

**BOROUGH OF RARITAN
PLANNING BOARD
MINUTES**

April 22, 2026

A YouTube video of the meeting is available on the Borough website

CALL TO ORDER & FLAG SALUTE

The meeting was called to order at 6:31 p.m. in the Borough of Raritan Municipal Building. Ms. Windrem read the Open Public Meetings statement into the record and led the pledge of allegiance.

ROLL CALL

Present

Chairwoman Windrem
Mayor Tozzi
Councilman Harwood
Mr. Cunningham
Mr. Gara
Mr. Murphy
Mr. Brown
Mr. Gussman
Mr. Jayaraj
Ms. Thomas

Also Present

Matt Flynn, Board Attorney
Joe Brosnan, Board Engineer/Planner
Lou Gara, Construction/Zoning Official, Board Secretary

Absent

Motion by Mayor Tozzi, seconded by Mr. Murphy and unanimously carried to enter executive session.

Motion by Mr. Brown, seconded by Ms. Windrem and unanimously carried to end executive session.

Ms. Windrem discussed the procedures to be followed for the meeting; the board is required to remain neutral and will base its decisions solely on the record; public comment is always welcome and will be taken at the appropriate time, as a reminder when recognized please state your name and address for the record, comments are limited to five minutes per speaker and time may not be transferred or shared with others in order to accommodate the agenda. Please be mindful that this meeting has a firm hard stop at 10pm. We expect respectful conduct at all times; interruptions, outbursts or inappropriate behavior including gestures will not be tolerated and may result in removal so the meeting can proceed in an orderly manner.

Mr. Flynn advised that the Raritan Mall resolution will be carried to the May 27, 2026 meeting.

MINUTES

Motion by Mr. Cunningham, **seconded** by Ms. Thomas to approve the Minutes of March 9, 2026, as presented.

Roll Call:

Aye: Chairwoman Windrem, Mayor Tozzi, Councilman Harwood, Mr. Cunningham, Mr. Gara, Mr. Murphy, Mr. Brown, Mr. Gussman, Mr. Jayaraj, Ms. Thomas

Nay: None

Abstain: None

Motion by Mr. Murphy, **seconded** by Mr. Jayaraj to approve the Minutes of March 25, 2026, as presented.

Roll Call:

Aye: Chairwoman Windrem, Mayor Tozzi, Councilman Harwood, Mr. Cunningham, Mr. Gara, Mr. Murphy, Mr. Brown, Mr. Gussman, Mr. Jayaraj, Ms. Thomas

Nay: None

Abstain: None

PROFESSIONAL REPORTS

Mr. Brosnan discussed the various DOT work proceeding in the Borough and advised that they are also working on the 21 Orlando Dr. construction project. Mr. Brosnan briefly discussed the preliminary sewer work on Busky Lane in response to a question by Mr. Cunningham.

Mr. Gara stated the Colfax St. building has begun construction and discussed the businesses moving onto Somerset St. including a new coffee shop and an Italian deli and market, and the ongoing work on the former Francesco's building.

RESOLUTIONS

- Raritan Mall 25-005 Preliminary and Final Site Plan (carried to the May 27, 2026 meeting)
Block 116.01 Lot 11.01
166 Orlando Drive

APPLICATIONS/HEARINGS

Ordinance 2026-11 Billboards Consistency Review

Mr. Flynn discussed the proposed ordinance regulating the placement of billboards in the Borough and the requirements of the planning board to review the ordinance for master plan consistency.

Motion by Mayor Tozzi, **seconded** by Mr. Murphy to deem ordinance 2026-11 not inconsistent with the Borough's Master Plan.

Roll Call:

Aye: Chairwoman Windrem, Mayor Tozzi, Councilman Harwood, Mr. Cunningham, Mr. Gara, Mr. Murphy, Mr. Brown, Mr. Gussman, Mr. Jayaraj, Ms. Thomas

Nay: None

Abstain: None

IAAT Services LLC 26-001 (completeness only)

1137 Route 202

Block 31 Lot 2

Mr. Brosnan discussed the deficiencies in the application documents as noted in his review memo and recommended the application be deemed incomplete.

Motion by Mr. Cunningham, **seconded** by Ms. Windrem to deem the application incomplete.

Roll Call:

Aye: Chairwoman Windrem, Mr. Cunningham, Mr. Gara, Mr. Murphy, Mr. Brown, Mr. Gussman, Mr. Jayaraj, Ms. Thomas

Nay: None

Abstain: Mayor Tozzi, Councilman Harwood

Maxwell Field 26-002 (completeness only)
608 Route 202
Block 2 Lot 15.03

Mr. Brosnan stated that the application documents are sufficient to proceed and recommended that the board deem the application conditionally complete.

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

Roll Call:

Aye: Chairwoman Windrem, Mayor Tozzi, Councilman Harwood, Mr. Cunningham, Mr. Gara, Mr. Murphy, Mr. Brown, Mr. Gussman, Mr. Jayaraj, Ms. Thomas

Nay: None

Abstain: None

Lagrange St. LLC 25-004 Final Site Plan
57 & 59 Lagrange St.
Block 93 Lot's 1 & 2

Mr. Brown recused.

Applicants' attorney Christopher Ferrara summarized the previous actions on the application and stated they are seeking final site plan approval. Mr. Flynn discussed the process of bifurcating an application and the standard for granting final site plan approval. Mr. Ferrara stated they have submitted documentation and will provide testimony supporting that the applicant has complied with all the conditions of the preliminary approval. Mr. Ferrara stated they have with them tonight the applicants, architect, site engineer, traffic expert, and an LSRP here to testify and respond to questions. Mr. Ferrara went through the resolution compliance document point by point and addressed the twenty-five items listed in the document which is a part of the final site plan submission. The site engineer Mr. Aly discussed the extension of the sidewalks and crosswalks in response to Mr. Brosnans memo. The architect Mr. Ragab addressed the sound attenuation proposed and agreed to provide product specifications and construction details to the Board Engineer for review and approval. Ms. Windrem requested an update on the required Council approval for the work proposed in the Borough right of way, Mr. Flynn advised of the procedures to be followed. Mr. Miskovich, traffic consultant provided testimony regarding the site conditions, safety, and traffic patterns. Mr. Miskovich responded to questions and concerns from the board. Mr. Ferrara referenced Mr. Brosnans technical review letter and Mr. Brosnan went through the items that needed to be addressed. Mr. Ferrara discussed the environmental documentation that was provided and advised that their LSRP is present to testify and respond to questions. Mr. Summerville, LSRP representative, provided testimony and responded to questions regarding the environmental work performed at the

site. Mr. Flynn requested that Mr. Summerville provide details regarding the documentation provided. Mr. Summerville responded to questions and concerns from the board regarding the procedures for the environmental testing that his company performed, the documentation provided, and the results of the testing. Mr. Flynn requested that Mr. Summerville explain that the No Further Action letters from NJ DEP predate the testing that his company performed at the site after it was determined that outside material was brought onto the site. Mr. Summerville testified that the reports generated by his company have been sent to the NJ DEP for approval in February of 2026 and the NJ DEP has not issued a response to those documents and has up to three years to respond. Mr. Ferrara stated that the applicant agrees to perform additional environmental testing at 57 and 59 Lagrange St. with oversight by the Borough Engineer and an independent environmental consultant. Ms. Brown, Elmer St. offered testimony regarding what she observed at the site during the asbestos removal and stated that there were inconsistencies in the asbestos reports submitted by the NJ licensed asbestos remediation contractors. Ms. Brown stated that the site was not adequately wet down during the asbestos removal and the demolition activities and that she has pictures and videos. Ms. Brown stated that she witnessed material being brought onto the site. Ms. Brown stated what she witnessed with regard to the crushing of the materials onsite. Ms. Brown addressed Mr. Summerville and stated she believes that he wasn't provided with complete information. Ms. Brown asked Mr. Nasser about the barrels that were on site. Ms. Brown discussed the waste manifest and the chemicals that were listed there and in the environmental reports. Ms. Brown feels that groundwater testing should be conducted and feels there should be more oversight on these activities. Mr. Copt, Route 202 stated that he was in the building business and that he was responsible for the contractors he hired and that the testimony from Mr. Nasser doesn't cut it. Mr. Copt stated that he heard the asbestos contractors that removed the asbestos were unlicensed and that he would like to see the board Engineer oversee the environmental testing and that he agreed with Mayor Tozzi. Mr. Patente, Glaser Ave. stated he agrees with Mayor Tozzi and feels there should be independent oversight of the additional environmental testing. Mr. Patente questioned the large amount of material that was removed from the site and commended the board and specifically Mrs. Thomas on the handling of the application before them tonight. Mr. Allen, Granetz Pl., stated that due to the illegal activity at this site there should be no question that the developer is responsible for paying the costs for the environmental testing. Ms. Rose, Woodmere St. discussed accountability and trust issues with the developer/applicant and expressed concerns that they are not taking responsibility for the actions of the subcontractors and asked if the property is for sale. Mr. Flynn announced that the application is being carried to the June 24, 2026 meeting without further public notice.

PUBLIC COMMENT

Ms. Rose, Woodmere St. read from documents that included comments made by Angela Knowles regarding parking deficiencies in the Borough and feels that a lot of money was expended on these documents, and they should not be ignored. Ms. Rose read from sections of Master Plan documents and recommendations made. Mr. Patente, Glaser Ave referred to the Raritan Mall site and expects the Borough to have effective oversight over the demolition and development of the site. Mr. Patente asked for clarification on the developer's responsibility for improvements to Orlando Dr. as well as Busky La. Mr. Patente asked Mr. Flynn about the reasons resolution regarding the former Agway site and stated he doesn't think the Council should override a recommendation by the planning board. Mr. Copt asked Mr. Flynn if the Council has the power to say how many apartments are permitted in the redevelopment plan for the former Agway site and he has concerns with the amount of off-street parking. Ms. Allen, Granetz Pl., asked Mr. Brosnan about the work being done on Glaser Ave. and Granetz Pl. in preparation of sewer line upgrades, Mr. Brosnan responded. Ms. Allen asked about the amount of money the developers of the Raritan Mall site are contributing to the Borough and, if additional funding is required to complete the sewer upgrades, will it come back to the taxpayers.

ADJOURNMENT

Motion by Mr. Murphy, seconded by Ms. Windrem and unanimously carried to adjourn at 9:48.

Respectfully submitted,



Lou Gara, Board Administrator/Secretary

Approved: 5/27/26