

**BOROUGH OF RARITAN**  
Planning Board Regular Meeting  
**MINUTES**  
February 26, 2025

**CALL TO ORDER & FLAG SALUTE**

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

**OATHS OF OFFICE**

The following members were sworn in by the Board Attorney: Tony LoPresti, Thomas Brown

**ROLL CALL**

**PRESENT:** Chairman LoPresti, Councilman Tozzi, Mr. Cunningham, Ms. Carra, Ms. Windrem, Mr. Murphy, Mr. Brown, Ms. Liptak, Mr. Jayaraj, Mr. Gussman

**ABSENT:** Mayor Carra, Mr. DeCicco

**ALSO PRESENT:** John DeLuca, Esq., Board Attorney; Joseph Brosnan, PE, PP, AICP, Board Engineer&Planner; Lou Gara, Construction Official, Zoning Officer, Board Secretary

**MINUTES**

**Motion** by Mr. Murphy, **seconded** by Ms. Windrem to adopt the Minutes of **January 22, 2025**, as presented.

**ROLL CALL:**

**AYE:** Chairman LoPresti, Councilman Tozzi, Mr. Cunningham, Ms. Carra, Ms. Windrem, Mr. Murphy, Ms. Liptak, Mr. Jayaraj, Mr. Gussman

**NAY:**

**ABSTAIN:** Mr. Brown

Chairman LoPresti advised that he listened to the audio from the January meeting and was therefore eligible to vote.

**APPLICATIONS**

**Joseph Naser (#24-007)**

**57&59 LaGrange Street (Block 93, Lot 1&2)**

**Site Plan**

Mr. Deluca advised that the Naser application would be carried to the March 26<sup>th</sup> meeting due to a Notice deficiency.

**Nicki McGlynn** of 18 Reimer St. suggested that the applicant should have to Notice every resident of Reimer, Elmer and Coddington Streets. The legalities of Public Notice were discussed. The Board concluded to advise the applicant of her request/suggestion which they clarified, could not be imposed on him by the Board.

**ENGINEERING/PLANNING REPORT**

Mr. Brosnan provided a status update on the Richard Street drainage project and construction of the new municipal building. He also spoke about resolution compliance and the Agway Redevelopment Study which he explained, a funding agreement had just been put into place for. Mr. Brosnan provided an overview of the process which he advised will include a Public Hearing before the Board. He advised that the Redevelopment

Advisory Committee had met this morning and that Fifth and First Ave. (expected to be extra dense housing) had been discussed.

### CONSTRUCTION/ZONING OFFICIAL REPORT

Mr. Gara provided updates on the following projects:

- New houses going up on Route 28
- Duplex on Tillman – subject of Board action (almost ready for permits)
- New coffee shop on Main Street
- Possible “Cat Café” also on Main Street
- Rebuilding of Francesca (no change in footprint; restaurant use on first floor to continue)

Mr. Gara responded to questions from the Board about the nature of the use (Cat Café) and commented on the quality of the construction at the new coffee shop.

### RESOLUTIONS

**Gregory Natale (#24-005)**

**63 Thompson St. (Block 84, Lot 4)**

**Use Variance**

**Motion** by Ms. Carra, **seconded** by Mr. Murphy and unanimously carried to approve the application with conditions as enumerated by the Board Attorney.

### ROLL CALL:

**AYE:** Chairman LoPresti, Mr. Cunningham, Ms. Carra, Ms. Windrem, Mr. Murphy, Ms. Liptak, Mr. Jayaraj, Mr. Gussman

**NAY:**

**ABSTAIN:** Councilman Tozzi, Mr. Brown

### PUBLIC COMMENT

Chairman LoPresti opened the floor to public comment. There was none.

### ADJOURNMENT

**Motion** by Mr. Cunningham, **seconded** by Councilman Tozzi and unanimously carried to adjourn at 6:47.

Respectfully submitted,



Lou Gara  
Board Administrator/Secretary

Approved: 3/26/25