

BOROUGH OF RARITAN
Planning Board Regular Meeting
MINUTES
October 22, 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, Ms. Windrem, Mr. Murphy, Ms. Liptak, Mr. Brown, Mr. Jayaraj, Mr. Gussman

ABSENT:

ALSO PRESENT: Chris Sobieski, Esq., Acting Board Attorney; Joseph Brosnan, Engineer/Planner, Lou Gara, Construction Official, Zoning Officer, Board Secretary

MINUTES

Motion by Mr. Murphy, seconded by Mr. Cunningham to adopt the Minutes of September 24, 2025, as presented.

ROLL CALL:

AYE: Chairman LoPresti, Mr. Cunningham, Ms. Carra, Ms. Windrem, Mr. Murphy, Ms. Liptak, Mr. Brown

NAY:

ABSTAIN: Mayor Carra, Councilman Tozzi, Mr. Jayaraj, Mr. Gussman

ENGINEERING/PLANNING REPORT

Mr. Brosnan informed the board about the progress at the Richard St. drainage project, early next year pavement to proceed. Status of pending AINR studies. Future paving projects. The new Borough Municipal building is nearing completion. 21 Orlando Dr project site work summary.

CONSTRUCTION/ZONING OFFICIAL REPORT Mr. Gara advised on the status of the activities at the Catceterra, Johnson and Johnson, 21 Orlando Dr., and the former Michael's Inn sites.

RESOLUTIONS

Adoption of the IAAT LLC resolution is being moved to the special meeting on November 5, 2025

APPLICATIONS/HEARINGS

**Anthony and Amanda Pellechia
1009 Helene Place
Block 71 Lot 1
Bulk variances for an addition**

Mr. Pellechia provided a summary of the application and the need to build an addition for his Mother who needs assistance due to a medical condition. Mr. Brosnan and Mr. Sobieski discussed the variances required, most of which are existing conditions. Discussion proceeded regarding the location of the shed, parking, impervious coverage and storm water mitigation. There were no questions or comments from the public. Mr. Sobieski discussed the requested variances and proposed conditions.

Motion by Mayor Carra, seconded by Ms. Windrem to approve the application with conditions.

ROLL CALL:

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

NAY:

ABSTAIN:

MISCELANEOUS

PUBLIC COMMENT

Chairman LoPresti opened the floor to public comment;
Mr. Patente commended the board regarding the Pellechia application and discussed the fees for filing a residential versus commercial application to the planning board.

ADJOURNMENT

Motion by Ms. Carra, **seconded** by Mr. Cunningham and unanimously carried to adjourn at 7:32.

Respectfully submitted,



Lou Gara
Board Administrator/Secretary

Approved: 12/3/2025