

**BOROUGH OF RARITAN
PLANNING BOARD
MINUTES
October 23, 2024**

CALL TO ORDER & FLAG SALUTE

The meeting was called to order at 6:31 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
Mayor Carra
Councilman Tozzi
Mr. Cunningham
Ms. Carra
Ms. Debellis
Mr. Murphy
Mr. Gara
Mr. Jayaraj
Ms. Windrem (arrived late) *

Also Present

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

Absent

Mr. Decicco

MINUTES

Motion by Mr. Cunningham, **seconded** by Mr. Murphy to approve the Minutes of **September 25, 2024**, as presented.

Roll Call:

Aye: Chairman LoPresti, Mr. Cunningham, Mr. Murphy, Mr. Jayaraj, Mr. Gara

Nay:

Abstain: Mayor Carra, Councilman Tozzi, Ms. Carra, Ms. Debellis

***Ms. Windrem arrived at 6:38.**

ENGINEERING/PLANNING REPORT

Engineering

Mr. Brosnan provided an update on the new municipal building and road paving projects (Richard Street drainage improvements, in particular). He also discussed utility improvements by New Jersey American Water (rolling lead service replacement). The Agway Redevelopment project was discussed. Mr. Brosnan advised that it would be discussed at the Redevelopment Advisory Committee the following day.

Planning

Mr. Brosnan provided an update on resolution compliance. He advised that Raritan Crossing was almost done. Mr. Brosnan spoke about Jim Kyle's presentation before Council regarding Raritan's affordable housing obligation. Mr. Flynn discussed timeframes/deadlines for compliance.

Mr. Cunningham asked about LaGrange St. Mr. Brosnan advised that they just received a site plan. Mr. Gara advised that plans were submitted but no formal application had been made yet. Mr. Brosnan advised that he would double check what plans were on file. Mr. Flynn discussed density.

CONSTRUCTION OFFICIAL/ZONING OFFICER REPORT

Mr. Gara asked whether they could move the November meeting up to 11/13. He advised that the wine store on Route 206 was open.

RESOLUTIONS

Four Three First Ave., LLC

Block 89, Lot 6 – 43 First Avenue

Motion by Mr. Murphy, **seconded** by Mr. Cunningham, to approve the resolution, as presented/as discussed by Mr. Flynn.

Roll Call:

Aye: Chairman LoPresti, Mr. Cunningham, Ms. Windrem, Mr. Murphy, Mr. Jayaraj

Nay:

Abstain: Mayor Carra, Councilman Tozzi, Ms. Carra, Ms. Debellis, Mr. Gara

Michael & Elisa Pannia

Block 95, Lot 9 - 18 LaGrange Street

Motion by Mr. Cunningham, **seconded** by Mr. Murphy to approve the resolution, as presented.

Roll Call:

Aye: Chairman LoPresti, Mr. Cunningham, Mr. Murphy, Mr. Jayaraj, Mr. Gara

Nay:

Abstain: Mayor Carra, Councilman Tozzi, Ms. Carra, Ms. Windrem, Ms. Debellis

APPLICATIONS

Gregory Natale

Block 84, Lot 4 (63 Thompson Street)

Use Variance

COMPLETENESS ONLY

Mr. Brosnan recommended that the application be deemed conditionally complete in accordance with his memo.

Motion by Mr. Cunningham, **seconded** by Ms. Windrem and unanimously carried to deem the application conditionally complete by voice vote. Mayor Carra and Councilman Tozzi abstained.

Luis and Ana Mayen

Block 65, Lot 29 (1034 Helene Place)

Bulk Variance

COMPLETENESS ONLY

Mr. Brosnan recommended that the application be deemed conditionally complete in accordance with his memo.

Motion by Mayor Carra, **seconded** by Ms. Windrem and unanimously carried to deem the application conditionally complete by voice vote.

PUBLIC COMMENT

The Chairman opened the floor to questions from the public.


An extensive discussion ensued in response to comments from **Tom Brown** of 18 Elmer Street about the ramifications of the new affordable housing requirements and the Zeus property in particular. Mr. Brosnan suggested that Jim Kyle make a presentation before the Planning Board in addition to the Council. Mr. Cunningham expressed concerns about what he called tremendous challenges facing the Borough. Mr. Brosnan spoke about the Housing Plan Element and the State Plan as they relate to the Affordable Housing requirement.

Joyce Fritchie of Vandever Road thanked Mr. Cunningham and asked whether the Board was concerned/worried about how they would meet the obligation. Mayor Carra advised that the Borough's Affordable Housing Planner seemed confident. Ms. Fritchie commented on the lack of attendance from the public. Mr. Cunningham advised that he attempted to address his concerns with the County and their ability to reduce impacts to the Borough as it relates to traffic from neighboring towns and the ability to address this through the Regional Plan. Mr. Brosnan spoke about the Regional Plan. **Bonnie Allen** expressed concern. A discussion ensued about obligations in other towns due to the State mandate. Mr. Brosnan suggested that there would be a chance to strategize during preparation of the Housing Element and Fair Share Plan (presumably by Jim Kyle). Mr. Cunningham asked whether Mr. Kyle is an advocate for the Town in his role as Affordable Housing Planner. Mr. Brosnan explained that his role is to figure out what is practical and attainable. His credentials were discussed and Mr. Brosnan reiterated that it would be good to have him appear before the Board in addition to Council.

ADJOURNMENT

Motion by Mr. Cunningham, **seconded** by Mayor Carra and unanimously carried to adjourn at 7:33.

Respectfully submitted,



Lou Gara, Board Administrator/Secretary

Approved: 12/18/24