

MINUTES

BOROUGH OF RARITAN **REGULAR MEETING**

TUESDAY, FEBRUARY 17, 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 6:31 p.m. on Tuesday, February 17, 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 DiGraziano, Councilman Giraldi,
Councilman Harwood, Councilman Martinez

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

Absent: Councilman Agrawal

INVOCATION AND FLAG SALUTE

Councilman Giraldi

EXECUTIVE SESSION

Resolution No. 2026-02-040

Entering Executive Session

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

On motion by Council President Fritzingler, seconded by Councilman DiGraziano, Council moved to Approve Resolution No. 2026-02-040.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: Agrawal

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 Fritzing, seconded by Councilman Harwood, Council exited Executive Session and resumed Regular Session at 7:03 p.m.

Recorded Vote

Yea: Fritzing, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: Agrawal

Abstain: x

Motion Carried: 5-0

TOWNWIDE REVALUATION

Tax Assessor Anthony DiRado

Tax Assessor Mr. DiRado explained that the borough was required by Somerset County to conduct a property revaluation due to outdated assessments from not having one in 20 years. He noted that a qualified appraisal firm has been hired, inspections are underway, and homeowners will have opportunities later in the year to review and discuss their property valuations. He emphasized that an increase in property value does not mean taxes will double, explaining that tax rates adjust inversely to overall property values and are ultimately based on municipal, school, and county budgets. Mr. DiRado added that the revaluation will impact 2027 taxes, while 2026 will remain unchanged. As the process nears completion, the appraisal company may provide a preliminary estimate of tax impact, but this is only a general calculation and not definitive, as final tax rates depend on future budgets. He encouraged residents to participate in the review process if they have concerns and noted that additional educational materials will be posted on the borough website. Discussion ensued between Mr. DiRado and members of the public.

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)

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak.

Jim Werner, 407 Victoria St - Mr. Werner noted that there were no meeting minutes listed for approval, which was explained as them not being ready for review. He also questioned why there was no old business listed, specifically requesting an update on the closed-circuit TV system. He expressed support for the “Proud to Be American” event at Washington School, but urged better communication with residents, reduced noise, and improved traffic control due to its residential location. Lastly, he raised concerns about whether the new municipal building is ADA-compliant, citing difficulties with doors and lack of bathroom accessibility features, and requested that this be reviewed.

Jennie Rose, Raritan Resident - Ms. Saunders questioned the validity of signatures on past redevelopment resolutions, asking whether they were authentic and consistent. Borough Attorney Wenner explained that the signatures were properly attested by the Borough Clerk and that, legally, a signature does not need a specific format to be valid if it is witnessed and verified. She also raised concerns about the ownership and prior sale of Busky Lane, questioning the circumstances of its sale at a low value. Additionally, Ms. Saunders criticized the borough’s

agenda practices, stating that recent revisions did not provide adequate public notice and lacked clarity on whether formal action would be taken, raising concerns about transparency. She expressed opposition to proposed affordable housing overlay ordinances, arguing they lack sufficient detail and may override existing zoning and environmental safeguards, including those related to flooding, stormwater management, parking, and building height. She emphasized the need to uphold established regulations, ensure informed decision-making, and prioritize long-term community safety and resilience, urging the council to vote against the ordinances unless amended.

Jim Foohey, 710 Rhine Blvd - Mr. Foohey requested clarification on the purpose and differences between the two proposed affordable housing overlay ordinances. Borough Attorney Wenner explained that both ordinances are intended to help the borough meet state-mandated affordable housing obligations, with each applying to specific properties—Buskey Lane and the First/Burns Street area and establishing permitted unit counts, affordable housing set-asides, and zoning standards. Attorney Wenner emphasized that these ordinances do not override existing regulations such as stormwater, floodplain, or other land-use requirements, and that they are necessary to maintain compliance with state law. He warned that failure to adopt such measures could expose the borough to a “builder’s remedy,” where developers could pursue larger projects with less municipal control. Mr. Foohey raised concerns about transparency, timing, and clarity, noting that the ordinances were not easily accessible to the public and questioning whether they should be voted on without sufficient notice. Attorney Wenner acknowledged the concern but stated that the ordinances can legally proceed, citing deadlines tied to affordable housing compliance, while noting that additional opportunities for public input will occur at future meetings and planning board review

Adrienne Schwall, 14 Obert Dr - Ms. Schwall asked for an update on whether the borough had researched potential legal action against New Jersey Transit. Borough Attorney Wenner confirmed that research was completed, identifying possible legal claims, and that a memo was provided to the administration for review by the full governing body. He explained that the memo is protected by attorney-client privilege and cannot be shared publicly unless the council authorizes its release. He noted it will be discussed now that the council is fully seated. Ms. Schwall expressed continued concern about environmental and health impacts, advocating for pursuing action against NJ Transit and suggesting the borough consider air quality testing or monitoring to support any potential claims.

Victor Laggini, 250 Weiss Terr - Mr. Laggini expressed frustration with the borough’s response to ongoing issues related to the NJ Transit rail yard, urging the governing body to take stronger action in support of affected residents. He raised concerns about air pollution, train idling, and noise, stating that conditions have worsened and are negatively impacting residents’ health and quality of life. He criticized the lack of visible involvement from some officials and called for greater engagement and accountability. Mr. Laggini also advocated for independent air quality testing and suggested the borough pursue solutions such as retrofitting trains and facilities with filtration systems. He urged the council and borough attorney to take more proactive steps, including communicating with NJ Transit and exploring additional remedies, to address the situation.

Sam Timms, 1 LaGrange St - Mr. Timms raised concerns about the accuracy and quality of the borough’s affordable housing planning, noting discrepancies in documents and questioning how decisions are being made and communicated to the public. He criticized the overall lack of

responsiveness and transparency, urging the council to improve accountability, thoroughly review materials, and address public concerns. He also questioned whether the borough is adequately challenging its affordable housing obligations and utilizing all available options, such as bonus credits, to reduce pressure on development. Mr. Timms expressed skepticism about the developer's representations regarding the Agway property, citing concerns about prior actions and credibility. He emphasized that redevelopment should prioritize public safety, health, and community benefit, not financial gain, and encouraged stronger engagement at upcoming planning board meetings to ensure better outcomes for residents.

Michael Patente, 30 Glaser Ave - Mr. Patente raised concerns about lack of follow-up and transparency, noting that a promised discussion on the rules of order has not occurred and should be addressed as old business. He criticized the agenda format, stating it no longer clearly identifies items, making it difficult for the public to understand what is being considered. He also questioned the timing of ordinance availability, asking whether council members had sufficient time to review them. Additionally, he highlighted discrepancies between the 60-unit affordable housing plan previously submitted and the current 75-unit proposal for the Agway site, questioning the justification for the change. He requested that council members provide explanations for their votes, emphasizing the impact on residents' quality of life.

Roger Copt, 1120 Rt. 202 - Mr. Copt raised multiple questions regarding the Agway redevelopment, expressing frustration over a lack of answers from the council. He questioned why the property was designated for redevelopment, why it was rezoned to mixed-use, and what benefits it provides to residents. He also raised concerns about parking capacity, stormwater management, and the increase from 60 to 75 units, arguing that the proposal may be impractical and negatively impact the community. He emphasized concerns about public safety, infrastructure, and property values, and criticized the council for not providing clear responses.

Tom Brown, 18 Elmer St - Mr. Brown stated that the Planning Board previously reviewed and rejected the designation of the Burns Street property as an area in need of redevelopment, finding it did not meet the required criteria. He expressed concern that the developer later leveraged affordable housing obligations through the courts to advance the project, despite the earlier denial, and questioned whether this undermines the original review process. Borough Attorney Wenner clarified that while the property was not designated for redevelopment, the current proposal stems from an affordable housing compliance challenge, resulting in an overlay zoning ordinance rather than a redevelopment plan. He explained that the borough is required to create zoning that allows for affordable housing, and failure to do so could expose the municipality to legal risk. Mr. Brown further emphasized the need for council members to be well-informed, questioning the guidance of consultants and the urgency driven by deadlines. He urged the governing body to carefully evaluate professional advice and decisions, noting concerns about whether current approaches are in the borough's best interest.

JoAnn Liptak, 2 W. Somerset St - Ms. Liptak expressed deep disappointment with the council's handling of the meeting, citing a lack of responsiveness, transparency, and integrity. She stated she had never felt so dissatisfied with the borough's leadership and, as a result, resigned from the Planning Board.

Erica Landesberg, 21 Meehan Ave - Ms. Landesberg criticized the tone and conduct of the meeting, stating that certain comments made toward a previous speaker were inappropriate and lacked professionalism and decorum. She emphasized the importance of maintaining respectful

behavior during public meetings. She also urged the council to stand up for the community, carefully review decisions, and consider alternative approaches taken by other municipalities rather than simply moving forward with current proposals. She expressed that the council's actions are not benefiting the town, and concluded by stating she feels disappointed, embarrassed, and concerned about the borough's future leadership.

Jill Brown, 18 Elmer St - Ms. Brown raised serious concerns about environmental safety, oversight, and code enforcement related to past and ongoing redevelopment projects, particularly the Lagrange Street site. She detailed issues involving hazardous materials, improper demolition practices, and alleged regulatory violations, including inadequate asbestos handling, lack of proper safety measures, and insufficient oversight by borough officials. She also cited concerns about potential health impacts on nearby residents, referencing past industrial use and reported illnesses in the area. Ms. Brown criticized the borough for allowing these conditions to continue despite repeated complaints, and urged greater accountability, stricter enforcement, and improved environmental protections in current and future development projects.

Chris Allen, 11 Granetz Place - Mr. Allen expressed frustration with the lack of clear answers and transparency from borough officials, particularly regarding the Buskey Lane property. He raised concerns about potential environmental contamination, stating that the site previously appeared hazardous and questioning whether proper cleanup was conducted before moving forward with development. He also questioned the circumstances of a past land sale, including a \$100 transaction, and noted that basic information such as current ownership has not been clearly provided. Mr. Allen emphasized concerns about public health impacts, citing illnesses in the area, and criticized the governing body for repeatedly failing to provide direct responses to resident questions, calling the situation troubling and unresolved.

Jeff McNally, 902 Farrand St - Mr. McNally expressed opposition to the proposed Agway redevelopment, particularly the four-story building, stating it does not fit the character of the surrounding two-story neighborhood. He raised concerns about infrastructure capacity, including whether the borough's water and sewer systems can handle increased demand, as well as potential environmental contamination at the site and whether proper testing has been conducted. He also criticized the process, stating residents are not being given enough input or transparency, and urged the council to slow down, seek more public involvement, and prioritize protecting the character and quality of life in the community over meeting deadlines.

Neither seeing nor hearing any other member of the public, the Council President closed the Public Hearing.

MINUTES

None

COUNCIL COMMITTEE & LIAISON REPORTS

Councilman Giraldi – No report

Councilman DiGraziano – Councilman DiGraziano reported that recreation programs are progressing well, with increased participation. Basketball begins February 28 at Kennedy School, with registration still open. There has been notable growth in baseball, expanding from one tee-ball team last year to three to four teams this season. He also highlighted upcoming events, including senior yoga on March 10 at the municipal building and the Easter Egg hunt on

March 21. Overall, he noted that recreation activities are expanding and moving in a positive direction.

Council President Fritzing – Council President Fritzing reported for the Building Department, noting that from January 26 through February 17, the borough issued 72 total, generating approximately \$21,353 in fees. He also provided an update on Public Works, stating they are continuing snow removal efforts and preparing for potential additional snowfall. Additionally, he announced that the Historical Committee will meet at 6:30 p.m. the following evening, and the public is welcome to attend.

Councilman Harwood – Councilman Harwood reminded everyone that the Borough is in a hiring freeze.

Councilman Martinez – Councilman Martinez reported that he serves as liaison to the Environmental Commission and will attend his first meeting on Thursday. He also noted his role with Municipal Court and that he has a meeting scheduled with the Municipal Court Judge and Court Administrator.

OLD BUSINESS

None

NEW BUSINESS

1. Appointment to Recreation Committee – Molly Martinez (DT)

Councilman Martinez recused himself from this agenda item.

On motion by Councilman DiGraziano, seconded by Council President Fritzing, Council moved to Appoint Molly Martinez to the Recreation Committee.

Recorded Vote

Yea: Fritzing, DiGraziano, Giraldi, Harwood

Nay: x

Absent: Agrawal

Abstain: x

Motion Carried: 4-0

2. Bridgewater-Raritan Appointments – Bridgewater-Raritan Youth Services Commission & Bridgewater-Raritan Municipal Alliance (KD)

The Bridgewater-Raritan Municipal Alliance is a county-based program, supported by the New Jersey Governor's Council, focused on preventing alcohol and drug abuse through community and youth engagement initiatives. The Borough has not participated in recent years, but the Recreation Director is now working to re-engage. These grants are funded through penalties and confiscations from drug-related offenses and are often used to support youth programs, particularly after-school activities. Participation in the Alliance would not only provide potential funding for local recreation programs but also allow the Borough to collaborate with other municipalities and learn from their initiatives.

On motion by Councilman Harwood, seconded by Council President Fritzinger, Council moved to Appoint Recreation Director Stephanie Cornelson and Assistant Recreation Director Alicia Wiczenski to the Bridgewater-Raritan Youth Service Commission & Bridgewater-Raritan Municipal Alliance.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: Agrawal

Abstain: x

Motion Carried: 5-0

RESOLUTION

Resolution No. 2026-02-041

Authorizing the Execution of a Settlement Agreement with Bespoke Realty LLC

Council President Fritzinger recused himself and stepped down from the dais.

On motion by Councilman DiGraziano, seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-02-041.

Recorded Vote

Yea: DiGraziano, Giraldi, Harwood,

Nay: x

Absent: Agrawal

Abstain: Martinez

Motion Carried: 3-0-1

ORDINANCES – SECOND READING & PUBLIC HEARING

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

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak.

Neither seeing nor hearing any other member of the public, the Council President closed the Public Hearing.

On motion by Councilman Martinez, seconded by Councilman Harwood, Council moved to Adopt Ordinance 2026-01.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: Agrawal
Abstain: x
Motion Carried: 5-0

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

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak.

Neither seeing nor hearing any other member of the public, the Council President closed the Public Hearing.

On motion by Councilman Giraldi, seconded by Councilman DiGraziano, Council moved to Adopt Ordinance 2026-02.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: Agrawal

Abstain: x

Motion Carried: 5-0

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.

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak.

Sam Timms, 1 LaGrange St – Mr. Timms raised concerns about errors in the Borough's fourth-round affordable housing plan, including an incorrect block reference and confusion over the number of units. He also requested regular Council updates with the Borough's housing

consultant present. Borough Attorney Wenner explained that the Housing Element and Fair Share Plan will be amended and resubmitted to the court by the March 15 deadline, with factual errors corrected, while the 60-unit obligation is expected to remain unchanged.

JennieRose, Raritan Resident - Ms. JennieRose strongly criticized the Borough's handling of fair share housing and the proposed Agway development, arguing that officials have accepted the housing obligations without adequately challenging the state's calculations or advocating for the community. She raised concerns about the site's suitability for development, including environmental issues, possible contamination, stormwater impacts, loss of local regulations, reduced setbacks, increased building height, and the overall effect on neighborhood character and residents' quality of life. She also expressed frustration that the Borough was disregarding longstanding planning goals and not doing enough to protect Raritan's identity and interests.

Neither seeing nor hearing any other member of the public, the Council President closed the Public Hearing.

On motion by Councilman Giraldi, seconded by Councilman DiGraziano, Council moved to Adopt Ordinance 2026-03.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: Agrawal

Abstain: x

Motion Carried: 5-0

ORDINANCES – INTRODUCTION

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.

On motion by Councilman Giraldi, seconded by Councilman Harwood, Council moved to Introduce Ordinance 2026-04.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez

Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 5-0

Ordinance No. 2026-06

An Ordinance Amending Chapter 207 “Land Use and Development”, Part 6 “Zoning”, Article Xv “District Regulations” to include new Section 207-126.3 Entitled “Ah-2 Affordable Housing Overlay Zone”

The purpose of this ordinance updates the zoning rules to allow a new residential development that includes affordable housing. Its purpose is to help the Borough meet its state affordable housing obligations while setting general standards for how the development would be designed and built.

On motion by Councilman Giraldi, seconded by Councilman DiGraziano, Council moved to Introduce Ordinance 2026-06.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 5-0

Ordinance No. 2026-07

An Ordinance Amending Chapter 207 “Land Use And Development”, Part 6 “Zoning”, Article Xv “District Regulations” To Include New Section 207-126.3 Entitled “Ah-2 Affordable Housing Overlay Zone”

This ordinance updates the Borough’s zoning regulations to allow a residential development that includes affordable housing. Its goal is to support the Borough’s long-term housing planning efforts while establishing general standards for how such development may occur.

Council President Fritzinger recused himself from the dais.

On motion by Councilman Martinez, seconded by Councilman DiGraziano, Council moved to Introduce Ordinance 2026-07.

Recorded Vote

Yea: DiGraziano, Giraldi, Harwood, Martinez

Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 4-0

Ordinance No. 2026-08

An Ordinance Exceeding the CY2026 Municipal Budget Appropriation Limits and Establishing a Cap Bank (N.J.S.A. 40A:4-45.14)

The purpose of this Ordinance is an annual budgetary item to increase the appropriation limits and to establish a cap bank.

On motion by Councilman Harwood, seconded by Council President Fritzinger, Council moved to Introduce Ordinance 2026-08.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 5-0

CONSENT AGENDA

(Resolution No. 2026-02-042 through No.2026-02-048)

Resolution No. 2026-02-042

Appointing Deputy OEM Coordinator – Myrnyj
Appointing Acuity Consulting Services, LLC –
Administrative Agent for the Borough of Raritan

Resolution No. 2026-02-043

Approving Budget Transfer

Resolution No. 2026-02-044

Authorizing the Execution of an Amended
Jurisdictional and Joint Administration Agreement
Between Bridgewater Township and Raritan
Borough

Resolution No. 2026-02-045

Resolution No. 2026-02-046

Authorizing Submission of a Grant to the NJDCA –
FY26 Local Recreation Improvement Grant
Program

Resolution No. 2026-02-047

Authorizing Refund – Tax Overpayment – Block 1,
Lot 6.22

Resolution No. 2026-02-048

Authorizing Refund – Tax Overpayment – Block
1.01, Lot 8

Mayor Tozzi asked for a motion to Approve Resolution No. 2026-02-042 through Resolution No. 2026-02-048 – Consent Agenda.

On motion by Councilman DiGraziano, seconded by Council President Fritzinger, Council moved to Approve Resolution No. 2026-02-042 through Resolution No. 2026-02-048 – Consent Agenda.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 5-0

BILLS LIST

Resolution No. 2026-02-049

Approving Bills List

Mayor Tozzi asked for a motion to Approve Resolution No. 2026-02-049 – Bills List.

On motion by Councilman Giraldi, seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-02-049 – Bills List.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 5-0

CERTIFICATION OF FUNDS

1. Automatic Communication Alarm—Install Security Cameras & Cancel Plan—\$38,925.00
2. Ford Motor Credit Company, LLC—Purchase of Police Vehicle—\$23,841.85
3. Professional Property Appraisers—2026 Revaluation—\$69,560.00
4. Van Cleef Engineering Associates—MS4 Watershed Mapping & Plan Submittal—\$21,724.00
5. SSP Architects – Police Renovation – \$9,600.00

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

On motion by Councilman Harwood, seconded by Council President Fritzingler, Council moved to Approve the Certification of Funds – Install Security Cameras & Cancel Plan, Purchase of Police Vehicle, 2026 Revaluation, MS4 Watershed Mapping & Plan Submittal.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: Agrawal
Abstain: x
Motion Carried: 5-0

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 opened the Public Hearing portion of the meeting for members of the public wishing to speak.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey stressed the importance of appointing a Senior Liaison to one of the Council members to encourage senior outreach. He then asked about an update on the cable channel. Mayor Tozzi stated the Borough is working to restore TV broadcasts, noting coordination with cable providers is ongoing, with the goal of offering both cable and YouTube viewing options.

Sam Timms, 1 LaGrange St – Mr. Timms emphasized the need for greater transparency and accessibility of information, requesting that all materials provided to Council be posted online for residents at the same time to allow for more informed public participation. Mr. Timms requested a detailed financial overview from the CFO, including multi-year debt trends and long-term impacts of decisions like tax incentives, emphasizing the need for transparency and long-term planning.

Jill Brown, 18 Elmer St – Ms. Brown continued to raise serious issues with the LaGrange demolition, including alleged insufficient oversight, lack of asbestos warnings, unreported work, and activity without valid insurance. She also claimed safety protocols, such as controlling dust, were not followed, resulting in debris and potential hazards to residents. She further reported that nearby residents experienced health issues—including respiratory problems, burning eyes and throat, and worsened existing conditions—due to dust exposure. Ms. Brown expressed frustration over the lack of accountability and urged the Borough to prevent similar situations, particularly in future developments like the Agway site.

Roger Copt, 1120 Rt. 202 – Mr. Copt criticized the Agway development plan, arguing that insufficient parking and lack of local amenities would create issues for residents, citing existing parking problems in nearby areas. He expressed frustration with Borough decision-making, stating it does not reflect residents' best interests, while also noting positively that the local food bank is doing well and encouraging community use.

Jennie Rose, Raritan Resident – Ms. JennieRose strongly criticized the Borough's handling of fair share housing, arguing that officials are using it as justification to overdevelop already burdened and potentially contaminated sites rather than serving its original purpose of equitable housing. She expressed frustration that the Borough did not challenge or reassess its housing obligations, noting that many other municipalities successfully did so. She also raised concerns about environmental risks, lack of due diligence, and potential legal liabilities.

Michael Patente, 30 Glaser Ave – Mr. Patente expressed concern over the issues raised about recent demolition activities, stating they were troubling to hear. He recommended forming a task force involving local officials, construction personnel, and state and county representatives to better coordinate and oversee future projects, with the goal of preventing similar problems.

Neither seeing nor hearing any other member of the public, the Council President closed the Public Hearing.

ADJOURNMENT

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

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

Recorded Vote:

All in favor

Motion passed: 5-0

The Regular Meeting adjourned at 9:43 p.m.

Kimberly Mathewson
Acting Municipal Clerk

Date: _____