

**BOROUGH OF RARITAN**  
**REGULAR MEETING**

**TUESDAY, APRIL 4, 2023**  
**6:30 P.M. – EXECUTIVE SESSION**  
**7:00 P.M – REGULAR SESSION**

This Regular Meeting of the Governing Body was called to order by Council President Carra in the Meeting Room of the Raritan Municipal Building, 22 First Street, Raritan, NJ 08869 at 6:31 p.m. Tuesday, April 4, 2023.

Mayor Bray announced the Regular Meeting was called pursuant to applicable portions of Open Public Meetings Act. Adequate Notice was communicated to *The Courier News*, *The Star Ledger*, and *The Breeze* on January 5, 2023, 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 Armahizer, Councilman Fritzinger, Councilwoman Hutzler, Councilwoman Melitsky, Councilman Orozco

Also Present: Administrator/Borough Clerk Colvin, Assistant Administrator/Chief Financial Officer Cook-Vitale, Borough Attorney William Robertson, Borough Engineer Stanley Schreck, Assistant Borough Engineer Joseph Brosnan

**INVOCATION AND FLAG SALUTE**

Councilwoman Orozco

**EXECUTIVE SESSION**

Resolution No. 2023-04-053

Entering Executive Session

1. Personnel  
Administration, Police
2. Contract Negotiations  
Hidden Pond, Potential Real Property Purchase
3. Potential Litigation

On a motion by Councilwoman Hutzler seconded by, Councilman Armahizer, Council moved to Approve Resolution No. 2023-04-053.

Recorded Vote

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

Nay: x

Abstain: x

Absent: x

Motion Carried: 6-0

Council convened in Executive Session at 6:31 p.m.

**EXECUTIVE SESSION ADJOURNMENT**

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

Council exited Executive Session, and resumed Regular Session at 6:54 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 speak.

Jim Foohey, Rhine Boulevard asked about the blocked parking spaces at the Mill Street Development. He said that he has not seen movement on the property and Saturday was the beginning of Trout Season with the spaces better utilized by fisherman. Borough Engineer Stanley Schreck said the original owner of the property defaulted on the project, with the builder taking over its completion. The Borough had to make the appropriate legal protections which entailed Developer Agreements, replacement of a Performance Guarantee and a fence. Activity should commence in the very near future.

Tom Brown, 18 Elmer Street asked if the Borough was considering the purchase of the PNC Bank Building, Mayor Bray responded that the Borough is in fact looking into the purchase of the property as well as other properties as a location for a new Borough Hall. All possibilities and plans are being explored at the present time.

Mr. Foohey commented on his concerns involving train accidents around the Country and discovered that freight trains carrying aggregate, chemicals, and plastics travel through the Raritan Valley Line at least twice a week. He asked if the Council could notify the Department of Transportation and inquire about the types of chemicals that are transported through the Borough on a regular basis for the safety and welfare of its citizens. Mayor Bray said that he would reach out to the Department of Transportation.

Joyce (Inaudible) said she came upon an unlocked door while voting on the referendum at the JFK School and commented on her concern for the safety of the children and employees.

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

**MINUTES**

1. March 20,2023

On a motion by Councilman Fritzingler, seconded by Councilman Armahizer, Council moved to Approve the Minutes.

**Recorded Vote**

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Farmer's Market – Councilwoman Hutzler reported that she invited Economic Development Chairperson Carey Marago to provide information and provide an explanation for their request to utilize the Washington School parking lot for a Farmer's Market. Chairperson Marago said after some discussion, the group decided to use the site for its visibility, amenities, ability to house multiple vendors and would not impede traffic or require street closure.

Councilman Armahizer asked if multiple vendors have been acquired for the event. Chairperson Marago said she has been in contact with many of the businesses she has fostered relationships with such as area farms, beekeepers, as well as the businesses cultivated while on the Committee. She said the first event would take time to develop and had high expectations for its success.

Councilwoman Hutzler asked how often the Farmer's Market would be held. Chairperson Marago said it would be held one Sunday a month from 9:00 a.m. to 1:00 p.m. during the months of June through October. The hours of operation are still being discussed.

Mayor Bray asked Councilwoman Hutzler and Chairperson Marago to follow-up with the Police Department and a final decision will be made.

2. Engineers' Presentation – Assistant Borough Engineer Joseph Brosnan briefed the Council on the DOT Grant for drainage in the location of Columbus Avenue and Riverside. Items discussed and provided were the following:
  - a) Aerial imagery, spreadsheets and tabulation, review of current basins, pipe locations, right of ways, explanation of flooded areas, 35% increase in impervious coverage, boundaries, and direction of flow.
  - b) Discussion on possible addition/alteration inlets, pipes, and locations.
  - c) Water Table Depth
  - d) Solution: add pipe to Richards Street and Columbus Avenue, add asphalt leveling curbs to redirect flow, curb and cut flow from Route 28 to Columbus Avenue.
  - e) Requirements for Sanitary Sewer Easements and notification of area residents.
  - f) Conclusion: road project to curb and cut flow from Route 28 to Columbus Avenue promoting a cost effective, least disruptive, and timely solution with further road improvement planning in the future.

Mayor Bray opened Public Comment for any member of the Council, then Public wishing to speak regarding the project.

Council President Carra and Councilwoman Melitsky conveyed positive thanks to Assistant Borough Engineer Joseph Brosnan for an informative and coordinated presentation. Council President Carra said he would like to review the safety issues regarding the area of Route 28 and Columbus and be provided with feedback from impacted residents.

Joseph DiVito, 710 Columbus Avenue, commented that he agreed with the conclusion to the drainage issue. Mr. DiVito asked to be given specific reference to the changes and increases of impervious coverage and believed the cause to be the addition of the DiCicco Development, He said curbing would be the least disruptive and cost-effective solution, and asked what solutions are going to be given to stop the excess water from Richard Avenue.

Assistant Borough Engineer Joseph Brosnan said topography received from the State of New Jersey shows the cause is an overflow from eight homes in the vicinity of Route 28, the increase in rainfall and changes to climate being the main cause of the flooding. The DiCicco Development did not prove to be an area of causation.

Borough Engineer Stanley Schreck said with the State of New Jersey's participation the intent is to pull the water away from the inlet at the lowest point and redirect the flow. Assistant Borough Engineer Joseph Brosnan responded that the same amount of water will still flow from the pipes, but away from the affected areas. The current flow takes a bypass through Columbus Avenue and should have been directed to Route 28 through First Avenue. The goal is to direct the flow as it was intended.

Joseph Souto, 705 Columbus Avenue, conveyed his frustration on the location of a storm sewer, and flooding on his property, and asked if Columbus Avenue would become a dead-end street for flooding and safety purposes, Mr. Souto asked what types of approvals and procedure is needed to proceed with the project.

Borough Engineer Stanley Schreck said with the research and analysis having been presented to the Public and Council, the design phase would begin with more information to follow.

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

### **ORDINANCE – SECOND READING & PUBLIC HEARING**

Ordinance No. 2023-03

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 93, Lots 1 & 2 (Commonly known as 57 & 59 LaGrange Street) 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

Mayor Bray asked for a motion to open the Public Hearing for any member(s) wishing to speak concerning Ordinance No.2023-03.

On a motion by Councilman Orozco, seconded by Councilwoman Hutzler, to open the Public Hearing.

Recorded Vote

Yea: a. Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: x

Absent: x

Motion Carried: 4-0

Thomas Brown, 18 Elmer Street, stated he is a member of the Planning Board and has recused himself from discussing the redevelopment as he has lived in the neighborhood for 45 years. Mr. Brown expressed his positive agreement on the need for redevelopment, but expressed displeasure at the proposed plans, due to excess parking, the height of the building and proximity to the train tracks. He asked the Council to consider alternatives.

Councilman Orozco asked Mr. Brown if he presented his concerns to members of the Planning Board.

Mr. Brown answered that he recused himself from the discussion as he resides within 200 feet of the proposed plans, and the specific design plans have not yet been presented to the Planning Board.

Neither seeing nor hearing any additional member of the Public, Mayor Bray closed Public Comment on Ordinance No. 2023-03.

On a motion by Councilman Fritzingler, seconded by Councilman Orozco, Council moved to Adopt Ordinance No. 2023-03.

Recorded Vote

Yea: a. Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Carra, Orozco

Absent: x

Motion Carried: 4-0

**ORDINANCE – INTRODUCTION**

Ordinance No. 2023-04

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Establishing A Cap Bank

The Cap Bank Ordinance listed above for Introduction will be considered for Adoption, after a Public Hearing scheduled at a Regular Meeting of the Borough Council to be held in the Municipal Building, 22 First Street, Raritan, New Jersey, on Tuesday, May 2, 2023, at 6:30 p.m. or at a time and place to which the Regular Meeting shall be adjourned.

On a motion by Council President Carra, seconded by Councilwoman Hutzler, Council moved to Introduce Ordinance No. 2023-04.

Recorded Vote

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

Ordinance No. 2023-05

A Multi-Purpose Bond Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Providing for the Various Capital Improvements Appropriating \$5,390,000.00 therefor and Authorizing the Issuance of \$5,120,000.00 Bonds and Notes to Finance Portion of the Costs therefor, Authorized in and by the Borough of Raritan, County of Somerset, State of New Jersey

On a motion by Councilman Armahizer, seconded by Council President Carra, Council moved to Introduce Ordinance No. 2023-05.

Recorded Vote

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

Ordinance No. 2023-06

A Capital Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Providing for Various Capital Improvements and Appropriating \$50,000.00 therefor from the Borough General Capital Fund Balance and \$1,220,750.00 from the Borough Capital Improvement Fund

On a motion by Councilwoman Hutzler, seconded by Councilwoman Melitsky, Council moved to Introduce Ordinance No. 2023-06.

Recorded Vote

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

Ordinance No. 2023-07

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Authorizing the Raritan Borough to Purchase the Property Identified on the Raritan Borough Tax Map as 9 West Somerset Street, Block 107 Lot 3

On a motion by Councilman Fritzingler, seconded by Councilwoman Hutzler, Council moved to Introduce Ordinance No. 2023-07.

Recorded Vote

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

Ordinance No. 2023-08

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Chapter 82, Vehicles and Traffic, Part 4 (Handicapped Parking), Section 82-71.1D of the Revised General Ordinances of the Borough of Raritan

On a motion by Councilwoman Melitsky, seconded by Councilman Fritzingler, Council moved to Introduce Ordinance No. 2023-08.

Recorded Vote

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

Ordinance No. 2023-09

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending the Code of the Borough of Raritan to Adopt Flood Hazard Maps to Designate a Floodplain Administrator and Providing for Severability and an Effective Date

On a motion by Council President Carra, seconded by Councilman Orozco, Council moved to Introduce Ordinance No. 2023-09.

Recorded Vote

Yea: Carra, Fritzinger, Hutzler, Melitsky, Armahizer  
Nay: x  
Abstain: Orozco  
Absent: x  
Motion Carried: 5-0

**INTRODUCTION OF 2023 MUNICIPAL BUDGET**

Resolution No. 2023-04-054 Introduction of 2023 Municipal Budget

A Public Hearing on the Budget will be held in the Meeting Room of the Municipal Building, 22 First Street, Raritan, New Jersey, on Tuesday, May 2, 2023, at 6:30 p.m., or at a time and place to which the Regular Meeting shall be adjourned.

On a motion by Council President Carra, seconded by Councilwoman Hutzler, Council moved to Approve Resolution No.2023-04-054.

Recorded Vote

Yea: Carra, Fritzinger, Hutzler, Melitsky, Armahizer  
Nay: x  
Abstain: Orozco  
Absent: x  
Motion Carried: 5-0

**CONSENT AGENDA**

*(Resolution Nos. 2023-04-055 – 2023-04-058)*

Resolution No. 2023-04-055	Disposal of Surplus Equipment – Fire Department
Resolution No. 2023-04-056	Authorizing Self-Examination of 2023 Municipal Budget
Resolution No. 2023-04-057	Accepting KME 2001 Panther Fire Engine Donation – Ortho Clinical Diagnostics
Resolution No. 2023-04-058	Authorizing Execution of Contract – AppDirect
Resolution No. 2023-04-063	Emergency Sewer Repair – Not to Exceed \$95,000

On a motion by Council President Carra, seconded by Councilman Fritzinger, Council moved to Adopt the **CONSENT AGENDA.**

**BILL LIST**

Resolution No. 2023-04-059 Approving Bill List

On a motion by Councilman Orozco, seconded by Councilman Fritzinger, Council moved to Approve Resolution No.2023-04-059.

Recorded Vote

Yea: Carra, Fritzingler, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

**CERTIFICATION OF FUNDS**

None

**COMMITTEE & LIAISON REPORTS**

Councilman Armahizer

The Environmental Commission will meet Thursday, April 20, 2023, at Borough Hall. The Board of Health will meet Wednesday, April 12, 2023, at Borough Hall.

Councilman Orozco

The Basilone Committee meets monthly. The Committee has selected Archie (inaudible) from Flemington as Grand Marshall for this year's parade.

Council President Carra asked Councilman Orozco if the Board of Education would be returning to its previous regularly scheduled meetings held on the 4<sup>th</sup> and 2<sup>nd</sup> Tuesday of each month. Councilman Orozco said that he has made an inquiry to Board Member Michael Pepe and is awaiting a response.

Councilman Fritzingler

The Department of Public Works began Spring clean-up of grass and brush, disposed of electronic equipment, installed the Historical Society sign at the Raritan Library, painted the Department of Public Works Garage, and created a Locker Room at their facility. Bulk Pick-up is scheduled for April 14, 2023, which is the second Thursday of the month. Councilman Fritzingler gave the Building Activity Report for March 22, 2023, to March 31, 2023. The Historical Committee will meet on April 19, 2023, at 6:00 p.m. located at the Raritan Library,

Councilwoman Melitsky

Councilwoman Melitsky gave the Fire Department Report for the month of March with 22 calls, with 64 calls to date, and reminded everyone that the Department is always looking for new members. Anyone interested can contact [www.raritanfire.com](http://www.raritanfire.com) or in person at North Thompson Street Fire House on any Thursday at 6:00 p.m. Sergeant Everett Holk of the Raritan Police Department participated in Wreaths Across America at the JFK School on March 22, 2023.

Council President Carra

The Planning Board met on March 22, 2023. The hearing for Raritan Crossings was completed. The project was given preliminary approval and returned for final approval. The next meeting is scheduled for 6:30 p.m. on April 26, 2023, located at Borough Hall. The Regional Center Partnership will meet via Zoom on May 10, 2023.

Council President Carra thanked the Finance Committee, Administrator/Borough Clerk Colvin, and Assistant Administrator/CFO Cook-Vitale for their outstanding work on the 2023 Budget and reported at rate increase of less than 1 cent. Council President Carra expressed his thanks to the Building Department Sub-Committee, that is comprised Administrator/Borough Clerk Colvin, Assistant Administrator/CFO Cook-Vitale, Tax Assessor Tony Dorado, and Township Attorney William Robertson for their efforts in acquiring 9 West Somerset Street for Municipal purposes.

Councilwoman Hutzler

The Recreation Department rescheduled the Easter Egg Hunt for Saturday, April 8, 2023, at 11:00 a.m. CPR Courses have been rescheduled for April 23, 2023. Additional information and sign-up can be obtained on-line. Summer Camp will be held from the end of June to August. Sign-up for Camp can be obtained in person with on-line registration by weeks end at Raritan Recreation's Facebook page for further information. The Economic Development Committee continues research on the Farmer's Market. Councilwoman Hutzler gave the Court Report for the month of March.

Administrator Borough Clerk Colvin informed the Council of the need to include Resolution No. 2023-04-063 for emergency Sewer repair for the location of Wall Street not to exceed \$9,500.

Mayor asked for a motion to approve Resolution No. 2023-04-063.

On a motion by Councilman Orozco, seconded by Councilman Fritzinger, Council moved to Approve Resolution No.2023-04-063.

**Resolution No. 2023-04-063**

Emergency Sewer Repair – Not to Exceed \$9,500

Recorded Vote

Yea: Carra, Fritzinger, Hutzler, Melitsky, Armahizer

Nay: x

Abstain: Orozco

Absent: x

Motion Carried: 5-0

**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 the Public Comment portion of the meeting for members of the public to wishing to speak.

Jim Foohey, Rhine Boulevard, said the 4<sup>th</sup> Annual Town Wide Yard will being held on April 22, 2023. Registration to participate can be obtained at raritanlibrary.org or in person at the Raritan Library.

Joseph DiVito, 710 Columbus Avenue, commented on the addition of pipe in the location of Richards Street, and asked that it be kept maintenance free.

Seeing and hearing no additional members of the public, Council President closed Public Comment.

**ADJOURNMENT**

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

Regular Meeting adjourned at 8:04 p.m.

\_\_\_\_\_  
Patricia Gravatt  
Deputy Clerk/HR Coordinator

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

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