



BOROUGH OF FLEMINGTON

NOVEMBER 2024 NEWSLETTER

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The Borough Council

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 President: Jeremy Long
 Vice President: Liz Rosetti
 Council: Susan Englehardt
 Council: Adrienne Fusaro
 Council: Trent Levitt
 Council: Tony Parker
 Borough Clerk: Carla Conner

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Address

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 Flemington, NJ 08822

Office Hours

Mon.-Fri. 8:30 a.m. to 4:30 p.m.

Phone

(908) 782-8840

Notes From the Mayor

- Flemington Borough and all of NJ remains under a critical Code Red fire alert due to extreme dry conditions. It is illegal under this alert to burn any wood, including inside your home’s fireplace. Only propane is allowed as an outdoor fuel for grills and fire pits. Please be extremely careful in disposing of cigarette butts or parking on lawns until the fire alert is lifted. All fireworks are also currently banned.

- Main Street restoration from the Circle to Church Street will start in early 2025. This project includes new sewer lines, galvanized and lead pipe replacement, and complete street reconstruction. We are anticipating that the State of NJ will forgive the portions of our loan for the sewer replacement and the galvanized and lead pipe replacement by at least 80%, if not 100% an amount of approximately \$850,000 to \$1,350,000.

- The Courthouse Square Redeveloper has informed the Borough that he anticipates the new hotel, restaurants, and plaza to be open sometime in the third quarter of 2025, with the apartments to follow soon after.

- The Liberty Village Redevelopment Area will begin site plan hearings at the Planning Board on November 19th.

- DPW leaf collection will continue until early December.

- The Police Department has expanded the police force. Patrol Officer, David Castro will join the department in December.

- The State of New Jersey has issued a drought warning, mandatory water restriction could follow. Look for updates on Borough’s website.

- Council has passed many Ordinances this year.

A couple of highlights include:

- 2024-21 – An Ordinance Amending Chapter Four (Licensing) to Institute Regulations for Advertising Signage in Certain Instances
- 2024-22 – An Ordinance Amending Chapter Twenty-six (Zoning) Section 2631 (Signs) To Amend The Regulations for Temporary Signage
- 2024-23 – An Ordinance of the Borough of Flemington Adopting an Amended Historic District Map (Introduced and Public Hearing will be held November 25, 2025)

A list of other Ordinances passed during 2024 can be found on page 6.

A MESSAGE FROM THE MAYOR

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Flemington Borough Parking Committee Update

Earlier this year, the Mayor formed a Parking Committee to study and come up with solutions for current and anticipated traffic issues. The Committee is comprised of Borough professionals including the Municipal Attorney, Traffic Engineer, Chief of Police, Planner, and Department of Public Work Superintendent, the Mayor, two Members of Council, and a Member of the Planning Board.

In the last six months, various traffic related items have been addressed:

- Williams and Broad Street were turned into a 4-way stop due to both sight-distance issues and speeding. Two parking spaces on the east side and one on the west side of Broad were made and signed "Compact Cars Only" to aid with sight distance from traffic on Broad Street. This 4-way stop has helped tremendously with previous issues in that area.
- The traffic light at Walter E. Foran Boulevard, Park Avenue and North Main Street was retimed. The Borough was aware of a number of accidents in that vicinity and the difficulty of making a left turn onto Main from Foran. Re-timing the light to allow more cars to turn onto Main and also get through the light both north and south bound, has helped. The Police Department continues to monitor the light now that school is back in session to assure the timing is correct.
- The traffic counter on the Church and Broad Streets light was fixed. This counter keeps track of volume and makes sure that enough cars are getting through and then changing color. Motorists traveling on Broad were not receiving enough time to clear the light and were speeding up to get through it.
- Speeding studies are being conducted throughout the town or have been completed on Park Avenue, Bonnell Street, Broad Street, and Mine Street.

Further, in anticipation of the opening of the new 100 room hotel and the 205 apartments on Main Street several actions have been taken:

- A survey has been completed of the municipal parking lot behind Main, Bloomfield and Broad. All Borough boundaries have been identified for possibly the first time since the land was acquired. The Borough Traffic Engineer is now reviewing the property to see if a new layout can achieve additional parking spaces to help with the loss of the municipal parking lots on Spring Street.
- The Traffic Engineer has also completed a study as to how to manage the new traffic from the hotel and residents.
- With new information recently received from the redeveloper that parking for both overnight hotel guests and apartment renters will have a fee, the Parking Committee is reviewing options townwide for all residential streets to be reserved for residents and their visitors parking only.

AROUND THE BOROUGH

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What Can You Do When You Observe A Traffic Violation

When you observe someone committing a traffic violation. The most helpful and important things to do includes, noting the license plate number, including the state or color of license plate, as well as the make, model, and/or color of vehicle and the best description of the driver you can remember.

Immediately contact 911 or the Police Department at 908-782-3434. Our dispatcher will record your notes along with your information and relay them to a police officer. A police officer will attempt to locate the vehicle and do a traffic stop on the vehicle you reported. The reason for the traffic stop is to identify the driver and make them aware someone reported them as committing a traffic violation. Also, reiterating they must operate their vehicle safely. It is important to note, the police officer cannot issue a complaint (ticket) based on the reported violation. In New Jersey, it is law that a police officer must personally observe the actual violation.

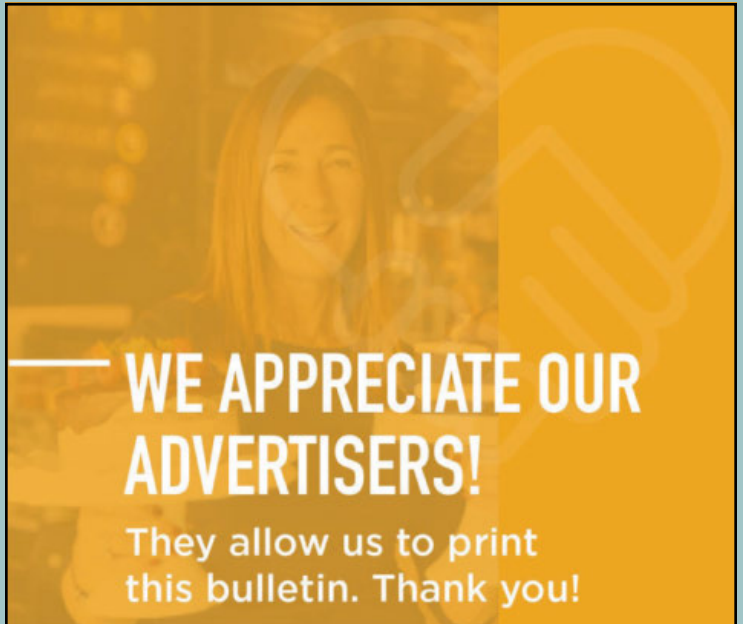
The police officer will document what you reported and give you the option for you to sign your own complaint (ticket) against the offender. This entails you contacting the Flemington Municipal Court. Advise the Court Staff that you reported the incident to the Police which has been documented. After the complaint is filed, the offender will be served a complaint (ticket) and the matter will be scheduled for Court. The Court may subpoena you for the Court hearing.



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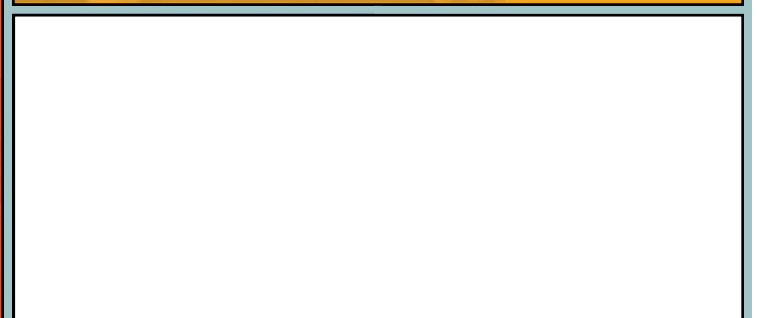


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Around the Borough

PAGE 4

Flemington Borough Rehabilitation, Redevelopment Abatement Program

Did You Know?

The State of New Jersey recognizes the need to encourage economic growth through rehabilitation and redevelopment of real property. Local Redevelopment and Urban Renewal Exemption/Abatement Laws operate in concert to restore the vitality of depressed areas and to increase municipal ratables upon which property taxes are levied. Their purpose is to gain maximum participation of the private sector in the revitalization of the State's distressed communities (N.J. Assessors Manual).

The Borough of Flemington has been designated in need of rehabilitation or redevelopment; therefore, the granting of tax abatements provides incentives for economic expansion. The Five-Year Exemption and Abatement Law will provide an incentive for private industry to invest capital in real property, to establish commercial and industrial centers, to aid homeowners in improving their property, and to generate property purchases to ensure a stable ratable base.

"There is hereby adopted and provided in the Borough of Flemington a five-year tax exemption program pursuant to N.J.S.A. 40A:21-1, et seq., as amended. This program shall apply to dwellings in areas in need of rehabilitation in the Borough and provide for the exemption from real property taxation of the aggregate first twenty-five thousand (\$25,000.00) dollars in Assessor's full and true value of improvements for each dwelling unit primarily and directly affected by an improvement in any dwelling as defined in this chapter more than twenty (20) years old, as not increasing the value of such property for a period of five (5) years, notwithstanding that value of the dwelling to which such improvements are made is increased thereby. The twenty-five thousand (\$25,000.00) dollar exemption shall remain in full force and effect for the full (\$25,000.00) amount for the entire five-year period."

In accordance with the Borough's ordinances, "this program shall also include an exemption for improvements to commercial or industrial structures, in areas in need of rehabilitation on an individual basis after review, evaluation and approval by the Mayor and Council. In the case of approved exemptions for improvements to commercial or industrial structures, the Assessor shall regard the full and true value of the improvements as not increasing the value of the property for a period of five (5) years, notwithstanding that the value of the property to which the improvements are made is increased thereby."

Applicants for tax abatements for improvements to commercial or industrial structures or to multiple dwellings, or conversion of other buildings to multiple dwelling use, shall provide the municipal governing body with a completed application. "During the term of the exemption and abatement granted pursuant to a tax agreement entered under subsection 27-3.2 hereof, the applicant shall pay the municipality in lieu of full property tax payments an amount equal to a percentage of taxes otherwise due, according to the following schedule:

1. In the first full year after completion, no payment in lieu of taxes otherwise due;
2. In the second full year after completion, twenty (20%) percent of taxes otherwise due;
3. In the third full year after completion, forty (40%) percent of taxes otherwise due;
4. In the fourth full year after completion, sixty (60%) percent of taxes otherwise due;
5. In the fifth full year after completion, eighty (80%) percent of taxes otherwise due.

From The Office Of Emergency Management

Flemington Borough Renews Emergency Operations Plan for 2024

Flemington Borough has renewed its comprehensive Emergency Operations Plan (EOP) for 2024, reaffirming the community's dedication to emergency preparedness and disaster response. The EOP, which is overseen by the Office of Emergency Management (OEM) Coordinator, Sgt. Brian McNally, was re-certified in October 2024. It serves as a detailed framework to guide the borough in responding to natural disasters, public health emergencies, and other critical incidents.

Sgt. McNally, in collaboration with various department heads, has worked diligently to ensure the plan follows an "all-hazards" approach. This means the plan is designed to address a wide range of potential emergencies,

from severe weather events to human-made crises. By involving key leaders from the police, fire, public works, and health departments, the EOP ensures a coordinated and efficient response across all sectors.

The renewal of the EOP is vital for keeping the community safe and resilient. It strengthens Flemington's ability to manage resources, streamline communication, and quickly mobilize responders during times of crisis. Having a well-prepared and up-to-date emergency plan benefits residents by reducing risks and improving outcomes when emergencies arise.

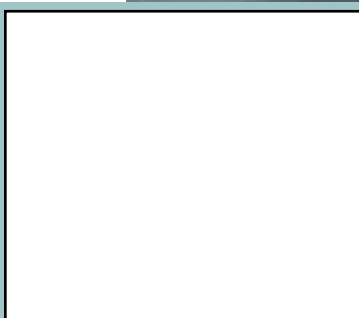


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AROUND THE BOROUGH

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2024-01 - AN ORDINANCE OF THE BOROUGH OF FLEMINGTON ADOPTING THE "LIBERTY VILLAGE PHASE 1 REDEVELOPMENT PLAN", DATED JANUARY 23, 2024, AND RESCINDING THE "LIBERTY VILLAGE REDEVELOPMENT PLAN, FLEMINGTON BOROUGH", DATED NOVEMBER 18, 2021, AS AMENDED, IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-7

2024-02 - AN ORDINANCE AMENDING CHAPTER 35 ENTITLED "TAXATION" OF CODE OF THE BOROUGH OF FLEMINGTON TO IMPOSE A MUNICIPAL OCCUPANCY TAX OF 3% ON HOTELS, MOTELS AND OTHER TRANSIENT ACCOMMODATIONS

2024-03 - CALENDAR YEAR 2024 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)

2024-04 - TABLED (AN ORDINANCE AMENDING CHAPTER 11-2.6(d) ENTITLED WATER RESERVATION APPLICATION AND CONTRACT)

2024-05 - AN ORDINANCE AMENDING CHAPTERS TWO (ADMINISTRATION) AND THREE (POLICE REGULATIONS) TO CLARIFY THE EVENT PERMITTING PROCEDURE IN THE BOROUGH OF FLEMINGTON

2024-06 - THIS ORDINANCE SECURES BONDS OR OTHER OBLIGATIONS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE "REDEVELOPMENT AREA BOND FINANCING LAW" AND THE LIEN HEREOF IN FAVOR OF THE OWNERS OF SUCH BONDS OR OTHER OBLIGATIONS IS A MUNICIPAL LIEN SUPERIOR TO ALL OTHER NON-MUNICIPAL LIENS HEREINAFTER RECORDED

2024-07 - AN ORDINANCE AMENDING CHAPTERS FOUR (LICENSING), TWELVE (LAND DEVELOPMENT DEFINITIONS) AND TWENTY-SIX (ZONING) TO CLARIFY "COTTAGE FOOD" ESTABLISHMENTS AS A PERMITTED USE IN THE BOROUGH OF FLEMINGTON

2024-08 - AN ORDINANCE CREATING CHAPTER 9C, ENTITLED PRIVATELY-OWNED SALT STORAGE

2024-09 - AN ORDINANCE REPEALING AND REPLACING CHAPTER 21, ENTITLED "STORMWATER MANAGEMENT"

2024-10 - AN ORDINANCE AMENDING CHAPTER TWENTY-FIVE (COLLECTION OF SOLID WASTE) TO CLARIFY COLLECTION PROCEDURES IN AREAS IN NEED OF REDEVELOPMENT

2024-11 - AN ORDINANCE AMENDING CHAPTER TWO (ADMINISTRATION) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO CLARIFY PROVISIONS THEREOF RELATED TO THE CHIEF FINANCIAL OFFICER, TREASURER, DEPUTY TREASURER, AND TAX/UTILITY COLLECTOR

2024-12 - AN ORDINANCE CREATING THE "ACCESSORY BUILDINGS, STRUCTURE OR USE" SECTION

2024-13 - AN ORDINANCE TO FIX AND DETERMINE THE MINIMUM AND MAXIMUM BASE SALARIES OF THE MAYOR, COUNCIL AND NON-UNION EMPLOYEES IF THE BOROUGH OF FLEMINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

2024-14 - AN ORDINANCE AMENDING CHAPTER 4 (LICENSING) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO AMEND THE LICENSING FEE APPLICABLE TO MEDICAL CANNABIS FACILITIES

2024-15 - AN ORDINANCE AMENDING SECTION 1201 OF THE CODE, ENTITLED "WORDS AND TERMS DEFINED" FOR PUBLIC ART

2024-17 - AN ORDINANCE AMENDING CHAPTER 7A (TRAFFIC SCHEDULES) TO CREATE A FOUR-WAY STOP INTERSECTION AT BROAD STREET AND WILLIAM STREET AND TO ADD TWO COMPACT CAR PARKING SPOTS ON BROAD STREET PROXIMATE TO WILLIAM STREET

FLEMINGTON COMMUNITY PARTNERSHIP (FCP)

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2024 Holiday Event Calendar

For event details: www.loveflemington.com or @loveflemington

November:

Thursday, 11/28: The 33rd Annual CEA/JFI Turkey Trot!
Flemington's Historic Main Street.

Saturday, 11/30: Shop Small Saturday in Flemington Borough with our Holiday Shopping Trolley and Santa & Mrs. Claus! Pick up your Shopping Passport to Win Prizes! 10 am to 4 pm throughout the Borough.

December:

Friday, 12/6: Main Street First Friday: Free Holiday Crafts and Treats in our Shops and Restaurants, 4 to 6 pm on Main Street.

Friday, 12/6: The 102nd Annual Flemington Holiday Tree Lighting with the Arrival of Santa with Flemington Borough, Cub Scout Pack 61, Rotary Club of Flemington, and Flemington Fire Department, 6 pm on Main Street.

Saturday, 12/7: Parade Day Celebration in Flemington Borough! Special Events in our Stores and Restaurants before and after the parade! Pick up your Shopping Passport to Win Prizes! 3 pm to 7 pm on Main Street, 5 pm get ready for the Hunterdon County Holiday Parade on Main Street.

Sunday, 12/8: Holiday Shopping Trolley! Santa at the Shoppes of Flemington! Blizzard Bazaar at Stangl Factory Market! Pick up your Shopping Passport to Win Prizes! 10 am to 2 pm: Trolley stops around the Borough
11 am to 2 pm: Santa at the Shoppes for Photos and Holiday Treats!
1 pm to 6 pm: **2nd Annual Blizzard Bazaar at Stangl Factory Market**

Saturday, 12/14: Visit Santa for Free Family Photos, 11 to 2 pm on Main Street near the Historic Courthouse

Thursday, 12/19: Stangl Sip & Stroll with a Holiday Dance Performance by Rogers Academy, Visits with Santa & Mrs. Claus, 5 to 8 pm, along Stangl Road in the Stangl Arts and Cultural District

Saturday, 12/21: Visit Santa for Free Family Photos, 11 to 2 pm on Main Street near the Historic Courthouse

December Black River & Western Railroad, North Pole Express! Buy tickets now! 11/24, 11/29, 11/30, 12/1, 12/7 & 8, 12/14 & 15, 12/20 & 21 & 22, 12/24, 12 28 & 29.

Stangl Farmers Market: Every Saturday at Stangl Factory, 9 am to 3 pm

Stangl Special Holiday & Crafts Markets: Sunday 12/ 15 & 12/22

9 - 4 pm, Stangl Factory

Alkemy Coffee Co - Open Mic Night: Every Friday from 5 pm to 8 pm

Reminder of Lead Service Line Replacement Law

In July 2021, the Lead Service Line Replacement Law was enacted, which requires community water systems in New Jersey to identify and replace all lead service lines within 10 years. Under this law, as well as a new regulatory requirement from the U.S. Environmental Protection Agency, water systems must send notices to consumers at a property when they are served by a lead or unknown service line. The information provided below is intended to help ensure that you are informed and prepared in case you receive a notice.

What is A Service Line

A service line is the underground pipe that connects the water main to your home or building. Service lines can be made of a variety of materials, such as plastic, copper, galvanized metals, or lead. Ownership of the service line varies by water system but is frequently split between the water system and the property owner.

Lead service lines are a significant source of lead in drinking water in residential homes.

A **lead service line** is a service line made of lead or a service line connected to a lead pigtail, lead gooseneck, or other lead fitting. In New Jersey, **galvanized service lines** are also considered lead service lines.

If you receive a **Notice of Lead Service Line Material**:

Your water system has identified the service line that provides water to your residence as a lead or galvanized service line.

- Water systems should send notices of lead service line material by **August 10 annually**.

If you receive a **Notice of Unknown Service Line Material**:

- Your water system has not yet identified the material of the service line to your home, and there is a possibility that your home is served by a lead service line. There are many reasons that service lines cannot be identified, including a lack of public records or difficulties in manual verification of service line material.

Flemington's Department of Public Works sent notices to Borough residence during the week of **November 15, 2024**.

If you were notified that you have a lead service line serving your home, your water system will coordinate its replacement. Property owners may be responsible for covering the replacement cost of their portion of the service line. Reach out to your water system for details about the replacement process, and to learn how costs are being assessed. If you are planning to replace your lead service line on your own, contact your water system prior to replacement so that you can coordinate your efforts.

If you were notified that your service line material is unknown, your water system will continue to investigate its material. Next steps may involve manual verification of the service line material (i.e., taking a photo of the plumbing where your water meter is located). Reach out to your water system for instructions on how to verify your service line material or to schedule an appointment for water system staff to visit your home. You can also refer to the following guidance for how to self-identify your service line material.

Residents are encouraged to contact Department of Public Works to schedule an inspection of your pipes to ensure residents are in compliance with New Jersey's Lead Pipe law.



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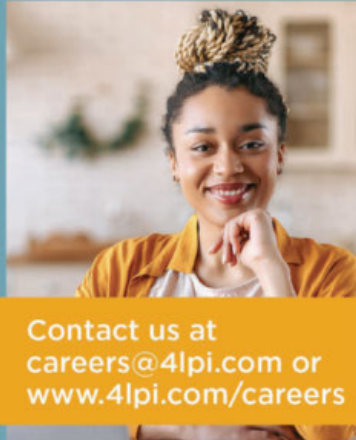
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AROUND THE BOROUGH

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IMPORTANT STORM WATER PRESENTATION FOR RESIDENTS

On Monday, November 25, Flemington Borough will hold a presentation at 6 pm at Borough Hall regarding the new State stormwater mandates and how to fund their implementation. The presentation will be available live or by Zoom and then posted on YouTube.

Flemington Borough has been working with a consultant to assess the feasibility of establishing a Stormwater Utility to fund the costs associated with meeting NJ Department of Environmental Protection (DEP) requirements related to stormwater management. The meeting will include a presentation by the consultant, who is being funded by a state grant, followed by a question-and-answer session.

The recent NJDEP regulations require municipalities to manage stormwater runoff and evaluate its impact on water quality. This includes assessing common pollutants, their effects on neighboring towns and the sensitivity of the affected waters. It also takes into account the percentage of impervious coverage per individual property.

In response to these new rules, legislation has been passed allowing municipalities to establish a stormwater utility. This utility would assess properties based on the amount of stormwater they generate, providing a structured way to manage funding for stormwater projects.

The NJDEP describes stormwater runoff as water from rain and melting snow that flows over various surfaces, picking up trash and pollutants along the way. This runoff can lead to contamination of drinking water, beach closures due to health threats and damage to wildlife and their habitats.

Property owners are encouraged to come or dial into this presentation as the new state mandates are going to have long-term fiscal impacts. A separate presentation has already been provided to the commercial property owners in town. Dial in information is provided on the Borough website.

Department of Public Works

Reminder to Borough Residents:

Flemington Sewer offers its customers a free televised inspection service of existing exterior sanitary sewer lines?

Successful inspections will provide the property owner with the lateral location, depth, and pipe material and note any conditions of concern.

Laterals must be a minimum of 4 inches in diameter to be inspected. Exterior access to the sewer line via a sewer cleanout is preferred but not mandatory.

To request an inspection, please contact Flemington Sewer at (908) 782-8578.





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Flemington Historic Preservation (HPC) Map Update

The Flemington Historic District has been listed on the State and National Registers of Historic Places since 1980. The architecture of Flemington Borough gives the town a special significance not only for its wide variety and large number of its buildings, but also for its superb quality.

The Flemington Historic Preservation Commission (HPC) has undertaken an effort to Expand the Flemington Historic District Map to include an additional 35 properties.

This was done using the Period of Significance from 1712 to 1935. This Period of Significance recognizes structures from the earliest development by European settlers through the town's early commercial history, its growth as a transportation and rail center during the Industrial Revolution, through early 20th century expansion and prosperity until the dramatic slowdown of construction during the Great Depression, marked by the Lindbergh Baby Kidnapping Trial that took place in Flemington in 1935.

Using the clear Period of Significance (1712 to 1935) for the Flemington Historic District as well as more accurate research and assessment, the Flemington HPC recommended the District's boundaries be extended to include 35 additional properties. These properties were generally constructed during the District's Period of Significance or help connect parts of the District that are part of the Period of Significance; are contiguous with other parts of the District; and contribute to the historic character of Flemington.

