

MINUTES

BOROUGH OF RARITAN **REGULAR MEETING**

TUESDAY, FEBRUARY 3, 2026
6:30 P.M. – EXECUTIVE SESSION
7 P.M. – REGULAR SESSION

This Regular Meeting of the Governing Body of the Borough of Raritan was called to order by Mayor Tozzi in the Meeting Room of the Raritan Municipal Building, 9 West Somerset Street, Raritan, NJ 08869 at 6:30 p.m. on Tuesday, February 3, 2026.

Council President Tozzi announced the Regular Meeting of the Governing Body was called pursuant to applicable portions of the Open Public Meetings Act. Adequate Notice of this Regular Meeting was posted in Borough Hall, on the Borough website and communicated to *The Courier News*, *The Star Ledger* and *The Breeze* on January 9, 2026.

ROLL CALL

Present: Council President Fritzingler, Councilman Agrawal, Councilman DiGraziano, Councilman Giraldi, Councilman Harwood

Also Present: Borough Administrator Colvin, Acting Borough Clerk Mathewson, Borough Attorney Richard Wenner, and Borough Engineer Brosnan

Absent:

INVOCATION AND FLAG SALUTE

Councilman DiGraziano

EXECUTIVE SESSION

Resolution No. 2026-02-034

Entering Executive Session

1. Personnel
Administration, Finance
2. Attorney Client
Affordable Housing

On motion by Council President Fritzingler, seconded by Councilman Giraldi, Council moved to Approve Resolution No. 2026-02-034.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

Council convened in Executive Session at 6:32 p.m.

EXECUTIVE SESSION ADJOURNMENT

Council moved to reconvene in Regular Session unanimously.

On motion by Council President Fritzingler, seconded by Councilman Harwood, Council exited Executive Session and resumed Regular Session at 7:00 p.m.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

Mayor Tozzi announced that Ordinance 2026-04 will be removed from the agenda as it needs to be edited and then brought back to Council.

On motion by Councilman Harwood, seconded by Council President Fritzingler, Council Approved Removing Ordinance 2026-04 from the Agenda.

APPOINTMENT OF COUNCIL MEMBER & OATH OF OFFICE

Mayor Tozzi asked for a nomination from Council to fill the vacant Council seat.

On motion by Councilman DiGraziano, seconded by Councilman Harwood, Council moved to Appoint Jacob Martinez to the vacant Council seat.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: x

Motion Carried: 5-0

Mayor Tozzi administered the Oath of Office to the newly appointed Councilman Martinez.

PRESENTATION – PINOYS OF TODAY

The Downtown Raritan - Filipino Street Fair was presented as a cultural community event organized by Pinoys of Today to celebrate Filipino heritage in the downtown area. The event is intended to be in October from 12-6 p.m., featuring food, entertainment, and local vendors, while promoting community engagement, supporting small businesses, and attracting visitors to Downtown Raritan.

PRESENTATION – AGWAY REDEVELOPMENT

Borough Engineer Joseph Brosnan

Mr. Brosnan clarified that the agenda item is the introduction of the Agway redevelopment plan, not a final project approval. He emphasized that the borough must meet a state-mandated affordable housing obligation, requiring capacity for 99 affordable units, which translates to roughly 500 total new housing units. The Agway site has long been a key component of this plan, discussed since April 2024. The proposal involves a 75-unit, four-story apartment building with commercial space, located near the train station where higher density is considered

appropriate. He explained that the current vote is only about zoning for the redevelopment area, not approval of the final development. The actual project will still require planning board review, including detailed studies on parking, community impact, utilities, and stormwater. Mr. Brosnan noted that a previous version of the plan was rejected in December, prompting revisions. Changes include a slight height reduction (3 feet) and added design restrictions along Thompson Street and the railroad to reduce visual impact. He acknowledged that many public concerns relate to the master plan, which will be addressed separately by the planning board. He stressed that technical and design details—such as traffic, infrastructure, and environmental impacts—are handled during the site plan review process, not within the ordinance itself. Overall, Mr. Brosnan framed the proposal as part of a long-term, necessary effort to meet housing requirements, while emphasizing that further review and public input will occur before any final approval.

Councilman Agrawal questioned discrepancies in the Agway redevelopment plan, noting the affordable housing plan referenced 60 units and a three-story building, while the current proposal reflects 75 units and four stories. He also raised concerns about lack of neighborhood input. Mr. Brosnan stated he had limited involvement in the affordable housing plan and was not aware of the 60-unit figure, maintaining that the project had been 75 units from the outset. He noted that earlier concepts may have varied during advisory committee discussions.

PUBLIC COMMENT (AGENDA ITEMS ONLY)

(In accordance with Section 29-1 of the Code of the Borough of Raritan, there shall be a five-minute limit per speaker)

Jim Werner, 406 Victoria St – Mr. Werner pointed out an error in the January 6th meeting minutes and just wanted to point it out so it could be corrected.

Roger Copt, 1120 Rt 202 – Mr. Copt questioned why the Agway property was rezoned from commercial to mixed-use, arguing that commercial zoning would have avoided affordable housing requirements. He then asked who approved the change and what benefits it provides to residents. Mr. Copt suggested a compromise of commercial space on the ground floor with two to three stories of residential above, stating that would better fit the neighborhood. He continued to express concern that the current four-story plan favors the developer over residents and also raised a potential conflict of interest regarding a borough official's proximity to the site.

Michael Patente, 30 Glaser Ave – Mr. Patente stated that during a prior executive session, it was confirmed that the Agway property was planned for 60 units and questioned why the current proposal still reflects four stories despite previous council concerns about height. He also raised concerns about limited resident input, minimal changes to the plan, and lack of transparency, suggesting that committee meetings should be recorded and more accessible. Additionally, Mr. Patente criticized the borough's rules of order, arguing that the mayor has too much control over the agenda and that council members should be able to independently add items. He questioned whether the previously discussed revisions to the rules would be implemented.

Sam Timms, 1 LaGrange St – Mr. Timms spoke in support of redeveloping the Agway site but opposed the current plan, stating it is largely unchanged from the version previously rejected, with only a minimal three-foot reduction. He argued the proposal does not align with the borough's master plan, raising concerns about building height, loss of trees and green space, increased traffic, flooding risks, lack of supporting studies, and negative impacts on nearby residents. He also highlighted potential strain on schools and infrastructure, particularly in an

already overburdened community. Mr. Timms emphasized that the council has a duty to act in the public's best interest and should not defer key decisions to the planning board or developer. He urged the council to vote no or table the proposal, seek additional public input, and pursue a revised plan with reduced density and height that better fits the neighborhood.

Kathy Kolvites, 63 Vones Ln – Ms. Kolvites raised concerns about the proposed Agway redevelopment, focusing on common issues with multi-family housing such as smoke transfer between units, insufficient parking, and noise between residences. She also noted additional site-specific concerns including train-related odors, fumes, and noise, referencing existing complaints from nearby residents. Ms. Kolvites suggested alternatives for the site, including senior housing or condos instead of apartments, with a preference for low-income condos and priority for local residents. She also expressed support for lower-density development, stating that two-story buildings would better match the character of the community compared to larger apartment-style structures.

Resident JennieRose – Resident JennieRose, spoke against the proposed Agway redevelopment, emphasizing that Raritan is already significantly built out and has experienced steady population growth compared to surrounding areas. She argued that existing planning documents, including the master plan and fair share housing obligations, already guide development and must be followed, stating that some prior plans and recommendations have not been fully implemented. She expressed concern that approving the current proposal would ignore prior studies related to parking, traffic, and pedestrian infrastructure, and noted ongoing issues with insufficient parking and transportation planning. Ms. JennieRose also criticized delays in implementing prior infrastructure commitments, such as sidewalk and pedestrian improvements near the train station, and suggested that the planning board should focus on completing previously approved improvements before considering new development. She concluded that the borough has already met its affordable housing opportunity requirements through zoning and argued that the council should not approve additional development without more feasibility analysis and alternatives, stating that doing so would reduce the borough's control over future planning decisions.

Patrick Dinsmore, 523 Victoria St – Mr. Dinsmore offered suggestions for improving the redevelopment process. He stated that redevelopment advisory committee meetings are currently held during daytime hours, making it difficult for residents to attend, and recommended scheduling future meetings in the evening to improve public participation. He also suggested that future redevelopment discussions include presentations directly from the architect, engineer, and developer so the public can better understand the proposed plans and provide meaningful feedback. He noted that prior in-person presentations were more productive because they allowed for direct questions and plan adjustments. Lastly, he congratulated Councilman Martinez on his appointment to Council.

MINUTES

1. January 13, 2026 – Regular Meeting

On motion by Council President Fritzinger, seconded by Councilman Giraldi, Council moved to Approve the January 13, 2026 Regular Meeting Minutes.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x
Abstain: Martinez
Motion Carried: 5-0-1

COUNCIL COMMITTEE & LIAISON REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

1. JFK Annual Clean Communities Assembly (EC)

Administrator Colvin stated a request was made for the governing body to approve continued use of Clean Communities grant funds to support JFK School's annual cultural arts assembly, titled "The Amazing World of Turtles." The program is an educational presentation focused on environmental awareness, conservation, and wildlife education, and is part of the school's ongoing efforts to engage students in environmental stewardship.

On motion by Councilman DiGraziano, seconded by Councilman Harwood, Council moved to Approve the JFK Clean Communities Assembly.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

2. Proud To Be An American Day (KD)

Councilman DiGraziano for Council to allow the Proud to Be American Day event to use the Washington School site again this year on May 21st, 2026. Adding what a great success last year's event was.

On motion by Councilman DiGraziano, seconded by Councilman Giraldi, Council moved to Approve the use of Washington School site for Proud to be American Day.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

3. Appointment to Membership – Environmental Commission – Ben Harris (DT)

Mayor Tozzi stated that Mr. Harris will be moving from an alternate position on the Environmental Commission to a full member.

On motion by Councilman Harwood, seconded by Councilman Agrawal, Council moved to Approve Ben Harris as a full member of the Environmental Commission.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

ORDINANCES – SECOND READING & PUBLIC HEARING

None

ORDINANCES – INTRODUCTION

Ordinance No. 2026-02

An Ordinance Amending the Borough Code to eliminate turning restrictions on the Tillman Side of First Avenue

The purpose of this Ordinance is to allow turns from Tillman Street onto First Avenue

On motion by Councilman Agrawal, seconded by Councilman DiGraziano, Council moved to Introduce Ordinance No. 2026-02.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

Ordinance No. 2026-03

An Ordinance Amending the Land Use and Development Ordinance of the Borough of Raritan to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough's Affordable Housing Obligations

The purpose of this Ordinance is to update Raritan's affordable housing rules to comply with state law and the Fair Housing Act. It puts into effect the Borough's court-approved plan for meeting its affordable housing obligations and sets standards to ensure affordable units are properly built, fairly distributed, and remain affordable over the long term.

On motion by Council President Fritzingler, seconded by Councilman DiGraziano, Council moved to Introduce Ordinance No. 2026-03.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

Ordinance No. 2026-04

An Ordinance Amending the Land Use and Development Ordinance of the Borough of Raritan to address the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) and the Affordable Housing Rules at N.J.A.C. 5:99 Regarding Compliance with the Borough's Affordable Housing Obligations

The purpose of this Ordinance is to update Raritan's rules for collecting development fees from new construction to help fund affordable housing. It sets the fee amounts, exemptions, and requirements for collecting, managing, and using the money in compliance with state law.

Mayor Tozzi reiterated that Ordinance No. 2026-04 was removed from the agenda earlier in the meeting as it needs to be edited and then brought back to Council.

Mayor Tozzi Recused himself and Council President Fritzinger then took over the meeting.

Ordinance No. 2026-05

An Ordinance of the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey, Adopting a Redevelopment Plan for an Area In Need Of Redevelopment known as Block 61, Lot 3.01 as shown on the tax map of the Borough of Raritan as a Non-Condensation Area In Need Of Redevelopment Under the New Jersey Local Redevelopment And Housing Law (N.J.S.A. 40a:12a-1 Et Seq.)

The purpose of this ordinance is to formalize a redevelopment plan for the former Agway.

Prior to his vote, Councilman Agarwal stated that he supports redevelopment of the Agway site due to its strategic location near the train station but opposes the current proposal. He expressed concern that a four-story building is out of character with the surrounding one- to two-story neighborhood and would negatively impact residents' quality of life. He also highlighted issues with significantly reduced setbacks, noting that front setbacks would decrease from 25 feet to 5 feet and rear setbacks from 35 feet to 10 feet, which could affect neighboring properties.

Additionally, he raised concerns about increased traffic and density, pointing out that adding 75 units to an area with approximately 50 existing homes would create congestion and related challenges. Based on these concerns, Councilman Agrawal stated he would vote no on the plan in its current form, unless revisions are made.

On motion by Councilman DiGraziano, seconded by Councilman Giraldi, Council moved to Introduce Ordinance No. 2026-05.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood

Nay: Agrawal

Absent: x

Abstain: Martinez

Motion Carried: 4-1-1

Mayor Tozzi returned to the dais and continued the meeting.

ORDINANCES – TABLED

Ordinance No. 2026-01

An Ordinance Amending Chapter 7, Borough Municipal Building, of the Code of the Borough of Raritan

The purpose of this Ordinance is to update the building usage rules and regulations for the Borough Municipal Building

On motion by Councilman Harwood, seconded by Councilman Agrawal, Council moved to Un-
table Ordinance No. 2026-01.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

Councilman Agrawal explained that the ordinance was previously tabled due to concerns about restrictions on council members' ability to use conference rooms to meet with residents. He felt elected officials should have broader access to municipal spaces, given they are funded by taxpayers. He acknowledged that while the revised ordinance is not perfect, it represents a step in the right direction, especially as the new building's technology is still being finalized. He expressed hope that the council chambers and facilities will be used more broadly in the future, including for meetings that can be broadcast. He also supported increased use of the community room, noting it is now formally available for residents and community groups, and encouraged greater public awareness and use of the space.

On motion by Councilman Harwood, seconded by Councilman Agrawal, Council moved to Introduce Ordinance No. 2026-01.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

CONSENT AGENDA

(Resolution No. 2026-02-035 through No.2026-02-038)

Resolution No. 2026-02-035	Adopting 2026 Temporary Budget
Resolution No. 2026-02-036	Approving Tower/Wrecker Licenses – 2026
Resolution No. 2026-02-037	Authorizing the Execution of a Mediation Agreement with Fair Share Housing Center
Resolution No. 2026-02-038	Authorizing Release of Escrow – Block 98, Lot 10

Mayor Tozzi asked for a motion to Approve Resolution No. 2026-02-035 through Resolution No. 2026-02-038 – Consent Agenda.

On motion by Councilman Giraldi, seconded by Councilman Agrawal, Council moved to Approve Resolution No. 2026-02-035 through Resolution No. 2026-02-038 – Consent Agenda.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

BILL LIST

Resolution No. 2026-02-039 Approving Bill List

Mayor Tozzi asked for a motion to Approve Resolution No. 2026-02-039 – Approving Bills List.

On motion by Councilman Giraldi, seconded by Councilman Agrawal, Council moved to Approve Resolution No. 2026-02-039 – Approving Bills List.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

CERTIFICATION OF FUNDS

1. Michels & Waldron Associates, LLC – Architectural Services 9 West Somerset – \$10,140.00.
2. Professional Property Appraisers – 2026 Revaluation Start Up – \$19,523.00.
3. Property Improvements of New Brunswick, LLC – 7 Codington St Improvements – \$20,000.00.

Mayor Tozzi asked for a motion to Approve the Certification of Funds.

On motion by Councilman Harwood, seconded by Councilman Agrawal, Council moved to Approve the Certification of Funds – Architectural Services 9 West Somerset, 2026 Revaluation Start Up, and 7 Codington St Improvements.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood

Nay: x

Absent: x

Abstain: Martinez

Motion Carried: 5-0-1

PUBLIC COMMENT

(In accordance with Section 29-1 of the Code of the Borough of Raritan, there shall be a five-minute limit per speaker)

Mayor Tozzi asked Acting Clerk Mathewson to read a letter submitted by Linda Harwood. Ms. Harwood was requesting the council consider adopting an ordinance to prohibit ICE-related activities, including detention facilities, within the borough. She stated that such legislation would help protect residents from potential harm and demonstrate the borough's commitment to the well-being of all community members. She urged the council to address the issue compassionately and without political division, emphasizing the importance of taking action.

Erica Patente Landesberg, 21 Meehan Ave – Ms. Landesberg raised concerns about meeting procedures and follow-up on prior items, noting that promised updates—such as the rules of order presentation and Verizon issue—have not been addressed under old business. She expressed strong opposition to the recently passed ordinance, citing concern that council members had not reviewed key public documents before voting. She also criticized the process as premature and lacking transparency, stating it limited meaningful public input and shifted responsibility to the planning board. Ms. Landesberg urged council members, particularly the newest member, to exercise independent judgment and prioritize the interests of residents in future decisions.

JoAnn Liptak, 2 W. Somerset St – Ms. Liptak raised concerns about the poor condition of roads and sidewalks following a recent snowstorm, stating that areas are unsafe and difficult to navigate for both pedestrians and vehicles. She noted issues including uncleared main streets, blocked intersections, buried fire hydrants, and snow obstructing businesses, which she said negatively impacts public safety and local businesses. She urged the borough to improve snow removal practices, particularly clearing corners, crosswalks, and business areas to ensure accessibility and safety.

Jim Werner, 406 Victoria St – Mr. Werner stated that he drove through Somerville and noticed they were taking the snow away using dump trucks and suggested Raritan look into something similar given the recent amounts of snow.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey clarified that the council's recent action on Ordinance No. 2026-05 was only the introduction of the ordinance, not approval of the redevelopment plan, and explained that a second reading and public hearing will follow, where

residents can provide further input. He also expressed strong opposition to the presence of ICE activities in the borough, voicing concerns about their impact on the community. He encouraged measures to limit ICE presence and emphasized the importance of public awareness and involvement in such matters.

Sam Timms, 1 LaGrange St – Mr. Timms acknowledged the council’s vote did not align with his position but urged continued public involvement to influence and improve the project moving forward. He emphasized the need for greater transparency, including presentations from developers and professionals during the process. He questioned why some council members’ prior positions on the property appeared to have changed and raised concerns about whether borough professionals are acting in the best interest of residents. He also criticized the handling of resident-submitted information, stating it undermines trust in the process. Mr. Timms called for more open discussion and explanation from council members regarding their votes, stressing the importance of informed decision-making and accountability. He concluded by expressing disappointment in the meeting and urging better collaboration and communication moving forward.

Roger Copt, 1120 Rt 202 – Mr. Copt criticized prior council actions that rezoned the Agway property to mixed-use. He raised serious concerns about flooding risks, stating that recent high-water levels indicate potential danger to future residents and emergency responders. He argued that, beyond legal considerations, the situation presents a moral issue for the planning board if development proceeds in a flood-prone area. He also expressed frustration with local leadership and urged greater public turnout and engagement at future meetings.

Jim Wilson, 803 Columbus Ave – Mr. Wilson requested follow-up on a prior commitment to provide information on the town’s financial standing, asking if that update would be given. He also raised concerns about the property reassessment process, noting confusion about individuals knocking on doors and whether they are officially affiliated with the borough. He questioned what happens if residents do not answer the door, including how assessments are handled and who makes those decisions, and noted differing levels of participation in different areas of town. Mayor announced that the Tax Assessor will be present at the next meeting to give a presentation.

Kathy Memoli, 806 Lynwood St – Ms. Memoli requested better notification to nearby residents about the “Proud to Be American Day” event on May 21 and asked that organizers limit loud activities, such as repeated cannon use, due to the impact on pets and the neighborhood.

Roger Copt, 1120 Rt 202 – Mr. Copt followed up on a prior question regarding the Rules of Order and if they are a violation of First Amendment rights. He stated that the public deserves clarity on whether elected officials have the right to freely speak on matters concerning the borough and its residents.

Tom Brown, 18 Elmer St – Mr. Brown, a Planning Board member, stated that the council often defers responsibility to the Planning Board, even though key decisions, especially at the ordinance level, rest with the council. He raised concerns about multiple ongoing redevelopment projects, emphasizing that each requires proper demolition oversight, including environmental safeguards. He described issues with past demolition work, including contamination and improper asbestos handling, and questioned whether the borough has sufficient staff to manage these responsibilities. Mr. Brown also expressed concern about the borough’s reliance on PILOT

(payment in lieu of taxes) revenue, warning of potential negative impacts on school funding, infrastructure, and quality of life. He concluded by urging the council to consider the long-term consequences of its decisions, particularly as population growth continues.

Bruce Taggart, 255 Weiss Terr – Mr. Taggart raised concerns about lack of enforcement of traffic restrictions, specifically illegal left turns on First Avenue, stating that drivers continue to violate the rules without consequence. He also questioned the status of traffic controls on Tillman Street, noting it was intended to be inbound only. Additionally, he expressed concern about overall traffic congestion and opposed the proposed four-story Agway development, stating it would further worsen traffic conditions in the area.

Bob Strauss, 56 Vones Ln – Mr. Strauss expressed concern that current development and housing policies could negatively impact the borough's desirability and property values, suggesting it may discourage people from moving to Raritan. He urged the council to act more responsibly and in the best interests of residents moving forward.

Michael DeCicco, 32 Alpine Way – Mr. Decicco expressed appreciation for the increased public engagement and dialogue at the meeting, noting that residents appeared to be listening to one another more constructively. He acknowledged that many viewpoints shared about the Agway project have merit, but emphasized that the role of local investment and community-based development should also be considered. He noted that developers face significant regulations and challenges, and encouraged a collaborative approach between residents, council, and local investors. Mr. Decicco highlighted the importance of supporting local investment to keep economic benefits within the community, while balancing development with community needs.

Benjamin Harris, 2 Wall St – Mr. Harris emphasized that council members have a responsibility to come prepared to meetings, including reading and understanding materials in advance. He stated that while they do not need to be experts, they must ask questions and make informed decisions. He urged council members to put in the necessary effort and act independently to properly represent the residents.

Emilie Stander, 977 First Ave – Ms. Stander recommended that for redevelopment sites involving environmental contamination, the council and planning board should require the Licensed Site Remediation Professional (LSRP) to give a presentation. She emphasized the importance of providing both officials and the public with opportunities to ask questions, noting that such transparency is supported by state requirements.

Mayor Tozzi provided updates on several items, explaining that agenda control provisions were reviewed for legal compliance to avoid potential liability. He shared that the borough's total debt is approximately \$28.1 million, including recent bonding, and noted the municipal building cost was about \$6.4 million. He also gave an update on efforts to improve cable and streaming services, stating the process is more complex than expected but ongoing.

Councilman Agrawal expressed concern over the significant increase in borough debt, noting it has nearly doubled in recent years. He recommended reviewing all projects to determine which are necessary and which could be reduced or canceled. He also requested a detailed breakdown of building costs for transparency and encouraged continued public engagement, emphasizing its importance in holding government accountable.

ADJOURNMENT

Mayor Tozzi asked for a motion to adjourn the Regular Meeting.

On a motion by Council President Fritzinger, seconded by Councilman DiGraziano, Council moved to Adjourn the Regular Meeting.

Recorded Vote:

All in favor

Motion passed: 6-0

The Regular Meeting adjourned at 9:05 p.m.

Kimberly Mathewson
Acting Municipal Clerk

Date: _____