

MINUTES

BOROUGH OF RARITAN **REGULAR MEETING**

TUESDAY, SEPTEMBER 15, 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, September 15, 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 Agrawal, Councilman DiGraziano, Councilman Harwood, Councilman Martinez
Also Present: Acting Borough Clerk Mathewson, Borough Attorney Rich Wenner, and CFO Paige Elster
Absent: Councilman Giraldi

INVOCATION AND FLAG SALUTE

Councilman DiGraziano

EXECUTIVE SESSION

Resolution No. 2026-09-142

Entering Executive Session

1. Attorney Client
Alpine Way
2. Personnel
Administration, Police, DPW

On motion by Councilman Martinez, seconded by Council President Fritzinger, Council moved to Approve Resolution No. 2026-09-142.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

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 Harwood, seconded by Councilman Martinez, Council exited Executive Session and resumed Regular Session at 7:00 p.m.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

PUBLIC COMMENT (AGENDA ITEMS ONLY)

(In accordance with Section 29-1 of the Code of the Borough of Raritan, there shall be a five-minute limit per speaker)

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

Jeff King, 43 Vones Ln – Mr. King provided an update regarding the Raritan Food Pantry, reporting that its recent distribution served approximately 106 people from more than 35 families. He also noted that the Food Pantry was working with the Police Department on possible Thanksgiving and holiday food distributions.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey spoke in support of Resolution No. 2026-09-146 concerning the Raritan Borough Public Library restoration project and historic preservation grant application. He explained that the proposed project includes work to the windows, roof, and porch, and that the Library is seeking approximately \$200,000 in County grant funding to help offset project costs and preserve its capital funds.

Jim Werner, 406 Victoria St – Mr. Werner questioned a discrepancy between the amount shown on the Bills List resolution and the total reflected on the detailed list, and raised a question regarding a vendor appearing on the list. He also commented on outdated or inactive boards and committees appearing on the Borough website and asked when the separate sewer billing would begin. CFO Elster advised that separate sewer bills would be issued beginning the following year and that information would be provided to residents.

Mike Patente, 30 Glaser Ave – Mr. Patente requested that Resolution No. 2026-09-143, concerning the Alpine Way settlement, be removed from the Consent Agenda for separate discussion so that the terms and outcome could be addressed publicly.

JennieRose, Raritan Resident – Ms. JennieRose commented on several agenda-related matters, including the rain garden, the MS4/watershed work, sewer connection and annual billing for the proposed development, engineering expenses, and the Redevelopment Advisory Committee. She also raised concerns regarding public officials' use of social media and questioned whether comments on a private or campaign-related social media page could be removed. Borough Attorney Wenner explained that the Borough generally advises municipal clients not to permit comments on official municipal social media pages in order to avoid moderation and First Amendment concerns, and distinguished that issue from a privately maintained page.

Sam Timms, 1 LaGrange St – Mr. Timms raised concerns regarding ethics standards and

training, expenditures appearing on the Bills List, and the funding of Borough initiatives through donations. He also questioned the status of a proposed data center ordinance. Mayor Tozzi responded that certain America 250-related expenses had been covered by donations and stated that the data center ordinance was being worked on for a future meeting.

Adrienne Schwall, 14 Obert Dr – Ms. Schwall commented on municipal services, taxes, bulk pickup, and statements contained in campaign literature. She expressed frustration that residents were paying more while, in her view, receiving fewer services, and raised concerns regarding responsiveness to questions from the public.

Neither seeing nor hearing any other members of the public wishing to speak, Mayor Tozzi closed Public Comment.

MINUTES

1. August 18, 2026 – Regular Meeting

On motion by Councilman Martinez, seconded by Council President Fritzinger, Council moved to Approve the August 18, 2026 Regular Meeting Minutes.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

2. September 1, 2026 – Regular Meeting

On motion by Councilman Harwood, seconded by Councilman Martinez, Council moved to Approve the September 1, 2026 Regular Meeting Minutes.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

COUNCIL COMMITTEE & LIAISON REPORTS

Councilman Agrawal - Councilman Agrawal reported on the Senior Citizens group and Board of Health. He stated that more than 30 people attended the recent Picatinny Arsenal trip and that a planetarium trip and programs concerning wills, estates, and insurance needs were being planned. He reported \$890 in Board of Health-related collections for the month of July. Councilman Agrawal also provided an update on the Borough's Home Improvement Program, explaining that eligible residents may qualify for assistance for necessary code-related home repairs and that several homes had either been completed or were progressing through the program. He additionally discussed resident concerns associated with the Route 202 jughandle

project, including traffic, privacy, landscaping, detours, and a request for a crosswalk near First Avenue and Prospect Street.

Councilman DiGraziano - Councilman DiGraziano reported that youth soccer at Washington School had been successful and that clinics for children ages six through eight would continue on Mondays and Wednesdays into October. He also reported that work at Basilone Park, including the walking path and basketball court improvements, was moving forward as grant funding, bids, and final project numbers were being addressed.

Council President Fritzinger - Council President Fritzinger reported that, from August 19 through September 15, the Building Department issued 73 permits and collected \$10,335 in fees. He reported on DPW activities, including bulk pickup, preparations for the Basilone Parade, field striping for youth soccer, and assistance with the rain garden project. He then reported that the Historic Committee's budget and trust funds remained intact and noted upcoming Historic Committee activities and meetings.

Councilman Harwood - Councilman Harwood reported that three resumes for the part-time administrative position had been provided to the Mayor and that interviews were underway. He also announced the resignation of Alyssa Maldonado and acknowledged her service in several Borough roles, including Deputy Clerk, Deputy Registrar, Assistant to the Borough Administrator, and Board of Health representative, wishing her well in her future endeavors.

Councilman Martinez - Councilman Martinez reported that there was nothing new to report from the Municipal Court while awaiting August figures. For the Environmental Commission, he announced its September 17 meeting and the rain garden planting at Frelinghuysen Park scheduled for September 26 from 10:00 a.m. to 2:00 p.m., with September 27 as the rain date. He advised that volunteers were welcome and refreshments would be provided.

OLD BUSINESS

1. Redevelopment Advisory Committee (DT)

Mayor Tozzi stated that an ordinance was being prepared to dissolve the Redevelopment Advisory Committee and was anticipated for introduction at the first Council meeting in October.

NEW BUSINESS

1. Engineer's Report (DF)

In the Borough Engineer's absence, Council President Fritzinger commented on the Richard Street paving project. He stated that he had inspected the work and was pleased with the preparation and finished product, and anticipated paving and striping to be completed while favorable weather conditions continued.

Councilman Agrawal raised concerns regarding an uneven handicap ramp at Richard and River Streets and was advised that the issue had been confirmed for correction. He also reiterated concerns regarding paving and sidewalk conditions on Arnold Avenue, including cracking pavement and damaged sidewalk work, and requested that the Borough ensure the contractor is held accountable under the applicable maintenance bond.

ORDINANCES – SECOND READING & PUBLIC HEARING

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.

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 Martinez, seconded by Council President Fritzinger, Council moved to Adopt Ordinance No. 2026-16.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

ORDINANCES – INTRODUCTION

None

CONSENT AGENDA

(Resolution No. 2026-09-143 through No.2026-09-146)

Resolution No. 2026-09-143

Authorizing Execution of Settlement Agreement by and Between the Borough of Raritan, Sergio Seijas, and Alicia Fernandez

Resolution No. 2026-09-144

Authorizing Person-to-Person Transfer of Plenary Retail Consumption Liquor License No. 1816-44-004-008 to LADBI, LLC from 206 Liquor LLC

Resolution No. 2026-09-145

Authorizing Refund of Permit Fee – Permit #26-195

Resolution No. 2026-09-146

Approving and Supporting the Proposed Restoration of the Raritan Borough Public Library and Related Historic Preservation Grant Application

Councilman Agrawal requested that Resolution No. 2026-09-143 be removed from the Consent Agenda and considered separately.

On motion by Council President Fritzinger, seconded by Councilman DiGraziano, Council moved to approve Resolution Nos. 2026-09-144 through 2026-09-146 - Consent Agenda, excluding Resolution No. 2026-09-143.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

Councilman Agrawal commented on the costs associated with the Alpine Way litigation and settlement - Resolution No. 2026-09-143. He stated that he supported resolving the matter but wanted the public to understand the costs involved, including legal and engineering expenses and the anticipated Borough responsibility for construction of a roadway connection. He stated that he had requested information regarding the total professional fees associated with the matter and emphasized transparency.

On motion by Councilman Martinez, seconded by Councilman DiGraziano, Council moved to approve Resolution No. 2026-09-143.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

BILLS LIST

Resolution No. 2026-09-147

Approving Bills List

Prior to the vote, members of the public questioned the discrepancy between the detailed Bills List and the amount to be approved. CFO Elster explained that the difference involved manual bills/wires and a voided item and confirmed that the total amount being approved was \$2,416,453.53.

On motion by Councilman Martinez, seconded by Councilman DiGraziano, Council moved to approve Resolution No. 2026-09-147 – Approving Bills List.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

CERTIFICATION OF FUNDS

1. Riverview Paving, INC – Richard St. Project Payroll Cert. 1 – \$208,335.57
2. Van Cleef Engineering Associates – MS4 Watershed Improvement Plan - \$11,218.00

On motion by Councilman Martinez, seconded by Councilman DiGraziano, Council moved to Approve the Certification of Funds - Richard St. Project Payroll Cert. 1 & MS4 Watershed Improvement Plan.

Recorded Vote

Yea: Fritzinger, Agrawal, DiGraziano, Harwood, Martinez

Nay: x

Absent: Giraldi

Abstain: x

Motion Carried: 5-0

PUBLIC COMMENT

(In accordance with Section 29-1 of the Code of the Borough of Raritan, there shall be a five-minute limit per speaker)

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

Jim Werner, 406 Victoria St – Mr. Werner asked for clarification regarding the Council’s committee and liaison assignments, noting that some members reported on both committee and liaison responsibilities while others did not. He requested greater consistency and clarification in future reports.

Donna Walker, 789 Lynwood St – Ms. Walker described the impacts of the Route 202/jughandle construction on her neighborhood, including noise, construction equipment, worker parking, loss of privacy, and concerns that Danbury Avenue and nearby streets may require repaving after the project. She also requested that the total dollar amount of future Bills Lists be clearly shown on the agenda or resolution.

JoAnn Liptak, 2 Somerset St – Ms. Liptak again raised concerns regarding the condition of pavers on Somerset Street and urged the Borough to address them before someone is injured. She also questioned the authority for a 15-minute parking space at Thompson and Somerset Streets, stating that she understood the applicable parking restriction to be two hours and requesting that the signage be reviewed.

Jeff King, 47 Vones Ln – Mr. King asked whether the Basilone Parade had a rain date due to the weather forecast. Mayor Tozzi advised that the Parade Committee would be meeting and that any weather-related decision would be communicated.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey asked about the anticipated completion date for the Route 202 jughandle project and commented that he understood the project would continue into 2027. He also reiterated concerns that the project may shift, rather than resolve, traffic congestion.

Mike Patente, 30 Glaser Ave – Mr. Patente expressed disappointment with the recently approved separate sewer billing structure. He stated that he did not believe resident questions had been

sufficiently discussed by the Governing Body and raised concerns regarding the effect of separate sewer charges on senior citizens and disabled veterans who receive property tax relief. Councilman DiGraziano responded by reading information concerning the treatment of utility charges under the State's Senior Freeze program, after which Mr. Patente continued to express concern regarding the effect on residents.

Ethileen Sawyer, 27 1st Ave – Ms. Sawyer asked the Borough to consider installing a convex safety mirror near First Avenue to improve visibility for residents backing out of driveways and to address speeding and traffic concerns. Mayor Tozzi asked that she leave her contact information so the matter could be reviewed.

Jill Brown, 18 Elmer St – Ms. Brown raised concerns regarding the anticipated demolition of the Raritan Mall property, including rodents, site security, drums and other materials on the property, potential contamination, dust and debris controls, and protections for surrounding residents. Mayor Tozzi stated that the Borough had retained an outside environmental professional to provide additional oversight. Ms. Brown continued to request greater safeguards, notice, and follow-up regarding environmental testing and site conditions.

Emilie Stander, 977 1st Ave – Ms. Stander invited Council President Fritzinger to participate in the Environmental Commission's rain garden planting and thanked him for offering his experience. She also stated that the Environmental Commission was still awaiting soil testing results and any reports prepared by the Borough's environmental consultant regarding the LaGrange Street site and requested that the information be provided before upcoming Environmental Commission and Planning Board meetings.

Brittany Eriksson, 1 LaGrange St – Ms. Eriksson raised concerns regarding pedestrian safety on Somerset Street and elsewhere in the Borough and asked that the Borough move from planning and studies toward implementation of safety improvements. She discussed crosswalk visibility, speeding, possible flashing pedestrian signals, and the use of grant funding for pedestrian improvements. She also questioned the Mayor regarding "smart growth" principles and emphasized the importance of walkability, community input, housing balance, and predictable development decisions.

Sam Timms, 1 LaGrange St – Mr. Timms commented on what he characterized as conflicts of interest and raised concerns regarding campaign contributions, development matters, and the Alpine Way litigation. He questioned the costs associated with the litigation and settlement and urged the Mayor and Governing Body to consider residents' concerns regarding ethics and public trust.

Greg Natale, 63 Thompson St – Mr. Natale discussed the concept of tokenizing wastewater-related assets or conservation achievements and suggested that a future governing body explore whether an appropriate municipal framework could be developed. He also commented on redevelopment and "smart growth," advocating for broader neighborhood planning and zoning around the train station rather than individual property-based redevelopment decisions.

JennieRose, Raritan Resident – Ms. JennieRose commented on pedestrian safety and previously prepared Borough planning documents, stating that recommendations such as traffic-calming and wayfinding measures should be reviewed and implemented. She also questioned the Borough's environmental review process and the role of its environmental consultant, and raised concerns

regarding redevelopment, parking, setbacks, stormwater management, impervious coverage, the proposed data center ordinance, sewer revenue, and potential conflicts of interest.

Neither seeing nor hearing any other members of the public wishing to speak, Mayor Tozzi closed 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: 5-0

The Regular Meeting adjourned at 8:36 p.m.

Kimberly Mathewson
Acting Municipal Clerk