



Mayor and Common Council Borough of Flemington

July 24, 2017

Historic Flemington Courthouse

Work Session (7:00 PM)

Discussion of new laws regarding Carbon Monoxide detectors - Fire Marshal Ken McCormick

Mr. McCormick said new rules for Carbon Monoxide detectors go into effect in two phases, Sept. 3 and Dec. 15. There is much confusion around the state about how to interpret the new rules, and he said officials have requested guidance from the state. He suggested people don't go out and buy detectors for every room until the situation is clearer. For now, information provided by a vendor is up on the borough website so people will be aware of the changes. Once the state releases details, that will be posted.

The new rules go into effect Dec. 15 for new construction or places undergoing rehabilitation. Everyone else has to follow the rules starting Sept. 3.

The rules call for every room adjacent to a room containing a fuel-burning appliance to have a CO detector. That appliance could be a stove, oven, cooktop, fireplace or some other appliance.

People can use a battery or electric-powered detector for retrofit or rehab; new construction must have electric-powered detectors with battery backup.

Other discussion:

Councilman Brian Swingle said he wanted to make it clear that the hotel building itself is off-limits. A fence surrounds it because it is an unsafe structure. It's not a joke, it's a very serious policy. Anyone who wants access has to go through Building Official Jeff Klein.

Mayor Greiner said he'd be asking for a motion to add a resolution to tonight's agenda regarding the fence around the hotel. On Friday afternoon a contractor was taking the fence down due to nonpayment. Building Official Jeff Klein asked them to stop and they said they'd restore it if the borough adopted a resolution to pay the bill. Mayor Greiner said it's not a lot of money, but it would be a big deal if the fence came down and bricks fell off the building. The work session ended at 7:11 p.m.

Regular Meeting (7:30 PM)

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

Flag Salute

Roll Call

Attendee Name	Title	Status	Arrived
John Gorman	Councilman	Absent	
Marc Hain	Council President	Present	

Brooke Liebowitz	Council Vice President	Present	
Susan Peterson	Councilwoman	Present	
Brian Swingle	Councilman	Present	
Kim Tilly	Councilwoman	Present	
Phil Greiner	Mayor	Present	

1. Motion To: **Amend Agenda to include Resolution authorizing Charges for Maintenance of 70-74 Main Street to be Collected by the Tax Collector**

Councilman Swingle noted the resolution authorizes payment of \$711 to the fencing company to cover the overdue bill, and around \$46 a month going forward.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swingle, Councilman
SECONDER:	Marc Hain, Council President
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

2. Motion To: **Amend Agenda to include Resolution Authorizing the Mayor and Clerk to sign the Collective Bargaining Agreement with PBA Local 188**

Mayor Greiner said he thought the PBA and Teamsters contracts have potentially far-reaching impacts, and urged time for residents to view the details before council votes.

Mr. Swingle said he made mention at the last council meeting that the Teamsters contract would be on tonight's agenda, and he was concerned that the council would have difficulty getting a quorum for meetings in August.

Attorney Goodman said it wasn't clear why the contracts had to be decided tonight, and this is the kind of item you want to have on the agenda, and let people have notice for. He suggested that the mayor poll the council members to find out who was going to be at the next council meeting.

Mayor Greiner took an informal poll of council members on planned attendance through August and it appeared that only 3-4 council members and the Mayor would be able to attend the next meeting; Attorney Goodman said council could think about rescheduling the Aug. 14 meeting date to a more convenient time if attendance is an issue.

Mr. Swingle said there was a bit of a policy issue here, in that usual policy is for council members to get resolutions to the clerk and mayor ahead of time, so they can be put on the agenda. He said he did that, but the mayor has the right to veto something from the agenda, and he found himself being put off.

Employees are waiting for compensation, he said.

Mayor Greiner said the impact of the contracts is more than normal, and he agreed that council shouldn't act on them with a skeleton crew. All five council members present voted to add the PBA contract vote to the regular agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marc Hain, Council President
SECONDER:	Brian Swingle, Councilman
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

3. Motion To: **Amend Agenda to include Resolution Authorizing Mayor and Clerk to sign the Collective Bargaining Agreement with Teamsters Local 469**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swingle, Councilman
SECONDER:	Brooke Liebowitz, Council Vice President
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

4. RESOLUTION 2017-132: ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE FLEMINGTON PLANNING BOARD

Planner Beth McManus outlined the Superior Court-approved settlement related to COAH. Part of the settlement is that the borough has 120 days to accomplish some tasks. The first step was having the Planning Board adopt the Housing Element and Fair Share plan. Now there are several actions the borough council must take: Pass a resolution endorsing the housing element; pass a resolution about the borough's intent to fund the plan if there's a shortfall - she said the only item the borough has to spend money on is putting funds into a rehabilitation program that would finance loans for low-income people to upgrade their homes.

Ordinance 2017-9 creates the position of municipal housing liaison, which will be the person to field calls and direct inquiries to the appropriate people. She suggested that Res. 2017-134 appointing the liaison be tabled until after Ordinance 2017-9 has been passed. Res. 2017-135 adopts a marketing plan so administrators can use it. Ord. 2017-10 is for an inclusionary zoning set-aside. If there's a multi-family housing project, the town must set aside some of the space for affordable housing - 15% if the units are being rented; 20% if they're for sale. This is being required of a third to half of the municipalities going through the process, she said. She noted that 10 years from now we'll probably have a 4th round of obligation, and any units generated by this will put the borough a step ahead.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marc Hain, Council President
SECONDER: Kim Tilly, Councilwoman
AYES: Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT: John Gorman

5. RESOLUTION 2017-133: INTENT TO FUND SPENDING PLAN SHORTFALL FOR AFFORDABLE HOUSING PROGRAMS IN THE BOROUGH'S HOUSING ELEMENT AND FAIR SHARE PLAN

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marc Hain, Council President
SECONDER: Kim Tilly, Councilwoman
AYES: Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT: John Gorman

6. RESOLUTION 2017-134: APPOINTING THE MUNICIPAL HOUSING LIAISON

RESULT: **TABLED [UNANIMOUS]** **Next: 8/14/2017 7:00 PM**
MOVER: Brooke Liebowitz, Council Vice President
SECONDER: Marc Hain, Council President
AYES: Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT: John Gorman

7. RESOLUTION 2017-135: ADOPTING THE AFFIRMATIVE FAIR HOUSING MARKETING PLAN FOR THE BOROUGH OF FLEMINGTON

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Marc Hain, Council President
SECONDER: Kim Tilly, Councilwoman
AYES: Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT: John Gorman

8. ORDINANCE 2017-9: FIRST READING: AMENDING CHAPTER XXVI ENTITLED "ZONING" OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF FLEMINGTON, COUNTY OF HUNTERDON (ESTABLISHING MUNICIPAL HOUSING LIAISON)

RESULT:	INTRODUCED [UNANIMOUS]	Next: 8/14/2017 7:00 PM
MOVER:	Marc Hain, Council President	
SECONDER:	Kim Tilly, Councilwoman	
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly	
ABSENT:	John Gorman	

9. ORDINANCE 2017-10: FIRST READING: AMENDING CHAPTER XXVI ENTITLED "ZONING" OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF FLEMINGTON, COUNTY OF HUNTERDON (INCLUSIONARY ZONING SET-ASIDE)

RESULT:	INTRODUCED [UNANIMOUS]	Next: 8/14/2017 7:00 PM
MOVER:	Marc Hain, Council President	
SECONDER:	Kim Tilly, Councilwoman	
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly	
ABSENT:	John Gorman	

10. Mayor's Report

Mayor Greiner cut the ribbon at the groundbreaking for Benchmark Financial at 110 Main St., a residential mortgage lender.

Property tax bills were mailed last week. They were late because the state's late education aid decision caused a delay, so the due date is extended to Aug. 22. The new tax rate is essentially the same, he said; reductions in both school and county taxes are offset by an increase in the municipal tax.

A sewer rate increase of \$25 goes into effect Aug. 1, as approved previously. It's to build up funds to repair the borough's wet weather facility. He noted that sewer rate increase will be reviewed each year during the budget process to determine if it's needed. He has also asked the Chief Financial Officer to maintain a separate account to track this buildup of funds, aside from any other surplus.

Mayor Greiner said he's heard suggestions of getting a mediator involved in the hotel-area development. The project is moving ahead as scheduled, he said. The borough just got word from the Department of Community Affairs recognizing the borough's decision that expansion of the hotel-area has been determined to be in need of redevelopment. Information submitted to SHPO is posted on the borough website.

11. Council Members' Reports

Councilman Gorman

Absent.

Council President Hain

At Tuccamirgan Park a trail was washed out by heavy rains, there's been some damage to soccer nets, and the Parks and Recreation Committee is working on getting the area re-mulched, and putting some trees in there.

Environmental commission - They received a second batch of edits from the state regarding the borough's Sustainable Jersey application, and are working on that.

Police- Work on the PBA contract negotiations has resulted in the contract being voted on tonight. A Cops and Kids kickball game is planned for Aug. 19.

Planning Board - meets tomorrow night (July 25). They'll be considering an extension for the Dallas-Bellin plan (Cut Glass), the Fair Share plan, and 8 HPC applications.

Council Vice President Liebowitz

The gas station property is going up on the market. Signs will be going up soon, and it will be listed on the Multiple Listing Service soon.

Hotel Redevelopment Committee - They've been going over the redevelopment plan, discussing things they'd like to see to shape the project. The progress is on pace, she said.

Councilwoman Peterson

DIY- The bill-split between Flemington DIY and the Police Department, which share some utility services, has been determined. DIY is planning a show, "Summertime."

HPC - The commission has been very busy. Two candidates were interviewed by the group at its last meeting. The commission sent out a postcard featuring 6 North Main St.'s restoration as a medical practice building.

Fleming House - Activities planned include: September, Colonial spices and apple pie demonstration; October, pumpkin carving and open house; Nov. 11, open house with docents. On Dec. 1, the group's annual tricky tray will be held at the county historic courthouse.

Attorney Goodman suggested that a resolution be put on the next agenda authorizing the amounts to be split between DIY and the Borough under DIY's lease.

Councilman Swingle

Councilman Swingle said the Redevelopment Committee is moving along great, and working pretty harmoniously.

Councilwoman Tilly

Fire Department - they're sponsoring the Corn & Tomato Festival Aug. 6 at 3 p.m., in the Court Street Park.

School board - Residents will have a chance to meet interim Superintendent Dr. Ruberto on Tuesday, Aug. 1, 9-10 a.m. at Robert Hunter School, and Aug. 15, 5-6 p.m. at the cafeteria at J.P. Case Middle School.

Ms. Tilly attended the Hunterdon Central school board meeting on July 17; minutes can be found online.

All kids go back to school on Sept. 6.

Ms. Tilly noted that the United Way is looking for volunteers. Mediatech is planning a Flight weekend Aug. 11-12.

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

Lois Stewart, 26 Spring St. - Asked if the \$25 sewer rate fee increase was per unit; Mayor Greiner said yes. She asked if the borough is being reimbursed for the hotel fence bill, and if it will add to taxes due on the property; Mayor Greiner said it will. Ms. Stewart asked about the Spice Factory being on the planning board's agenda. Council President Hain said that appearance was canceled that morning. She then asked who represents the HPC on the Redevelopment Committee; Mayor Greiner said Dianne Potter does.

Ms. Stewart asked what elements the Redevelopment Committee is talking about. Mayor Greiner said they're creating a reference document against which a development plan will be compared before it goes before the Planning Board. Ms. Stewart asked when the public gets to comment. Mayor Greiner said there will be an ordinance to introduce the plan before council, then it would go to the planning board. Ms. Stewart said she's very concerned about the police contract and has heard nothing about it; she asked that it be publicized before being voted on.

Tony Previte - 45 N. Main St. - Said the property at the corner of Walter Foran Blvd. and North Main St. is unkempt - the weeds are very high, there's a dead tree. Nothing's been done about sprucing it up.

Al Brewer - 1 Coppermine Village - He said regarding the PBA contract, there is information that should be held in private until negotiations are over. Attorney Goodman said that during negotiations it would be inappropriate for discussion; once an agreement is reached, that's when the details of the contract should be disclosed.

Betsy Driver - 50 N. Main St. - Said she agrees with holding off on the PBA contract so there is proper notification. She said they'll get their money, they'll just get it a little later. She asked if the borough is paying for the fence around the hotel, will the borough hold the key?

Robert Shore, Broad St., said he feels there are going to be more delays and lawsuits over the hotel-area plans. He said council should do everything possible to stave off these tactics. Meet with these people and hear them out. He also said Barkley's put up boxes, holding bags for dog waste, which had signs promoting the business, and most of the boxes are empty. He wants that addressed.

Mr. Shore also said he supports DIY's efforts to raise money to cover its bills.

13. Approval of Minutes

Motion To: **Approve Minutes: July 10, 2017 Regular Council Meeting**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marc Hain, Council President
SECONDER:	Brian Swingle, Councilman
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

Consent Agenda

Moved: Hain Second: Tilly Vote: All present voted in favor.

1. RESOLUTION 2017-136: AUTHORIZING AN ON PREMISE RAFFLE LICENSE BENEFITING CASA OF SOMERSET, HUNTERDON AND WARREN ON AUG. 26, 2017
2. RESOLUTION 2017-137: AUTHORIZING RETURN OF ESCROW FOR A SIDEWALK OPENING PERMIT ISSUED FOR 28 MAPLE AVE.
3. RESOLUTION 2017-138: CERTIFYING THAT ALL MEMBERS OF THE GOVERNING BODY OF FLEMINGTON BOROUGH, HUNTERDON COUNTY, HAVE REVIEWED, AT A MINIMUM, THE SECTIONS OF THE 2016 ANNUAL AUDIT ENTITLED "GENERAL COMMENTS AND RECOMMENDATIONS"
4. RESOLUTION 2017-139: APPROVING THE CORRECTIVE ACTION PLAN FOR THE AUDIT FINDINGS FOR THE YEAR 2016
5. RESOLUTION 2017-140: AUTHORIZING QUARTERLY PAYMENTS TO BE MADE ON WATER BILLS WHERE THE PROPERTY OWNER RECEIVED A BILL IN EXCESS OF \$500.00 FROM AN INTERIM READING RECORDED DURING THE METER SWAP PROJECT
6. RESOLUTION 2017-142: AUTHORIZING EXTENSION OF DUE DATE FOR THIRD-QUARTER PROPERTY TAXES UNTIL 8/22/17
7. RESOLUTION 2017-143: AUTHORIZING THE REDEMPTION OF TAX SALE CERTIFICATE #2015-003 HELD ON BLOCK 13 LOT 26, 68 PARK AVE.
8. RESOLUTION 2017-144: AUTHORIZING CHARGES FOR MAINTENANCE OF 82 BROAD STREET TO BE COLLECTED BY THE TAX COLLECTOR

Regular Agenda

1. RESOLUTION 2017-145: AUTHORIZING CHARGES FOR MAINTENANCE OF 70-74 MAIN STREET TO BE COLLECTED BY THE TAX COLLECTOR

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swingle, Councilman
SECONDER:	Brooke Liebowitz, Council Vice President
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

2. RESOLUTION 2017-146: AUTHORIZING THE MAYOR AND CLERK TO SIGN A COLLECTIVE BARGAINING AGREEMENT WITH PBA LOCAL 188 REPRESENTING FLEMINGTON POLICE DEPARTMENT

Council President Hain outlined some of the details of the new contract. It calls for PBA members to pay 10% of the insurance premium. It adds in the Pitman Schedule for work hours that the department tried out. The contract sets compensation and pay scales through 2019. Flemington's Police Department was one of the lowest paid departments, he said, and the contract tries to adjust pay scales so police are paid appropriately for the work they do. The Lieutenant's salary is adjusted. The salary scale adds steps and adjusts salaries. Police on average get a 3.9% raise starting June 1, 2017; next year they'll get a 12.9% increase. The final year, the increase is 6.2%. This puts Flemington just about in the middle of where it needs to be, he said.

Mayor Greiner said that as Mr. Hain noted, the percentages are significant, adding up to about 23% over three years. He said he knows our officers, he likes our officers, and it's not about the principle, but where is the right balance. Mr. Swingle said he also negotiated the PBA contract in 2014, and it's the department with the greatest disparity of pay. It's a real struggle. We have to recognize this job is very physical. It beats up officers' bodies pretty hard, and it requires the borough to do better. He said he agrees it's a real struggle, and the borough is going to have to go back and tighten our belts. We've dealt with large shortfalls before, but these guys have been taking percentage increases of ones, zeros and twos for years, and it's been widening the gap.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marc Hain, Council President
SECONDER:	Brian Swingle, Councilman
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

3. RESOLUTION 2017-147: AUTHORIZING THE MAYOR AND CLERK TO SIGN THE COLLECTIVE BARGAINING AGREEMENT WITH TEAMSTERS LOCAL 469 REPRESENTING THE FLEMINGTON DPW EMPLOYEES

The Teamsters contract includes average salary increases of 7.64% in 2017; 9.11% in 2018, and 5.77% in 2019. Mr. Swingle said the borough has an obligation to pay its employees competitively so they can take care of their families. It has to

get people caught up. He noted the utilities are generating some revenue which will help soften the blow a little.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swingle, Councilman
SECONDER:	Marc Hain, Council President
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

4. RESOLUTION 2017-141: AUTHORIZING THE PURCHASE OF A 2018 CHEVROLET SILVERADO 2500 FOR THE SEWER DEPARTMENT IN THE AMOUNT OF \$32,083.91, UNDER NJPA CONTRACT FROM NATIONAL AUTO FLEET GROUP, AND ACCOMPANYING EQUIPMENT IN THE AMOUNT OF \$15,319.00 UNDER STATE CONTRACT FROM A&K EQUIPMENT CO.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swingle, Councilman
SECONDER:	Marc Hain, Council President
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

5. ORDINANCE 2017-8: SECOND READING: AMENDING AND SUPPLEMENTING THE "REVISED GENERAL ORDINANCES OF THE BOROUGH OF FLEMINGTON," 1975, SPECIFICALLY "TRAFFIC SCHEDULE V" "ONE WAY STREETS"

Ms. Liebowitz moved to open the public hearing, seconded by Ms. Tilly. All present voted in favor.

Tony Previte, 25 N. Main St., said the change makes sense with the traffic flow, and has been a long time coming.

Steve Gruenberg, an attorney appearing on behalf of Steve's Store owner Nilkanth, asked that correspondence he sent that morning be made part of the record. He noted that the borough came to his clients in 2009, needing land dedicated so it could realign Foran Blvd. The plan limited ingresses and egresses, and maintained Park Avenue as two-way, he said. He said he was putting the borough on notice that making Park Avenue one-way is a problem for them, and they never would have granted the land dedications if they'd known this would be happening. He said it will have a severe impact on his client's business. He said Nilkanth has worked with the borough on a number of issues. The proposed one-way street would also impact travelers, he said. People are used to coming down North Main Street and turning right onto Park Ave. Now they'll be turning into oncoming traffic. He said most towns are going the other way, realizing that one-way streets don't work. One-way streets make longer distances people have to travel, and the master plan doesn't want that, he said. Jack Koontz, 102 Park Ave., said the only people losing money on Park Avenue are the residents. He said 75% of the customers at Steve's Store are walk-ins. He

said residents whose cars have gotten hit by vehicles turning out of Steve's Store have been told by Steve's that they should park somewhere else. He said the store has a driveway on Foran Blvd. and one on N. Main that it doesn't use because it doesn't have any entrance signs posted.

Al Brewer, 1 Coppermine Village, asked for numbers - if there have been multiple accidents with people swinging down Park Ave.

Mimi Koontz, 102 Park Ave., said former Police Chief George Becker deemed the Park Ave. entrance to Steve's very dangerous. She said it's a residential area, not business, on that side. She said there are 4 entrances to Steve's.

Robert Shore said Park Avenue in that area has been a source of consternation for years.

Tony Previte said Mr. Gruenberg's clients run the store, but they're poor managers. He said a few years ago there were meetings and the mayor at the time failed to implement anything. Now is the council's chance to correct that.

Marc Hain moved to close the public hearing; seconded by Kim Tilly. All present voted yes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Swingle, Councilman
SECONDER:	Marc Hain, Council President
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT:	John Gorman

- 6. ORDINANCE 2017-11: FIRST READING: BOND ORDINANCE PROVIDING FOR CONSTRUCTION OF A NEW WATER STORAGE TANK AND OTHER WATER SYSTEM IMPROVEMENTS BY THE WATER UTILITY OF THE BOROUGH OF FLEMINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY; APPROPRIATING \$4,500,000 THEREFOR AND AUTHORIZING ISSUANCE OF \$4,500,000 IN BONDS OR NOTES TO FINANCE THE COST THEREOF

RESULT:	INTRODUCED [UNANIMOUS]	Next: 9/11/2017 7:00 PM
MOVER:	Brian Swingle, Councilman	
SECONDER:	Brooke Liebowitz, Council Vice President	
AYES:	Hain, Liebowitz, Peterson, Swingle, Tilly	
ABSENT:	John Gorman	

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

Al Brewer, 1 Coppermine Village - asked for numbers regarding the contracts. I support Flemington's finest. When we say the new contract calls for 10% copay vs. 37%, what does that translate to for residents? How are we going to pay that? Are we going to have to increase taxes?

Mayor Greiner said we have a 2% levy cap we're required by law to maintain. Mr. Brewer said, aren't we close to that? Mayor Greiner said every year it's a struggle, which is tackled in the budget hearings.

Jack Koontz, 201 Park Ave., suggested contacting local Scouting troops for help in cleaning up Tuccamirgan Park, and also contacting Lowe's and Home Depot, which often offer help to communities.

Lois Stewart asked where the water tower would be built. Mr. Swingle said it would be a new elevated tank near the Shields Avenue water tower. The new tank would offer consistent pressure going forward. CFO Bill Hance said the cost would be covered by a 30-year bond.

Robert Shore, 47 Broad St., asked about COAH obligations and the possibility of transferring obligations within the town or outside of the town. Mayor Greiner said state law changed years ago prohibiting transferring obligations out of town. In-town, he said, officials negotiate with developers about what they will or won't do.

Mr. Shore asked about water/sewer reserve capacity, wondering how many new residential units can be put in Flemington with the reserve it has. Mr. Swingle said the borough is always working with the state on approval for new well sites.

Mr. Shore asked CFO Bill Hance how much capital reserve is in the sewer and water accounts. After looking it up, Mr. Hance said the sewer capital fund has \$167,492 and the water capital fund has \$16,357.

Michael Harris, 173 Main St., said details on the hotel-area development plan are still missing. Mayor Greiner said the schedule spelled out in the Redevelopers Agreement gives the sequence of events. PILOT discussions are still down the stream; a PILOT can't be approved if the development area hasn't yet been determined. While everything's in flux, officials can have a reasonable understanding but no firm numbers yet.

Tony Previte, 45 N. Main St., discussed a recent Time magazine article about the decline of malls, and that recreation attracts millennials.

Al Brewer, 1 Coppermine Village, suggested asking the county to pay its fair share toward all the buildings in town that it occupies.

15. Attorney's Report

Municipal Attorney Barry Goodman gave an update of the lawsuit filed by Friends of Historic Flemington challenging the redevelopment agreement. He said the borough had agreed to a request by the Friends' attorney for an adjournment of the hearing to Aug. 4. The Friends' attorney has asked for additional time due to an issue with a Planning Board tape recording; that hearing is now set for Sept. 1.

16. Payment of the Bills

Motion To: **Pay The Bills**

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kim Tilly, Councilwoman
SECONDER: Marc Hain, Council President
AYES: Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT: John Gorman

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

None needed.

Adjournment

Motion To: **Adjourn**

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Brooke Liebowitz, Council Vice President
SECONDER: Kim Tilly, Councilwoman
AYES: Hain, Liebowitz, Peterson, Swingle, Tilly
ABSENT: John Gorman