# MINUTES

## BOROUGH OF RARITAN
## REGULAR MEETING

## TUESDAY, OCTOBER 20, 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, October 20, 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 Giraldi, Councilman Harwood, Councilman Martinez

Also Present: Acting Borough Clerk Mathewson, Borough Attorney Wenner, and Borough Engineer Joe Brosnan

Absent:

**INVOCATION AND FLAG SALUTE**

Councilman Harwood

**EXECUTIVE SESSION**

Resolution No. 2026-10-154

Entering Executive Session

1. Personnel
   Administration, Police

On motion by Councilman Giraldi, seconded by Councilman Martinez, Council moved to Approve Resolution No. 2026-10-154 – Executive Session.

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

Recorded Vote
Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

## PROCLAMATION

Liver Cancer Awareness – October 2026

Mayor Tozzi presented a proclamation recognizing October 2026 as Liver Cancer Awareness Month, highlighting the importance of public awareness, early detection, medical research, and continued support for individuals and families affected by liver cancer and cholangiocarcinoma (bile duct cancer).

The proclamation was presented in honor of Lucy Lee, a liver cancer survivor who was recently declared cancer-free. In Ms. Lee's absence, Joyce Melitsky and Rosie Tagar, President and Founder of United for Impact, accepted the proclamation on her behalf. Both expressed their appreciation to the Mayor and Council for their recognition and emphasized the importance of raising awareness, advancing research, and supporting those affected by liver and bile duct cancers.

## 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.

Roger Copt, 1120 Route 202 – Mr. Copt questioned whether adequate notice had been provided for the meeting in accordance with the Open Public Meetings Act. He stated that the agenda was not posted when he checked the Borough website and Municipal Building earlier on Friday, October 16th, and expressed concern that weekends and the day of the meeting should not count toward the required 48-hour notice period. He requested that the meeting not proceed due to what he believed was insufficient notice. Borough Attorney Wenner responded that the regulation provided by Mr. Copt appeared to apply to administrative or judicial proceedings rather than the Open Public Meetings Act. He explained the notice requirements under the Act and stated that the agenda had been posted on the Borough website and at the Municipal Building on Friday afternoon, which he believed satisfied the notice requirement. Attorney Wenner offered to review the matter further.

Patrick Dinsmore, 523 Victoria St – Mr. Dinsmore requested an engineering update regarding the Busky Lane development, specifically the status of the developer's flood hazard application with the NJDEP, which he understood had been withdrawn. He also requested that the Planning Board liaison provide more regular reports to the Governing Body and public, particularly regarding upcoming applications and ordinances scheduled for Planning Board consideration.

Sam Timms, 1 LaGrange St – Mr. Timms raised several questions regarding items on the Consent Agenda and Bills List. He requested clarification on Resolution No. 2026-10-157 concerning developer escrow infrastructure funds, including whether it related to a specific development and

whether the funds could be used for Planning Board stenographer services. Attorney Wenner explained that the resolution was a procedural mechanism for establishing a dedicated fund for developer escrow monies. Mr. Timms requested that the resolution be held until additional information could be provided. Mr. Timms also questioned the refund of fire and health fees under Resolution No. 2026-10-156 following the postponement of a food truck event. It was explained that the refund appeared to concern an individual vendor who may not be participating in the rescheduled event. Additionally, Mr. Timms requested clarification on several Bills List expenditures, including bond ordinance services, an outstanding parking violation, financial advisory fees, a property-related expense, and a State remediation permit fee. He also requested clarification regarding the grant funding sources and preparation of grant applications associated with the Basilone Park Basketball Court and Walkway Improvement Project under Resolution No. 2026-10-158.

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

**MINUTES**

1. October 6, 2026 – Regular Meeting

On motion of Councilman Martinez, seconded by Councilman Giraldi, Council moved to approve the October 6, 2026 Regular Meeting Minutes.

Recorded Vote
Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

**COUNCIL COMMITTEE & LIAISON REPORTS**

Councilman Giraldi – Councilman Gialdi reported that the final Basilone Committee meeting of the year was scheduled for October 22nd. He advised that updated Police Department statistics would be available in November.

Councilman Agrawal – Councilman Agrawal reported that the Senior Citizens group was planning its annual holiday luncheon for December 9th and was working on an upcoming informational program regarding insurance. He had no additional updates from the Board of Health.

Councilman DiGraziano – Councilman DiGraziano provided an update on the Recreation Committee's upcoming Trunk or Treat event scheduled for October 25th at JFK School from 2:00 p.m. to 4:00 p.m. The event would feature decorated vehicles, contests, entertainment, refreshments, and activities for children. Additional participants were still being sought. He also advised that submissions were being accepted for the Scarecrow Contest and thanked the local businesses sponsoring the Trunk or Treat event.

Mayor Tozzi – Mayor Tozzi reminded residents that early voting for the November General Election would take place from October 24th through November 1st. He identified the

Bridgewater Municipal Complex and Hillsborough Municipal Building as nearby early voting locations.

Council President Fritzinger – Council President Fritzinger provided the Building Department report for September 16th through October 20th, advising that 42 construction permits had been issued, generating approximately $5,728 in fees. He reported that the Department of Public Works had begun its annual leaf collection program, with collection anticipated to continue through December, weather permitting. He also noted the planting of three trees at Frelinghuysen Park near the recently installed rain garden. The final bulk collection of the year is scheduled for November 12th. Residents were advised that unused 2026 bulk collection stickers could be used in 2027, and that the Borough would continue providing ten free bulk collection stickers per household. Regarding the Historical Committee, he reported on a recent Revolutionary Artillery presentation held at the library and announced the Committee's next meeting scheduled for October 21st.

Councilman Harwood – Councilman Harwood provided an update on upcoming Planning Board meetings, including the October 28th meeting, a special November 9th meeting dedicated to the IAAT billboard application, and an additional meeting scheduled for November 25th. Regarding Administration, he reported that approximately 75 applications had been received for the Deputy Clerk/Deputy Registrar position, with interviews anticipated to begin the following week.

Councilman Martinez – Councilman Martinez advised that the September Municipal Court statistics had not yet been received. He reported that the Environmental Commission recently met to discuss continued improvements and maintenance of the rain garden at Frelinghuysen Park, as well as environmental reviews associated with upcoming Planning Board applications.

**OLD BUSINESS**

1. Watershed Improvement Plan Phase 2 (JB)

Borough Engineer Joseph Brosnan provided an update on Phase 2 of the Watershed Improvement Plan, a State-mandated initiative intended to improve water quality, reduce pollutants, and address stormwater runoff and flooding concerns throughout the Borough. Mr. Brosnan explained that Phase 1, completed in 2025, involved identifying and documenting the Borough's stormwater infrastructure, including catch basins, drainage systems, and waterways. Phase 2 will focus on evaluating the collected data and developing strategies to reduce pollutants within the Borough's three identified subwatersheds. He identified fecal coliform, phosphorus, suspended solids, and mercury as pollutants requiring consideration. Potential improvements discussed included rain gardens, tree planting, and other green infrastructure projects. Mr. Brosnan noted that the Borough's limited available space would need to be considered when identifying suitable locations. He also indicated that the recently installed rain garden at Frelinghuysen Park may qualify toward the Borough's improvement efforts. Mr. Brosnan advised that public participation would be encouraged throughout the planning process, with a second public presentation anticipated in December 2026, when a draft plan and potential projects would be presented.

Councilman Agrawal questioned whether State grants or other funding opportunities would be available to implement the proposed improvements. Mr. Brosnan explained that funding would be addressed during Phase 3 and identified the New Jersey Infrastructure Bank as a potential financing resource. Councilman Agrawal also requested examples of improvements residents could undertake, and Mr. Brosnan discussed tree planting and stream cleanups as ways to

support watershed health, although not all such activities would satisfy State compliance requirements.

**NEW BUSINESS**

1. Engineering Update (JB)

Borough Engineer Joseph Brosnan provided updates on ongoing capital improvement projects, grant-funded initiatives, and development-related matters throughout the Borough.

NJDOT Transportation Alternatives Program (TAP) Grant: Mr. Brosnan reported that the Borough was seeking an updated project timeline from NV5, the design engineer responsible for the project. Outstanding design work and contract adjustments were being reviewed to determine the remaining steps necessary to advance the project toward NJDOT construction bidding.

Avonridge, Brentwood and Tysley Place Improvements: Mr. Brosnan advised that the survey and existing conditions information had been received and would be reviewed for preparation of the project's design documents. Construction bidding was anticipated in early 2027.

Richard Street Phase 3 Improvements: Mr. Brosnan reported that the majority of construction had been completed, with several outstanding punch-list items remaining, including driveway transitions and drainage-related work. The Borough was awaiting confirmation from the contractor regarding completion of these items.

Arnold Avenue Improvements: Mr. Brosnan discussed ongoing concerns regarding deterioration of sidewalks associated with the completed roadway improvement project. The contractor had not agreed to perform the necessary corrective work, and the Borough Engineer was coordinating with Borough Attorney Wenner's office regarding potential enforcement options and available bond remedies.

Busky Lane Development: In response to questions raised earlier during public comment, Mr. Brosnan explained that the Planning Board had previously considered the area in need of redevelopment, but the matter had not advanced through the necessary Governing Body action. He advised that the redevelopment process would need to be addressed before proceeding further. He also indicated that he had not been involved in reviewing the developer's NJDEP flood hazard application and was reviewing a separate sewer-related application.

Councilman Agrawal raised concerns regarding accessibility improvements at the River Road and Richard Street intersection, the status of the proposed pedestrian walkway connecting the Second Avenue area to the train station, and the continued deterioration of improvements along Arnold Avenue. Mr. Brosnan explained that the accessibility ramps at Richard Street had been reviewed during the project's design process and that the proposed walkway required coordination between the developer and NJ Transit. Attorney Wenner advised that his office was reviewing the Arnold Avenue project documentation and preparing recommendations regarding potential enforcement action against the contractor. Councilman Agrawal also requested that the Governing Body receive the Borough Engineer's written reports on a regular basis. Council President Fritzinger expressed appreciation for the work completed on Richard Street and acknowledged the ongoing efforts to address the Arnold Avenue deficiencies.

**ORDINANCES – SECOND READING & PUBLIC HEARING**

Ordinance No. 2026-17

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 rates and procedures for extraneous-duty police assignments, including use of the Jobs4Blue scheduling system.

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak regarding Ordinance No. 2026-17.

Sam Timms, 1 LaGrange St – Mr. Timms expressed support for updating the outdated extraneous-duty rates but raised concerns regarding the proposed compensation structure and its potential financial impact on Borough taxpayers. He questioned whether the Borough would receive adequate reimbursement for the use of publicly funded police vehicles, equipment, and other resources during private-duty assignments. He referenced the CFO's previously recommended compensation cap of $115 per hour and questioned why the proposed ordinance differed from that recommendation. Mr. Timms urged the Governing Body to ensure that the Borough's expenses were fully covered and that taxpayer funds would not subsidize officers performing outside-duty assignments.

Brittany Eriksson, 1 LaGrange St – Ms. Eriksson read portions of correspondence from the Borough CFO expressing concerns regarding the proposed compensation structure. She emphasized the CFO's recommendation for a two-tier compensation system with fixed hourly rates and questioned the inclusion of time-and-a-half compensation within the ordinance rather than addressing those rates through contractual negotiations. She further expressed concern that increasing personnel costs could reduce the revenue available to offset the Borough's expenses and urged the Governing Body to consider the CFO's recommendations before adopting the ordinance.

Following public comment, the Governing Body clarified that the proposed ordinance established a minimum compensation rate of $95 per hour or time and one-half, whichever was greater, with compensation capped at the $135 hourly rate charged to the outside vendor. Councilman Agrawal acknowledged the concerns raised and explained that, although he had initially supported a fixed two-tier rate structure, he favored moving forward with the ordinance to begin generating additional revenue, with the understanding that the compensation structure could be revisited in the future.

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. 2026-17.

Recorded Vote

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

Ordinance No. 2026-18

Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey, Abolishing the Redevelopment Advisory Committee

The purpose of this Ordinance is to Abolish the Redevelopment Advisory Committee

Mayor Tozzi opened the Public Hearing portion of the meeting for members of the public wishing to speak regarding Ordinance No. 2026-18.

Sam Timms, 1 LaGrange St – Mr. Timms questioned how abolishing the Redevelopment Advisory Committee would affect its previous actions, particularly a meeting held on July 30, 2026, which he believed may not have been convened in accordance with the establishing ordinance. He requested clarification regarding the validity of that meeting and any recommendations made. He also expressed concern about how future redevelopment projects, including Busky Lane and other potential redevelopment properties, would be reviewed and how residents would remain informed and involved. Mr. Timms further questioned the suitability of the Busky Lane property for affordable housing development in light of reported NJDEP permitting concerns.

Brittany Eriksson, 1 LaGrange St – Ms. Eriksson questioned the decision to abolish the Committee after previous discussions about reorganizing it. She expressed concern regarding transparency, public participation, and the process that would be followed for future redevelopment proposals. She requested clarification on whether developers would present their projects publicly before the Governing Body and how residents would be notified of redevelopment discussions. She also questioned the status of appointing a new redevelopment attorney.

Mike Patente, 30 Glaser Ave – Mr. Patente suggested utilizing the Planning Board as an initial point of contact for individuals or developers considering redevelopment projects. He explained that this approach could provide greater public visibility while allowing applicants to receive preliminary guidance regarding zoning requirements, variances, and whether Governing Body action would be necessary.

Patrick Dinsmore, 523 Victoria St – Mr. Dinsmore questioned whether the Redevelopment Advisory Committee had fulfilled its intended purpose of providing recommendations to the Governing Body. He asked whether Council members had received any formal recommendations from the Committee during its existence.

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

Borough Attorney Wenner explained that the Governing Body serves as the redevelopment entity under State law and suggested that developers could initially present proposals at public Council meetings, with additional discussions occurring through subcommittees when necessary. He further advised that any questions regarding the validity of previous Committee actions would need to be reviewed individually.

Mayor Tozzi explained that difficulties obtaining quorums and confusion regarding the Committee's advisory role contributed to the decision to abolish it. He indicated that redevelopment matters would return to the Governing Body for consideration and advised that the Borough was reviewing candidates for appointment as redevelopment attorney.

On motion by Council President Fritzinger, seconded by Councilman Harwood, Council moved to Adopt Ordinance No. 2026-18.

Recorded Vote
Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

**ORDINANCES – INTRODUCTION**
None

**CONSENT AGENDA**
*(Resolution No. 2026-10-155 through No.2026-10-158)*

| | |
|---|---|
| Resolution No. 2026-10-155 | Cancelling Uncollectable Taxes – Block 65, Lot 19 |
| Resolution No. 2026-10-156 | Refunding Fire and Health Fees |
| Resolution No. 2026-10-157 | Requesting Permission for the Dedication by Rider for Developer Escrow Infrastructure Fund Required by N.J.S.A. 40:55D-53.1 |
| Resolution No. 2026-10-158 | Amending Resolution No. 2026-10-149 to Correct the Contracting Entity for the Basilone Park Basketball Court and Walkway Improvement Project |

Prior to consideration of the Consent Agenda, Councilman Agrawal requested that Resolution No. 2026-10-157 be removed for separate discussion.

On motion by Council President Fritzinger, seconded by Councilman Harwood, Council moved to Approve Resolution No. 2026-10-155 through 2026-10-158, excluding Resolution No. 2026-10-157 - Consent Agenda.

Recorded Vote
Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

The Governing Body discussed Resolution No. 2026-10-157 and acknowledged that additional information was needed to fully address the questions raised. Councilman Agrawal expressed concern about proceeding without sufficient clarification regarding the fund and its intended application.

On motion by Councilman Martinez, seconded by Councilman Agrawal, Council moved to Table Resolution No. 2026-10-157.

Recorded Vote
Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

**BILLS LIST**
Resolution No. 2026-10-159 Approving Bills List

On motion by Councilman DiGraziano, seconded by Councilman Giraldi, Council moved to Approve Resolution No. 2026-10-159 - Approving Bills List.

Recorded Vote
Yea: Fritzinger, Agrawal, DiGraziano, Giraldi, Harwood, Martinez
Nay: x
Absent: x
Abstain: x
Motion Carried: 6-0

**CERTIFICATION OF FUNDS**
1. Bridgewater Resources, INC—July & August Dumping Fees—$44,213.64.
2. Ford Motor Credit—2nd & 3rd Payments for Unmarked & Marked Vehicles—$64,425.53.
3. Lincoln Financial Group—2025 Losap—$21,708.60.
4. Pumping Services, INC—Replace & Repair Sump Pumps & Sub Trash Pump—$25,845.71.

On motion by Councilman DiGraziano, seconded by Councilman Harwood, Council moved to Approved the Certification of Funds – July & August Dumping Fees, 2nd & 3rd Payments for Unmarked & Marked Vehicles, 2025 Losap, Replace & Repair Sump Pumps & Sub Trash Pump.

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

Jeff King, 47 Vones Ln – Mr. King questioned Borough Engineer Brosnan regarding the deadline for completion of Phase 2 of the Watershed Improvement Plan and whether the Borough could face penalties or obtain an extension if the plan was not completed by the State's deadline. Mr. Brosnan indicated that the deadline was anticipated to be at the end of December 2026 or beginning of January 2027 and that the consequences of missing the deadline were not yet known. Mr. King also announced upcoming Raritan Police Department community events, including a beefsteak dinner and a Thanksgiving food drive benefiting the Raritan Food Pantry. He encouraged residents to participate and support these initiatives.

Jim Werner, 407 Victoria St – Mr. Werner requested confirmation that unused 2026 bulk collection stickers would remain valid in 2027 and that residents would also receive ten additional free stickers for the new year. Council President Fritzinger confirmed both. Mr. Werner questioned the status of filling the vacant Borough Administrator position. It was explained that eight candidates had been interviewed, with three subsequently interviewed by the Mayor, and that a final decision was being deferred until after the November election. Mr. Werner also raised concerns regarding standing water and drainage problems at the recently resurfaced tennis courts near Sherman Avenue. The Mayor advised that deficiencies had been identified at the tennis and pickleball courts and that the contractor was expected to return to address the necessary repairs. Lastly, Mr. Werner expressed concern regarding the condition and lack of maintenance of a vacant property at 314 Sherman Avenue and requested that the Borough address the ongoing property maintenance issues.

JoAnn Liptak, 2 Somerset St – Ms. Liptak questioned Councilman Martinez regarding the lack of recent Municipal Court reports and asked when the last report had been received. She expressed concern regarding the delay in receiving monthly financial information, emphasizing the importance of monitoring the revenue generated by court fines and fees. She also questioned whether Councilman Martinez had been communicating with the Court Administrator regarding the outstanding reports. Councilman Martinez advised that the August report had been received in September and that he anticipated receiving the September and October reports by the first meeting in November.

Mike Patente, 30 Glaser Ave – Mr. Patente raised concerns regarding water quality and recreational swimming in the Raritan River, particularly at the river access area near the Department of Public Works. He questioned whether the Borough should replace its existing swim-at-your-own-risk signage with signs prohibiting swimming, noting that neighboring areas had more restrictive signage. He also expressed concern regarding the removal of vegetation along the riverbank, which could contribute to soil erosion and runoff into the river. Mr. Patente suggested that the Borough consider additional landscaping or erosion control measures to protect the area. Mr. Patente also questioned the status of the proposed floodplain ordinance and requested clarification regarding the updated FEMA flood maps, particularly whether the changes would affect the Raritan Mall and Busky Lane properties. Borough Engineer Brosnan explained that the proposed ordinance incorporated updated flood mapping references required by the State and that the changes would not alter the existing flood zone designations for those properties. He further advised that the Borough was required to adopt the necessary amendments by November 13, 2026, to maintain compliance with the National Flood Insurance Program. Mr. Patente requested that the Engineer provide a more detailed explanation of the ordinance when it returned for consideration.

Jim Foohey, 710 Rhine Blvd – Mr. Foohey expressed concern regarding overgrown trees and vegetation along the fencing surrounding the former baseball fields near Victoria Street and Sherman Avenue. He explained that the vegetation had become extensive enough to obscure portions of the fencing and that residents had reported sightings of coyotes and foxes in the area. Noting that the fields were currently being used for soccer activities, he questioned whether NJ Transit or the Borough was responsible for maintaining the vegetation and whether the Department of Public Works could trim branches extending onto Borough property. Mr. Foohey also raised concerns regarding the potential displacement of rodents during demolition activities associated with redevelopment projects. He referenced reports of rodent activity affecting neighboring properties following demolition of the former rescue squad building and encouraged the Borough to ensure that appropriate pest control measures were implemented before additional demolition work occurred. Lastly, Mr. Foohey questioned the status of photographs depicting former Mayors and Council members that had previously been displayed in the Municipal Building. He emphasized their historical significance and requested that they be restored to public display. Mayor Tozzi explained that improvements to the Municipal Building's historical displays were being completed in stages, with additional photographs scheduled for installation.

Heath Hofmeister, 96 Anderson St – Mr. Hofmeister questioned the condition of the Borough's tennis and pickleball courts, noting that the improvements had been completed relatively recently and were already experiencing significant deterioration. Mayor Tozzi explained that deficiencies had been identified, including settlement, cracking, and damage to court equipment, and that the contractor had been contacted to perform the necessary repairs. The Mayor advised that the corrective work would be covered under the project's existing warranty or bond provisions, without additional cost to the Borough. Mr. Hofmeister further expressed concern regarding oversight and accountability for municipal construction and redevelopment projects. Referencing reported rodent problems following demolition activities on LaGrange Street, he questioned whether appropriate demolition procedures, inspections, and public health protections had been implemented. He asked which Borough officials or professionals were responsible for ensuring that contractors and developers complied with applicable requirements. Mayor Tozzi explained that the Borough had retained RT Environmental as an independent consultant to provide additional oversight of environmental remediation activities associated with redevelopment. Mr. Hofmeister questioned whether these measures adequately addressed concerns arising from demolition itself and emphasized the importance of preventing problems rather than responding after they occurred. Returning to the recreational courts, Mr. Hofmeister questioned how significant construction deficiencies had developed despite professional oversight. He encouraged the Governing Body to strengthen inspection practices, hold contractors accountable, and ensure that the Borough received the quality of work for which taxpayers had paid.

Jeff King, 47 Vones Ln – Mr. King returned to address the concerns previously raised by Jim Werner regarding the vacant property at 314 Sherman Avenue. He advised that the property had been the subject of Borough code enforcement action and that fines had reportedly been assessed against the property owner for failure to maintain the premises. He further stated that the Department of Public Works had performed periodic maintenance, including grass cutting and removal of overgrown vegetation. Mr. King acknowledged that the property remained in poor condition and continued to require attention.

Emilie Stander, 977 1st Ave – Ms. Stander clarified that RT Environmental's responsibilities related to environmental remediation oversight and did not extend to general demolition

activities or potential rodent displacement. She questioned a $550 remediation permit fee appearing on the Bills List and requested clarification regarding the purpose of the expenditure. Borough Engineer Brosnan indicated that he did not have information regarding the charge. Ms. Stander also questioned the status of the proposed floodplain ordinance and why it had not appeared on the evening's agenda. She asked whether recommendations submitted by the Environmental Commission would be incorporated into the version presented to the Planning Board. Additionally, Ms. Stander questioned the process that would follow the proposed data center moratorium, including how the Borough intended to develop permanent regulations and whether residents and other stakeholders would be involved. She encouraged the Governing Body to seek input from the Environmental Commission, Board of Health, and public when establishing future data center regulations. Following her comments, Councilman Agrawal raised concerns regarding potential amendments to the floodplain ordinance after its introduction. Borough Attorney Wenner explained that substantive changes could require reintroduction and an additional public hearing, potentially preventing adoption before the State's November 13, 2026 deadline. Borough Engineer Brosnan emphasized that the State had indicated extensions would not be granted. Councilman Agrawal requested a comparison of the existing and proposed ordinances identifying the specific amendments to assist the Governing Body in its review.

Roger Copt, 1120 Rt 202 – Mr. Copt expressed concerns regarding the Governing Body's record on redevelopment, code enforcement, municipal spending, and financial decisions. He referenced several development projects, including LaGrange Street and the Agway property, questioning whether adequate oversight, zoning requirements, and environmental safeguards had been maintained. He also raised concerns regarding the number of residential units approved for development and the Borough's handling of property maintenance violations. Mr. Copt criticized the recently established sewer fee and expressed concern regarding its financial impact on residents. He also discussed the importance of pursuing grant funding and establishing appropriate regulations for data centers before additional development proposals could advance. With the upcoming November General Election approaching, Mr. Copt encouraged residents to evaluate the Governing Body's decisions and consider the future direction of the Borough. He concluded by emphasizing the importance of exercising the right to vote, stating that he viewed voting as a responsibility and a way to honor the sacrifices made by military veterans.

Brittany Eriksson, 1 LaGrange St – Ms. Eriksson discussed the relationship between municipal land use planning and public health, expressing concern that the Borough's recent development decisions had not adequately addressed residents' quality of life. She referenced several community health indicators, including pedestrian accessibility, bicycle infrastructure, access to nutritious food, tree canopy coverage, and the concentration of liquor stores, smoke shops, and cannabis establishments. Ms. Eriksson cited walkability and bicycle accessibility scores that she believed demonstrated the Borough's continued dependence on automobiles. She also discussed the limited availability of a full-service grocery store within walking distance of the downtown residential population, describing the area as a food desert. She expressed concern that additional high-density residential development would increase the population without providing corresponding access to essential services. Regarding environmental conditions, Ms. Eriksson referenced the Borough's tree canopy coverage and the potential effects of increased temperatures in developed areas. She encouraged additional green infrastructure and tree planting to improve environmental conditions and public health. Ms. Eriksson further questioned whether the Borough's redevelopment and economic development strategies adequately supported access to affordable, healthy food. She suggested that a smaller urban-style grocery store within walking distance of the downtown area would better serve existing and future residents. She also expressed concern that relying on grocery delivery services or public

transportation to neighboring municipalities could create additional financial burdens for residents. She concluded by encouraging the Governing Body to prioritize public health, accessibility, and environmental sustainability in future planning decisions and urged residents to participate in the upcoming election.

Sam Timms, 1 LaGrange St – Mr. Timms questioned Mayor Tozzi regarding recent public communications addressing redevelopment, economic development, and municipal accomplishments. He expressed concern regarding the accuracy of information presented about the proposed Raritan Mall redevelopment, including the number of stories proposed for the development and the condition of the existing property. Mr. Timms questioned the Borough's enforcement of property maintenance and development regulations, referencing the Raritan Mall property and activities associated with the LaGrange Street redevelopment. He also raised concerns regarding the Agway redevelopment and questioned whether adequate safeguards had been maintained throughout the development approval process. Mr. Timms further questioned the Borough's financial direction, referencing the recent increase in municipal taxes and the implementation of the sewer fee. He asked how these additional financial obligations aligned with statements regarding increased ratables and economic vitality. Mayor Tozzi responded by discussing previous municipal tax rates, affordable housing obligations, and the Borough's efforts to manage development. Mr. Timms also questioned the Mayor regarding qualifications and experience referenced in recent public communications, including his business background. The Mayor responded by discussing his experience as a business owner, his involvement in charitable fundraising, and his longstanding connection to the Borough. The discussion continued regarding the dissolution of the Economic Development Committee and what initiatives had replaced its activities. Mr. Timms questioned whether sufficient attention was being given to attracting and retaining businesses in the downtown area. Mayor Tozzi discussed the former Committee's expenditures, improvements to downtown decorations, new businesses opening along Main Street, and the presence of several longstanding businesses within the Borough. Mr. Timms acknowledged that new businesses had opened but maintained that business turnover and vacancies remained concerns. He also questioned whether improvements to the Thompson Street municipal parking lot adequately addressed broader parking needs associated with redevelopment. Mayor Tozzi explained that changes to parking enforcement and management had improved the availability and use of the lot. Mr. Timms concluded by reiterating his concerns regarding development oversight, municipal taxes, sewer charges, and the importance of enforcing existing regulations. He emphasized the need for accountability and responsible municipal planning and encouraged residents to participate in the upcoming election.

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

Recorded Vote:
All in favor
Motion passed: 6-0

The Regular Meeting adjourned at 8:27 p.m.

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Kimberly Mathewson
Acting Municipal Clerk