

MINUTES

BOROUGH OF RARITAN REGULAR MEETING

TUESDAY, MAY 7, 2024
6:15 P.M. – EXECUTIVE SESSION
7 P.M. – REGULAR SESSION

This Regular Meeting of the Governing Body of the Borough of Raritan was called to order by Mayor Carra in the Meeting Room of the Raritan Municipal Building, 22 First Street, Raritan, NJ 08869 at 6:20 p.m. on Tuesday, May 7, 2024.

Mayor Carra announced the Regular Meeting was called pursuant to applicable portions of the Open Public Meetings Act. Adequate Notice of this Regular Meeting was posted in Borough Hall, on the Borough website and communicated to *The Courier News*, *The Star Ledger* and *The Breeze* on January 3, 2024.

ROLL CALL

Present: Council President Tozzi, Councilman Agrawal, Councilman Fritzinger, Councilman Patente
Also Present: Borough Administrator/Clerk Colvin, Borough Attorney William Robertson, and Borough Engineer Joseph Brosnan.
Absent: Councilman Armahizer

Mayor Carra stated that before the meeting could proceed, he was handed a letter from Councilwoman Melitsky advising of her resignation from Council effective immediately due to unforeseen health challenges. The Mayor went onto read the letter from the Councilwoman stating her gratitude to her colleagues as well as the Raritan residents for her last five plus years of service. Mayor Carra also stated that Borough Administrator/Clerk, Eric Colvin, has notified the local Municipal Committee of the vacancy on Council.

INVOCATION AND FLAG SALUTE

Councilman Fritzinger

EXECUTIVE SESSION

Resolution No. 2024-05-084

Entering Executive Session

1. Personnel
Police, Administration, Court
2. Attorney Client
Alpine Way, 9 West Somerset Street,
Mehalick Property
3. Contract Negotiations
Municipal Court, Property Maintenance

On motion by Council President Tozzi, seconded by Councilman Fritzinger, Council moved to approve Resolution No. 2024-05-084.

Recorded Vote

Yea: Tozzi, Agrawal, Fritzingler, Patente

Nay: x

Absent: Armahizer

Abstain: x

Motion Carried: 4-0

Council convened in Executive Session at 6:25 p.m.

EXECUTIVE SESSION ADJOURNMENT

Council moved to reconvene in Regular Session unanimously.

Council exited Executive Session, and resumed Regular Session at 7:00 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 Carra opened the Public Comment portion of the meeting for members of the public wishing to speak.

Cathy DeBellis, 17 Doughty Street: Ms. DeBellis advised that she wanted to discuss the methane issue at the Raritan Mall. She stated that the contaminated property on Orlando Drive is not just one side of the road, both sides of Orlando Drive have been contaminated. The property was used as a landfill starting in the 1940's and she is concerned that 'fixing' one side of the property is not going to eliminate the contamination that has been happening since the landfill opened. There are numerous health risks that come from the hazardous waste that was allowed to be put into the landfill. She asked Council how they could pass the idea for residential use of the area with the site contaminated as it is.

Roger Copt, 1120 Rt. 202: Mr. Copt asked Council if they were aware of the illegal activity at the Raritan Mall site. He went on to state that he had spoken to the Building Inspector who stated they were not aware of the activity. He also stated that there is no Certificate of Occupancy for the stores that are in use within the Raritan Mall location. Mr. Copt went onto to state that there are multiple Fire Code violations at the Raritan Mall and asked Council why they have not done anything about it. He is concerned with the potential hazards to the residents of Raritan. How can a business continue to run with multiple violations on the property? He stated the potential lawsuit the Borough could face if something were to happen on site. Mayor Carra responded to the concerns stating the Borough has hired special counsel to handle this matter in Superior Court.

Bob Strauss, 56 Vones Lane: Mr. Strauss inquired what the Fire Inspector has found during inspections of the Raritan Mall. Mayor Carra responded stating boxes have been found stored on the premises which does violate the code. The Mayor confirmed that the Fire Inspector was aware that they are in violation but could not speak for him further. He then reiterated that measures have been taken by the Borough to pursue legal action in Superior Court.

Erica Landesberg, 21 Meehan Avenue: Mrs. Landesberg stated that the current owner of the Raritan Mall property is also the individual wanting to redevelop the area. Her concern is that if they cannot be trusted to 'fix' the current violations, how then could they be trusted to develop the property in accordance with the proper laws? She stated she hopes that Council takes that into consideration before making a decision about the property.

Joyce Fritchie, 445 Vanderveer Road: Mrs. Fritchie asked about signs she has been seeing on telephone poles around town claiming, "We buy cars for cash, no title, no keys" She is concerned with the recent car burglaries that have happened in the area and who it was claiming to be able to buy cars without a title or keys? Mayor Carra responded stating that it is a Public Service pole and it would be the Police who would do an investigation about that, not Council.

Kevin Cahill, 38 Gaston Avenue: Mr. Cahill stated that the majority of Raritan residents do not want more apartments in town. Residents would benefit from getting more retail stores for the Raritan Mall.

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

COMMITTEE & LIAISON REPORTS

Councilman Armahizer - Councilman Armahizer had nothing to report.

Councilman Agrawal - Councilman Agrawal announced that the Finance Committee will be meeting later this month to discuss outstanding capital appropriations. He will be able to report back next month after the meeting. The Councilman stated he has nothing to report regarding the Library and the School Board.

Council President Tozzi - Council President Tozzi reported that Property Maintenance had 35 violations, 52 inspections, and three fines totaling \$750.00. Councilman also stated there was a huge turnout for the Soccer program that ran in April; over 85 kids each week. He added that they are working with the BSA to get the older kids program all summer long. Council President added that they are looking into creating an adult soccer field off Orlando Drive, across from the Lena. He went on to add that the pools have been painted by Habitat for Humanity and are ready to go. Councilman stated that Recreation hosted a craft activity making flowers in the Municipal Building before Mother's Day. He also wanted to thank the Council and Mayor for securing one of the largest grants for the Police Station upgrade in the amount of \$2.275 million dollars. Next week the Councilman will be meeting with Dan Hayze from the Parks Commission to discuss the dilapidated and unused tennis courts to see if the area could be used in a better way.

Councilman Fritzing - Councilman Fritzing started with Public Works stating about 75% of the old street signs have been repaired or replaced. Also, that crack sealing has been completed on the designated streets and catch basin repair has started as well. The fencing has started to be removed from the Washington School fields, mulching has been done at Kennedy School and the new playground mulch has been installed at Washington Park. Councilman stated that on May

18th residents will be able to bring their TVs and used tires down to Borough Hall for disposal; proof of residency will be required. The grass drop off has been open since May 1st, Monday-Saturday 8 a.m. to noon. The next bulk pick-up is on May 9th. The Councilman continued with the Building Department's report; from April 17th through May 6th permit activity was 9 building permits, 12 plumbing permits, 11 electrical permits, 8 fire permits, and 3 mechanical permits with fees totaling \$5,864.00 to the Borough. Historical Committee met on April 17th; current balance in the treasury is \$1,441.04 and their next meeting will be here at the Municipal Building on May 15th at 6:30 pm.

Councilman Patente - Councilman Patente stated the Registrar of Vital Statistics reported 12 births/new residents, 6 deaths, and 2 marriages performed in town with fees totaling \$472.00 for the month. Councilman added that he attended a D.A.R.E. program earlier today at St. Anns which is run by our Police Department that works with fifth graders and educates them on the dangers of drugs and violence. He went on to add that the planters have been planted with flowers on Main Street thanks to our Public Works employees.

Mayor Carra - Mayor Carra announced that Councilwoman Melitsky resigned from her position on Council, for those who may not have been present at the start of the meeting, and that he would be reading her report. Mayor Carra reported the Police Department hosted 'Take Back New Jersey' on April 27th; for residents that were unable to make it, the Police Department has a Project Medicine drop box that is available 24/7, 365 days a year. He went on to report that current Police Chief Nolte will be retiring at the end of the month and Captain Fisher will be taking over as Chief effective June 1st. Plans to complete the promotional process for the next Lieutenant and Sergeant will be conducted over the next few weeks. Mayor Carra also added that the RAVE flyers, these are the Borough alerts about road closures or emergencies within town; used to be called SwiftReach, have been posted at the Municipal Building and shared on Facebook. The link to sign up will be on the Borough's website and all residents are encouraged to sign up for notifications. The Fire Department responded to 28 calls in April which does include mutual aid calls to neighboring towns. As always, they are looking for members, if you are interested, please visit their website at: www.raritanfire.com. The Mayor then continued with his own reports starting with a meeting he attended that included Council President Tozzi, Borough Administrator, Borough Attorney as well as the Affordable Housing Planner/Attorney regarding the fourth round obligation of affordable housing requirements. We are trying to move quickly to figure out what the next steps are within the current law. The Mayor added that last Friday Councilman Agrawal, Council President Tozzi, Councilman Fritzing, Borough Administrator and himself met with Congressman Kane who presented a check for the conversion of the current Municipal Building into the Police Department. The Mayor wanted to extend his gratitude to the Congressman for the grant money.

OLD BUSINESS

1. Economic Development (NC)

Mayor Carra stated that he would like to establish a Special Improvement District Downtown, similar to that of Somerville and Flemington. This would create an organization that is separate from the Town but would be eligible to get special tax revenues to host events and help businesses within the Borough. There currently is an Economic Development Committee however in the coming weeks that committee may be

dissolved. The Special Improvement District could replace the EDC and may be eligible to get more funding for events beyond the typical \$30,000.00 the EDC would receive. Mayor Carra asked Council to start exploring that with our Attorney and Planner. Councilman Patente would like to get more information about the inner workings of this idea before deciding on the EDC.

NEW BUSINESS

1. Mayoral Appointments – Planning Board & Redevelopment Advisory (NC)
Mayor Carra announced that the Planning Board has a vacancy and will be moving up the first alternate, John Murphy to the unexpired term ending December 31st, 2027. He added that there is also a vacancy on our Redevelopment Advisory Committee for the Planning Board seat which will be given to new Planning Board Chair, Tony Lopresti for the unexpired term ending December 31, 2024. These appointments do not require Council approval.

2. Energy Audit (NC)
Mayor Carra stated that the Borough was approached by a company that would like to conduct an Energy Audit which would require the Borough provide them with our energy bills to see if there are ways we can reduce our costs. Mayor stated he needs to speak with the Borough Attorney further about the legality of this however, with the expansion of real-estate for the Borough, it may be worth looking into reducing our energy costs.

3. Parade Committee Request (JM)
Mayor Carra asked Borough Administrator/Clerk Colvin if he had any information regarding Councilwoman Melitsky’s new business items. Borough Administrator/Clerk Colvin stated that the Parade Committee is requesting funding for the parade this year in the amount of \$12, 500.00 which is half of what they usually request. The Mayor asked if they had any information on how the funding would be used to which there was there was no answer. Councilman Armahizer stated that he had last year's expenses and confirmed that the Parade Committee requested \$25,00.00 last year. Councilman Patente added that the Committee has a new treasurer who would be able to forward a detailed expense report if requested. He also added that he has no objection to the \$12,500.00 request.

On motion by Councilman Patente, seconded by Council President Tozzi, Council moved to approve the \$12,500.00 funding request by the Parade Committee.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

4. Banner Request – St. Ann’s (JM)

Mayor Carra stated that St. Ann's has requested Council's approval to put a banner up advising about their annual Festa.

On motion by Councilman Patente, seconded by Councilman Armahizer, Council moved to approve the hanging of the St. Ann's Festa Banner.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

5. Festa Request – FD and DPW (JM)

Borough Administrator/Clerk Colvin stated that in pervious years the Fire Department hose down the road after the Fest and that the Department of Public Works clean up the garbage after the event.

On motion by Councilman Patente, seconded by Council President Tozzi, Council moved to approve the Fire Department and DPW to clean up after the St. Ann's Festa.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

6. Old York Road Drainage (JB)

Borough Engineer Joseph Brosnan stated there has been an issue with the County regarding an inlet that has been disconnected from the Municipal Stormwater Trunk Line. He is looking for approval from Council to work with the Borough Attorney and the Director of DPW, to get a Right of Entry to allow our DPW to do work on the property both as inspection and then repair. Mr. Brosnan went onto explain they suspect that a pipe has collapsed and Somerset County could not re-connect a pipe they could not find. DPW Director Vince LoMedico would like to get a camera down the manhole and send it down to see the damage and would coordinate with Somerset County to repair it. Councilman Armahizer inquired if the County would be solely responsible for paying for repairs. Mr. Brosnan responded stating that the County is not responsible and that where the pipe has collapsed in on private property however, there could be an easement to it. He added that this is the reason he is requesting the Right of Entry to ensure that the 30inch storm drain can be repaired.

On motion by Councilman Patente, seconded by Council President Tozzi, Council moved to approve the Right of Entry.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzing, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

7. Community Garden (AA)

Councilman Armahizer stated that numerous residents have reached out expressing interest in a Community Garden in town. He added that the Environmental Commission has offered to take the lead on this project. The Councilman added that they would coordinate with the County's DPW regarding location and having a 25 meter by 25-meter section of the Wildflower Preserve that is across from Stop and Shop. The maintenance rights would be on the resident who is assigned the plot, which would be done by lottery. Council President Tozzi brought up a potential issue with the property requested to be used, explaining that after the Driving Range was eliminated, cleanup of the property was not done correctly which could lead to potential safety hazards. Discussion ensued regarding the responsibilities of having a Community Garden in town as well as about other locations that may be better equipped for a Community Garden.

8. Basilone 5K Request (EC)

Borough Administrator/Clerk Colvin stated the John D. Basilone Memorial Foundation has reached out requesting to do a 5K race on September 21st, 10:00 am to noon. Adding they intend to use the same layout as previous years and there is no objection from the Police Department.

On motion by Council President Tozzi, seconded by Councilman Patente, Council moved to approve the Basilone 5K race.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzing, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

9. Shrine Chapel Request (EC)

Borough Administrator/Clerk Colvin stated this is another annual event request for Sunday June 2nd, starting at 12:15 pm, for the Shrine to do their procession. They did get approval from the County for road closures and are requesting our Police Department be present during the procession for safety.

On motion by Councilman Patente, seconded by Councilman Fritzing, Council moved to approve the request for Shrine Chapel.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzing, Patente
Nay: x
Absent: x
Abstain: x
Motion Carried: 5-0

10. Additional Daily Parking (EC)

Borough Administrator/Clerk Colvin stated after months of working with New Jersey Transit, the software company, and our DPW Mr. Colvin is happy to announce the addition of 40 daily spaces; 12 to the back row of the main parking lot and 28 spaces on the East side of Thompson Street before the train tracks.

ORDINANCE – SECOND READING & PUBLIC HEARING

Ordinance No. 2024-07

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, Lot 11.01, in Accordance with N.J.S.A. 40A:12A-1, et seq.

The purpose of this Ordinance is to introduce a Redevelopment Plan for the Raritan Mall property.

On motion by Councilman Armahizer, seconded by Council President Tozzi, Council moved to open Public Hearing on Ordinance No. 2024-07.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzing, Patente
Nay: x
Absent: x
Abstain: x
Motion Carried: 5-0

The Mayor opened Public Comment portion of the meeting for members of the public wishing to speak on Ordinance No. 2024-07.

Roger Copt, 1120 Rt. 202: Mr. Copt stated that the current Master Plan does not support the proposed five story apartment project that the developer has proposed for the Raritan Mall location. He then distributed copies of the Regional Center Plan, the Adendum to the Master Plan. He went on to explain the three options according to the Master Plan: first being keeping it as commercial use, second is allowing for mixed-used, and the third option is residential units however, no more than 55. The developer has offered 20,000 square feet of commercial space which does not conform to the Raritan Master Plan. Mr. Copt went on to ask the Council what benefit would it be for the Borough of Raritan to allow more apartments into the town. Mayor

Carra responded stating the Borough has an obligation from the State of New Jersey to fulfill the Affordable Housing requirements.

William Cunningham, 31 Glaser Avenue: Mr. Cunningham stated that the Raritan Mall location is not currently zoned to support residential use nor is there any requirement from the State's Fairshare Housing decision that this location be used to fulfill Raritan's obligation for affordable housing. He then went on to offer multiple vacant properties that could be used to fulfill the town's Fairshare Housing requirements. Mr. Cunningham added that the current proposal for that location to be raised to one foot above the flood plain and questioned why the developer can't do that and keep it as retail space. Flooding has always been an issue and to have residents living there would not be safe. He asked the Council to take into consideration that if the developer can get the State to approve a plan after raising above the flood plain, why can they not keep it commercial?

Bob Strauss, 56 Vones Lane: Mr. Strauss stated that he would like to relinquish his five-minute time limit to Mr. Copt. Mr. Copt continued that the developer's plan for this property does not conform to the Master Plan. If the developer wanted to have residential, according to the options a two-story building with 55 units would conform. He went onto to state that this project is not in the best interest of the residents of Raritan.

Cathy DeBellis, 17 Doughty Street: Ms. DeBellis wanted to point out that earlier in this meeting there was a discussion about allowing a Community Garden to be established on the property just across the street from the Raritan Mall and the concern was about the contaminated ground. Why is there no concern about contamination for the Raritan Mall location with the potential of allowing for residential housing? Council President Tozzi responded that the Raritan Mall location was capped, and he cannot confirm if the old driving range property had been capped, which is why there is concern. Ms. DeBellis asked who would want to live where there is contamination in the ground or in a location that floods? She made a plea to Council asking them not to adopt the ordinance.

Victor Laggini, 250 Weiss Terrace - Mr. Laggini asked if a traffic study had been conducted for this project. Mayor Carra responded stating that he did not believe that had been done yet however, typically that is not a requirement until the go before the Planning Board. Mr. Laggini the asked if the Borough had conducted a study, to which Councilman Armahizer responded saying that he has seen no such report. He went on to state that he has not seen a study regarding the addition of 600 residents and the effect it potentially could have to the Borough's resources such as Police and Fire. Mr. Laggini then asked if this could affect the rateables for the current residents? Mayor Carra stated that as a part of the redevelopment plan, there is a financial agreement in place which would increase what the Borough receives from that property. Mr. Laggini then inquired about the Borough's affordable housing requirements and if the 250 or more apartments do go in, how does that effect the Borough? The Mayor responded that the Affordable Housing Planner stated that the Borough's fourth round obligation may be less than what the third round obligation was.

Bruce Taggar, 255 Wiess Terrace - Mr. Taggar requests the Council to not vote for the zoning change, the Borough does not need any more apartments.

Cathy inaudible, 806 Linden Street – The resident asked if the project was to go through, where would the parking be for the potential project? Mayor Carra responded explaining that where the Stop and Shop Building is, would be a parking deck. She went on to state that adding all those apartments and people, the parking is not going to work.

Chris Allen, 11 Granetz Place: Mr. Allen stated that he has lived in Raritan for a long time and has experienced multiple floods and the Raritan Mall is not a safe place to allow an apartment complex to be built. When the area floods who will be responsible for the people that will be stranded?

Roger Copt, 1120 Rt. 202: Mr. Copt asked if a developer is to build housing in a flood plain, are they then required to provide off-site parking for that location? Mayor Carra could not confirm if that was a requirement, but the Planning Board could make that requirement. Mr. Copt then asked how this project could affect the flooding issues for residents in the nearby locations such as the Granitz Building?

Cathy DeBellis, 17 Doughty Street: Ms. DeBellis inquired about the developer for the Raritan Mall project; does anyone know where he has completed projects before? Has anyone visited one of his project sites? Can this person fund a project of this magnitude which includes the ground cleanup? Mayor Carra responded stating that the individual is required to provide proof of funds. He also state that the Redevelopment Attorney would be the one inquiring about passed projects done by the developer.

Bonnie Allen, 11 Granetz Place: Ms. Allen asked if any of Council would want to live next to the potential project? She does not want a high-rise building built across the street from her residential home.

William Cunningham, 31 Glaser Avenue: Mr. Cunningham wanted it stated that there is no requirement for Council to approve the zoning change that is presented in the Ordinance. The Raritan Mall is zoned for commercial use and should stay that way. Mr. Cunningham is asking for the Raritan Mall to be redeveloped but kept as commercial to bring amenities into the Borough for the residents.

Councilman Patente asked to address the audience stating that he does not live within the 200-foot radius and therefore does not need to abstain himself. He went on to state that a lot of the concerns that were brought up from the residents, were also his concerns as well. The Councilman continued to state that the current owner is able to do some commercial work in the space. He would suggest redeveloping the Raritan Mall but keeping it zoned as is, commercial. If this ordinance passes and the zoning allows for mixed use residential, the Borough could then be responsible for the Fairshare housing which could then require four-story buildings. He went on to voice his concerns if the Ordinance does pass.

Council President Tozzi added that when the driving range was taken out, he was disappointed with the lack of clean-up for the contaminated land. He continued by stating he was going to use

the mall as a ratio; the Raritan Mall currently pays \$170,000.00 in taxes for the year, when the Mall was fully used, the taxes that were paid to the Borough were \$303,000.00 in a year. If an apartment complex did go in there, in about three years the Borough could potentially be getting \$800,000.00 to \$900,000.00 in a ratable for a year; that is what apartments can do for a town. He went on to state that the Borough needs to be developed however it needs to be developed in a positive way.

Councilman Agrawal stated that he wanted to make it clear that the Borough is under no obligation to approve this ordinance in order to fulfill our obligation with Fairshare Housing. As a newer member of the Council, I have met numerous residents and not one of them has requested more apartments in town. Councilman went to state when you have a builder doing a project in your town, you have a partnership with them. The developer who would like to redevelop this property does not have the trust of the Borough residents.

Councilman Armahizer stated he is against the proposed project at the Raritan Mall. He does not think an apartment complex on top of a landfill in an area that floods frequently is a good idea. He stated he would be voting no and suggests his fellow council members should as well.

On motion by Councilman Patente, seconded by Councilman Armahizer, Council moved to NOT adopt Ordinance No. 2024-07.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

ORDINANCE – INTRODUCTION

Ordinance No. 2024-09

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Chapter 217, Section 4, Garbage and Receptacles; Collection, of the Code of the Borough of Raritan

The purpose of this Ordinance is to amend the existing Code to limit the number of trash containers permitted to be placed at curbside for collection.

On motion by Councilman Fritzinger, seconded by Council President Tozzi, Council moved to Introduce Ordinance No. 2024-09.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente

Nay: x

Absent: x

Abstain: x
Motion Carried: 5-0

Mayor Carra stated that the second reading and public hearing for Ordinance No. 2024-09 is set for May 21, 2024

Ordinance No. 2024-10

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Chapter 82, Vehicles and Traffic.

The purpose of this Ordinance is to amend the existing Code to eliminate overnight parking of commercial vehicles.

On motion by Council President Tozzi, seconded by Councilman Fritzingler, Council moved to Introduce Ordinance No. 2024-10.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzingler, Patente
Nay: x
Absent: x
Abstain: x
Motion Carried: 5-0

Mayor Carra stated that the second reading and public hearing for Ordinance No. 2024-10 is set for May 21, 2024

Ordinance No. 2024-11

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Chapter 82, Vehicles and Traffic

The purpose of this Ordinance is to amend the existing Code to eliminate overnight parking of trailers.

On motion by Council President Tozzi, seconded by Councilman Patente, Council moved to Introduce Ordinance No. 2024-11.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzingler, Patente
Nay: x
Absent: x
Abstain: x
Motion Carried: 5-0

Mayor Carra stated that the second reading and public hearing for Ordinance No. 2024-11 is

set for May 21, 2024

CONSENT AGENDA

(Resolution No. 2024-05-085 through No. 2024-05-092)

Resolution No. 2024-05-085	Appointing Police Captain – Effective June 1
Resolution No. 2024-05-086	Authorizing Execution of Contract – Townwide Tax Revaluation
Resolution No. 2024-05-087	Authorizing Award and Execution – 9 West Somerset Street Construction
Resolution No. 2024-05-088	Authorizing Approval and Execution of Agreement Renewal – CJHRC
Resolution No. 2024-05-089	Authorizing Refund of Erroneous Tax Payment
Resolution No. 2024-05-090	Authorizing Cancellation of Tax Sale Certificate 18-00005 and Subsequent Charges – B 35 L 5.01
Resolution No. 2024-05-091	Authorizing Approval and Execution of Contract – Arterial Streets
Resolution No. 2024-05-092	Supporting State Senate Bill No. 725 – Unlawful Occupancy of Dwellings

Councilman Armahizer asked to pull Resolution No. 2024-05-092 to be voted on separately.

Councilman Agrawal asked to pull Resolution No. 2024-05-088 to be voted on separately.

On a motion by Councilman Patente, seconded by Councilman Fritzinger, Council moved to approve Resolution No. 2024-05-085 through Resolution No. 2024-05-091 - Consent Agenda, excluding Resolution No. 2024-05-088 and 2024-05-092.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente
Nay: x
Absent: x
Abstain: x
Motion Carried: 5-0

Mayor Carra stated that Resolution No. 2024-05-088 is to Provide Affordable Housing Rehabilitation Services relating to the Cardinal Woods Development for this year.

On a motion by Councilman Patente, seconded by Council President Tozzi, Council moved to approve Resolution No. 2024-05-088

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzinger, Patente
Nay: x
Absent: x
Abstain: x
Motion Carried: 5-0

Councilman Armahizer stated that Resolution No. 2024-05-092 is a bill that helps landlords evict squatters. It makes it a fourth-degree crime so the Police are able to remove them from the premises

On a motion by Councilman Fritzingler, seconded by Council President Tozzi, Council moved to approve Resolution No. 2024-05-092.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzingler, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

BILL LIST

Resolution No. 2024-05-093 Approving Bill List

On a motion by Councilman Patente, seconded by Council President Tozzi, Council moved to approve Resolution No. 2024-05-093 - Approving Bill List.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzingler, Patente

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

CERTIFICATION OF FUNDS

1. Axon – Annual Body-Worn Camera Agreement – \$14,551.00
2. D&B Pools – Frelinghuysen Pool Repairs – \$24,250.00

Mayor Carra asked for a motion to approve the Certification of Funds together.

On a motion by Council President Tozzi, seconded by Councilman Fritzingler, Council moved to approve the Certification of Funds - Annual Body-Worn Camera Agreement and Frelinghuysen Pool Repairs.

Recorded Vote

Yea: Tozzi, Agrawal, Armahizer, Fritzingler, Patente

Nay: x

Absent: x

Abstain: 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 Carra opened the second Public Comment portion of the meeting for members of the public wishing to speak.

Roger Copt, 1120 Rt. 202: Mr. Copt stated that the Council members are doing a very good job governing the Borough of Raritan.

Cathy DeBellis, 17 Doughty Street: Ms. DeBellis stated that she wanted to update the Council that Quick Check has filled in some of the small potholes in their parking lot however, the bigger potholes are still there which is dangerous. She also asked for an update on the request for a railing and lighting for the ramp located at the back of the Municipal Building. Mayor Carra stated he would have to follow up with DPW who would be the ones handling the matter. Council President Tozzi stated he has a meeting with the DPW Director later in the week and will contact her with an update then.

Bob Strauss, 56 Vones Lane - Mr. Strauss asked if Council will be informing on any updates regarding the Raritan Mall and their violation. Mayor Carra stated that he has not been given any updates yet but anticipates an update soon.

Mike Pepe, 810 Old York Road - Mr. Pepe wanted to commend Councilwoman Melitsky for all her dedication and service to the Borough of Raritan.

Chris Allen, 11 Granetz Place - Mr. Allen wanted to thank Council for the yes no vote earlier tonight. He went on to suggest the Borough have the same consideration for any of the potential projects that may come into the town.

Cathy (inaudible) – The resident inquired as to what happens when the Borough runs out of space to redevelop? Mayor Carra responded stating it is an obligation however, more information will be released in October, and it doesn't look like we will be forced to redevelop a specific location. The resident then asked if there was anything being done at the State level to evaluate existing low income housing? There are numerous dilapidated buildings in town. The Mayor stated that He is not aware of anything but that the resident could bring her question up to a state representative.

Neither seeing nor hearing any members of the public, the Mayor closed Public comment.

ADJOURNMENT

Mayor Carra entertained for a motion to adjourn the Regular Meeting.

On a motion by Council President Tozzi, seconded by Councilman Fritzing, Council moved to adjourn the Regular Meeting.

Recorded Vote:

All in favor

Motion passed: 5-0

Regular Meeting adjourned at 8:21 p.m.

Kimberly Mathewson
Acting Municipal Clerk

Approved: _____
Eric M. Colvin
Borough Administrator

Date: _____

Next Regular Council Meeting

Tuesday, May 21, 2024
6:30 p.m. – Executive Session
7 p.m. – Regular Session