

BOROUGH OF RARITAN
Planning Board Regular Meeting
MINUTES
May 28, 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.

ROLL CALL

PRESENT: Chairman LoPresti, Mayor Carra, Councilman Tozzi, Mr. Cunningham, Ms. Carra, Mr. Murphy, Mr. Brown, Ms. Liptak, Mr. Jayaraj, Mr. Gussman
ABSENT: Ms. Windrem, Mr. DeCicco
ALSO PRESENT: Matt Flynn, Esq., Board Attorney; Lou Gara, Construction Official, Zoning Officer, Board Secretary

MINUTES

Motion by Mr. Jayaraj, seconded by Mr. Cunningham to adopt the Minutes of **March 26, 2025**, as presented.

ROLL CALL:

AYE: Chairman LoPresti, Councilman Tozzi, Mr. Cunningham, Mr. Murphy, Mr. Jayaraj, Mr. Gussman
NAY:
ABSTAIN: Mayor Carra, Ms. Carra, Ms. Liptak, Mr. Brown

Motion by Councilman Tozzi, seconded by Ms. Liptak to adopt the Minutes of **April 23, 2025**, as presented.

ROLL CALL:

AYE: Chairman LoPresti, Councilman Tozzi, Mr. Cunningham, Mr. Murphy, Ms. Liptak, Mr. Jayaraj, Mr. Gussman
NAY:
ABSTAIN: Mayor Carra, Ms. Carra, Mr. Brown

ENGINEERING/PLANNING REPORT

CONSTRUCTION/ZONING OFFICIAL REPORT

Mr. Gara provided updates on the following projects:

- "Cat Café" - received permit applications
- Pizzawallas - permits are still pending, waiting on required information from the applicant

Mr. Gara informed the board of a subcommittee established by the redevelopment committee to review the current zoning ordinance throughout the Borough and make recommendations for changes that will be presented to the redevelopment committee and the planning board. Proposed changes will require a

recommendation from the planning board to the Mayor and Council who will ultimately decide to include any changes in the land use ordinance.

APPLICATIONS

RESOLUTIONS

Laura Munoz Galindo Use Variance 24-008
80 East Somerset St.
Block 111 Lot 12

Motion by Mr. Cunningham, seconded by Ms. Carra to adopt the resolution as presented.

ROLL CALL:

AYE: Chairman LoPresti, Mr. Cunningham, Ms. Carra, Mr. Murphy, Mr. Brown, Mr. Jayaraj, Mr. Gussman

NAY:

ABSTAIN: Mayor Carra, Councilman Tozzi, Ms. Liptak

Digraziano Minor Subdivision 22-009 Extension to file deeds
Block 36 Lot 5
55 Quick Ave

Motion by Mr. Cunningham, seconded by Councilman Tozzi to adopt the resolution as presented.

ROLL CALL:

AYE: Chairman LoPresti, Mayor Carra, Councilman Tozzi, Mr. Cunningham, Ms. Carra, Mr. Murphy, Mr. Brown, Mr. Jayaraj, Mr. Gussman

NAY:

ABSTAIN: Ms. Liptak

Joseph Naser Preliminary Site Plan 24-007
57&59 Lagrange St.
Block 93 Lots 1&2

Motion by Mr. Murphy, seconded by Chairman LoPresti to adopt the resolution as presented.

ROLL CALL:

AYE: Chairman LoPresti, Mr. Cunningham, Mr. Murphy, Mr. Jayaraj, Mr. Gussman

NAY: Councilman Tozzi

ABSTAIN: Mayor Carra, Ms. Carra, Ms. Liptak, Mr. Brown

PUBLIC COMMENT

Chairman LoPresti opened the floor to public comment. Jill Brown of Elmer St. expressed concerns with the proposed Naser development. Sheila Slovin of Lagrange St. asked about the proposed work in the right of way on the Naser development.

ADJOURNMENT

Motion by Mr. Cunningham, **seconded** by Mayor Carra and unanimously carried to adjourn at 7:13.

Respectfully submitted,



Lou Gara
Board Administrator/Secretary

Approved: ___/___/___