

**BOROUGH OF RARITAN  
PLANNING BOARD  
MINUTES  
July 24, 2024**

**CALL TO ORDER & FLAG SALUTE**

The meeting was called to order at 6:30 p.m. in the Borough of Raritan Municipal Building. Chairman LoPresti read the Open Public Meetings statement into the record.

**ROLL CALL**

**Present**

Chairman LoPresti  
Councilman Tozzi  
Mayor Carra  
Ms. Carra  
Ms. Windrem

**Also Present**

Matt Flynn, Board Attorney  
Joe Brosnan, Board Engineer/Planner  
Lou Gara, Construction/Zoning Official, Board Secretary

**Absent**

Mr. Cunningham  
Mr. Murphy  
Ms. Debellis  
Mr. Decicco

A brief discussion about language regarding a motion associated with the May Minutes ensued.

**MINUTES**

**Motion** by Ms. Windrem, **seconded** by Mayor Carra to approve the Minutes of **June 26, 2024**, as presented.

**Roll Call:**

**Aye:** Chairman LoPresti, Mayor Carra, Councilman Tozzi, Ms. Carra, Ms. Windrem

**Nay:**

**Abstain:**

**ENGINEERING/PLANNING REPORT**

**Engineering**

Mr. Brosnan advised that a number of issues holding up production on the new municipal building had been addressed and that there were no asbestos concerns. He advised that they had been given the green light to proceed and that completion by July 2025 was anticipated. He provided an update on roadway projects.

**Planning**

Mr. Brosnan provided an update on the Amrutha and Raritan Crossing approvals relative to resolution compliance. He advised that he was waiting for direction from Council on how to proceed with the Agway parcel.

Chairman LoPresti asked about a letter from DiFrancesco. Mr. Gara explained that it was related to a project in a neighboring town which they are required to Notice Raritan about as part of the Regional Center Partnership.

**Jonahtan Baczewski**

**Block 1, Lot 11 (Raritan Borough) and Block 164, Lot 4 (Bridgewater Township) – 21 Vones Lane  
Extension of Minor Subdivision Approval**

The Board Attorney provided an overview of the project/prior relief, explaining that this is the second extension even though the deeds were filed. He advised that they have been working diligently towards pursuit of the approval and that there was nothing on record that would invalidate it. He further advised that he circulated a resolution providing for approval of another extension through September 2024.

**Motion** by Councilman Tozzi, **seconded** by Mayor Carra to approve the extension of prior approval.

**Roll Call:**

**Aye:** Chairman LoPresti, Mayor Carra, Councilman Tozzi, Ms. Carra, Ms. Windrem

**Nay:**

**Abstain:**

**Four Three First Ave., LLC (Completeness Only)**

**Block 89, Lot 6 – 43 First Avenue**

Mr. Brosnan substantiated his recommendation to deem the application conditionally complete. Mr. Flynn advised that he spoke to the applicant's attorney and that they can Notice for the next meeting based upon the completeness determination.

**Motion** by Ms. Carra, **seconded** by Ms. Windrem to deem the application conditionally complete in accordance with the recommendation of the Board Engineer.

**Roll Call:**

**Aye:** Chairman LoPresti, Mayor Carra, Councilman Tozzi, Ms. Carra, Ms. Windrem

**Nay:**

**Abstain:**

**MASTER PLAN CONSISTENCY REVIEW**

**Valley Wellness Hours of Operation**

**Block 41, Lot 2 (405 US Highway 202)**

Chairman LoPresti provided an overview, explaining that Valley Wellness wanted to extend their hours of operation from 8pm to 10pm. Mr. Brosnan explained that this would be consistent with other similar uses in the area. Mr. Flynn explained that he prepared a resolution in advance, finding that this would not be inconsistent with the Master Plan.

**Motion** by Ms. Carra, **seconded** by Councilman Tozzi and adopt a resolution, as presented unanimously carried to find the Ordinance NOT inconsistent with the Master Plan, based on the recommendation of the Board Engineer.

**Roll Call:**

**Aye:** Mayor Carra, Councilman Tozzi, Ms. Carra, Chairman LoPresti, Ms. Windrem

**Nay:**

**Abstain:**

**PUBLIC COMMENT**

**Joyce Fritchie** asked a question about sidewalks. Mr. Gara responded. She asked a question about trucks backing up on the sidewalk. Mr. Gara responded.

**Tom Brown** (18 Elmer Street) asked for clarification on the intended use of the First Avenue property. Mr. Gara explained that their intent was to eliminate the barber shop and add a bedroom to the existing apartment to make it a two bedroom. Mr. Brosnan explained that the architectural plans were not clear, prompting his recommendation to deem it “conditionally” complete, pending testimony. Mr. Flynn explained that the intent is just to expand the multi-family use.

**ADJOURNMENT**

**Motion** by Councilman Tozzi, **seconded** by Ms. Carra and unanimously carried to adjourn at 6:48.

Respectfully submitted,



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Lou Gara, Board Administrator/Secretary

Approved: 8/28/24