

BOROUGH OF RARITAN
Planning Board Regular Meeting
MINUTES
December 3, 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. Chairman LoPresti called for a moment of silence for Michael DeCicco.

ROLL CALL

PRESENT: Chairman LoPresti, Councilman Tozzi, Mr. Cunningham, Ms. Carra, Ms. Windrem, Mr. Murphy, Ms. Liptak, Mr. Brown, Mr. Jayaraj, Mr. Gussman
ABSENT: Mayor Carra,
ALSO PRESENT: John DeLuca, Esq., Board Attorney; Joseph Brosnan, Engineer/Planner, Lou Gara, Construction Official, Zoning Officer, Board Secretary

MINUTES

Motion by Mr. Cunningham, seconded by Mr. Brown to adopt the Minutes of October 22, 2025 as presented.

ROLL CALL:

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

Motion by Mr. Murphy, seconded by Ms. Windrem to adopt the Minutes of November 5, 2025 as presented.

ROLL CALL:

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

ENGINEERING/PLANNING REPORT

Mr. Brosnan informed the board about the progress at the New Municipal Building and stated the renovations came out very nice and announced a ribbon cutting has been planned for January 6, 2026.

CONSTRUCTION/ZONING OFFICIAL REPORT Mr. Gara advised that a new Italian Deli is planned for a location on Somerset St. previously occupied by a market next door to the old pharmacy at the corner of Doughty St.

RESOLUTIONS

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

Motion by Mr. Brown, seconded by Ms. Carra to adopt the resolution

ROLL CALL:

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

NAY:

ABSTAIN:

APPLICATIONS/HEARINGS

Lagrange St. (Completeness Only)

The board and Mr. Deluca discussed the process of a completeness determination versus a public hearing on the application. Public comment by Ms. Jill Brown was discussed by Mr. Deluca, Mr. Brosnan, and board members.

Recused: Mr. Brown, Ms. Carra

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

ROLL CALL:

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

NAY: Councilman Tozzi

ABSTAIN:

Mayor Carra joined the meeting at 6:55

Area In Need of Redevelopment Determination (AINR)

11 Fifth St. Corner of First Ave

Block 54 Lot 1

Mr. Brosnan discussed the process of designating an area in need of redevelopment and went through the report stating that the site meets several of the statutory criteria for a AINR determination.

Public comment: Patrick Dinsmore asked about a previous developer. Jenny (would not provide last name or address) expressed her opinion on the determination and asked if anyone on the board needs to recuse themselves on the Busky Lane determination.

Motion by Councilman Tozzi, seconded by Ms. Carra to approve the designation of an area in need or redevelopment

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:

Area In Need Of Redevelopment Determination (AINR)

**Busky Lane
Block 116.01, Lot 26**

Mr. Brosnan discussed the report and stated the site meets the criteria for an area in need of redevelopment. Mr. Cunningham recused himself from the hearing. Mr. Brosnan discussed the fourth-round affordable housing plan. Mr. Brown asked about the environmental concerns and Mr. Brosnan responded. Mr. Murphy asked about the flood hazard area and Mr. Brosnan and Mr. Deluca responded. The board members discussed the history and ownership of the site, the non-condemnation designation, the fourth-round affordable housing plan, contamination, and the flood hazard area.

Public comment:

Jenny (No last name and address provided) referenced Mr. Kyle’s affordable housing plan presentation and feels this site should not be designated as an AINR, Mr. Brosnan and Mr. Deluca commented.

Roger Copt, Route 202 questioned the current zoning and Mr. Brosnan responded R-3. Bob Strauss, 56 Vones Lane stated this is all about money and his concerns with the flooding and the developments in other towns. Mike Patente, Glaser Ave asked where is the common sense here and with the flooding concerns the site should not be developed. Patrick Dinsmore, Victoria St, stated there was playground equipment on the property and asked when it had been removed: Mr. Dinsmore questioned the ownership and why it transferred from the Borough of Raritan in 2013.

Motion by Councilman Tozzi, seconded by Ms. Carra to approve the designation as an area in need of redevelopment

ROLL CALL:

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

MISCELLANEOUS

PUBLIC COMMENT

Chairman LoPresti opened the floor to public comment, there being none, public comment was closed.

ADJOURNMENT

Motion by Councilman Tozzi, **seconded** by Mayor Carra and unanimously carried to adjourn at 8:22.

Respectfully submitted,



Lou Gara
Board Administrator/Secretary

Approved: 1/28/26