

MINUTES

BOROUGH OF RARITAN SPECIAL MEETING

**TUESDAY, DECEMBER 3, 2024
6 P.M. – REGULAR SESSION**

This Special 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 6:00 p.m. on Tuesday, December 3, 2024.

Mayor Carra announced the Special Meeting of the Governing Body 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 November 27, 2024.

ROLL CALL

Present: Council President Tozzi, Councilman Agrawal (entered 6:02 p.m.), Councilman DiGraziano, Councilman Fritzinger, Councilman Patente
Also Present: Borough Administrator Colvin, Deputy Clerk Cornella, Borough Attorney William Robertson and Borough Engineer Joseph Brosnan
Absent: Acting Borough Clerk Mathewson, Councilman Armahizer

INVOCATION AND FLAG SALUTE

Councilman Patente

EXECUTIVE SESSION

None

MINUTES

None

COMMITTEE & LIAISON REPORTS

None

OLD BUSINESS

1. Christmas Tree Lighting (DT)
Council President Tozzi reminded everyone that this Wednesday, December 4, 2024, is the Raritan Borough Tree-Lighting event from 6 p.m. to 8 p.m. at the Nevius Street Bridge. He also reminded everyone that there will be more bows to decorate at the event.

NEW BUSINESS

1. Leaf Cleaning Program (DF)
Councilman Fritzinger stated that DPW will continue with the leaf cleaning program throughout the rest of the month, if residents have any issues, please reach out to Public Works.

RESOLUTIONS

Resolution No. 2024-12-199

Authorizing Letter and Application – Payment in Lieu of Taxes, Raritan Mall Urban Renewal, LLC.

On motion by Councilman Fritzinger, seconded by Councilman Agrawal, Council moved to Approve Resolution No. 2024-12-199.

Recorded Vote

Yea: Tozzi, DiGraziano, Fritzingler
Nay: Agrawal
Absent: Armahizer
Abstain: Patente
Motion Carried: 3-1

ORDINANCES – SECOND READING & PUBLIC HEARING

None

ORDINANCES – INTRODUCTION

Ordinance No. 2024-26

An Ordinance of the Borough of Raritan, County of Somerset, New Jersey, approving a Financial Agreement for Tax Exemption of Raritan Mall Urban Renewal, LLC. for the Redevelopment of Block 116.01, Lot 11.01 (the “Redevelopment Area”) in Accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE”)

The purpose of this Ordinance is to approve the Financial Agreement for the Redevelopment of the former Raritan Mall.

On motion by Council President Tozzi, seconded by Councilman DiGraziano, Council moved to Introduce Ordinance No. 2024-26.

Recorded Vote

Yea: Tozzi, Agrawal, DiGraziano, Fritzingler
Nay: x
Absent: Armahizer
Abstain: Patente
Motion Carried: 4-0

CONSENT AGENDA

None

BILL LIST

Resolution No. 2024-12-200

Approving Bill List

On a motion by Councilman DiGraziano, seconded by Councilman Agrawal, Council moved to approve Resolution No. 2024-12-200 - Approving Bill List.

Recorded Vote

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

CERTIFICATION OF FUNDS

None

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.

Patrick Dinsmore, 523 Victoria St: Mr. Dinsmore addressed concerns about approved Borough Council Meeting Minutes and Redevelopment Advisory Board Minutes not being published on the Borough's website.

Chris Allen, 11 Granetz Place: Mr. Allen voiced his displeasure with the Raritan Mall property and how Council has been voting on the matter. He also stated that the Raritan Mall was not properly zoned as a warehouse until after the fact. He went on to share a snippet from a DEP report that stated that the Raritan Mall Property is currently unoccupied and will be demolished as part of the future redevelopment plans, the building will remain vacant until demolition, and he stated that with the newly discovered permitted warehousing operation, there is current proof of occupancy.

Michael Pepe, 810 Old York Road: Mr. Pepe wanted to shout out two upcoming events at the Bridgewater Raritan High School, the Radium Girls play will be taking place this Thursday-Saturday at 7 p.m. and winter sports will be starting up, their schedules can be found on the school website.

Joe Brosnan, Borough Engineer: Stated that the State Plan is coming up and the Borough will have to plan something for cross-acceptance, which can be fulfilled by the filing of a certain report. Mr. Brosnan publicly apologized for getting heated at the last Council meeting and went on to clarify how the budget for the new Municipal Building works in conjunction with the contract, and he asked the Body to entertain giving 10 to 15 percent in contingency. A brief conversation ensued between Borough Engineer Brosnan, Mayor, Council and Borough Administrator Colvin including overall cost, change orders, contract law and bids.

Councilman Agrawal: Stated he would like to see a bid process take place for the work that will happen at the current Borough Hall to be redeveloped into the Borough's Police Station.

Mayor Carra confirmed with Borough Administrator Colvin that there is already a conceptual plan in place.

ADJOURNMENT

Mayor Carra asked for a motion to adjourn the Special Meeting.

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

Recorded Vote:

All in favor

Motion passed: 5-0

Special Meeting adjourned at 6:34 p.m.

Alyssa Cornella
Deputy Clerk / Deputy Registrar / Assistant to the Borough Administrator / BOH Representative

Approved: _____
Eric M. Colvin
Borough Administrator

Date: _____

Next Regular Council Meeting

Tuesday, December 17, 2024

6:30 p.m. – Executive Session

7 p.m. – Regular Session