

MINUTES

BOROUGH OF RARITAN **REGULAR MEETING**

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

This Regular Meeting of the Governing Body of the Borough of Raritan was called to order by Mayor Tozzi in the Meeting Room of the Raritan Municipal Building, 9 West Somerset Street, Raritan, NJ 08869 at 6:30 p.m. on Tuesday, April 7, 2026.

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

ROLL CALL

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

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

Absent:

INVOCATION AND FLAG SALUTE

Councilman Giraldi

EXECUTIVE SESSION

Resolution No. 2026-04-069

Entering Executive Session

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

On motion by Councilman Harwood, seconded by Council President Fritzingler, Council moved to Approve Resolution No. 2026-04-069.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

Council convened in Executive Session at 6:31 p.m.

EXECUTIVE SESSION ADJOURNMENT

Council moved to reconvene in Regular Session unanimously.

On motion by Councilman Martinez, seconded by Councilman Harwood, Council exited Executive Session and resumed Regular Session at 7:01 p.m.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

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)

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

John Kaplan, Attorney for Sam Timms & Brittany Eriksson - Mr. Kaplan, attorney for residents Sam Timms and Brittany Eriksson, objected to the proposed resolution overriding the Planning Board's determination that the Agway redevelopment plan was inconsistent with the Master Plan. He argued that the proposal permits reduced setbacks and increased building heights that are incompatible with surrounding residential properties and that key development standards should be established in the redevelopment plan rather than deferred to site plan review. Mr. Kaplan also questioned whether sufficient traffic and impact studies had been completed and stated that the proposal appeared to be driven primarily by affordable housing obligations rather than sound planning principles.

Greg Natale, 63 Thompson St – Mr. Natale presented a petition from neighboring property owners opposing the Agway redevelopment plan and stated that a majority of nearby property owners represented by the petition objected to the proposal. He argued that the redevelopment plan constituted improper spot zoning because it applied redevelopment standards to a single parcel that the Planning Board had determined was inconsistent with the Master Plan. Mr. Natale questioned Borough professionals regarding the preparation of the redevelopment plan and asserted that similarly situated properties were not being treated equally. He contended that the Borough should not proceed with the ordinance and warned that legal challenges could result if the redevelopment plan was adopted without addressing the concerns raised regarding consistency with the Master Plan and zoning principles.

Michael Patente, 30 Glaser Ave - Mr. Patente expressed concerns that the agenda description for the resolution of reasons did not clearly indicate that the governing body was being asked to override the Planning Board's determination that the Agway redevelopment plan was inconsistent with the Master Plan. During the discussion, Borough officials explained that the resolution was required if the Council wished to proceed with adoption of the redevelopment ordinance despite the Planning Board's finding. Mr. Patente also voiced opposition to the proposed redevelopment plan, stating that he believed the Planning Board had not gone far enough in addressing concerns related to building heights and setbacks, and urged the governing body to carefully consider residents' concerns before taking action.

Adrienne Schwall, 14 Obert Dr – Ms. Schwall questioned why senior housing had not been more fully considered as an alternative for the Agway redevelopment project, referencing prior public comments that suggested age-restricted housing could provide additional affordable housing credits while generating fewer impacts on schools and parking. During the discussion, Borough officials explained that bonus affordable housing credits are limited by state regulations and that the Borough had already maximized the available bonus credits. Ms. Schwall further questioned whether the senior housing option had been

adequately presented and evaluated during redevelopment discussions, expressing concern that alternative approaches may not have received sufficient consideration before the Borough proceeded with the current redevelopment proposal.

Jeff King, 47 Vones Ln - Mr. King expressed concerns regarding information provided during the Agway redevelopment review process, stating that statements made by the Planning Board attorney regarding redevelopment procedures and the possibility of obtaining an extension were later contradicted by actions taken by Borough officials. He argued that inconsistent guidance had created confusion regarding the redevelopment process and the options available to the Borough. Mr. King also emphasized the importance of understanding the proper procedures for ordinance adoption and redevelopment review, stating that the governing body should carefully consider the information being presented before taking action on the redevelopment proposal. He urged officials to ensure that redevelopment decisions are based on accurate information and a clear understanding of the applicable process.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey expressed concerns regarding the proposed resolution of reasons, stating that he believed the Planning Board’s determination that the Agway redevelopment plan was inconsistent with the Master Plan should be given greater weight than the recommendations of the redevelopment subcommittee. He noted that while disagreements between the Planning Board and governing body can occur, he felt both bodies should generally work toward a unified position on significant redevelopment matters. Mr. Foohey also questioned the procedural relationship between the resolution of reasons and the redevelopment ordinance and expressed concern that overriding the Planning Board’s recommendation could establish a precedent for future redevelopment applications. He urged the governing body to carefully consider the long-term implications of its decision before taking action.

Kathy Kolvites, 63 Vones Ln - Ms. Kolvites expressed disappointment that the Agway redevelopment proposal did not include senior or veteran housing, which she believed would have been more compatible with the surrounding neighborhood while providing benefits to the community. She stated that senior housing could help address the needs of Raritan's aging population, generate activity for local businesses, and avoid impacts on school enrollment. Ms. Kolvites also argued that residents had consistently voiced concerns and alternative ideas for the Agway site during public meetings, but felt those concerns had not been adequately considered. She expressed concern that the proposed development would result in an oversized building on a constrained site, leading to parking, traffic, landscaping, and neighborhood character impacts. Additionally, Ms. Kolvites highlighted the lack of senior housing opportunities within the Borough and noted that the Senior Citizen program currently maintains a waiting list. She concluded by encouraging residents to remain engaged in the redevelopment process and to carefully consider the actions and decisions of elected officials.

Victor Laggini, 250 Weiss Terr - Mr. Laggini expressed concerns about the Borough’s proposed tax increase and the potential long-term financial impacts of additional residential development on taxpayers. He questioned whether adequate analysis had been conducted regarding the capacity of the Borough’s sewer, stormwater, and other infrastructure systems before approving projects such as the Agway redevelopment and other apartment developments. He also voiced concerns about parking, school enrollment impacts, and the potential for future costs to be shifted onto residents through higher taxes and additional school expansion needs. During the discussion, Councilman Agrawal raised concerns regarding accountability and transparency related to developer obligations, specifically referencing commitments associated with the Stop & Shop redevelopment project. He questioned whether promised improvements to Orlando Drive would be completed as originally presented and emphasized the importance of ensuring that developers fulfill their commitments rather than shifting costs to taxpayers. He also stressed the need for accurate information and greater oversight of redevelopment projects and infrastructure improvements. The discussion concluded with Borough professionals noting that a watershed improvement plan had recently been completed and that additional information regarding stormwater infrastructure and future improvement projects would be presented to the public at a later date.

Roger Copt, 1120 Rt. 202 – Mr. Copt questioned Borough professionals about the affordable housing overlay proposed for the Busky Lane property, seeking clarification on whether the Borough was required to consider the project under affordable housing laws. During the discussion, Borough professionals explained that the proposal had been submitted in accordance with affordable housing requirements and therefore had to be considered by the Borough. Mr. Copt also expressed concerns regarding transparency during public meetings, commenting on the use of electronic devices by officials during Council meetings and suggesting that elected officials should remain focused on meeting proceedings while conducting Borough business.

Maggi Filoramo, 53 Anderson St – Ms. Filoramo argued that the proposed Agway redevelopment does not meet the principles of a true Transit-Oriented Development (TOD), stating that a TOD should be a thoughtfully planned, mixed-use, walkable neighborhood rather than simply an apartment building located near a train station. She outlined several characteristics of successful TODs, including a mix of residential, commercial, civic, and community spaces; walkability; bike infrastructure; public gathering areas; and access to daily services. Ms. Filoramo expressed concern that the current proposal lacks many of these elements, including community gathering spaces, plazas, bike facilities, widened sidewalks, and sufficient amenities to reduce automobile dependence. She also raised concerns regarding parking, pedestrian safety, ADA accessibility, emergency access, and building scale. Concluding her remarks, she stated that the project should not be characterized as a true transit-oriented development in its current form and urged that the redevelopment plan be revised with greater resident input and community-focused design features.

Benjamin Harris, 2 Wall St – Mr. Harris responded to the discussion regarding stormwater infrastructure, stating that a watershed improvement plan is only a planning document and does not address existing deficiencies or provide immediate solutions to ongoing stormwater issues. He emphasized that the Borough remains responsible for maintaining and repairing its stormwater infrastructure and argued that current infrastructure concerns should be evaluated and addressed directly rather than deferred to future planning efforts.

JennieRose, Raritan Resident - Ms. JennieRose questioned how the proposed Agway redevelopment plan advances the public interest, challenging Borough professionals on the justification for the project and its relationship to the Borough's affordable housing obligations. She expressed concerns that the redevelopment plan would override existing zoning standards and community safeguards, particularly regarding setbacks, density, and infrastructure impacts. Ms. JennieRose also raised concerns about the capacity of the Borough's sewer system and questioned whether taxpayers could ultimately bear costs associated with infrastructure improvements needed to support new development. Throughout her remarks, she criticized what she viewed as a lack of transparency and responsiveness from Borough officials and urged the governing body to reject the redevelopment proposal, arguing that the Planning Board's recommendation should be respected and that existing ordinances should not be disregarded.

Neither seeing nor hearing any other member of the public, Mayor Tozzi closed the Public Hearing.

MINUTES

1. February 3, 2026 – Regular Meeting

On motion by Council President Fritzinger, seconded by Councilman Harwood, Council Approve the February 3, 2026 Regular Meeting Minutes.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

COUNCIL COMMITTEE & LIAISON REPORTS

Councilman Giraldi - Councilman Giraldi reported that the Basilone Parade is scheduled for Sunday, September 20, at 1:00 p.m., with the memorial Mass at St. Ann's Church taking place at 11:00 a.m. He also stated that the Police Department report and statistics will be presented at the next Council meeting due to the Police Chief currently being on vacation.

Councilman Agrawal - Councilman Agrawal provided updates regarding the Senior Citizen group and Board of Health, noting that the Senior Citizen group currently has 75 members with additional residents on a waiting list and that upcoming meetings, trips, and events were being planned. He also noted that the Board of Health would be meeting the following day. Councilman Agrawal then discussed concerns regarding ongoing development and construction activity throughout the Borough, particularly smaller residential projects such as the Orlando Drive development and the LaGrange Street property. He expressed disappointment that additional updates regarding the Orlando Drive project were not included on the meeting agenda and stated that residents had raised concerns regarding construction safety, site conditions, and oversight. Additionally, Councilman Agrawal raised concerns regarding demolition practices, asbestos handling, and environmental safety at certain development sites. He stated that some developers appeared to be bypassing proper safety procedures and expressed concern about potential public health risks associated with improper asbestos removal and disposal practices. He emphasized the importance of proactive inspections, stronger oversight, and increased communication with residents regarding ongoing construction and redevelopment projects. Councilman Agrawal concluded by requesting that additional discussion regarding construction site conditions and violations, particularly relating to the Lagrange Street project, be placed on a future Council agenda so residents could receive updates and have an opportunity to voice concerns regarding public health and safety.

Councilman DiGraziano - Councilman DiGraziano provided several Recreation Department updates, including the announcement of a free senior citizen fitness showcase program sponsored by the YMCA that would be held every Monday in April in the community room. He also announced a free meditation program scheduled for April 25 led by a Zen monk instructor. Additionally, Councilman DiGraziano reported that the spring dodgeball program would run from April 9 through April 30 for children in grades kindergarten through fifth grade and noted that Recreation Department summer camp preparations were underway. He further stated that baseball practices had begun and announced that Opening Day ceremonies were scheduled for April 26 at Bradley Gardens.

Council President Fritzingler - Council President Fritzingler reported on recent permit activity within the Building Department for the period of March 24 through April 7, noting that 32 permits were issued, including building, plumbing, electrical, fire, and mechanical permits, with total fees collected of approximately \$3,866. He also provided updates from the Department of Public Works, stating that winter operations were concluding and that crews had begun extensive

pothole repairs following what he described as a particularly difficult winter season. He further noted that preparations were underway for spring maintenance activities, including grass cutting and athletic field preparation. Additionally, Council President Fritzing shared updates from the Historical Committee, including an upcoming Battle of Bound Brook program scheduled for April 11 at the library. He noted that the committee had recently gained several new members, resulting in continued growth of the organization.

Councilman Harwood - Councilman Harwood reported that the Borough recently solicited bids for municipal cleaning services; however, the submitted bids were determined to be more costly than anticipated. As a result, the Borough decided it would be more cost-effective to hire a part-time employee to perform cleaning services for both the current Municipal Building and the former Municipal Building. He noted that this represented the only personnel-related change at that time.

Councilman Martinez - Councilman Martinez reported that updates from the Municipal Court were still pending while the Borough awaited finalized February and March figures from court administration. He stated that he expected to receive the updated numbers by the following meeting. Councilman Martinez also announced that the Environmental Committee and Recreation Department would jointly host the Raritan Community Cleanup on April 18 beginning at 10:00 a.m. at the Basilone statue. He explained that volunteers would assist with cleaning parks, waterways, and other areas throughout the Borough, with lunch to follow at Basilone Park for participants. He also noted that registration information was available on the Borough website.

OLD BUSINESS

1. Pinoy's of Joy Filipino Festival Request (EC)

Borough Administrator Colvin and members of Council discussed the proposed Filipino cultural festival and continued debating whether the event should be held on Main Street or relocated to another Borough-owned property. Council members discussed potential locations including Washington School, Canal Street Park, and nearby side streets. Several Council members expressed concern about temporarily closing Main Street due to traffic, parking, and potential impacts on existing downtown businesses. Other members, including Councilman Martinez, stated that the purpose of the event was specifically to support Main Street businesses, including several Filipino-owned establishments, and argued that relocating the event away from downtown would reduce its intended economic benefit. Councilman Agrawal also expressed frustration that prior suggestions, including limiting food trucks or relocating portions of the event to side streets, had not yet been explored further with the organizers. Other Council members referenced prior community events such as the Duck Race and discussed differing views on whether street closures had historically benefited downtown businesses. The discussion concluded with Borough officials agreeing to continue discussions with the event organizers regarding alternative layouts, possible compromises, and location options before the governing body makes a final decision on the proposed festival.

NEW BUSINESS

1. Crossings at Raritan Station Sidewalk (UA)

Councilman Agrawal discussed the history and status of a long-delayed sidewalk project intended to connect the Crossing at Raritan development to the train station. He explained that the sidewalk was originally included as part of the Crossing at Raritan redevelopment approvals in 2017 and was intended to support transit-oriented development by providing pedestrian access between the development and the train station. Councilman Agrawal stated that the Borough approved moving forward with the sidewalk project in 2019 and that New Jersey Transit later responded with conditions requiring insurance coverage and other approvals, which the Borough subsequently accepted in 2020. He expressed concern that the project stalled after that point and stated that the matter appeared to have “fallen through the cracks” despite prior approvals and discussions. Additionally, Councilman Agrawal described efforts he undertook to reconnect with New Jersey Transit officials after residents inquired about the status of the sidewalk. He explained that he coordinated with Assemblyman DiMaio’s office and obtained updated NJ Transit contacts, who indicated that the Borough could move forward by confirming whether any project conditions had changed since 2020. Councilman Agrawal emphasized the importance of moving the project forward with urgency and expressed concern regarding the status of the performance bond reportedly associated with the sidewalk improvements. He urged Borough officials to confirm whether the performance bond remained active and enforceable and cautioned that delays could potentially jeopardize the Borough’s ability to require completion of the project by the developer or successor property owner. He concluded by encouraging continued oversight and accountability to ensure the sidewalk project is completed.

2. Concrete Pipe Storage (GH)

Councilman Harwood addressed what he described as misinformation regarding Borough-owned piping materials allegedly given to Hillsborough Township. He clarified that the materials were not donated but were instead being temporarily stored in Hillsborough because the Borough did not have a suitable local storage location available. Councilman Harwood explained that the materials consisted of approximately 400 linear feet of concrete pipe sections and stated that the estimated value of the materials was approximately \$16,000, significantly less than claims previously made during public discussion. He further emphasized that the piping materials remain Borough property and would be returned to Raritan Borough when needed. During the discussion, Councilman Agrawal referenced Resolution No. 2025-04-066, titled “Authorizing the Donation of Surplus Sewer Concrete Piping to the Township of Hillsborough,” and stated that the adopted resolution specifically used the term “donation.” He expressed concern regarding how the materials were determined to be surplus and questioned whether appropriate oversight and accountability had occurred regarding the ordering and handling of the piping materials, noting that the issue involved taxpayer-funded property regardless of the total dollar amount involved.

Mayor Tozzi recused himself from the dais.

Council President Fritzinger allowed Raritan resident JennieRose to make a comment. Ms. JennieRose advocated for a more balanced mixed-use development approach, stating that successful community development should include a better mix of uses, enhanced pedestrian amenities, bike lanes, wider sidewalks, and improved wayfinding connections between the train station and downtown. She contrasted these features with the proposed redevelopment plan, expressing concern that the current design reduces pedestrian space and does not reflect the type of community-oriented development she believes would better serve the Borough. Ms.

JennieRose urged the Council to vote against the proposal, stating that doing so would provide an opportunity to pursue a redevelopment plan that better aligns with her vision for the community.

RESOLUTION

Resolution No. 2026-04-070

Approving Reasons Resolution

Borough Attorney Wenner stated that due to the high concerns it was suggested that Council President Fritzingler read the resolution aloud.

Councilman Agrawal stated that he reviewed the Planning Board's discussion of the redevelopment plan and identified two primary concerns raised during that review: building setbacks and building height. He noted that the proposed setback along Thompson Street appeared significantly smaller than what is typically contemplated in the Borough's planning documents, expressing concern that the building would be positioned very close to the sidewalk with little room for landscaping or green space. He also discussed concerns regarding the height and massing of the building facing the train station, referencing a shade analysis that indicated the structure could cast substantial shadows onto Thompson and Anderson Streets. Councilman Agrawal emphasized that the Planning Board found aspects of the proposal to be inconsistent with established planning objectives and expressed concern about the Borough moving forward contrary to the Board's recommendations.

Councilman Harwood stated that elected officials should prioritize the interests of residents, even when faced with difficult decisions, and strive to achieve the greatest benefit for the community. He noted that the Borough was balancing concerns regarding the proposed redevelopment design with its obligation to comply with New Jersey's affordable housing requirements. Councilman Harwood referenced correspondence received from the property owner's attorneys indicating that failure to adopt and submit the Borough's amended Fourth Round Housing Plan by the applicable deadline could result in legal action, including a potential builder's remedy lawsuit seeking increased development density at the former Agway site and damages related to the Borough's noncompliance with state law. He emphasized the legal and planning considerations facing the Borough as it evaluated the redevelopment proposal.

Councilman Martinez acknowledged the concerns raised by residents and emphasized that their comments had been heard and considered. He stated that, regardless of the outcome of the vote, the redevelopment process for the Agway site would not be complete, noting that future site plan review and other approval processes would provide additional opportunities to address resident concerns. Councilman Martinez remarked that he shared some of those concerns and expressed his belief that approving the measure would allow the Borough to retain greater influence and oversight over the project as it continued through the development process.

On motion by Councilman Giraldi, seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-04-070.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi, Harwood, Martinez

Nay: Agrawal

Absent: x

Abstain: x
Motion Carried: 5-1

ORDINANCES – SECOND READING & PUBLIC HEARING

Ordinance No. 2026-09

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

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

Victor Laggini, 250 Weiss Terr - Mr. Laggini questioned whether the Borough’s existing stormwater and sanitary sewer infrastructure could support the cumulative impact of proposed and ongoing developments, including the Stop & Shop redevelopment, Orlando Drive, Agway, and Lagrange Street projects. He asked what would happen if the systems became overwhelmed, where backups or overflow would occur, and whether nearby residents’ homes could be affected. During the discussion, the Borough Engineer Brosnan explained that stormwater issues would be reviewed during site plan design and that a formal sanitary sewer capacity analysis would be required to determine needed improvements. Mr. Laggini then questioned whether the cost of those improvements would be paid by the developer or taxpayers and urged the governing body to obtain answers before approving additional development. He emphasized that his concerns were focused on protecting residents from future infrastructure failures, flooding, and sewer backups.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey expressed disappointment with the Council’s approval of the resolution of reasons, stating that he believed it established a poor precedent by overriding the Planning Board’s determination regarding the Agway redevelopment plan. He continued to raise concerns about the project's parking layout, arguing that the proposed parking supply was insufficient and would likely result in overflow parking on nearby residential streets. Mr. Foohey also revisited the possibility of senior housing at the site, questioning whether age-restricted housing could have provided affordable housing benefits while generating fewer impacts on schools and parking. Additionally, he expressed concern about the Borough's handling of affordable housing deadlines, stating that planning for such obligations should have occurred well in advance rather than near statutory deadlines. He concluded by reiterating his belief that the site is too constrained to accommodate the proposed level of development and that parking would remain a significant issue for neighboring residents.

Michael Patente, 30 Glaser Ave - Mr. Patente argued that, by adopting the resolution of reasons, the Council was effectively endorsing the redevelopment standards proposed for the Agway site, including the requested setbacks and building height. He questioned whether the action diminished the significance of the Planning Board’s determination that the proposal was inconsistent with the Master Plan. In response, Borough Attorney Wenner explained the statutory process under the Municipal Land Use Law, noting that when the Planning Board finds an ordinance inconsistent with the Master Plan, the governing body may still adopt it if it first approves a resolution of reasons explaining why it believes adoption is in the public

interest. Attorney Wenner clarified that the resolution of reasons itself does not establish the zoning standards; rather, the redevelopment ordinance would do so if ultimately adopted. Mr. Patente maintained that the two actions were closely connected and expressed concern that approval of the resolution signaled support for the redevelopment proposal.

Greg Natale, 63 Thompson St – Mr. Natale argued that the Borough was placing too much emphasis on avoiding potential builder’s remedy litigation while overlooking what he believed were concerns related to spot zoning. He questioned whether the governing body had been advised of those concerns and asserted that the proposed redevelopment plan was inconsistent with the Master Plan and did not provide similar treatment to neighboring properties. During the discussion, Borough Attorney Wenner declined to discuss legal advice provided to the governing body, citing attorney-client privilege. Attorney Wenner further explained that the Local Redevelopment and Housing Law permits the designation of individual properties as areas in need of redevelopment. Mr. Natale maintained that the proposal constituted improper spot zoning and stated that he believed the matter would ultimately be resolved through legal proceedings.

Jeff King, 47 Vones Ln - Mr. King questioned the status of the court-granted extension related to the Borough’s affordable housing obligations and asked whether additional extensions would be available if the matter was not resolved by the applicable deadline. He expressed concern about the limited timeframe for completing the redevelopment process. Mr. King also raised concerns regarding the proposed setback standards for the Agway redevelopment, questioning potential liability if a pedestrian or cyclist were injured near the building due to its proximity to the roadway. He urged the governing body to carefully consider the public safety implications of approving reduced setbacks as part of the redevelopment plan.

Kathy Kolvites, 63 Vones Ln - Ms. Kolvites asked Borough officials who is responsible for overseeing and ensuring compliance with environmental testing and remediation requirements at redevelopment sites such as the Agway and Stop & Shop properties. During the discussion, Borough officials explained that multiple municipal officials and departments share responsibility for oversight and that concerns can be reported to Borough staff for appropriate follow-up. Ms. Kolvites also commented that simply hearing and listening to residents is not enough, stating that elected officials should also act on residents’ concerns. She expressed the view that true representation requires both listening to and advocating for the interests of the community.

John Kaplan, Attorney for Sam Timms & Brittany Eriksson - Mr. Kaplan, attorney for residents Sam Timms and Brittany Eriksson, reiterated his clients’ objection to the Agway redevelopment ordinance and redevelopment plan. He stated that they continued to believe the proposal was inconsistent with the Borough’s Master Plan, citing the Planning Board’s determination as the appropriate finding on the matter. Mr. Kaplan further argued that the proposal did not represent sound zoning principles and contended that it was being advanced primarily to satisfy the Borough’s affordable housing obligations rather than for broader planning or community benefits.

Allison Spencer, 83 E. Somerset St - Ms. Spencer, a first-time attendee at a Council meeting, expressed concern about the Agway redevelopment project, particularly its potential impacts on infrastructure, stormwater management, and the surrounding community. She asked each Council member to explain, in simple terms, what they believed the benefit of the project would be for Raritan residents, stating that she felt residents deserved clear and direct answers. During the discussion, Council members cited compliance with the Borough’s affordable housing obligations, avoidance of potential legal challenges, and opportunities for infrastructure improvements as reasons for supporting the project. Ms. Spencer questioned whether those reasons constituted meaningful community benefits and expressed frustration with what she viewed as a lack of clear answers and transparency. She also voiced concern about potential taxpayer costs associated with future sewer and infrastructure improvements and urged officials to consider the impacts on current and future residents. The discussion became emotional at times, with Ms. Spencer emphasizing that residents wanted their concerns to be heard and acted upon, not merely acknowledged. She concluded

by reiterating her belief that the governing body should more clearly demonstrate how the project benefits the community.

Roger Copt, 1120 Rt. 202 - Mr. Copt argued that the Borough's affordable housing challenges stemmed from prior Council decisions to rezone commercial properties for mixed-use development. He contended that purely commercial properties would not have been subject to residential affordable housing requirements and criticized past governing body actions that he believed opened the door to additional housing development proposals. Mr. Copt also expressed concerns about the Agway redevelopment proposal, particularly regarding parking, stormwater management, and zoning standards. He questioned why the Council was considering reduced setbacks and parking requirements, arguing that the developer should be required to fully comply with existing Borough ordinances and provide adequate on-site parking and stormwater infrastructure. He maintained that neighboring residents should not bear the impacts of overflow parking or infrastructure deficiencies and urged the Council to hold the developer to the same standards applied to other property owners. He concluded by strongly criticizing the Council's handling of redevelopment matters and calling for greater accountability in local decision-making.

Benjamin Harris, 2 Wall St - Mr. Harris questioned whether a fire safety and emergency access plan had been reviewed for the proposed Agway redevelopment, particularly given the reduced setbacks and building size. He also asked why the Council chose to override the Planning Board's finding that the redevelopment plan was inconsistent with the Master Plan and requested clarification regarding the specific reasons supporting that decision. In response, Borough Attorney Wenner explained that the Council had already adopted a resolution of reasons setting forth its basis for overriding the Planning Board's recommendation and noted that those reasons were publicly available. Attorney Wenner further stated that the proposed four-story building was not required by the State, but rather reflected the developer's proposal and economic considerations associated with redeveloping the property, while also incorporating the affordable housing units required under State regulations. Mr. Harris argued that the project appeared to be driven primarily by developer profit rather than community benefit and expressed concern that other alternatives may not have been fully explored. He maintained that the justification for the project continued to focus on affordable housing compliance rather than demonstrating tangible benefits to existing residents.

Ms. Sawyer (name inaudible), 27 First Ave - Ms. Sawyer stated that she had been following the Council meetings remotely and was attending in person for the first time. She expressed concern about actions affecting Block 80, Lots 17-20, and asked for clarification regarding what had been approved by the Council that evening and how it would impact her property. During the discussion, she referenced the recently adopted Resolution 2026-04-070 and sought a clear explanation of its effect on the redevelopment process and neighboring properties. Borough officials advised that a more detailed discussion of her specific property-related questions would be addressed during the general public comment portion later in the meeting.

Patrick Dinsmore, 523 Victoria St - Mr. Dinsmore questioned Councilman Harwood regarding his role on the Planning Board and whether he had previously voted that the Agway redevelopment setbacks were inconsistent with the Borough's Master Plan. After Councilman Harwood confirmed that he had, Mr. Dinsmore criticized what he viewed as a contradictory position, expressing frustration that a Council member who had supported the Planning Board's inconsistency finding later voted in favor of overriding that recommendation through Council action.

JennieRose, Raritan Resident - Ms. JennieRose criticized the Council's handling of the Agway redevelopment proposal, arguing that the governing body was disregarding the Planning Board's determination that the project was inconsistent with the Master Plan and overlooking existing zoning safeguards related to setbacks, height, and parking. She expressed frustration with what she viewed as a lack of responsiveness to resident concerns and challenged officials on their interpretation of affordable housing requirements and available alternatives. During an extended discussion with Borough

professionals, Ms. JennieRose questioned whether alternative senior or veteran housing concepts could provide affordable housing credits while creating community amenities and reducing the scale of development. She argued that the Borough had not sufficiently explored alternative redevelopment options and maintained that the proposed density and parking arrangements were inappropriate for the site. She concluded by urging the governing body to reject the redevelopment proposal and pursue a different approach that she believed would better serve residents and the community.

Councilman Agrawal – Councilman Agrawal thanked residents for attending and participating in Council meetings, specifically commending a first-time speaker for sharing her concerns. He noted the significant public interest in the Agway redevelopment matter and stated that his position on the project had been well established through prior discussions. Councilman Agrawal challenged the notion that the Borough should make decisions solely based on the threat of litigation, noting that the Borough carries insurance to defend against lawsuits and should continue to advocate for residents' interests. He also discussed affordable housing obligations and bonus credits, arguing that the focus should be on maximizing opportunities to provide housing for veterans, seniors, and residents who cannot otherwise afford housing, rather than concentrating solely on technical credit calculations. Finally, he clarified his understanding of the Stop & Shop redevelopment contribution, stating that the developer's \$300,000 commitment was not a donation, but rather funding intended for environmental remediation and improvements associated with Orlando Drive and the surrounding area. He emphasized that the funds were tied to redevelopment-related improvements rather than a voluntary contribution to the Borough.

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 No. 2026-09.

Recorded Vote

Yea: Fritzingler, DiGraziano, Giraldi, Harwood, Martinez

Nay: Agrawal

Absent: x

Abstain: x

Motion Carried: 5-1

Ordinance No. 2026-10

Bond Ordinance Amending Capital Bond Ordinance Number 2023-06 Finally Adopted by the Borough Council of the Borough of Raritan, New Jersey on April 18, 2023

The purpose of this ordinance is to amend prior capital ordinance #2023-06 by canceling unused or reduced appropriations for certain capital items and reallocating those funds for Fire Department radios

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, Mayor Tozzi closed the Public Hearing.

On motion by Councilman Giraldi, seconded by Councilman Martinez, Council moved to Adopt Ordinance No. 2026-10.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

Ordinance No. 2026-11

An Ordinance Amending Chapter 207 (Land Use and Development) so as to Update Regulations on Outdoor Advertising Signs

The purpose of this ordinance is to regulate outdoor advertising signs by allowing billboards as a conditional use in certain zones and setting standards for their placement, size, spacing, and operation

On motion by Council President Fritzinger, seconded by Councilman Harwood, Council moved to Table Ordinance 2026-11.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

Mayor Tozzi stated that Ordinance 2026-11 will be listed for adoption on the initial Council meeting in May.

ORDINANCES – INTRODUCTION

None

CONSENT AGENDA

(Resolution No. 2026-04-071 through No.2026-04-075)

Resolution No. 2026-04-071

Authorizing Part-Time Hire – Janitorial Services

Resolution No. 2026-04-072

Authorizing Refund of Permit Fee – Permit #25-283

Resolution No. 2026-04-073

Awarding Contract – Home Improvement Program
– 111 Woodmere Street

Resolution No. 2026-04-074

Clarifying 2026 CDBG Application

Resolution No. 2026-04-075

Disposition of Surplus Equipment – Police
Department

Councilman Agrawal requested pulling out Resolution No. 2026-04-071 - Authorizing Part-Time Hire – Janitorial Services

On motion by, Councilman Harwood seconded by Council President Fritzing, Council moved to Approve Resolution No. 2026-04-072 through Resolution No. 2026-04-075, excluding Resolution No. 2026-04-071 – Consent Agenda.

Recorded Vote

Yea: Fritzing, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

Councilman Agrawal expressed concern about adding a new part-time janitorial position while the Borough is facing a proposed 12% tax increase. He questioned the need for additional staffing, noting that the Department of Public Works had previously operated without the position and suggesting that savings from reduced bulk pickup services should be used to offset costs rather than increasing expenses. He emphasized the importance of controlling spending and developing a plan to reduce future tax increases. Councilman DiGraziano responded that the Borough had eliminated a cleaning service that cost approximately \$51,000 annually and that hiring a part-time employee at approximately \$20,000 per year would result in a significant savings. He explained that relying on DPW employees for cleaning duties outside normal work hours would require overtime pay and would be less cost-effective. Council President Fritzing added that the DPW workforce is increasingly occupied with seasonal responsibilities such as grass cutting, road maintenance, and garbage-related duties, as well as maintaining both the new municipal building and the former municipal building. He stated that assigning cleaning responsibilities to a dedicated part-time employee would allow DPW staff to focus on their primary operational duties and better utilize Borough resources.

On motion by, Councilman Harwood seconded by Council President Fritzing, Council moved to Approve Resolution No. 2026-04-071 – Authorizing Part-Time Hire – Janitorial Services.

Recorded Vote

Yea: Fritzing, DiGraziano, Giraldi, Harwood, Martinez

Nay: Agrawal

Absent: x

Abstain: x

Motion Carried: 6-0

BILLS LIST

Resolution No. 2026-04-076

Approving Bills List

Councilman Agrawal asked for Lanza + Lanza, LLP in the amount of \$2,661.09, 43 Alpine Way Supplementals in the amount of \$2,648.00, and Mayor Toner in the amount of \$85.84.

On motion by, Councilman President Fritzing seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-04-076 – Approving Bills List – Excluding Payments for Lanza + Lanza, LLP, 43 Alpine Way Supplementals, and Mayor Toner.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giralddi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

Councilman Martinez advised that he had inquired about the prosecutor invoice and was awaiting additional information. He explained that the Court Administrator was not directly involved in the billing process and that he had requested supporting documentation through Accounts Payable to better understand the charges. Councilman Agrawal questioned the payment of a \$2,861 prosecutor invoice, stating that he had not received a sufficient explanation of the services provided. He emphasized that Council members have a responsibility to understand expenditures before approving them and suggested that the Borough's accounts payable and procurement processes be reviewed. He further noted that, because the Borough participates in a shared court services arrangement with Bridgewater, he wanted more detailed information regarding the specific services covered by the prosecutor's bill.

On motion by, Councilman Martinez seconded by Council President Fritzingler, Council moved to Pull Lanza + Lanza, LLP in the amount of \$2,661.09 from the Bills List.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giralddi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

Councilman Agrawal inquired about the status of the property at 43 Alpine Commercial and whether any recent work had been performed at the site. Borough Administrator Colvin indicated that a response had been provided. Due to ongoing litigation involving the property, officials noted that discussion was limited. Borough Attorney Wenner advised that an update regarding the litigation would be provided to the governing body in executive session at a future meeting.

On motion by, Council President Fritzingler seconded by Councilman Harwood, Council moved to Approve Payment to Van Cleef Engineering Associates for 43 Alpine Way Supplementals in the amount of \$2,648.00.

Recorded Vote

Yea: Fritzingler, Agrawal, DiGraziano, Giralddi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

Councilman Agrawal questioned an expense related to the Mayor's Office, stating that elected officials receive stipends intended to cover incidental office expenses. He expressed concern about the use of a Borough-funded printer in the Mayor's Office, arguing that printing should be done through shared municipal equipment rather than individual office printers. He maintained

that Borough staff and officials should utilize centralized printing resources and suggested that personal or office-specific printers are unnecessary when shared equipment is available. Agrawal further questioned why Recreation Department materials were being printed on the Mayor's Office printer rather than on the Borough's main printer, emphasizing the need for consistent and cost-conscious use of municipal resources.

On motion by, Councilman Harwood seconded by Councilman Martinez, Council moved to Approve Payment to Village Office Supply for Mayor Toner in the amount of \$85.84.

Recorded Vote

Yea: Fritzinger, DiGraziano, Giraldi, Harwood, Martinez

Nay: Agrawal

Absent: x

Abstain: x

Motion Carried: 5-1

CERTIFICATION OF FUNDS

1. All American Ford, Subaru – 2026 Ford Interceptor - \$45,880.00
2. VIA, INC – 9 West Somerset Chairs & Seating - \$16,617.60

On motion by, Councilman Giraldi seconded by Councilman DiGraziano, Council moved to Approve the Certification of Funds – 2026 Ford Interceptor and 9 West Somerset Chairs & Seating.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez

Nay: x

Absent: x

Abstain: x

Motion Carried: 6-0

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 questioned why no Council liaison had been assigned to the school district, noting that the position has traditionally served as an important connection between the Borough and the school system. He emphasized the significance of school matters, particularly given that school taxes comprise a substantial portion of residents' tax bills, and highlighted upcoming school budget discussions. Mr. Foohey encouraged the Mayor and Council to designate a liaison to attend school board meetings, stay informed on district issues, and report back to the governing body. Mayor Tozzi responded that he and Mr. Pepe planned to attend upcoming school meetings and budget discussions.

Jim Werner, 407 Victoria St – Mr. Werner expressed ongoing concerns regarding the accessibility of the municipal building, noting that he has repeatedly requested updates on when the entrance doors will be made ADA-compliant. He asked for a specific timeline for completion and emphasized that seniors and individuals with disabilities currently have difficulty accessing the building. Mr. Werner also questioned

whether the building should be hosting public meetings before the accessibility improvements are completed and urged the Borough to address the issue promptly to ensure equal access for all residents.

Jeff King, 47 Vones Ln - Mr. King inquired about the status of repairs to damaged chairs in the community room and whether the authorized funds had been used to complete the work. He then questioned the need to hire a part-time janitorial employee, noting that DPW employees have been cleaning the municipal building and, in his view, have done a good job maintaining the facility. Mr. King suggested that the Borough consider continuing to utilize existing DPW staff for cleaning duties rather than adding a new position and increasing personnel costs.

Kathy Kolvites, 63 Vones Ln - Ms. Kolvites expressed concerns regarding the proposed Raritan Mall redevelopment site, citing its history as a landfill and its susceptibility to flooding. She suggested that prospective tenants should be informed in writing of these conditions before signing leases. Ms. Kolvites also stated that flood risks could affect the availability of automobile insurance and urged the Borough to ensure that future residents are fully aware of any potential environmental and insurance-related concerns associated with the property.

Roger Copt, 1120 Rt. 202 - Mr. Copt disputed statements regarding the Borough's concrete pipe transfer to Hillsborough, asserting that the materials had been donated rather than merely stored, based on his recollection of prior Council actions. He also expressed frustration with Borough leadership and warned elected officials that residents were dissatisfied with recent decisions and could hold them accountable through future elections. Additionally, Mr. Copt criticized Councilman Giraldi's interaction with a resident during public comment and called for his resignation.

Victor Laggini, 250 Weiss Terr - Mr. Laggini requested an explanation of a Home Improvement Program contract for a property on Woodmere Street. During the discussion, Councilman Agrawal explained that the program is funded through the Borough's affordable housing trust fund and provides assistance to income-qualified homeowners for necessary repairs such as roofs, windows, and HVAC systems. He noted that the program is administered through a third-party agency that verifies eligibility, reviews proposed repairs, and oversees the work. Agrawal further explained that assistance is typically provided as a deferred loan secured by a lien, with repayment terms dependent on factors such as the length of time the homeowner remains in the property. Mr. Laggini asked questions about how the program operates, whether funds are repaid and reused, and how residents can access information about the program. He also complimented the Department of Public Works for its work on behalf of the Borough and sought clarification regarding the cost of a proposed part-time janitorial position compared to outside service providers.

Karen Mencaroni, 1254 Richard St - Ms. Mencaroni expressed frustration over the condition of Richard Street following utility work performed approximately 14 months earlier. She stated that residents had endured deteriorated roadway conditions through the winter and alleged that the contractor left debris, including rocks, broken concrete, and pieces of asphalt, on residents' properties. Ms. Mencaroni questioned the delay in permanently paving the roadway and raised concerns about the quality of the contractor's work. She urged the Borough not to hire the same contractor for future paving work and requested assurance that residents would receive timely notice before any future construction activities requiring vehicles to be removed from the street. Borough Engineer Brosnan advised that plans had recently been submitted to NJDOT and indicated that the paving project would be rebid, with residents to receive proper notification before work begins.

Greg Natale, 63 Thompson St - Mr. Natale argued that the existing R-4 zoning at the Agway property would already permit affordable housing and therefore questioned the Borough's reliance on potential builder's remedy litigation as justification for the redevelopment plan. He contended that the developer could provide affordable housing without the proposed redevelopment ordinance and asserted that fears of a builder's remedy lawsuit were overstated. Mr. Natale maintained that a builder's remedy claim would

still need to satisfy legal standards of feasibility and that the Borough retained leverage in negotiations with the developer. He urged Council members to independently research builder's remedy issues rather than relying solely on professional advice and expressed his belief that the redevelopment plan granted the developer unnecessary concessions while exposing the Borough to other potential legal challenges.

Benjamin Harris, 2 Wall St - Mr. Harris inquired about the purchase of a new Ford Interceptor for the Police Department and asked how the Borough determines when vehicles should be replaced. He questioned the vehicle replacement process, including how frequently new vehicles are purchased, how older vehicles are phased out, and who is responsible for recommending replacements. After learning that departments make recommendations that are ultimately approved by Mayor and Council, Mr. Harris suggested the Borough consider purchasing certified pre-owned or low-mileage used vehicles as a cost-saving measure, particularly in light of budget concerns and efforts to control expenses.

Ms. Sawyer (name inaudible), 27 First Ave – Ms. Sawyer sought clarification regarding Raritan's affordable housing obligations and asked why privately rented homes do not count toward the Borough's affordable housing requirements. Through a series of questions, she explored the distinction between market-rate rental housing and state-recognized affordable housing, noting that many residents already rent homes and apartments within the Borough. After learning that affordable housing units must meet specific legal requirements, including deed restrictions that ensure long-term affordability, Ms. Sawyer confirmed her understanding that privately owned rental properties—even if rented at relatively low rates—do not count toward the Borough's affordable housing obligation unless they meet the State's affordability and deed-restriction requirements.

JennieRose, Raritan Resident – Ms. JennieRose questioned the circumstances surrounding surplus sewer pipe purchased for the Richard Street project, asking why the Borough and NJDOT were responsible for costs associated with what she characterized as a contractor's ordering mistake. She also challenged the Borough's decision-making process regarding project closeouts and payments, arguing that vendors should not be paid until all work is fully completed and outstanding issues resolved. The discussion then shifted to the Raritan Mall redevelopment project and a proposed \$350,000 community benefit contribution. Ms. JennieRose disputed characterizations of the payment as a "donation," arguing that it was intended to address infrastructure needs related to the development, particularly Orlando Drive and sewer improvements. She questioned how such expenditures would benefit existing residents and expressed concern that taxpayers could ultimately bear costs associated with infrastructure upgrades needed to support new development. Borough officials responded that the funds were intended as a community benefit contribution and discussed the relationship between the redevelopment project and proposed sewer system improvements, though Ms. JennieRose remained skeptical that the improvements would primarily benefit the community rather than the developer.

Neither seeing nor hearing any other member of the public, Mayor Tozzi closed the Public Hearing.

ADJOURNMENT

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

On a motion by Councilman Giraldi, seconded by Councilman Harwood, Council moved to Adjourn the Regular Meeting.

Recorded Vote:

All in favor

Motion passed: 6-0

The Regular Meeting adjourned at 10:47 p.m.

Kimberly Mathewson
Acting Municipal Clerk

Date: _____