MINUTES

BOROUGH OF RARITAN
REGULAR MEETING

TUESDAY, AUGUST 18, 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, August 18, 2026.

Mayor 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 Fritzinger, Councilman Harwood, Councilman Martinez
Also Present: Acting Borough Clerk Mathewson, Borough Attorney Rich Wenner and CFO Paige Elster
Absent: Councilman Agrawal, Councilman DiGraziano, Councilman Giraldi

INVOCATION AND FLAG SALUTE

Council President Fritzinger

EXECUTIVE SESSION

Resolution No. 2026-08-123

Entering Executive Session
1. Attorney Client
   Alpine Way
2. Personnel
   Administration, Police

On motion by Councilman Martinez, seconded by Council President Fritzinger, Council moved to Approve Resolution No. 2026-08-123.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

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

EXECUTIVE SESSION ADJOURNMENT

Council moved to reconvene in Regular Session unanimously.

On motion by Council President Fritzinger, seconded by Councilman Martinez, Council exited Executive Session and resumed Regular Session at 7:04 p.m.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

Upon returning from Executive Session, the Governing Body announced they would be tabling two matters from tonight's agenda, in order to allow consideration by the full Council at the September 1st meeting.

On motion by Councilman Martinez, seconded by Councilman Harwood, Council Tabled Ordinance No. 2026-14 until September 1st.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

On motion by Councilman Martinez, seconded by Councilman Harwood, Council Tabled Resolution No. 2026-08-125 until September 1st.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

PROCLAMATION
BRHS American Lung Cancer Screening Initiative - Lung Cancer Screening for First Responders

Mayor Tozzi read a proclamation in support of the First Responders and Veterans Lung Cancer Screening Access Act and presented the proclamation to Avneet Singh, Vice President and Co-Founder of the Bridgewater-Raritan High School Chapter of the American Lung Cancer Screening Initiative.

Mr. Singh thanked the Mayor and Council for the proclamation and discussed the heightened cancer risks faced by first responders and veterans as a result of occupational and environmental exposures. He spoke about the continuing health impacts associated with September 11, 2001, and explained the organization's advocacy for S4042/A5028, which seeks to improve lung cancer screening awareness and access for first responders and veterans. Mr. Singh also highlighted the student organization's advocacy efforts in New Jersey and its work to expand lung cancer

screening initiatives internationally. He encouraged continued public support and advocacy for the legislation.

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 Comment portion of the meeting for members of the public wishing to speak.

JennieRose, Raritan Resident – Ms. JennieRose expressed support for postponing certain agenda items until the full Council was present. She requested that Ordinance No. 2026-12 concerning extraneous-duty police employment also be tabled and raised concerns regarding the proposed rates, third-party administration through Jobs4Blue, and transparency concerning the costs associated with extraneous-duty assignments. She also commented on the proposed sewer charges, the use of grant funding for sewer improvements, the proposed rate structure and development-related sewer connection fees.

Jeff King, 47 Vones Ln – Mr. King commented on the proposed extraneous-duty police ordinance and questioned whether the proposed administrative charges adequately accounted for Borough expenses. He also asked about the status and funding of a hydration station/water fountain purchased for installation at Basilone Park.

Michael DeCicco, 32 Alpine Way – Mr. DeCicco commented on the proposed sewer ordinance despite its tabling. He expressed concern about the long-term funding deficit in the sewer utility and urged the Governing Body to develop creative alternatives that would minimize the financial impact on residents. He suggested greater public discussion and transparency concerning potential solutions and questioned whether a portion of increased tax revenue could be used to address the sewer utility deficit.

Jim Werner, 407 Victoria St – Mr. Werner questioned whether the municipal budget accounted for a potential reduction in property tax revenue resulting from the removal of properties along Route 202.

Mike Pepe, Board of Education – Mr. Pepe congratulated Mr. Singh and the students involved with the American Lung Cancer Screening Initiative and thanked them for their advocacy. He commended the students for independently dedicating their time and efforts to raising awareness and advancing the initiative.

Emilie Stander, 877 First Ave – Ms. Stander spoke on behalf of the Environmental Commission regarding Ordinance No. 2026-16 concerning tree removal and replacement. She stated that the Commission supported the ordinance and its promotion of native tree cover and associated environmental benefits. She noted that several recommendations from the Commission had been incorporated into the proposed ordinance but recommended reconsideration of the exemption for replacement of hazard trees. Borough Attorney Wenner discussed a potential amendment that would retain the exemption for residential homeowners while requiring replacement by developers. Ms. Stander advised that she would bring the proposal back to the Environmental Commission for discussion.

Mike Patente, 30 Glaser Ave – Mr. Patente discussed the anticipated public hearing and potential amendments to the sewer ordinance and asked when residents would have an opportunity to provide input before final action. Borough Attorney Wenner explained the procedure for reopening the ordinance, conducting the public hearing and making any substantive amendments. Mr. Patente also requested that the Borough consider a temporary moratorium on data centers while appropriate regulations are studied and recommended reconsideration of the structure and purpose of the Redevelopment Advisory Committee.

Sam Timms, 1 LaGrange St – Mr. Timms commented on the amount of meeting time devoted to certain matters and questioned the proposed bond ordinance in the absence of the Borough Engineer. He raised concerns regarding additional municipal debt, professional costs and the potential budget impact of the proposed expenditures.

Brittany Eriksson, 1 LaGrange St - Ms. Eriksson raised questions concerning the Borough's financial planning and budget process, including whether residents would receive a mid-year financial update or longer-term projections. She also raised concerns regarding items appearing on the bills list and municipal expenditures.

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

MINUTES

1. May 5, 2026 – Regular Meeting

The May 5th Regular Meeting minutes were tabled until the September 1, 2026 meeting.

2. May 19, 2026 – Regular Meeting

On motion by Councilman Harwood, seconded by Council President Fritzinger, Council moved to Approve the May 19, 2026 Regular Meeting Minutes.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

COUNCIL COMMITTEE & LIAISON REPORTS

Councilman Martinez - Councilman Martinez commended the Environmental Commission for its work on the proposed tree removal ordinance and provided an update regarding its upcoming meeting. He also reported on Municipal Court activity for June and July, including parking, moving, DUI, disorderly persons and Borough ordinance violations. Court receipts totaled approximately $23,462 for June and $23,348.52 for July, with revenues distributed between the Borough and Somerset County.

Councilman Harwood - Councilman Harwood gave a brief Administration update. He reported that the Borough had received resumes for the vacant Borough Administrator position and that interviews with applicants were scheduled for the first week of September.

Council President Fritzinger - Council President Fritzinger reported that the Building Department issued 91 permits between July 20 and August 18, consisting of building, plumbing, electrical, fire and mechanical permits, generating approximately $28,960 in fees. He also reported that the Historical Committee had met on August 15, its budget remained intact, and the Historical Trust Fund balance was approximately $1,246. He commented on the success of the recent street fair, announced the Committee's upcoming meeting, and thanked Public Works employees for their continued efforts maintaining Borough parks and facilities during the summer months.

Mayor Tozzi - Mayor Tozzi reported that maintenance issues identified at the pickleball and tennis courts were being addressed. He also discussed upcoming Recreation activities, including plans for a scarecrow event and trunk-or-treat, and upcoming community concerts. Mayor Tozzi, on behalf of the Governing Body, recognized and thanked the Raritan Borough Police Department for its response and investigation following the fatal motor vehicle accident on Route 202 and for the apprehension of the individual involved.

OLD BUSINESS

None

NEW BUSINESS

1. Rain Garden Announcement (JM)

Councilman Martinez introduced an announcement on behalf of the Environmental Commission concerning the Borough's new rain garden and turned the presentation over to Environmental Commission Secretary Emilie Stander. Ms. Stander announced that the Environmental Commission was tentatively planning a volunteer planting event for the new rain garden near the tennis courts. The tentative date for the volunteer event was September 12, 2026, and additional information regarding participation would be made available to the public.

FINAL CONSIDERATION / ADOPTION

Ordinance No. 2026-12	An Ordinance Amending and Supplementing Section 49-9 Entitled "Extraneous-Duty Employment of Police Officers for Police-Related Activities" – of Chapter 49 – Police Department – to Increase the Costs of Certain Services Offered by the Borough Police Department The purpose of this ordinance is to update the Borough's extraneous-duty police employment regulations by increasing service rates and officer compensation for off-duty police assignments and formalizing the use of a third-party scheduling and billing platform.

Ordinance No. 2026-12 remained tabled and was carried to the September 1, 2026 meeting.

ORDINANCES – SECOND READING & PUBLIC HEARING

Ordinance No. 2026-13

An Ordinance fixing and determining the salaries, wages or compensation to be paid to certain officers and employees of the Borough of Raritan

The purpose of this Ordinance is to provide the annual salary ranges for the Borough employees

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak regarding Ordinance No. 2026-13.

Brittany Eriksson, 1 LaGrange St – Ms. Eriksson asked questions regarding salary ranges and increases contained in the ordinance, shared-service positions and compensation, and the basis for various salary adjustments. CFO Elster responded to questions concerning shared services and municipal compensation.

Sam Timms, 1 LaGrange St – Mr. Timms questioned the methodology used to establish salary ranges and increases and expressed concern regarding transparency and the relationship between employee performance and compensation. He also raised concerns regarding accumulated leave balances and the potential financial liability to the Borough.

There being no further comments from the public, Mayor Tozzi closed the Public Hearing.

On motion by Council President Fritzinger, seconded by Councilman Harwood, Council moved to Adopt Ordinance No. 2026-13.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

Ordinance No. 2026-14

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey, Amending Chapter 286 Sewers -article one, User charge system. Ordinance is to amend Sanitary Sewer Usage Fees

The purpose of this Ordinance is to amend the Sanitary Sewer Usage Charge code section of the Borough.

Ordinance No. 2026-14 was tabled earlier in the meeting

ORDINANCES – INTRODUCTION

Ordinance No. 2026-15

Bond Ordinance providing an appropriation of $300,000 for various road resurfacing and various sewer pipe replacement for and by the Borough of Raritan, in the County of Somerset, New Jersey, appropriating $285,000 thereof and authorizing the issuance of bonds or notes of the borough to finance part of the cost thereof

The purpose of this Ordinance is to authorize the expenditure for various road resurfacing and sewer pipe replacement improvements and related purposes throughout the Borough.

On motion by Council President Fritzinger, seconded by Councilman Martinez, Council moved to Introduce Ordinance No. 2026-15.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

Ordinance No. 2026-16

Amending and Supplementing the Borough Code by Repealing and Replacing in its Entirety Article XII – Tree Removal and Replacement – of Chapter 315 Entitled "Stormwater Management"

The purpose of this Ordinance is to amend the Borough's tree removal and replacement regulations to establish updated requirements, including application, replacement, and financial requirements associated with the removal of trees within the Borough.

On motion by Councilman Martinez, seconded by Councilman Harwood, Council moved to Introduce Ordinance No. 2026-16.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

CONSENT AGENDA
(Resolution No. 2026-08-124 through No.2026-08-134)

Resolution No. 2026-08-124

Appointing RT Environmental Services, INC. as a Special Environmental Consultant

Resolution No. 2026-08-125	Appointing Unity Bank as the Primary Financial Institute for the Borough of Raritan
Resolution No. 2026-08-126	Approving Change Order Related to the Improvements to Helene Place/Centre Street – 2021 Local Aid Project
Resolution No. 2026-08-127	Approving Change Order Related to the Improvements to Meehan Avenue – 2020 NJDOT Local Aid Project
Resolution No. 2026-08-128	Approving Chapter 159 – Statewide Insurance Fund Risk Control Grant
Resolution No. 2026-08-129	Approving Chapter 159 – Congressional Project Funding for Renovations to Municipal Police Building from United States Department of Agriculture (USDA) Grant
Resolution No. 2026-08-130	Authorizing the Award of a Professional Services Agreement to SSP Architects for Phase1 Scoping and Prioritization Services Related to the Raritan Borough Police Departments Renovation Project
Resolution No. 2026-08-131	Authorizing the Execution of a Contract with First Due Software and Hosting Contract by the Borough of Somerville for Raritan Borough
Resolution No. 2026-08-132	Cancelling Uncollectable Taxes – Block 77, Lot 18
Resolution No. 2026-08-133	Cancelling Uncollectable Taxes – Block 32, Lot 12
Resolution No. 2026-08-134	Establishing 2026 Recreation Department Program and Facility Fees

Resolution No. 2026-08-125 was tabled earlier in the meeting.

On motion by Councilman Giraldi, seconded by Councilman DiGraziano, Council moved to Approve Resolution No. 2026-08-124 through 2026-08-134 - Consent Agenda, excluding Resolution No. 2026-08-125.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

BILLS LIST

Resolution No. 2026-08-135	Approving Bills List

CFO Elster advised that certain manual payments had not been included in the original Bills List. She explained that the additional payments included County taxes, County Open Space taxes, PILOT-related payments, rental fees, flood insurance and August health benefit payments.

CFO Elster advised that the manual payments totaled $1,918,454.64, resulting in an amended total Bills List of $4,336,438.10.

On motion by Councilman Harwood, seconded by Councilman Martinez, Council moved to Approve Resolution No. 2026-08-135 - Approving Bills List.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

CERTIFICATION OF FUNDS

1. Borough of Somerville —Third Quarter CFO Shared Services —$20,000.00.
2. Bridgewater Township —First, Second, & Third Quarter Shared Court Services—$199,894.50.
3. Foveonics Imaging Technologies—Construction Records Scanning—$24,000.00.
4. Lavery, Selvaggi, & Cohen—May & June Legal Fees—$11,824.10.
5. RT Environmental Services, INC—Review/Oversight La Grange May & June—$11,170.00.

On motion by Councilman DiGraziano, seconded by Council President Fritzinger, Council moved to Approved the Certification of Funds - Third Quarter CFO Shared Services, First, Second, & Third Quarter Shared Court Services, Construction Records Scanning, May & June Legal Fees, and Review/Oversight La Grange May & June.

Recorded Vote
Yea: Fritzinger, Harwood, Martinez
Nay: x
Absent: Agrawal, DiGraziano, Giraldi
Abstain: x
Motion Carried: 3-0

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 Comment portion of the meeting for members of the public wishing to speak.

Jim Werner, 407 Victoria St – Mr. Werner asked what corrective measures the Borough intended to implement following the significant increase in municipal taxes and whether procedures would be established to prevent similar budget issues in the future.

Erica Landesberg, 21 Meehan Ave – Ms. Landesberg asked whether future Redevelopment Advisory Committee meetings could be streamed and questioned whether the Committee might be abolished as part of proposed amendments to the governing ordinance. Mayor Tozzi responded that the matter was expected to be discussed at the September 1 meeting. Ms. Landesberg also spoke positively about the programs and services offered by the Raritan Public Library and encouraged residents to take advantage of its community programming.

Jeff King, 47 Vones Ln – Mr. King questioned why the Borough Administrator position would not participate in the traditional public employee pension system. Borough Attorney Wenner and CFO Elster explained the distinction between PERS and the Defined Contribution Retirement Program applicable to certain appointed positions.

JoAnn Liptak, 2 W Somerset St – Ms. Liptak raised concerns regarding sidewalks and property maintenance in the Borough and asked about responsibility for areas adjoining private property. Mayor Tozzi responded that the Borough would review the concerns. Ms. Liptak also encouraged greater visibility of Borough activities and community events.

Mike Patente, 30 Glaser Ave – Mr. Patente supported the suggestion that the Governing Body consider a budget/finance subcommittee to examine long-term financial planning. He reiterated his request for a temporary moratorium on data centers while the Borough develops appropriate regulations. He also asked for clarification concerning the proposed extraneous-duty police ordinance. Mayor Tozzi responded regarding the Borough's consideration of data center regulations, and Chief Fisher provided an explanation of the current and proposed extraneous-duty police fee structures. Chief Fisher explained that the existing structure included an hourly officer rate, an hourly amount retained by the Borough and a separate vehicle fee. He explained that the proposed ordinance would establish a flat charge to third-party entities, with the officer receiving the applicable overtime rate and the remaining amount retained by the Borough.

Jim Foohey, 710 Rhyne Blvd – Mr. Foohey asked CFO Elster about the Borough's anticipated 2027 budget and health insurance costs. CFO Elster discussed the Borough's health benefits arrangement and explained that an insurance broker had reviewed available options before the Borough entered its current health insurance fund. Mr. Foohey also complimented the recent street fair and suggested making it an annual event held at a consistent time each year.

Michelle Sibiga, 1022 Helene Pl – Ms. Sibiga expressed concern regarding the recent increase in property taxes and the additional financial burden on residents. She also raised concerns regarding the deteriorating condition of sidewalks throughout the Borough, stating that they were coming apart and in need of attention. Ms. Sibiga commented that, in light of the amount residents are paying in taxes, she believed residents should be receiving better maintenance and services from the Borough.

Emilie Stander, 877 First Ave – Ms. Stander clarified that the hydration station for Basilone Park was purchased through the Clean Communities grant and was awaiting installation. CFO Elster confirmed that the expense was charged to the grant fund. Ms. Stander also reported that the Environmental Commission had discussed Borough Attorney Wenner's proposed compromise concerning Ordinance No. 2026-16 and would support exempting residential homeowners from replacing hazard trees while continuing to require replacement by developers.

Sam Timms, 1 LaGrange St – Mr. Timms complimented the recent street fair and discussed the importance of publicizing community events such as National Night Out through Borough communication channels. He also commented on the proclamation concerning lung cancer screening and discussed support for first responders and veterans. Mr. Timms raised concerns

regarding development, campaign contributions and the proposed sewer ordinance. He also discussed the status and composition of the Redevelopment Advisory Committee and asked Borough Attorney Wenner about the validity of actions taken by the Committee. Mr. Timms additionally promoted a resident petition seeking to attract a grocery store to Raritan.

JennieRose, Raritan Resident – Ms. JennieRose raised concerns regarding the composition and operation of the Redevelopment Advisory Committee, questioning whether its membership had complied with the requirements of the Borough Code and whether recommendations previously made by the Committee were valid. She supported dissolving the Committee rather than reconstituting it. She also questioned the length of time the Alpine Way matter had appeared in Executive Session and the legal costs associated with the matter. Mayor Tozzi responded regarding the issues involved in the Alpine Way matter, including easements, traffic, zoning, driveways and access, and indicated that the parties were moving toward an agreement. Ms. JennieRose further commented on Ordinance No. 2026-12, questioning the use and cost of a third-party administrator for extraneous-duty police assignments and suggesting that the Borough consider administering the program in-house. She also raised questions regarding the use of Community Benefit Development Grant funds for sewer improvements and the application of sewer connection fees to the Raritan Mall redevelopment. CFO Elster clarified that the proposed fee was $2,000 per sewer connection but advised that she did not have information available that evening regarding the number of sewer connections proposed for the development.

Brittany Eriksson, 1 LaGrange St– Ms. Eriksson addressed Borough Attorney Wenner regarding ethical considerations applicable to public officials and professionals and discussed the distinction between legal and ethical obligations. She expressed concerns regarding campaign contributions from individuals associated with development projects and discussed public trust, transparency and potential conflicts of interest. Borough Attorney Wenner responded that he would not offer an opinion concerning matters outside the scope of his role or jurisdiction.

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

ADJOURNMENT

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

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

Recorded Vote:
All in favor
Motion passed: 3-0

The Regular Meeting adjourned at 8:53 p.m.

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Kimberly Mathewson
Acting Municipal Clerk