

MINUTES

BOROUGH OF RARITAN
SPECIAL MEETING

FRIDAY, MARCH 13, 2026
6:30 P.M. – EXECUTIVE SESSION
7 P.M. – REGULAR SESSION

This Special 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 Friday, March 13, 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 February 26, 2026.

ROLL CALL

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

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

Absent: Councilman Harwood

INVOCATION AND FLAG SALUTE

Council President Fritzingler

EXECUTIVE SESSION

Resolution No. 2026-03-050

Entering Executive Session

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

Prior to entering Executive Session, Borough Attorney Wenner advised that Ordinance 2026-05, concerning the redevelopment plan for Block 61, Lot 3.01 (Agway), will be removed from the agenda and would not proceed to second reading due to a defect in the public notice. The ordinance had been advertised for a February 17, 2026 public hearing but was not properly carried forward, rendering the notice invalid. As a result, the Borough obtained a court-approved extension of the statutory deadline to April 15, 2026 for this ordinance only. The ordinance will be reintroduced at the March 24, 2026 meeting, referred back to the Planning Board, and scheduled for public hearing and possible adoption prior to the extended deadline. A related resolution, 2026-03-051, will also be removed from the agenda. All other affordable housing-related ordinances and resolutions remained scheduled for consideration.

On motion by Councilman Martinez, seconded by Councilman DiGraziano, Council moved to Approve Resolution No. 2026-03-050.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

Council convened in Executive Session at 6:37 p.m.

EXECUTIVE SESSION ADJOURNMENT

Council moved to reconvene in Regular Session unanimously.

On motion by Council President Fritzingler, seconded by Councilman Martinez, Council exited Executive Session and resumed Regular Session at 7:03 p.m.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

Prior to Public Comments, Mayor Tozzi stated that Resolution 2026-03-051 and Ordinance 2026-05 will be removed from the agenda. Borough Attorney Wenner explained that the ordinance could not be acted upon due to improper public notice, and the related resolution is therefore unnecessary. He further noted that the Borough sought a court extension of the March 15, 2026 deadline; the court granted an extension only for Ordinance 2026-05 until April 15, 2026. All other Affordable Housing-related ordinances and resolutions remain subject to the original March 15 deadline.

On motion by Councilman DiGraziano, seconded by Council President Fritzingler, Council approved the removal of Resolution 2026-03-051 and Ordinance 2026-05 from the agenda.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

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)

Adrienne Schwall, 14 Obert Dr - Ms. Schwall inquired about the status of a memorandum prepared by the Borough Attorney regarding potential legal action against New Jersey Transit, noting it had been discussed at a prior meeting but not revisited. She expressed frustration that the memo had not been reviewed by Council and urged action on the matter. Borough Attorney Wenner stated that he had provided the memorandum to the Borough administration, but it had not yet been discussed by the Council. He noted that the document may be subject to confidentiality due to potential litigation. Council members indicated uncertainty as to whether they had received the memo, and follow-up was suggested to confirm distribution and ensure Council review.

Roger Copt, 1120 Rt. 202 - Mr. Copt raised a point of order requesting that the number of individuals in the meeting room be assessed and asked that the Fire Chief confirm the room's occupancy safety, noting concerns about overcrowding and the public's ability to be heard.

Michael Patente, 30 Glaser Ave - Mr. Patente expressed dissatisfaction with Council actions, citing concerns about lack of transparency and clarity in agenda items, particularly regarding a resolution related to the Agway redevelopment. He questioned why the Council appeared to override Planning Board recommendations, including proposed setback changes and unit density, and requested clarification on the inclusion of the resolution. Borough Attorney Wenner explained that the resolution was required due to the Planning Board's finding of inconsistency with the Master Plan and the need to meet a statutory deadline, allowing the Council to proceed with adoption despite that finding. Mr. Patente also raised concerns regarding accessibility compliance at Borough Hall, questioned the legality of the Council's Rules of Order, and suggested they may improperly alter the form of government. Attorney Wenner responded that any formal change to the Borough's form of government would require voter approval. Mr. Patente concluded by urging Council members to provide explanations for their votes on redevelopment matters.

Victor Laggini, 250 Weiss Terr - Mr. Laggini expressed frustration that Council members had not received or reviewed a memorandum from the Borough Attorney regarding potential legal action against New Jersey Transit, requesting an investigation into the lack of distribution. He raised ongoing concerns about excessive train noise, diesel emissions, and quality-of-life impacts on residents near the rail yard, including sleep disruption and potential health risks. He urged Council members to visit affected neighborhoods to observe conditions firsthand and called for stronger support and action from the governing body. Mr. Laggini also referenced past successful action taken against the rail yard and emphasized the need for similar efforts, warning that continued inaction would result in loss of public trust and support. He further expressed concern about potential health impacts on nearby residents and schoolchildren due to air quality issues.

Jim Foohey, 710 Rhine Blvd - Mr. Foohey addressed ongoing concerns regarding New Jersey Transit, stating that a prior written commitment from the agency to address noise and related issues should still be honored despite changes in management. He encouraged the Council to

hold NJ Transit accountable to that prior promise. He also expressed disappointment that the Agway ordinance was being removed from the agenda, noting that many residents attended to comment on the matter. He advised that the public could still provide comments during the general public comment portion of the meeting and sought clarification on the timeline for reintroduction and consideration of the ordinance.

Pam Febo, 264 Weiss Terr - Ms. Febo spoke about long-standing concerns related to noise, vibrations, and diesel emissions from nearby train activity, stating these conditions have negatively impacted her quality of life for many years. She described ongoing sleep disruption, inability to open windows due to air quality concerns, and physical effects such as vibrations in her home. She also expressed concern about potential health impacts, including cancer among neighbors, and frustration with what she perceives as a lack of action despite years of complaints and outreach to officials. Ms. Febo urged the Council to take meaningful action to address the issue.

Cathy Kolvites, 63 Vones Ln. - Ms. Kolvites expressed concerns regarding the lack of notice and transparency for the meeting, stating that the agenda was not timely posted and many residents may not have been aware of the meeting. She emphasized concerns about overdevelopment, including the potential loss of Raritan's small-town character, increased density, and impacts on quality of life such as noise, traffic, reduced green space, and loss of sunlight. She also questioned whether all Council members would be allowed to speak on agenda items, raised ongoing concerns regarding New Jersey Transit impacts, and opposed additional residential development near the train yard. Ms. Kolvites advocated for better communication with residents, adherence to the Master Plan, limiting variances, and prioritizing existing residents' quality of life, including consideration of senior housing options.

Jim Werner, 407 Victoria St - Mr. Werner encouraged greater civic participation and emphasized the importance of attending Council meetings. He expressed frustration with the ongoing New Jersey Transit issues, noting that concerns have persisted for many years without resolution. He requested that the Mayor appoint a subcommittee, including Council members and residents, to regularly monitor the situation, provide updates, and take action to address the issue.

Sam Timms, 1 LaGrange St - Mr. Timms emphasized the importance of civic engagement and urged improved collaboration between the Borough and residents. He raised concerns regarding administrative and procedural issues, including improper public notice, failure to timely post meeting information online, and lack of access to meeting minutes and records, which he stated limits transparency. He also highlighted concerns with the Borough's affordable housing plan, particularly inconsistencies in infrastructure capacity (water and sewer), and warned that additional development without upgrades could lead to public health and sanitation issues. He questioned the suitability of certain properties, including the Busby Lane site, for inclusion in the plan. Mr. Timms provided several recommendations, including reducing density at the Agway site, removing Busby Lane from the plan until proven suitable, requiring environmental testing

and remediation, mandating developer investment in infrastructure, and ensuring long-term liability protections. He also recommended greater scrutiny of PILOT agreements and questioned the Borough's designation as a transit-oriented community.

Vinnie Casola, 263 Weiss Terr - Mr. Casola expressed frustration with the Borough's handling of ongoing issues, particularly those related to New Jersey Transit. He questioned the roles and responsibilities of Borough officials, including the Borough Attorney and Council, and voiced dissatisfaction with communication and perceived lack of action. He emphasized the long-term impact of train noise on his quality of life and stated that conditions have worsened over time. Mr. Casola also conveyed a lack of confidence in current leadership, urging greater accountability, responsiveness to residents' concerns, and more effective action moving forward.

Greg Natale, 63 Thompson St - Mr. Natale raised concerns regarding the accessibility of a memorandum prepared by the Borough Attorney related to New Jersey Transit, questioning why it is not available to the public. He challenged the application of attorney-client privilege in this context, arguing that communications involving the Borough should be publicly accessible. Borough Attorney Wenner explained that his client is the municipal corporation (the Borough), and that communications between the attorney and its representatives are protected by attorney-client privilege, even for public entities. Mr. Natale reiterated his concerns regarding transparency and indicated that there appears to be a disconnect between internal procedures and public access to information.

Adam Armahizer, 411 Victoria St - Mr. Armahizer supported prior comments regarding conditions at the NJ Transit rail yard, stating that noise, idling trains, and emissions create significant quality-of-life issues for nearby residents. He encouraged Council members to visit the site, particularly during overnight hours, to fully understand the impact.

He noted that, during his time on Council, alternatives to litigation were explored, including coordination with the Federal Railroad Administration (FRA) regarding potential quiet zones. He inquired about the current status of those efforts, suggesting that federal involvement may provide a solution. It was noted in response that quiet zones may not address noise generated within the rail yard itself, which remains a primary concern.

Jeff King, 47 Vones Ln - Mr. King provided an update on efforts to address issues with the NJ Transit rail yard, noting prior discussions with elected officials and a well-attended town hall meeting. He stated that a proposed quiet zone remains a potential solution and indicated that a State Senator is actively pursuing this option, including identifying possible grant funding to cover associated costs. Mr. King also relayed concerns that trains may be unnecessarily idling despite electrification capabilities and suggested that operational and management issues at the rail yard are contributing to ongoing problems. He emphasized the need for NJ Transit to adhere to proper procedures and past commitments to mitigate impacts on residents.

Councilman Martinez asked if he could make a comment; Councilman Martinez introduced himself as a new member of the Council and acknowledged he is still learning his role. He expressed awareness of the ongoing NJ Transit concerns, noting he has attended prior meetings and lives in the affected area. He stated he takes residents' concerns seriously and volunteered to serve on a proposed subcommittee to address the issue.

Erika Landisberg, 21 Meehan Ave - Ms. Landesberg expressed continued concerns regarding Council decision making, prioritization of projects, and overall transparency. She questioned the potential cost of updating the Master Plan compared to addressing NJ Transit issues, suggesting that resident quality-of-life concerns should take precedence. She also criticized the scheduling and notice of the meeting, the handling of Planning Board recommendations, and perceived lack of independent decision-making by Council members. Ms. Landesberg urged Council members to clearly explain the reasoning behind their votes and emphasized the need for accountability and adherence to proper procedures.

Roger Copt, 1120 Rt. 202 - Mr. Copt stated that although the room's occupancy was deemed within limits by the Fire Official, the meeting conditions prevented members of the public from fully hearing and participating. He expressed concern that this situation may infringe upon the public's rights under the Open Public Meetings Act and suggested the meeting should not continue under those conditions.

JoAnn Liptak, 2 W. Somerset St - Ms. Liptak addressed ongoing NJ Transit concerns, noting that similar issues occurred during her tenure as Mayor and were resolved through cooperation with NJ Transit officials. She recommended contacting the current NJ Transit President, Chris Kolluri, as a responsive and effective point of contact. She also raised concern about the preservation of historic Borough records, stating that decades of meeting minutes—some dating back to the 1800s—are stored in locked file cabinets in the basement of the former municipal building. She urged the Council to secure and properly preserve these records due to their historical significance.

Unknown Resident, 37 Gaston Ave - Raritan resident expressed concern about the pace and volume of ongoing development in the Borough, stating that many projects appear to lack sufficient planning and balance. He emphasized the importance of preserving the town's character while accommodating growth. The resident encouraged more thoughtful development, including consideration of infrastructure impacts, schools, and emergency services, as well as incorporating mixed-use and retail elements to support the tax base. He stated his intention to become more involved in future meetings and urged the Council to pursue a more balanced and deliberate approach to development.

Scott Hobbs, 6 LaGrange St - Mr. Hobbs expressed concern about ongoing noise from the NJ Transit rail yard, particularly train horns, stating they appear to be increasing in frequency and volume. He referenced prior discussions regarding the implementation of a quiet zone and questioned whether available grant funding had been pursued to support that effort. He

encouraged the Council to further explore quiet zone options and related funding opportunities as a potential solution to reduce noise impacts on residents.

Jeff McNally, 902 Farrand St - Mr. McNally voiced concern that developers do not directly engage with the public on proposed projects, particularly the Agway site, emphasizing that residents should be able to ask questions and receive clear, direct responses. He questioned the feasibility of the proposed density, including parking capacity and potential commercial uses, and suggested that the number of units appears excessive for the size of the property. He also raised concerns about building height and compatibility with the surrounding neighborhood character, advocating for lower-density development. Mr. McNally suggested considering alternative locations for higher-density housing and urged the Council to provide clearer information and engagement with the public.

Unknown Resident, 80 Thompson St – A Raritan resident suggested maintaining architectural consistency, such as a brick façade, for the Agway property to align with the existing character of the town. The resident also questioned why NJ Transit is not subject to local quiet time expectations, expressing concern that residents must comply with noise restrictions while the rail yard operations continue without similar limitations.

Maggi Filoramo, Letter submitted read by Clerk - Ms. Filoramo expressed strong opposition to the proposed development of the former Agway property into a four-story, 75-unit apartment complex. She stated that the project would negatively impact local infrastructure, including water, sewer, traffic, and parking, and raised concerns about safety and flooding. She emphasized the need for further studies and planning before proceeding. Ms. Filoramo also argued that the scale and density of the development would be inconsistent with the surrounding neighborhood and could detract from Raritan’s small-town character and economic vitality. She noted that similar recent developments have not supported local businesses. As an alternative, she suggested lower-impact, community-focused uses for the site, such as small-scale commercial, cultural, or recreational spaces that would better enhance the Borough’s identity and serve residents.

Jennie Rose, Raritan Resident - Ms. JennieRose expressed strong opposition to the proposed redevelopment of the Agway property, stating that the project is oversized and inconsistent with the surrounding neighborhood. She questioned how the proposal was developed and why alternative, lower-density or community-oriented options were not considered. She raised concerns about excessive unit count, insufficient parking, traffic impacts, and the need for multiple variances, arguing that the site can only reasonably accommodate a significantly smaller development. She also criticized the planning process, suggesting that existing reports identifying traffic and parking issues are being disregarded. Ms. JennieRose urged the Council to reject or delay the proposal, take additional time to evaluate alternatives, and prioritize development that better aligns with the Borough’s character and residents’ interests.

MINUTES

1. January 20, 2026 – Regular Meeting

On motion by Councilman Martinez, seconded by Council President Fritzingler, moved to Approve the January 20, 2026 Regular Meeting Minutes.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

COUNCIL COMMITTEE & LIAISON REPORTS

Councilman Martinez - Councilman Martinez reported that the Environmental Committee has submitted a grant application for a proposed rain garden at Frelinghuysen Park and will provide a full report at the next Council meeting. He also noted that he has begun reviewing Municipal Court data, with January figures available, and anticipates presenting a more complete report, including February information, at the next meeting.

Council President Fritzingler - Council President Fritzingler reported that Building Department activity is increasing, with 49 total permits issued and \$15,767 in fees collected. He noted the first bulk pickup of the year was successful, with 14 tons collected, which is significantly lower than last year's 42 tons. He also reported that the Historical Committee met on February 18, is operating under a temporary budget of \$1,340 with trust funds of \$2,461.15, and is planning a presentation at the library on April 11 by David Lang.

Councilman DiGraziano - Councilman DiGraziano reported that the Recreation Committee met and noted positive program participation, including three baseball teams and 59 children enrolled in instructional basketball. He announced upcoming programs and events, including a dodgeball program beginning April 9 for grades K-4, a St. Patrick's Day craft event on March 15, an Easter egg hunt and coloring contest on March 21 at Nevius Street Park, and a Clean Communities Day scheduled for April 18 in coordination with the Environmental Commission.

Councilman Agrawal - Councilman Agrawal reported on the Board of Health, noting \$580 collected in January for various vital records and services. He stated at the last Board of Health meeting, the Board discussed transitioning to a graded restaurant compliance system rather than a simple pass/fail model. Additional discussion included oversight of emerging health spas with the County agreeing to explore potential Municipal and County involvement in regulations. He also noted the recent closure of a massage parlor in Raritan. As liaison, Councilman Agrawal expressed concern regarding handicap accessibility compliance in the Municipal Building and indicated he will follow up with the Borough Administrator

Councilman Giraldi - Councilman Giraldi announced that the next Basilone Parade meeting is scheduled for March 26 at 7:00 p.m. He also provided a Police Department report for January

and February, noting 2,556 general complaints, 72 investigations, 29 arrests, 950 motor vehicle stops, 676 radar citations, and 30 snow ordinance citations.

OLD BUSINESS

None

NEW BUSINESS

1. Basilone Weekend (EC)

Borough Administrator Colvin reported that the Basilone Parade Committee and Foundation have requested permission to hold their annual Basilone Weekend on September 19 and 20.

On motion by Council President Fritzingler, seconded by Councilman Giraldi, moved to Approve the Basilone Weekend.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

2. Raritan Headwaters Association – 36th Annual Stream Cleanup (EC)

Borough Administrator Colvin stated that the Raritan Headwaters Association has requested permission to conduct its 36th annual stream cleanup on April 18.

On motion by Councilman Martinez, seconded by Councilman Giraldi, moved to Approve the Raritan Headwaters Association’s 36th Annual Stream Cleanup.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

3. Appointments to Historical & Cultural Committee (DT)

- Fulvio Benato (1-year term)
- Christine Benato (1-year term)
- Adam Armahizer (1-year term)

On motion by Councilman Agrawal, seconded by Councilman Giraldi, Council moved to Appoint Fulvio Benato, Christine Benato, and Adam Armahizer to Historical & Cultural Committee.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

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

RESOLUTION

Resolution No. 2026-03-051

Approving Reasons Resolution

Resolution 2026-03-051 was previously removed from the agenda.

ORDINANCES – SECOND READY & PUBLIC HEARING

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

This ordinance updates the Borough’s rules about development fees. These are fees paid by developers. The money collected goes into an Affordable Housing Trust Fund. This ordinance ensures the Borough follows state law and the Fair Housing Act, and is in compliance with the requirements.

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 requested clarification regarding the Affordable Housing Trust Fund, including the type and amount of developer contributions. Mr. Kyle, Affordable Housing Planner, responded and explained that while Raritan does not collect residential development fees, it is subject to the State-mandated 2.5% non-residential development fee, based on the equalized assessed value of a project. Developers pay a portion at the time of building permit issuance, with the balance due upon issuance of a certificate of occupancy following final assessment. He further noted that the Trust Fund currently contains approximately \$400,000 and may only be used for affordable housing purposes, including rehabilitation programs for low- and moderate-income residents and affordability assistance such as down payments, security deposits, and first month’s rent.

Sam Timms, 1 LaGrange St – Mr. Timms inquired about the relationship between certificates of occupancy and the collection of non-residential development fees, expressing concern that gaps in documentation or reporting could impact revenue deposited into the Affordable Housing Trust Fund. He emphasized the importance of proper processes to ensure all eligible developments contribute the required fees. Mr. Kyle, Affordable Housing Planner, responded that prior discrepancies discussed in the housing plan were likely due to reporting errors between the

Borough and the State and would not affect the Borough's ability to assess and collect development fees. He explained that fee collection is handled locally through coordination between the developer and the tax assessor, utilizing the required state form. Mr. Kyle confirmed that all applicable non-residential development projects are subject to the 2.5% fee, which is collected and deposited into the Trust Fund to support affordable housing initiatives.

Councilman Agrawal raised concerns regarding the ordinance language imposing a 1.5% residential development fee, noting prior discussion and agreement to remove or modify this provision, particularly to avoid impacting homeowners undertaking renovations. He questioned why the change was not reflected in the current version and emphasized the need for clarity and fairness in application. He also provided context on the Affordable Housing Trust Fund, noting past contributions from major developments and the fund's intended use for rehabilitation and assistance to low-income residents. Additionally, he inquired about compliance and whether residential and non-residential development fees have been consistently collected. Mr. Kyle acknowledged that the intent had been to revise the ordinance to remove the residential fee and suggested proceeding with adoption due to statutory deadlines, with the option to reintroduce an amended ordinance at a later date. He also indicated that residential development fees were not previously collected despite being referenced, and agreed that further clarification and reporting on fee collection would be appropriate.

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 Martinez, Council moved to Adopt Ordinance 2026-04.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

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.

Ordinance 2026-05 was previously removed from the agenda.

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 is to establish a zoning overlay for the Busky Lane property. It would permit a developer to pursue townhome development that would include affordable housing.

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

Jennie Rose, Raritan Resident – Ms. JennieRose expressed strong opposition to any proposed development of Busky Lane, stating that the property was donated to the Borough in 1983 as protected green space and a flood buffer. She questioned the legitimacy of the 2013 sale of the property, alleging it was undervalued and not conducted through a fair public process. She also raised concerns regarding the current property owner’s background and potential conflicts of interest related to past proceedings. Ms. JennieRose urged the Council to reconsider any development plans for the site, emphasized the intent of the original donation, and requested transparency from Council members regarding any potential financial interests.

Michael Patente, 30 Glaser Ave – Mr. Patente raised concerns regarding the Busky Lane property, stating that the ordinance describes the site as developable without acknowledging environmental constraints such as flood zone conditions and potential contamination. He questioned whether development could negatively impact surrounding properties. He also noted inconsistencies in residential density across various redevelopment sites and asked why unit-per-acre calculations differ significantly. Additionally, he inquired whether the Planning Board has the authority to make changes to redevelopment plans, including setbacks and unit counts. Borough Affordable Housing Planner Mr. Kyle responded that, during the consistency review process, the Planning Board may provide written recommendations to the Council for consideration at the time of adoption. Borough Attorney Wenner explained that the resolution was required to meet the March 15 deadline, as there was insufficient time to amend and adopt the ordinance prior to that date. As a result, the ordinance must be reintroduced, reviewed again by the Planning Board for consistency, and may then proceed through the adoption process. Mr. Wenner also clarified that the Planning Board cannot make changes to the ordinance but may provide recommendations to the Council.

Craig Elgard, 11 Glaser Ave - Mr. Elgard expressed opposition to proposed development on Busky Lane, stating his understanding that the property was previously considered Green Acres land and not intended for development. He questioned past decisions regarding the transfer and

condition of the property, including concerns about possible contamination and prior use as a dumping area. He also raised concerns about flooding, noting that development could worsen water conditions for nearby properties. Additionally, he questioned the feasibility and impact of construction, including the potential need for pilings and how that could affect surrounding homes.

Sam Timms, 1 LaGrange St – Mr. Timms expressed opposition to including the Busky Lane property in the Borough’s affordable housing plan and master plan amendments, stating it was added late in the process without full Council awareness. He questioned the suitability of the property for development, citing concerns about potential landfill conditions, methane gas, and overall safety. He also raised concerns regarding outdated stormwater management planning, noting it has not been updated since 2008 despite major storm events, and warned of potential flooding risks and liability issues. Mr. Timms urged Council to remove the Busky Lane property from the affordable housing plan and master plan until its environmental and safety conditions are fully evaluated.

Ray Rice, Busky Lane Property Owner - Mr. Rice stated that he has been under contract for over a year and has conducted extensive environmental and engineering due diligence. He reported that soil and methane testing confirmed the site is not within a regulated landfill area and is classified as “urban fill,” which permits development under State guidelines. Mr. Rice explained that floodplain analysis and coordination with NJDEP have been completed, and that the proposed development will include stormwater management systems designed to reduce runoff, as well as required safeguards such as biofilters. He clarified that the proposal consists of townhouse units, not apartments, and will meet applicable parking and design requirements. He emphasized his experience in similar developments and stated his intent to ensure compliance with all regulations while being mindful of neighboring residents.

Patrick Dinsmore, 523 Victoria St - Mr. Dinsmore questioned the validity of the due diligence and process related to the Busky Lane development proposal. He raised concerns that the developer’s environmental consultant had not responded to inquiries, calling into question the extent of the investigation. He also sought clarification on how and when the 30-unit concept plan was introduced, noting that no formal meeting with Borough officials occurred and that the plan was submitted via email. Mr. Dinsmore further questioned whether the concept plan had been shared with the full Council and expressed concern that Council may be acting without having reviewed it. He also raised issues regarding the feasibility of the proposed density, prior statements about development constraints, and the status of required flood hazard permitting, indicating that it may not have been approved.

Erica Landesberg, 21 Meehan Ave – Ms. Landesberg raised concerns about how proposed development at Busky Lane accounts for impacts from nearby projects, particularly regarding elevation changes and potential stormwater runoff affecting already flood-prone areas. She questioned whether such cumulative impacts are evaluated during the approval process. In response, Borough Engineer Brosnan clarified that the current proposal is an overlay ordinance establishing parameters for affordable housing, not a finalized redevelopment plan. He noted that the project has not yet been vetted through the Redevelopment Advisory Committee

process. He further explained that if the Council does not adopt the overlay ordinance, the property cannot be utilized toward the Borough's affordable housing obligations.

Greg Natale, 63 Thompson St – Mr. Natale expressed support for redevelopment at the Agway site but strongly opposed development on the Busky Lane property, stating it is landfill and unsuitable for construction. He raised concerns about structural stability, potential environmental and health risks, and questioned whether future residents would receive proper disclosure about the site conditions. He also questioned why the property was not previously remediated using available grants and warned of potential long-term liability to the Borough if development proceeds without adequate cleanup and disclosure. Mr. Natale urged that the site be remediated rather than developed.

Benjiman Harris, 2 Wall St – Mr. Harris questioned whether Council has reviewed any environmental testing results referenced by the contract purchaser of the Busky Lane property. He emphasized the need for full evaluation of site conditions, including soil, gas, and groundwater testing, before any decisions are made, stating that such information is necessary for an informed determination regarding the property.

Jill Brown, 18 Elmer St – Ms. Brown expressed concern that decisions are being made without firsthand knowledge of the Busky Lane area. She presented visual materials illustrating past flooding, noting that floodwaters have reached nearby homes and basements and that the area has limited access and egress during such events. She emphasized the severity of flooding conditions in the vicinity.

Chris Allen, 11 Granetz Place – Mr. Allen described firsthand experiences with severe flooding in the area, including damage to local businesses. He expressed concern that surrounding developments and elevation changes will redirect stormwater toward existing residential properties, increasing flood risk. He opposed development of the Busky Lane property, stating that flooding is inevitable given current conditions and nearby projects. He also questioned the transparency of the property's sale and the validity of the developer's environmental testing, expressing concern that the information has not been publicly reviewed.

Roger Copt, 1120 Rt. 202 – Mr. Copt expressed concerns regarding the landfill, stating that it historically contained not only household waste but also industrial and potentially hazardous materials from nearby businesses. He emphasized that the site may be significantly contaminated and described it as a toxic area, raising concerns about its suitability for development.

Greg Natale, 63 Thompson St - Mr. Natale questioned the Council's consideration of the Busky Lane property, expressing concern that Council members had not reviewed a formal development submission and that the site remains contaminated. He argued that zoning the property for development does not address environmental issues and raised concerns about loss of permeable land, potential health risks, and future liability to residents. Borough Attorney Wenner clarified that the Council is not voting on a specific development plan, but rather an overlay zoning ordinance that establishes parameters for potential development. He explained that any actual project would require a separate Planning Board application, including detailed

engineering review and regulatory approvals. Affordable Housing Planner Mr. Kyle explained that the ordinance is part of the Borough's effort to meet its state-mandated affordable housing obligations. He noted that failure to comply could expose the Borough to litigation from developers and loss of legal protections. He emphasized that the ordinance creates the opportunity for development, but does not guarantee that a project will be built, as all environmental and regulatory requirements must still be satisfied.

Chris Allen, 11 Granetz Place - Mr. Allen raised concerns about environmental conditions in nearby areas, including the former golf range, stating that flooding has exposed debris and potential contamination. He questioned the suitability of developing additional housing on a small, potentially contaminated site and suggested the property may be better utilized for parking or access improvements. He also expressed concern about flooding, evacuation, and parking capacity related to proposed development, noting a lack of clear exit plans for nearby projects. Mr. Allen emphasized the need to consider public safety, infrastructure strain, and liability, urging that any development include clear planning for these issues and appropriate disclosure of flood risks.

Sam Timms, 1 LaGrange St - Mr. Timms questioned the purpose and impact of applying an overlay zoning designation to the Busby Lane property. He stated that the property is currently residential and expressed concern that adopting an overlay would enable higher-density development that would not otherwise be permitted. He argued that the Borough is not required by the State to apply such an overlay and suggested that doing so would unnecessarily allow additional apartment development. Mr. Timms emphasized that the Council should prioritize the interests of existing residents and carefully consider the implications before approving the overlay.

Roger Copt, 1120 Rt. 202 - Mr. Copt raised concerns regarding methane gas management at the former landfill area, noting that venting lampposts appear inactive and questioning where the gas is being released. He asked whether the condition poses a safety risk, including potential explosion hazards, and inquired who is responsible for monitoring the site. He further questioned whether the Borough is receiving reports confirming that the area is being properly monitored to ensure the safety of nearby residents.

Victor Laggini, 250 Weiss Terr - Mr. Laggini questioned why a recent traffic study has not been conducted in light of ongoing and proposed development in the Borough. He expressed concern about increasing traffic congestion, particularly on residential streets that are now being used as cut-through routes. He emphasized the need for traffic analysis to support planning decisions and suggested such data should inform affordable housing and development discussions. Mr. Laggini also raised concerns about potential liability related to environmental conditions, disclosure requirements, and the risk of incomplete or vacant developments if issues are not properly addressed.

Sam Timms, 1 LaGrange St - Mr. Timms raised concerns regarding flooding, elevation changes, and the impact on emergency access and public works operations, questioning how vehicles and services would function during severe flood events. He also expressed concern about building on potentially contaminated and unstable landfill areas, citing risks related to underground utilities such as gas, water, and sewer lines. He questioned whether such conditions could create safety hazards, including structural instability or potential explosions, and emphasized the need for further evaluation. Mr. Timms also referenced prior documentation indicating that traffic conditions have worsened since 2017, reinforcing the need for updated analysis.

Jennie Rose, Raritan Resident - Ms. JennieRose questioned the necessity of including the Busby Lane property in the Borough's affordable housing plan, asserting that existing properties already satisfy the obligation. She argued that approving the overlay would unnecessarily expose the Borough to liability and asked who would be responsible for potential future litigation related to environmental conditions or flooding. She urged the Council not to approve the measure, emphasizing that they are not required to do so and should avoid assuming risk on behalf of residents.

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

Councilman Agrawal questioned why previously approved Habitat for Humanity units were not included in the Borough's affordable housing plan, suggesting that their inclusion could reduce the need for additional high-density development. Mr. Kyle responded that he would need to verify whether those units met required criteria, such as affirmative marketing, before they could be counted. Councilman Agrawal expressed strong opposition to the proposed 30-unit development on the Busby Lane property, describing the density as excessive compared to surrounding areas. He raised concerns regarding environmental conditions, including potential contamination, flood risks, and drainage constraints, and questioned the feasibility of development on the site. He further emphasized potential long-term liability for the Borough related to environmental issues and cited prior reports indicating possible contamination. Based on these concerns, Councilman Agrawal stated he could not support the proposal.

On motion by Councilman DiGraziano, seconded by Councilman Martinez, Council moved to Adopt Ordinance 2026-06.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Martinez

Nay: Agrawal

Absent: Harwood

Abstain: x

Motion Carried: 4-1

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 establishes a zoning overlay for a stretch of property along First Avenue currently owned by Bespoke Realty, LLC. The ordinance would permit a developer to pursue a townhome development of up to 21 units, including affordable housing.

Council President Fritzingher recused himself from the dais.

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 discussed the First and Burns property, noting that it appears to be a more reasonable redevelopment proposal compared to others. He referenced prior redevelopment studies, highlighting inconsistencies between earlier and more recent reports regarding property conditions and redevelopment criteria. He questioned the sequence of events in which the property was initially considered for redevelopment, later deemed not in need of redevelopment, and subsequently became subject to litigation. Mr. Kyle explained that the litigation arose after the Borough submitted its affordable housing plan, leading to mediation with the property owner. Mr. Timms expressed concern about the complexity and length of the process, suggesting that the Borough should take advantage of available time to engage more thoroughly with the public. He encouraged greater transparency, including holding larger public meetings, clearly explaining decisions, and avoiding rushed actions. He emphasized the need for collaboration between the Council, professionals, and residents to achieve more practical and widely supported outcomes.

Greg Natale, 63 Thompson St - Mr. Natale discussed the role of mediation and potential litigation in the development process, noting that many projects appear to involve legal challenges. He stated that such actions should be expected and that the Borough should be prepared to address them. He expressed concern that fear of litigation may be influencing decision-making and urged the Council not to allow that concern to override the interests of residents when considering zoning and development proposals.

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 DiGraziano, Council moved to Adopt Ordinance 2026-07.

Recorded Vote

Yea: Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

None

CONSENT AGENDA

(Resolution No. 2026-03-052 through No.2026-03-062)

Resolution No. 2026-03-052	Approving Trash Reimbursement
Resolution No. 2026-03-053	Authorizing Appropriations to Cover Debt Service Requirements for 2026
Resolution No. 2026-03-054	Authorizing Temporary Appropriation for 2026 Current Operating Municipal Budget
Resolution No. 2026-03-055	Clarifying Appointment of Risk Management Consultant 2026
Resolution No. 2026-03-056	Renewing CGP&H Annual Contract 2026
Resolution No. 2026-03-057	Establishing 2026 Recreation Fees
Resolution No. 2026-03-058	Appointing Municipal Housing Liaison
Resolution No. 2026-03-059	Endorsing Amended Fair Share Plan
Resolution No. 2026-03-060	Adopting 2026 Home Improvement and Affordability Assistance Program Policies & Procedures
Resolution No. 2026-03-061	Adopting Affirmative Marketing Plan
Resolution No. 2026-03-062	Adopting Spending Plan

Councilman Agrawal requested that Resolution No. 2026-03-059 be pulled from the Consent Agenda and voted on separately.

On motion by Councilman Martinez, seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-03-052 through Resolution No. 2026-03-062, excluding Resolution No. 2026-03-059 – Consent Agenda.

Recorded Vote

Yea: Fritzing, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

After some confusion, Borough Attorney Wenner clarified that the court granted a 30-day extension only for the Agway redevelopment plan ordinance, extending that deadline to April 15. He explained that the Borough had requested an extension for all related Fair Share Housing ordinances and resolutions, but the court denied that broader request. He further noted that the March 15 statutory deadline remains in effect for all other required actions, and failure to meet that deadline could result in the Borough losing its legal protections under Fair Housing law.

Sam Timms, 1 LaGrange St - Mr. Timms raised concerns regarding the inclusion of the Agway property in the Fair Share Housing Plan at a density of 75 units with 15 affordable units, noting that the Planning Board had previously found the proposal inconsistent and that the ordinance was not properly advanced. He questioned why the higher density remains in the plan despite

these issues. He asked whether the plan could be revised to reflect a lower density (60 units with 9 affordable units), expressing concern that the higher figure could be used by developers to justify more intensive development. Borough representatives explained that the Fair Share Housing Plan had already been adopted by the Planning Board and that the Council's role is limited to endorsing the plan. Any changes would require the matter to be sent back to the Planning Board for amendment and re-adoption. Mr. Timms requested that the Council consider referring the matter back to the Planning Board to revisit the Agway density, emphasizing the importance of aligning development with community concerns and prior Planning Board feedback.

Councilman Agrawal explained his opposition to the proposed Agway development, citing concerns about excessive density, building height, and insufficient parking. He noted that the proposed 75 units per acre significantly exceeds densities of nearby developments, which range from approximately 19 to 46 units per acre. He also highlighted that the proposed building height is substantially greater than typical two-story structures in the area. Additionally, he stated that the number of proposed parking spaces falls well below standard requirements, raising concerns about increased congestion and strain on existing infrastructure. Based on these factors, Councilman Agrawal stated his intention to vote against the proposal.

On motion by Councilman Martinez, seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-03-059.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi

Nay: Agrawal

Absent: Harwood

Abstain: Martinez

Motion Carried: 3-1-1

BILLS LIST

Resolution No. 2026-03-063 Approving Bills List

Mayor Tozzi stated he wanted to pull VIA, INC in the amount of \$16,617.60 from the Bills List and asked if any other Council member would like anything pulled out. Councilman Agrawal asked if Van Cleef Engineering Associates could be pulled from the Bills List.

Councilman Agrawal questioned a \$22,000 charge for sewer ordinance services, expressing concern over the cost, lack of prior Council approval, and overall budget impact. He suggested the work should have been authorized in advance and requested further review before payment. Borough Engineer Brosnan explained that the amount reflects multiple invoices, including work related to updating the sewer ordinance and compiling the annual excessive users list, which involves detailed data analysis. He noted that the scope of work expanded over time, leading to the higher cost, and acknowledged that the matter should have been brought before Council. Councilman Agrawal requested that the payment be held for further review. Additionally, he

inquired about the timeline for the Richard Street paving project. Brosnan responded that the project is anticipated for completion in late spring or summer, pending final approvals and funding.

On motion by Council President Fritzing, seconded by Councilman Martinez, Council moved to Approve Resolution No. 2026-03-063– Bills List excluding Van Cleef Engineering Associates — Sewer Calculator Revisions & Ordinance Development — \$22,000.00 and VIA, INC — 9 West Somerset Chairs & Seating — \$16,617.60.

Recorded Vote

Yea: Fritzing, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

Abstain: x

Motion Carried: 5-0

CERTIFICATION OF FUNDS

1. Elite Emergency Lights, LLC — VEH Upfitting & Equipment — \$24,005.82.
2. Ford Motor Credit Company, LLC — 2026 Ford & Snowplow DPW — \$79,991.00.
3. Millennium Communications — Aud/Vis Install 9 West Somerset — \$152,588.21.
4. VIA, INC — 9 West Somerset Chairs & Seating — \$16,617.60.
5. Bridgewater Resources INC — December Dumping Fees — \$22,557.99
6. Bridgewater Resources INC — January Dumping Fees — \$16,274.17.
7. Van Cleef Engineering Associates — MS4 Watershed Phase 1 & Supplemental Development — \$21,724.00
8. Van Cleef Engineering Associates — NJAW Elmer & La Grange Observation — \$10,026.00
9. Van Cleef Engineering Associates — Sewer Calculator Revisions & Ordinance Development — \$22,000.00

On motion by Council President Fritzing, seconded by Councilman Giraldi, Council moved to Approve the Certification of Funds excluding Van Cleef Engineering Associates — Sewer Calculator Revisions & Ordinance Development — \$22,000.00 and VIA, INC — 9 West Somerset Chairs & Seating — \$16,617.60.

Recorded Vote

Yea: Fritzing, Agrawal, DiGraziano, Giraldi, Martinez

Nay: x

Absent: Harwood

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 asked about the status of telecommunications services for the new municipal building, including Verizon, Optimum, and related vendor work. He also questioned why certain services from the former building were not carried over during construction. He further asked about accessibility at the new building, specifically the status of an automatic handicap-accessible door, and whether the building was inspected before occupancy. Mr. Foohey also raised questions about the budget process, drainage concerns near the library area, equipment placement, and the transfer of veterans' photographs from the former municipal building.

Greg Natale, 63 Thompson St - Mr. Natale questioned the Borough's obligation to comply with State Fair Housing requirements, asking what incentives exist beyond avoiding litigation and loss of immunity. He expressed skepticism about the benefits and raised concerns about reliance on outside planners' judgment. He also raised concerns about billing practices, particularly regarding engineering services, questioning whether adequate oversight, prior approvals, and accountability exist for work performed and invoices submitted. He suggested that bills should be reviewed, discussed, and potentially negotiated before payment. In response, Borough Engineer Brosnan explained that billing practices have evolved, with newer procedures requiring proposals and Council approval, while acknowledging that some work followed older protocols. It was also noted that invoices are reviewed by the Council, and items can be questioned or withheld if necessary.

Victor Laggini, 250 Weiss Terr - Mr. Laggini reiterated concerns about increasing traffic in the Borough and questioned why a traffic study has not been conducted. He asked whether such a study could support reducing the number of proposed developments or affordable housing units and emphasized the need to address congestion, particularly on local streets used as cut-through routes. Borough representatives responded that a traffic study would not impact the Borough's affordable housing obligations, but noted that traffic issues can be addressed through the Master Plan's circulation element. Mr. Laggini requested that these concerns be brought before the Planning Board. He also invited Council members to visit his neighborhood to observe traffic and train-related conditions firsthand, requested increased police enforcement for speeding, and thanked certain officials for past efforts related to NJ Transit.

Benjiman Harris, 2 Wall St - Mr. Harris inquired about permitting work reflected in the billing list and asked whether a report on that work would be completed and made available. Borough representatives indicated that the information would be included in a forthcoming Phase II proposal and presentation. Mr. Harris suggested that the report be shared at a future Council or Environmental Commission meeting.

Jim Werner, 407 Victoria St - Mr. Werner expressed concern about the impact of development on public safety services, including police and fire response times. He cited a recent incident where emergency response was delayed due to traffic congestion. He emphasized growing traffic issues

in the Borough and questioned whether emergency services have sufficient capacity to respond effectively, particularly with increased development and taller buildings.

Roger Copt, 1120 Rt. 202 - Mr. Copt raised concerns regarding the Agway property, questioning whether the current owner purchased the site as a commercial property and whether there was any prior knowledge of a zoning change. He also asked about the condition of the existing building and prior code violations. He emphasized that the developer should be required to comply with all Borough and State ordinances, particularly regarding parking and stormwater management. Mr. Copt argued that the proposed development does not provide sufficient parking based on standard requirements and questioned how such a project could be accommodated on the site. He strongly opposed granting variances, stating that development should be limited to what the property can reasonably support under existing regulations. He concluded by urging strict enforcement of ordinances and warned of potential legal action if they are not followed.

Sam Timms, 1 LaGrange St - Mr. Timms presented findings from a self-conducted traffic study near the Agway site, indicating significant existing traffic volumes on Thompson Street and projecting that the proposed development would further increase congestion. He stated that the Agway site currently generates minimal traffic and expressed concern that adding residential units would create a noticeable impact, particularly during peak hours. He also shared observations from a nearby residential complex, noting low commuter rail usage, high vehicle dependence, and existing vacancy rates. Based on this, he argued that the area is not truly transit-oriented and that additional development would increase demand for parking and strain local infrastructure. Mr. Timms highlighted a projected shortfall in required parking spaces for the proposed development and warned that overflow parking would negatively impact nearby streets and businesses. He emphasized that the Borough's own master plan identifies traffic and parking as ongoing concerns and urged officials to consider resident-collected data and community input in future decisions.

Vinnie Casola, 263 Weiss Terr - Mr. Casola expressed ongoing frustration with long-standing issues related to train noise, odors, and vibrations, noting that residents have been dealing with these conditions for many years with little resolution. He described the situation as impacting quality of life and asked the Council what specific actions would be taken moving forward. He emphasized the need for accountability and timely action, suggesting that forming a subcommittee and pursuing legal options may be necessary. Mr. Casola also encouraged Council members to visit affected neighborhoods to experience the conditions firsthand and urged more consistent follow-up and communication on the issue.

Sam Timms, 1 LaGrange St - Mr. Timms presented concerns regarding stormwater management, citing a recent example where minimal rainfall resulted in significant flooding, indicating existing infrastructure is inadequate. He emphasized that any redevelopment should address these drainage issues. He also questioned the existence and accessibility of a referenced concept plan for the Agway site, stating that the redevelopment advisory committee has not met recently

and that related documents have not been made available. Mr. Timms expressed frustration that meeting minutes have not been approved or released in a timely manner, suggesting this may conflict with Open Public Meetings Act requirements, and requested access to the materials to ensure transparency.

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

Recorded Vote:

All in favor

Motion passed: 5-0

The Regular Meeting adjourned at 11:31 p.m.

Kimberly Mathewson
Acting Municipal Clerk

Date: _____