

This Regular Meeting of the Borough of Raritan Governing Body was called to order by Mayor Charles McMullin in the Meeting Room of the Raritan Municipal Building, 22 First Street, Raritan, NJ 08869 at 6:30 p.m. on Tuesday, May 28, 2019.

The Mayor announced this Regular Meeting was called pursuant to applicable portions of the Open Public Meetings Act. Adequate Notice was communicated to *The Courier News*, *The Star Ledger* and *The Breeze* on January 3, 2019, posted on the bulletin board in the Municipal Building, on the Borough website and made available in the Office of the Borough Clerk.

ROLL CALL

Present: Mayor McMullin, Councilman Bray, Councilman Carra, Councilman Giraldi, Councilwoman Melitsky, Councilman Orozco, Council President Tozzi
Also Present: Borough Administrator Jaxel, Borough Clerk Colvin, Borough Attorney Robertson, Borough Engineer Schrek
Absent: None

INVOCATION AND FLAG SALUTE

Councilman Bray

EXECUTIVE SESSION

Resolution No. 2019-05-096

Executive Session

1. Personnel
Police, Public Works, Administration, Court
2. Attorney Client
Library

On a motion by Council President Tozzi, seconded by Councilman Bray, Council moved to Approve Resolution No. 2019-05-096.

Recorded Vote

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi
Nay: x
Abstain: x
Motion Carried: 6-0

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

EXECUTIVE SESSION ADJOURNMENT

On a motion by Councilman Bray, seconded by Council President Tozzi, Council moved to Reconvene in Regular Session.

Recorded Vote

All in Favor
Motion Carried: 6-0

Council exited Executive Session and resumed Regular Session at 7:02 p.m.

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 McMullin opened Public Comment for any member of the Public wishing to speak.

Sarah Trent, Middle Valley Partners, LLC.: Ms. Trent said she is interested in opening a medical marijuana dispensary in Raritan and asked if any members of Council had questions following her appearance at a previous Council meeting. Councilman Giraldi said Council would like to first hear what Trenton decides and then asked Ms. Trent to be in contact with the Borough Attorney, adding things are moving along.

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

APPROVAL OF MINUTES

1. May 14, 2019 – Executive Session
2. May 14, 2019 – Regular Session

On a motion by Councilman Bray, seconded by Councilwoman Melitsky, Council moved to Approve the Executive Session and Regular Session Minutes of May 14, 2019.

Recorded Vote

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Carried: 6-0

WORK SESSION

1. Interest in Purchasing Property (DJ)

Administrator Jaxel said Construction Official Gara reported the potential lot is undersized and would require Planning Board involvement. Mayor and Council had a brief discussion regarding the property, which is near the railroad. Engineer Schrek said a few parking spaces could be added, if the Borough were to acquire the land. All parties agreed to continue the conversation at a later date.

2. Business/Property Owner Letter (ZB)

Councilman Bray said an update to Property Maintenance Code(s) is in progress, specifically in regards to Main Street, adding Property Maintenance Officer Mulcahy has been consulted. Attorney Robertson said he has prepared a draft ordinance that should be ready for the next meeting.

3. Bicycle Racks (ZB)

Councilman Bray said the Economic Development Committee would like to have bicycle racks placed along Main Street. Engineer Schrek said there could be a grant available and that he and his firm could explore the racks.

4. Bistro Lights (ZB)

Councilman Bray said the Economic Development Committee would like to have Bistro Lights on Main Street. Engineer Schrek said he looked into the possibility, but there are not many locations along Main Street that would suffice due to where electrical outlets are located. Engineer Schrek said more could be added over time.

5. New Events Committee Member (DT)

Council President Tozzi said Events Coordinator Linda Schulte would like to have Olga Gunzman added as a member of the Events Committee. Mayor and Council were in agreement to appoint Ms. Gunzman.

6. Elizabeth Avenue Park Improvements (PO)

Councilman Orozco asked Engineer Schrek and Administrator Jaxel about the progress on improving the basketball court at Elizabeth Avenue Park. Engineer Schrek said he will look into possibly having a contractor do the work under the bid threshold.

7. Water Testing Update (PO)

Councilman Orozco asked for an update on water testing. Engineer Schrek said he and his firm are not experts in water testing, but could look into the matter, adding DEP would have results.

ORDINANCE – SECOND READING & PUBLIC HEARING

Ordinance No. 2019-05

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Providing for the Acquisition of Portable Radios and Accessories for the Raritan Borough Police Department and Appropriating \$150,000 therefor and Providing for the Issuance of \$142,500 in Bonds or Notes of the Borough of Raritan to Finance the Same

Mayor McMullin opened the Public Hearing on Ordinance No. 2019-05 for any member of the Public wishing to be heard.

Neither seeing nor hearing any member of the Public, the Mayor closed the Public Hearing on Ordinance No. 2019-05.

On a motion by Councilman Girdi, seconded by Council President Tozzi, Council moved to Adopt Ordinance No. 2019-05.

Recorded Vote:

Yea: Bray, Carra, Girdi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

Ordinance No. 2019-06

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending the Land Use and Development Ordinance of the Borough of

Raritan to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough's Affordable Housing Obligations

Mayor McMullin opened the Public Hearing on Ordinance No. 2019-06 for any member of the Public wishing to be heard.

Neither seeing nor hearing any member of the Public, the Mayor closed the Public Hearing on Ordinance No. 2019-06.

On a motion by Councilman Bray, seconded by Councilman Carra, Council moved to Adopt Ordinance No. 2019-06.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

Ordinance No. 2019-07

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Chapter 207, Part 6, Article XX of the Code of the Borough of Raritan to Provide for the Collection of Development Fees in Support of Affordable Housing as Permitted by the New Jersey Fair Housing Act

Mayor McMullin opened the Public Hearing on Ordinance No. 2019-07 for any member of the Public wishing to be heard.

Neither seeing nor hearing any member of the Public, the Mayor closed the Public Hearing on Ordinance No. 2019-07.

On a motion by Councilman Giraldi, seconded by Councilwoman Melitsky, Council moved to Adopt Ordinance No. 2019-07.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

Ordinance No. 2019-08

An Ordinance of the Borough of Raritan, County of Somerset, State of New Jersey Amending Provisions of Chapter 207 "Land Use and Development Ordinance" of the Code of the Borough of Raritan, Part 6, Article X, to Establish a Mandatory Set-Aside

for Multi-Family Developments in the Borough of
Raritan

Mayor McMullin opened the Public Hearing on Ordinance No. 2019-08 for any member of the Public wishing to be heard.

Neither seeing nor hearing any member of the Public, the Mayor closed the Public Hearing on Ordinance No. 2019-08.

On a motion by Councilman Orozco, seconded by Councilman Carra, Council moved to Adopt Ordinance No. 2019-08.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

CONSENT AGENDA

(Resolution Nos. 2019-05-097 through 2019-05-105)

Resolution No. 2019-05-097

Approving Person to Person Liquor License Transfer

Resolution No. 2019-05-098

Authorizing Refund of Baseball Enrollment Fees

Resolution No. 2019-05-099

Authorizing Refund of Construction Permit Application Fee

Resolution No. 2019-05-100

Authorizing Reserve for Preliminary Expenses – Public Safety Expansion

Resolution No. 2019-05-101

Authorizing Hiring of Professional Architectural Firm – Michels & Waldron Associates, LLC.

Resolution No. 2019-05-102

Appointing Housing Liaison

Resolution No. 2019-05-103

Authorizing Disposal of Unused Recreation Equipment

Resolution No. 2019-05-104

Reappointing Municipal Clerk

Resolution No. 2019-05-105

Authorizing SASSA Renewal – 2020, 2021, 2022

On a motion by Councilman Bray, seconded by Council President Tozzi, Council moved to Approve the Consent Agenda.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

Attorney Robertson said he would like to add a Resolution to the Agenda for Council to consider based on a discussion held in Executive Session regarding payment to the Municipal Prosecutor.

Resolution No. 2019-05-107

Increasing Special Court Session Payments to
Prosecutor from \$500.00 to \$750.00 Per Session

On a motion by Councilwoman Melitsky, seconded by Councilman Carra, Council moved to
Approve Resolution No. 2019-05-107.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

BILL LIST

Resolution No. 2019-05-106

Approving Bill List

On a motion by Councilman Bray, seconded by Council President Tozzi, Council moved to
Approve Resolution No. 2019-05-106 – Bill List.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

PURCHASE ORDER REQUESTS

1. Lease Payments – Police Department – Ford Motor Municipal Financing – \$20,060.95

On a motion by Councilman Giraldi, seconded by Council President Tozzi, Council moved to
Approve Purchase Order No. 1.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Tozzi

Nay: x

Abstain: Orozco

Motion Passed: 5-0

2. Duct Cleaning – Borough Hall – Consolidated Environmental, Inc. – \$3,470.00

On a motion by Councilman Carra, seconded by Councilman Orozco, Council moved to Approve
Purchase Order No. 2.

Recorded Vote:

Yea: Bray, Carra, Giraldi, Melitsky, Orozco, Tozzi

Nay: x

Abstain: x

Motion Passed: 6-0

OLD BUSINESS

None

COMMITTEE AND LIAISON REPORTS

Councilman Giraldi – Councilman Giraldi said the Basilone Parade Committee will meet tomorrow night and has selected a Grand Marshal for the parade this year.

Councilman Bray – Councilman Bray said the Economic Development Committee met recently and is working on measures to improve Main Street.

Council President Tozzi – Council President Tozzi said he will attend the Basilone meeting tomorrow evening, along with Councilman Giraldi and Councilwoman Melitsky. The Council President said the Events Committee will meet next week.

Councilwoman Melitsky – Councilwoman Melitsky said the Construction Official performed 47 inspections and the Property Maintenance Officer has conducted 74 inspections since May 9.

Councilman Carra – Councilman Carra said the Special Planning Board meeting resulted in the Board finding the recent COAH ordinances were not inconsistent with the 2017 Master Plan. Also, the Councilman said, the Board of Health will meet June 12.

Councilman Orozco – Councilman Orozco said the Sports Committee will host a free tennis clinic, adding summer camp signups are still underway. The next meeting of the Sports Committee will be Thursday, the Councilman said.

Mayor McMullin asked about the status of the pools, to which Councilman Orozco responded that they are on track to be open.

Mayor McMullin – Mayor McMullin said there is support to have one seat service to New York, which means, he said, instead of having to transfer in Newark, trains would travel direct from Raritan to New York City during weekday, peak hours.

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 McMullin opened Public Comment for any member of the Public wishing to be heard.

Adele Goetsch, Nevius Street: Mrs. Goetsch said she supports bicycle racks on Main Street to not only encourage people to ride bicycles and support those who do, but also to eliminate having bicycles chained and locked to posts, trees and other fixtures. Also, Mrs. Goetsch suggested a location near the bridge.

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

REGULAR MEETING ADJOURNMENT

On a motion by Councilman Bray, seconded by Councilman Carra, Council moved to Adjourn the Regular Meeting.

Recorded Vote:

All in Favor

Motion Passed: 6-0

Regular Meeting adjourned at 7:33 p.m.

Eric M. Colvin, RMC, QPA, CMR
Borough Clerk

Approved: _____