

BOROUGH OF RARITAN
RESOLUTION 2026-02-041

**AUTHORIZING THE EXECUTION OF A SETTLEMENT
AGREEMENT WITH BESPOKE REALTY LLC**

WHEREAS, the Borough of Raritan (the “Borough” or “Raritan”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”) on January 23, 2025; and

WHEREAS, the Court entered an order on March 26, 2025, setting the Borough’s Fourth Round fair share obligations as a Present Need of 9 units and a Prospective Need of 99 units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and

WHEREAS, the Borough having filed its HEFSP on June 26, 2025 (“Adopted HEFSP”); and

WHEREAS, Fair Share Housing Center (“FSHC”) having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough’s HEFSP on August 31, 2025; and

WHEREAS, Bespoke having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough’s HEFSP on August 28, 2025; and

WHEREAS, the Borough and Bespoke Realty LLC have agreed to amicably resolve the issues set forth in the challenge through this settlement agreement and present this agreement for review by the Program and referral to the Mount Laurel judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which if approved will result in a compliance certification for the Borough for the Fourth Round; and

WHEREAS, a copy of the settlement agreement is attached hereto.

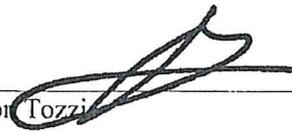
NOW THEREFORE BE IT RESOLVED by the governing body of the Borough of Raritan, County of Somerset, State of New Jersey as follows:

1. The settlement agreement in the form attached hereto is hereby approved;
2. The Mayor is hereby authorized and directed to execute same on behalf of the Borough of Raritan.

ATTEST:

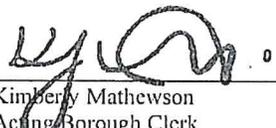


 Kimberly Mathewson
 Acting Borough Clerk



 Don Tozzi
 Mayor

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Borough Council of the Borough of Raritan, County of Somerset, State of New Jersey at a Regular Meeting held in the Meeting Room of the Municipal Building, 9 West Somerset Street, Raritan, NJ 08869, on February 17, 2026.



 Kimberly Mathewson
 Acting Borough Clerk

MOTION	SECOND	MEMBER	YEA	NAY	ABSTAIN	ABSENT	RECUSED
		Agrawal				✓	
✓		DiGraziano	✓				
		Fritzinger					✓
		Giraldi	✓				
	✓	Harwood	✓				
		Martinez			✓		