Borough are supposed to have. Mr. Fidacaro said the last time he inquired about that third sign, he was told that it was being handed over to Somerset County and County was supposed to be putting it up somewhere in Raritan, he is wondering if that is still true. Mayor Bray brought Borough Engineer Schrek into the conversation, with Borough Engineer Schrek stating that the County had been asking for so much information about the sign and where it was going, that it was decided to hand the sign over to County for them to do it themselves, but he believes the plan is still to put it by the Nevius Street Bridge. Borough Engineer Schrek added that former Councilman Patente should be following up with County on this matter, Mayor Bray stated that he would follow up on this subject.

**Bobby Sferra, Borough Employee - Janitor:** Mr. Sferra asked by eliminating his and Jimmy's jobs, how much money would the Borough be saving. Borough Clerk/Administrator Colvin replied by stating around \$30,000.00 a year. Mr. Sferra then asked who would be doing the cleaning, to which Borough Clerk/Administrator Colvin responded by saying that is something Council will be discussing but the idea was to have a current a current Public Works employee. Mr. Sferra then said that DPW workers get paid more than himself and they also have benefits, which he does not, so he believes that would end up costing the Borough more money. There was a brief back and forth between Mr. Sferra and Borough Clerk/Administrator Colvin. Borough Attorney Robertson said the topic has not yet been discussed by Council collectively. Mayor Bray stated that the purpose of tonight was to introduce this as a discussion topic for the Council to have, no decisions have been made yet and Mr. Sferra would be brought back in front of Council if this ends up being something they pursue, so they can have this conversation in full detail then and discuss any questions. Borough

Clerk/Administrator Colvin added that they would not be hiring a new employee for this position if this is the direction Council decides to go, adding that Council hasn't had this conversation in full. Mayor Bray stated that Mr. Sferra & Mr. DeAngelo would be formally notified again and have the right to appear for said hearing. Mr. DeAngelo asked if they can be accompanied by an Attorney Administrator, to which Mayor Bray said they definitely have that right.

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

**EXECUTIVE SESSION – RE-ENTERED**

Mayor Bray stated that they didn't get to finish their Executive Session this evening, so they are headed back into Executive Session. Mayor Bray stated that he doesn't believe there is anything in there that requires action, but action could be taken when they return from Executive Session.

On a motion by Councilman Giraldi, seconded by Councilwoman Hutzler, Council moved to Re-Enter Executive Session.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky, Orozco

Nay: x

Abstain: x

Motion Carried: 6-0

**REGULAR MEETING ADJOURNMENT**

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

Recorded Vote:

All in Favor

Motion Passed: 6-0

Regular Meeting adjourned at 7:52 p.m.

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Alyssa Cornella  
Administrative Assistant  
Office of the Borough Clerk

Approved: \_\_\_\_\_  
Eric M. Colvin  
Borough Clerk/Administrator

Date: \_\_\_\_\_