

BOROUGH OF RARITAN
Planning Board Special Meeting
MINUTES
November 5, 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, Mr. Brown, Mr. Gussman

ABSENT:

Ms. Liptak, Mr. Jayaraj

ALSO PRESENT:

Matt Flynn, Board Attorney; Lou Gara,
Construction Official, Zoning Officer, Board Secretary

MINUTES

ENGINEERING/PLANNING REPORT

CONSTRUCTION/ZONING OFFICIAL REPORT

RESOLUTIONS

IAAT Services LLC, 25-002 Site Plan with Variances
605 US Highway 202
Block 34 Lot's 8 & 8.01

Motion by Mr. Cunningham, seconded by Mr. Brown to approve the resolution of denial

ROLL CALL:

AYE:

Mr. Cunningham, Ms. Carra, Ms. Windrem, Mr. Murphy, Mr. Brown,

NAY:

ABSTAIN:

APPLICATIONS/HEARINGS

Raritan Mall 25-005 Site Plan (completeness determination)
Block 116.01 Lot 11.01
166 Orlando Dr.

Motion by Ms. Windrem, seconded by Ms. Carra to deem the application conditionally complete

ROLL CALL:

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

NAY:

ABSTAIN: Mr. Cunningham

Ordinance Review 2025-18 Update to ordinance for outdoor advertising

Mr. Flynn advised that the planning board is to offer recommendations on the draft ordinance or accept the ordinance as drafted. The board deliberated and made recommendations for changes to the draft ordinance.

PUBLIC COMMENT

Chairman LoPresti opened the floor to public comment; Chris Allen, Granetz PI requested clarification on why the Borough is considering a billboard ordinance. Matt Flynn replied. Michael Patente, Glaser Ave recommended a 500 feet distance requirement for billboards from residential uses. Unnamed resident asked about the documents submitted for the Raritan Mall application and the response is that this can be discussed at the hearing.

MISCELANEOUS

Mayor Carra provided an update on the new Municipal Building and suggested that the planning board consider filming the meetings held at the new building.

ADJOURNMENT

Motion by Mr. Cunningham, **seconded** by Mayor Carra and unanimously carried to adjourn at 7:07.

Respectfully submitted,



Lou Gara
Board Administrator/Secretary

Approved: 12/3/2025