



# Mayor and Common Council Borough of Flemington

July 25, 2016

Council Meeting Room

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## Work Session Agenda ( Start)

This meeting is being held in conformance with the Open Public Meetings Act.

### 1. CHAMBER OF COMMERCE: UPDATE ON THE NEW SPACE AT 117 MAIN STREET

Mayor Greiner introduced Chris Phelan from the Hunterdon County Chamber of Commerce, who updated the Council and the public on the updates to the Large House on Main Street. The Chambers overall goal is restore the building back to its original charm and create a center for businesses and entrepreneurs. Mr. Phelan stated they were going to approach the project in several phases. The first will be some exterior painting, some HVAC and electrical upgrades so the Chamber can occupy the space. Mr. Phelan stated the Borough has been incredible to work with especially the Construction department led by Jeff Klein. The second phase of the renovations will be the renovations to the back buildings where the business center will be. Mayor Greiner asked what the Chamber has in mind for the business center. Mr. Phelan responded that it will be a meeting space, it will have the latest technologies to assist business in succeeding. Mr. Phelan said he hoped to start on the rear phase in the Spring or early summer next year.

Mayor Greiner thanked Mr. Phelan for the update and for the tremendous effort he has put forth to obtain funding and grants to make this renovation successful.

### 2. PROPOSED TRAP/NEUTER/RELEASE PLAN FOR CATS- NATE BARSON

Council woman Liebowitz introduced Nate Barson the Boroughs animal control officer. Mr. Barson introduced Danielle, who operates Tabby's cats a rescue organization for cats. They informed the Council of a trap neuter and release program (TNR). Lambertville adopted this program 6 years ago and it has eliminated calls to rescue kittens. Mr. Barson stated many people do not call about ferrel cats because they fear the cats will be destroyed. If the Borough participated in a program to TNR more residents would feel comfortable calling when there is an issue. Mr. Barson stated this is a very caring approach to an ongoing problem. It controls the species, controls disease when the cats are released back the colony is monitored and eventually eradicated once the food source is limited.

Councilwoman Oberst asked what the cost difference would be to the Borough. Mr. Barson responded that it was actually more cost effective to go the TNR route. When a cat is trapped at this point it has to be quarantined for at least 7

days which costs \$105.00. The cost to euthanize is roughly \$45.00. The TNR program is about \$55.00 per cat.

Mayor Greiner inquired as to how big of an issue the cat problem is in the Borough. Mr. Barson responded they receive about 30 calls annually. Mr. Barson stated that the negative behaviors like fighting and spraying ceases once a cat has been neutered or spayed, which allows them to coexist in their surroundings better.

### Regular Meeting Agenda ( Start)

This meeting is being held in conformance with the Open Public Meetings Act.

#### Flag Salute

Attendee Name	Title	Status	Arrived
Alan P. Brewer	Councilman	Absent	
John Gorman	Councilman	Absent	
Marc Hain	Council Vice President	Present	
Brooke Liebowitz	Councilwoman	Present	
Michelle Oberst	Councilwoman	Present	
Brian Swingle	Council President	Absent	
Phil Greiner	Mayor	Present	

1. Motion To: **Motion to Amend the agenda to add a resolution to waive the fee for a food license for the Flemington Borough Fire Department**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michelle Oberst, Councilwoman
<b>SECONDER:</b>	Marc Hain, Council Vice President
<b>AYES:</b>	Marc Hain, Brooke Liebowitz, Michelle Oberst
<b>ABSENT:</b>	Alan P. Brewer, John Gorman, Brian Swingle

2. Public Comments -- Session I (up to approximately 3 minutes each, for a maximum of approximately 30 minutes)

Alexis Krukovsky, 3 Garden Place stated the Union Hotel plan does not make sense. She inquired who owned the hotel and if any adaptive resource research been done. She opined that the idea of putting a college in Flemington was ludicrous as she would never attend college in Flemington.

Joanne Braun, 77 Jefferson Court said she heard the Cust project was stalling the Cut Glass site project. Mayor Greiner responded that it was actually the opposite. The Cut Glass developer had wanted to put the project on hold but now with the potential hotel development coming in they have decided to move forward sooner.

Joe Beke, 27 Maple Avenue stated the project perplexes him and he does not see a need for an 8 story building on Main street. Mayor Greiner stated there is no plan for an 8 story building and urged people to contact the Borough to ensure they have the facts accurate.

Mary Zeleski, 185 Old Croton Road has lived here for 5 years and is shocked there are plans to take down the hotel, to add a parking garage, a new hotel and apartments. She did not see the reason for a project of this magnitude.

Janet Porterone, 69 Bonnell Street stated this session is very typical as residents come to meetings for a while and than they don't, they gather tidbits of information here and there. She suggested a facebook page or some type of social media posting so residents can stay informed. Mayor Greiner stated that it is difficult as the only plan that was seen was that from February 22 and that plan has been significantly altered at this point. Mayor Greiner stated this is still in the early planning stages and once the plan is ready for submission it will be shared with the public.

Rich Corneilson stated the question on the table is not to save the Hotel or not, but how to improve Flemington. There have been public forums held there have been many studies done by members of Council and he applauded the Councils efforts for taking on this project and evaluating all aspects of it. He stated he sees the Court house as the foot note to history and the rest should be altered.

Lois Stewart, 26 Spring Street stated she has sat at many tables speaking to people about the development and most want to combine the old with the new. Councilwoman Oberst stated that that was what they were working toward.

Michael Harris, 173 Main Street stated he feels there is a collaboration to support the saving of the hotel and to keep the look and feel of the town and was concerned about the return of investment.

Marc Pabers, 35 Brown Street stated he was new to the town and desired more information. Mayor Greiner stated that he would call him and answer any questions he may have.

### 3. Mayor's Report (up to approximately 3 minutes)

- The borough has received FEMA approval for \$39,247 of reimbursement from the huge snowstorm on January 22. Thanks to OEM Officer Mary Melfi, DPW Director Mike Champion and CFO Bill Hance for tracking the costs and preparing the application to request the reimbursement.

- Summer Olympics are right around the corner, but let's not forget our winter Olympics hopeful, Kimi Goetz. There will be a family walk to raise money for Kimi on Saturday, September 24, at 9:00 AM, with details to follow. The money we have already raised is making a difference. For example, Kimi just completed five weeks of special training in South Korea, the current capital of women's speed skating, with gold medalist Apollo Ono's coach.
- Enjoyed Thursday Night Lights, where we started out at the Lone Eagle brewery. They had a food truck from Chive and Thyme. The place was packed, with a waiting line.
- Participated in Lone Eagle's official grand opening and ribbon cutting on Friday, July 22.
- With DPW members absent this evening: (1) Transportation funding is still frozen, so the wrap-up phase of the Capner/Allen project is still on hold, and (2) DPW representatives and borough engineer met last week with the DEP to discuss water capacity with respect to redevelopment projects that could materialize in the hotel-area and other designated growth areas in the master plan. The meeting appeared to go well and could lead to a new plan to provide additional capacity. Our town has performed well in managing the water utility, which we feel is recognized by the DEP.

#### 4. Council Members' Reports (up to approximately 3 minutes each)

Councilman Brewer

Councilman Gorman

Councilman Hain

Councilman Hain stated there was no parks and recs meeting this week as there are many programs going on through the summer.

Mr. Hain stated the Environmental Commission met and continues to work on the Sustainable Jersey status.

Mr Hain stated the planning board meeting was cancelled due to a lack of agenda items and the next meeting would be August 1.

Mr. Hain stated that Chief Becker is no longer on active duty as he begins the retirement process. Chief Becker is retiring officially as of August 31 and is utilizing his sick time until then. Lt. Jerry Rotella is the officer in charge at this point.

Mr. Hain stated there have been some issues with solicitation complaints. A solicitor knocked on a door without the proper license and when the police department was notified, several arrests were made. Mr. Hain thanked residents for keeping such a watchful eye on their neighborhoods.

Councilwoman Liebowitz

Councilwoman Liebowitz stated she is working on the news letter and the deadline is August 1.

Ms. Liebowitz stated the FCP desires to do their own newsletter so the Borough may send out the newsletter less than once a quarter.

Ms. Liebowitz stated there was no street scape meeting this month but next week she is meeting with the Global Ag redevelopment team.

Ms. Liebowitz stated that she attended Thursday Nite Lights and it was very well attended.

#### Councilwoman Oberst

Councilwoman Oberst stated that she met with Jack Cust and his team to discuss more alterations to the design. Ms. Oberst stated she was very pleased with the direction it was moving. They also discussed adding two members from the HPC and the planning board to the committee which Mr. Cust agreed with.

Ms. Oberst stated some changes have been made to the Samuel Fleming House steps and she was still waiting to hear from SHPO and the 1772 founders regarding the funding.

Ms. Oberst stated she has been working with the Admin committee and conducting interviews for the open positions at Borough Hall. Ms Oberst stated the Borough has finalized it down to two candidates and a decision will be made this week.

Ms Oberst attended the Lone Eagle Brewery grand opening and opined it seemed very successful.

Ms. Oberst stated that the FCP seems to be having continued success with the beer garden.

#### Council President Swingle

### 5. Approval of Minutes

Motion To: **Approve Minutes: July 11, 2016 Regular Council Meeting**

<b>RESULT:</b>	<b>WITHDRAWN [UNANIMOUS]</b>
<b>MOVER:</b>	Marc Hain, Council Vice President
<b>SECONDER:</b>	Michelle Oberst, Councilwoman
<b>AYES:</b>	Marc Hain, Brooke Liebowitz, Michelle Oberst
<b>ABSENT:</b>	Alan P. Brewer, John Gorman, Brian Swingle

### CONSENT AGENDA ( Start)

This meeting is being held in conformance with the Open Public Meetings Act.

- 1. RESOLUTION 2016-124: AUTHORIZING THE REDEMPTION OF TAX SALE CERTIFICATE # 2013-010 HELD ON BLOCK 16 LOT 4, KNOWN AS 36 ALLEN STREET, OWNER TOMASINA REYES IN THE AMOUNT OF \$8,861.52

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Marc Hain, Council Vice President  
**SECONDER:** Michelle Oberst, Councilwoman  
**AYES:** Marc Hain, Brooke Liebowitz, Michelle Oberst  
**ABSENT:** Alan P. Brewer, John Gorman, Brian Swingle

- 2. RESOLUTION 2016-125: AUTHORIZING THE FIRE OFFICIAL TO HIRE FIRE INSPECTORS AS NEEDED AT \$20/HOUR FOR UP TO 200 HOURS IN 2016, WITH NO NEGATIVE IMPACT TO THE BUDGET OR TO THE FIRE DEPARTMENT

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Marc Hain, Council Vice President  
**SECONDER:** Michelle Oberst, Councilwoman  
**AYES:** Marc Hain, Brooke Liebowitz, Michelle Oberst  
**ABSENT:** Alan P. Brewer, John Gorman, Brian Swingle

- 3. RESOLUTION 2016-126: DESIGNATING THE HOTEL-AREA REDEVELOPMENT COMMITTEE, TO INCLUDE MEMBERSHIP FROM MAYOR-AND-COUNCIL, PLANNING BOARD, AND HISTORIC PRESERVATION COMMISSION

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Marc Hain, Council Vice President  
**SECONDER:** Michelle Oberst, Councilwoman  
**AYES:** Marc Hain, Brooke Liebowitz, Michelle Oberst  
**ABSENT:** Alan P. Brewer, John Gorman, Brian Swingle

- 4. RESOLUTION 2016-127: AUTHORIZING THE WAIVER OF THE FIRE PERMIT FEE AND FOOD LICENSE FEE FOR A FIRE DEPARTMENT FUND RAISER

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Marc Hain, Council Vice President  
**SECONDER:** Michelle Oberst, Councilwoman  
**AYES:** Marc Hain, Brooke Liebowitz, Michelle Oberst  
**ABSENT:** Alan P. Brewer, John Gorman, Brian Swingle

- 7. Public Comments -- Session II (up to approximately 3 minutes each, for a maximum of approximately 30 minutes)

Tony Previte, 45 N Main Street stated the Borough needs to move forward past this hotel issue. Mr. Previte asked the public how much money they were bringing forth personally to save the hotel. Mr. Previte stated Jack Cust has done his homework and more power to him.

Betsy Driver, 50 N Main Street inquired who was monitoring the alcohol consumption at the beer garden as there was an alleged DWI last week. Councilman Hain stated he was not aware of the facts at this point but the Police are at every event and the server monitor intoxication.

Chris Englehardt, 180 Main Street asked why our professionals are not involved in this project and why adaptive reuse has not been considered. Mayor Greiner stated our professionals have been very involved.

Gary Schotland, 123 Main Street stated he restored a historic building and it was very successful.

Stayla Eloqua, 7 Laurelton Trail stated the Borough does not need to put effort forth to drive young people to town. The people are already here but none of the stores remain open.

Robert Shore, stated he was pleased to see so many people out at a Council meeting. Mr. Shore stated that he was concerned about Chief Beckers retirement. Chief Becker gave his whole career to Flemington Borough and Mr. Shore feels there is something behind his retirement and the open positions at the Borough Hall. Mr. Shore also stated his taxes were too high and the commercial properties are losing value thus putting more of a burden on the residential tax payers.

Chief Motzel, Flemington Fire Department stated they did a membership drive through Hunterdon Poly tech which was very successful. They recruited 8 new kids they will be putting through fire fighter one training. Chief Motzel urged the community to spread the word.

Joe Bede, stated he looked on the Borough's website but could not find anything about the hotel.

Susan Peterson, 105 Broad Street stated that she owns Teaberrys which was a historic site that was rehabed and her clients love that.

Robert Shore inquired about over crowding issues in the Borough and what was being done. Mr. Shore stated residents and businesses are being assessed charges to offset the costs of monitoring over crowding but that effort has stopped. Mr. Shore also reiterated his comments from the last meeting that he does not think that the Boroughs attorney firm has represented them well and urged the Borough to go out for RFP's to replace counsel.

Lois Stewart, 26 Spring Street inquired about the list of communications she would like to see on the agenda.

Alexis Krukovsky, 3 Garden Place stated she hoped the Council had their hearts in the right place in regards to the hotel but does not have great faith in the Council to do what is right.

Mayor Greiner closed public comment defending the efforts of the Borough. Mayor Greiner stated there have been no efforts to be secretive, in fact it was the opposite. The hotel process is updated at every council meeting. Mayor Greiner stated this was very complex and there are many things happening behind the scenes that the public doesn't understand. Council members are doing research and financial matrix and coming up with questions and concerns to ensure this project benefits everyone. Mayor Greiner stated the Council has listened to concerns and they are working on them.

#### 8. Attorney's Report

None at this time

#### 9. Payment of the Bills

Motion To: **Pay The Bills**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Marc Hain, Council Vice President
<b>SECONDER:</b>	Michelle Oberst, Councilwoman
<b>AYES:</b>	Marc Hain, Brooke Liebowitz, Michelle Oberst
<b>ABSENT:</b>	Alan P. Brewer, John Gorman, Brian Swingle

Executive Session For Any Other Applicable Matter Identified During the Regular Meeting (Action May Be Taken)

Adjournment

Motion To: **Adjourn**

COMMENTS - Current Meeting:

Meeting was adjourned at 8:55 PM

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Marc Hain, Council Vice President
<b>SECONDER:</b>	Michelle Oberst, Councilwoman
<b>AYES:</b>	Marc Hain, Brooke Liebowitz, Michelle Oberst
<b>ABSENT:</b>	Alan P. Brewer, John Gorman, Brian Swingle