

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, July 12, 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  
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 Fritzingler

**EXECUTIVE SESSION**

Resolution No. 2022-07-108

Entering Executive Session

1. Attorney Client  
Public Buildings, Columbus/Riverside, Arnold Avenue, Hidden Pond, Block 81, BOH, Potential Project, Fire Department
2. Personnel  
DPW, Police

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

Recorded Vote

Yea: Cara, Fritzingler, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

Council convened in Executive Session at 6:32 p.m.

**EXECUTIVE SESSION ADJOURNMENT**

On a motion by Council President Carra, seconded by Councilwoman Hutzler, 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 7:01 p.m.

**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 member of the Public, Mayor Bray closed Public Comment.

**MINUTES**

1. May 3, 2022

On a motion by Councilwoman Melitsky, seconded by Council President Carra, Council moved to Approve May 3, 2022, Minutes.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

2. May 17, 2022

On a motion by Councilman Fritzingler, seconded by Councilwoman Hutzler, Council moved to Approve May 17, 2022, Minutes.

Recorded Vote

Yea: Fritzingler, Hutzler

Nay: x

Abstain: Carra, Giraldi, Melitsky

Motion Carried: 2-0

**ORDINANCE – SECOND READING & PUBLIC HEARING**

Ordinance No. 2022-10

An Ordinance 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 116.01, Lots 25, 26.01, 27 and 27.01 and Block 112, Lot 3 in Accordance with N.J.S.A. 40A:12A-1, et seq.

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to Open Ordinance No. 2022-10 to the Public.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky

Nay: x  
Abstain: x  
Motion Carried: 5-0

Mayor Bray opened Public Hearing for any member of the Public wishing to comment on Ordinance No. 2022-10.

Representative from the Developers: The representative thanked Mayor Bray and stated she appreciates the opportunity and looks forward to Mayor & Council adopting this Ordinance so they can move forward.

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

On a motion by Council President Carra, seconded by Councilman Fritzingler, Council moved to Adopt Ordinance No. 2022-10.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

**OLD BUSINESS**

1. Recreation Banners (PG)

Councilman Giraldi stated that this topic is something they have been talking about for a few years, he recently drove past the Bridgewater ballfield on Old York Road and saw all the banners posted up on the fence for local businesses. Councilman Giraldi added that this is good advertising for the local businesses and also brings money into Recreation, he questioned why the same thing cannot be done in Raritan. There was some discussion amongst Council members stating that use of the ballfield fences for advertising was approved in a previous meeting and that Recreation Director Andy Sibia is continuing to investigate sign size limitations and fees.

**NEW BUSINESS**

1. Engineer's Report (SS)

Borough Engineer Schrek will be delivering this report at the next Council Meeting.

2. Alpine Way (EC)

Borough Administrator/Clerk Colvin stated that an attorney representing a resident from Alpine Way was present and handed the floor over to him. Attorney Robert Russignola addressed Mayor and Council stating that he had printed out copies of the application for them and also for members of the public, he would like everyone to read them and then come before Council again at the August meeting with hopes of a better consensus to move forward.

3. Continuing Planning Services (ZB)  
Mayor Bray stated that this was discussed with Borough Engineer Schreck in executive Session, to continue the work that the SCDP that work that we did with the TAP Grant can continue, Borough Engineer Schreck is going to speak offline with the FHI representative out of Texas and report back with more solid rules.
4. Anderson Street Firehouse (EC)  
Borough Administrator/Clerk Colvin stated that the ceiling had collapsed a few years ago at the Anderson Street Firehouse, good news is that recently the Fire Department and DPW have gotten together and came up with a solution for DPW to fix the damage, which will be good savings and get that issued resolved.
5. FEMA Reimbursement (EC)  
Borough Administrator/Clerk Colvin stated that we received \$98,000 in reimbursement from Ida, for overtime salaries, lost/damaged equipment and buildings including Public Works, Borough Hall and the Police Department, adding that our OEM Coordinator Detective Griffin was really instrumental in getting that for the Borough.
6. Bond Sale Closing (EC)  
Borough Administrator/Clerk Colvin stated that the Borough was able to maintain it's AA+ rating from Standard & Poors, helping the Borough secure permanent financing for some outstanding debt that's been rolled over throughout the years, totaling in 6.7 million dollars and the Borough will be paying it off over the next 12 years, adding that the Borough got an excellent rate courtesy of the excellent rating we received.

**CONSENT AGENDA**

*(Resolution Nos. 2022-07-109 – 2022-07-117)*

- |                            |   |
|----------------------------|---|
| Resolution No. 2022-07-109 | Authorizing the Hiring of a Laborer – Department of Public Works  |
| Resolution No. 2022-07-110 | Authorizing Refund of Road Opening Permit Fee – Eric Bostwick   |
| Resolution No. 2022-07-111 | Authorizing the Renewal of Inactive ABC Liquor License(s)   |
| Resolution No. 2022-07-112 | Authorizing Award of Contract – Transfer Station Disposal of Solid Waste for Boroughs of Raritan & Manville             |
| Resolution No. 2022-07-113 | Authorizing Borough Special Tax Appeal Attorney to Execute Stipulation of Settlement – Raritan Orlando Drive Associates |
| Resolution No. 2022-07-114 | Approving Grant Submission and Execution of Contract with NJDOT – Rhine Boulevard to Columbus Avenue                    |
| Resolution No. 2022-07-115 | Authorizing Surplus Police Department Vehicles to be Auctioned  |

Resolution No. 2022-07-116

Authorizing the Reimbursement of Bank Stop  
Payment Fee – Maria Villalobos

Resolution No. 2022-07-117

Authorizing the Reimbursement of Bank Stop  
Payment Fee – Marguerite Caruso

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

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

**BILL LIST**

Resolution No. 2022-07-118

Approving Bill List

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

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

**PURCHASE ORDER REQUESTS**

1. Administration – NJ Transit – Train Station Second Half 2022 Lease – \$27,500.00

On a motion by Council President Carra, seconded by Councilwoman Melitsky, Council moved to Approve the NJ Transit PO.

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

2. Administration – Standard & Poors – 2022 Bond Sale Services – \$16,250.00

On a motion by Council President Carra, seconded by Councilwoman Hutzler, Council moved to Approve the Standard & Poors PO.

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky

Nay: x  
Abstain: x  
Motion Carried: 5-0

3. Administration – Phoenix Advisors – 2022 Bond Sale Services – \$12,835.00

On a motion by Council President Carra, seconded by Councilman Fritzingler, Council moved to Approve the Phoenix Advisors PO.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky  
Nay: x  
Abstain: x  
Motion Carried: 5-0

4. Administration – Gluck Walrath – 2022 Bond Sale Services – \$10,853.75

On a motion by Council President Carra, seconded by Councilwoman Hutzler, Council moved to Approve the Gluck Walrath PO.

Recorded Vote

Yea: Carra, Fritzingler, Giraldi, Hutzler, Melitsky  
Nay: x  
Abstain: x  
Motion Carried: 5-0

**COMMITTEE AND LIAISON REPORTS**

Councilman Giraldi – Councilman Giraldi reported that on June 16 the Raritan Police Department was branded an Accreditation status by the United States Association of Chiefs of Police Accreditation Commission, Chief Nolte and Captain Fisher would like to thank the Raritan Borough Mayor and Council for their support, as well as the Police Department staff for their hard work throughout the two-year presentation process. Councilman Giraldi stated that during the month of June the Police Department participated in Click-It-Or-Ticket, a seatbelt enforcement campaign and put down cell phone enforcement campaign, on June 23 the Police and Fire Department held an emergency vehicles battle for the 4<sup>th</sup> grade students at the John F. Kennedy School. Councilman Giraldi reported that the John Basilone Parade Committee will have a meeting next Wednesday, at 7pm at the library.

Councilman Fritzingler – Councilman Fritzingler reported that during the period of June 22, 2022, through July 12, 2022, the Building Department issued 14 building permits, 19 plumbing, 22 electrical, three fire and one mechanical, totaling in 59 permits, which totaled \$20,413.00 coming to the Borough. Councilman Fritzingler stated that at the Historical and Cultural’s June 15 meeting, they handed in their budget of \$4,640.00, from which they have spent \$665.00, plus another \$120.00 on a storage unit, they have also finished their bench wrap project. Councilman Fritzingler added that the Historical and

Cultural Committee will be attending the EDC's Discovering Raritan Event on July 30, 2022, and he encourages everyone to stop by and say "Hi".

Council President Cara – Council President Cara reported that the Planning Board didn't meet last month due to lack of business, their next meeting is on Wednesday, July 27<sup>th</sup>, 2022, at 6:30pm at Borough Hall. Council President Cara reported that the Economic Development's next meeting will be a week from today on July 19<sup>th</sup>, 2022 at 7pm, also here at Borough Hall, they are preparing for their third annual Discovering Raritan Event, which is Saturday, July 30<sup>th</sup>, 2022 from 3-9pm, there will be music, food, beer, shopping, family fun, an ice cream eating contest and they will announce the winner of the Pet Mayor of 2022, more information can be found on [www.discoverraritan.com](http://www.discoverraritan.com).

Council President Cara stated that the Regional Center Partnership will be meeting this month on Zoom, on Wednesday, July 20<sup>th</sup>, 2022, at 5pm. Council President Cara thanked the County for starting to clean up the golf range this week, Councilwoman Melitsky and himself met with County Commissioner/Director Chanel Robinson in February 2020, who was very helpful in getting the County Parks Commission to clean the area. Council President Cara added that it has been a vision of the Council and the County since 2018 to create a riverfront area for recreational purposes, as well as connection to Duke Island Park along the canal path out to Somerville, the cleanup is the first step in seeing this vision complete and he is looking forward to seeing what investments we make to further those initiatives. Council President Cara also added that he would like to thank our Finance department, Borough Clerk/Administrator Colvin, Borough Assistant Administrator/Assistant CFO Cook-Vitale and Phoenix Advisors for their work at the finance committee and team in securing another good bond rating.

Councilwoman Melitsky – Councilwoman Melitsky stated that it feels great to be back, and she wanted to thank everyone for their well wishes throughout her medical leave. Councilwoman Melitsky reported that the Board of Health does not meet in July and August, their next meeting will be held on September 14<sup>th</sup>, 2022. Councilwoman Melitsky added that the Governor of New Jersey has waived the \$28 marriage license application fee and it now costs nothing to apply and receive a marriage license in New Jersey.

Councilwoman Melitsky reported that for the time period June 24<sup>th</sup> to July 11<sup>th</sup>, 2022, Property Maintenance 41 inspections were done, 10 violations were issued, and one fine was issued in the amount of \$1,000.00. Councilwoman Melitsky reported that Public Works had installed sign poles for the Police Department traffic surveys, they repaired two catch basins at Plainfield Avenue and Busky Lane, they repaired pavers on Thompson Street, they mowed grass clipping drop-offs on Saturdays from 8am until 12pm, they removed the middle field baseball backstop at Washington School, they tended to emergency callouts for a tree down on Tillman and branches that fell on cars on Second Street, adding that she saw that event firsthand, stating that it was crazy how the trees were just dropping, and the department completed other routine work.

Councilwoman Melitsky stated that the Fire Department in the month of June, responded to 17 call outs, making the total year-to-date 137. Councilwoman Melitsky added that the Fire Department is always looking for new members, anyone interested can visit [www.raritanfire.com](http://www.raritanfire.com) or they can stop by the firehouse any Thursday evening at 6:30 to find out more and the Fire Department would like you to follow them on Instagram and Facebook.

Councilwoman Hutzler – Councilwoman Hutzler reported on behalf of Recreation, that the pool is open Monday through Friday from noon to 6pm, they are trying to open on some Saturdays, pending lifeguard availability. Councilwoman Hutzler stated that Recreation will be having a Christmas in July event on Wednesday, July 27<sup>th</sup>, 2022 from 1pm to 3:30pm, Santa will come to the Frelinghuysen Park Pool via the Raritan Fire Department, kickball is starting up again on Friday, July 29<sup>th</sup>, 2022, kickball will be held at Washington School Park on Fridays from 6 to 7pm and is open to ages 6-14, signup forms should be available on our website by the end of the week. Councilwoman Hutzler added that Recreation is working on a 5K walk/run to take place in December and that once again, Recreation would like to thank DPW for all their assistance in the past few weeks.

Councilwoman Hutzler reported that for the month of June, Municipal Court had 319 total cases filed, 225 total cases disposed, total amount collected was \$21,171.14, with a total amount of \$10,519.89 coming to the Borough.

## **SECOND 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.

Jessica Ararat 40 Alpine Way: Mrs. Ararat greeted Mayor Bray and Council before stating that she wanted to address some facts based on the letter that was read earlier, she addressed her concerns which consisted of the property between 40 and 41 Alpine Way being owned by the Borough, with no record of that lot being lot 1902 on the tax map, she also noted her concern that people are using Alpine Way as a cut through to 1901, 1902, 1903, which is Spain 92 and 1904, the storage facility, she added that both Spain 92 and the Storage Unit are Route 202 properties and those properties should not be accessed via Alpine Way, which then causes potential harm to children and walkers who live there. Mrs. Ararat has brought this concern up to Mayor Bray, who had told her to inform the Police of such incidents, but as a full-time working mother, Mrs. Ararat does not have the time, nor does she feel that responsibility should fall on her and she wants to see this issue addressed.

Mrs. Ararat also stated that herself and her neighbors all pay taxes on their driveways and if they grant the new opening for 1902 on the Borough's land, he will not be paying taxes on this driveway. Mrs. Ararat stated that Alpine Way is a cul-de-sac, with posted signs reading "dead end", but people have been using it as a shortcut through to plot 1902. Mrs. Ararat said that the presented letter stated that the driveway would be taking up the full 20 feet between 40 and 41 Alpine Way, but she spoke with Lou Gara from Construction, and he stated that a driveway needs to be five feet minimum from the property line, therefore Mrs. Ararat pointed out that a 20-foot driveway cannot go there.

Madelene Magazino, 41 Alpine Way: Mrs. Magazino said that she wanted to reiterate what Mrs. Ararat had said, stating that Mr. Seijas does not own the property in question, that it is owned by the Borough, and it is not fair to the rest of the residents who are paying taxes/mortgages on their driveways. Mrs. Magazino added that the residents of Alpine Way were under the impression that the easement was just going to be an access road to his driveway, not to become his actual driveway given to him for free by the Borough.

Salvatore Ruggeri, 35 Alpine Way: Mr. Ruggeri stated that he has lived at 35 Alpine Way for the last 40 years and he hasn't seen any changes, except for a year and half ago when someone put in an access

road to a driveway (same currently in question). Mr. Ruggeri is concerned that now since they are attempting to put a driveway in, what else is going to be attempted, adding that there is about four acres there that might be subdivided in the future and that is a big concern to him.

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

Prior to adjournment, Mayor and Council had a few business items to conclude:

On a motion by Councilwoman Melitsky, seconded by Councilwoman Hutzler, Council moved to Authorize Fire Department Grant Application.

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

On a motion by Council President Carra, seconded by Councilman Fritzinger, Council moved to Authorize Borough Attorney Robertson to Draft a Cross-size Access Easement Ordinance for Borough Hall Parking Lot.

Recorded Vote

Yea: Carra, Fritzinger, Giraldi, Hutzler, Melitsky

Nay: x

Abstain: x

Motion Carried: 5-0

**REGULAR MEETING ADJOURNMENT**

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

Recorded Vote:

All in Favor

Motion Passed: 5-0

Regular Meeting adjourned at 7:42 p.m.

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Alyssa Cornella  
Administrative Assistant / Deputy Registrar  
Office of the Borough Clerk

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

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