



Mayor and Common Council Borough of Flemington

June 24, 2019

Council Meeting Room

Work Session 7:00 PM)

Update on water meter replacement project - Borough Engineer Robert Martucci, PE Opened at 7:00 p.m. with Mayor Driver, Engineer Martucci, Council President Harris, Council Members Doshna and Giles-McCormick, Attorney Don Scholl, Clerk Graziano present. Council Member Gorman was excused, and Council Member Peterson was absent. Utilities Clerk Rebecca Newman was on speakerphone. Council Vice President Runion arrived at 7:10 p.m.

Mr. Martucci outlined the number of meters replaced in the Borough, the total cost including software for commercial and residential meters, and the change in the amount of water previously used but unmetered to the current amount now unmetered. We've gone from about 31% of the water used being unmetered in 2015, to about 6.4% of the water used being unaccounted for in 2018. Ms. Newman said revenue increased about \$92,000 in the first 4 months of 2019. New rates went into effect in May, producing an increase in revenue of about \$33,000. Ms. Newman and Mr. Martucci said the investment in the new meters should be recouped quickly.

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
Jeffrey Doshna	Council Member	Present	
Caitlin Giles-McCormick	Council Member	Present	
John Gorman	Council Member	Excused	
Michael Harris	Council President	Present	
Susan Peterson	Council Member	Absent	
Christopher Runion	Council Vice President	Present	
Betsy Driver	Mayor	Present	

I. Presentation about Medical Marijuana Dispensary

Bob Pease of Franklin Bio Science and Jonathan Goldrath of Standard Farms described their medical marijuana experience, and described the security in place for dispensaries. They talked about products available, what medical marijuana is prescribed for, and the economic impact a facility in Pennsylvania has had on the community where it's located. They anticipate investing about \$2 million in a site. The nearest licensed dispensary to Flemington is in Ewing.

Responding to questions from council, they said no on-site consumption is allowed, they addressed banking arrangements, security and facility needs, and talked about various ways states that have decriminalized marijuana have handled licensing for facilities that already have medical marijuana dispensary licenses.

II. Mayor's Report

Mayor Driver described her recent activities.

DPW - All the bid paperwork is in for the Streetscape project; they're hoping shovels will be digging by mid-July.

Redevelopment - The committee is still negotiating about options for the Police Headquarters.

Parks & Rec - She, Mr. Runion and Parks and Recreation Committee Treasurer Marc Hain met with Raritan Township Mayor Kuhl and Township Committee Member Karen Gilbert regarding a joint parks arrangement for Flemington and Raritan Twp. They're expecting a proposal in the next month or so.

Police - Kita, the new police dog, is being sworn in at Borough Hall on Saturday, June 29, at 9 a.m.

III. Council Members' Reports

Council Vice President Runion

Planning Board - meets next on July 1.

Environmental Commission - hosted a discussion about textile recycling. Green Team members continue to work on Sustainable Jersey certification items.

He expressed concern about the way negotiations are going over the Courthouse project, worries about the cost impact of the project on residents, and a desire to look at cost savings through shared services. He wants a comprehensive view of development that focuses on quality of life for residents.

Council Member Peterson

Absent.

Council Member Giles-McCormick

Development - She said the Opportunity Zone summit effort is focused on ways to leverage Flemington to find the right partners. She noted council does its work by committees, and committee members share what they can.

HPC - They're presenting proposed changes to the historic district map to the Planning Board on July 1.

She outlined activities at the Samuel Fleming House and DIY.

Council Member Gorman

Excused.

Council President Harris

Asked to reorder the regular agenda to put the parking permit, animal control, alternative treatment center items up top.

Animal Control - Described the process in awarding the pending contract to Advanced Animal Control LLC.

Redevelopment - He rejects the perception that the financial impact study is related to lawsuits filed by the Friends of Historic Flemington, LLC, and he discussed escrow billing.

Property Maintenance - 30 calls were handled in May by one of the property maintenance officials.

Council Member Doshna

Library - The library board narrowed its selection of an architect for interior renovations to 2; they'll be meeting in the coming week and expect to have a contract award item on the July 8 agenda. He anticipates design work happening this summer, with construction bids going out in the fall or winter.

Local Emergency Planning Council - met and discussed large-scale event planning and lines of communication.

Opportunity Zone - Planning for the summit is focusing on Flemington, its assets, and what residents would like to see happen.

IV. Public Comments - Session I. Agenda items only. Up to 3 minutes each for a maximum of 30 minutes

Lois Stewart, 26 Spring St., and Robert Shore, 47 Broad St., spoke against siting a medical marijuana dispensary in the Borough. Mr. Shore asked about the shared services study.

Jeff Cain, 52 Broad St., spoke about a planned block party.

Robin Lapidus, FCP director, spoke about how officials will market Flemington in a way it hasn't been marketed before.

Jonathan Goldrath of Standard Farms spoke out the volunteering their employees do in the community.

Steve Tuccio, 61 Elwood Ave., asked about community attitudes toward a medical marijuana dispensary.

Consent Agenda

Before the vote on the Consent Agenda, Council President Harris asked that Resolution 2019-134 be removed from the Consent Agenda.

Moved by: Harris **Seconded by:** Giles-McCormick **Vote:** All present voted yes

1. RESOLUTION 2019-132: AUTHORIZING AN OFF-PREMISE RAFFLE FOR THE FLEMINGTON LIONS CLUB TO BE HELD ON SEPTEMBER 24, 2019
2. RESOLUTION 2019-133: AUTHORIZING AN OFF-PREMISE RAFFLE FOR HUNTERDON HELPLINE TO BE HELD ON JULY 20, 2019

- 3. RESOLUTION 2019-135: AUTHORIZING THE MAYOR TO SIGN THE TREATMENT WORKS PERMIT APPLICATION FOR NJDOT'S MAINTENANCE FACILITY ON ROUTE 31 (FLEMINGTON BLOCK 39, LOT 11)

Regular Agenda

- 1. RESOLUTION 2019-134: HONORING RON VAN HORN FOR HIS YEARS OF SERVICE TO THE BETTERMENT OF FLEMINGTON BOROUGH

RESULT:	TABLED [UNANIMOUS]	Next: 7/8/2019 7:30 PM
MOVER:	Michael Harris, Council President	
SECONDER:	Jeffrey Doshna, Council Member	
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion	
ABSENT:	Susan Peterson	
EXCUSED:	John Gorman	

Following the tabling of Resolution 2019-134, Council President Harris moved to amend the agenda and change the order of consideration of items by putting Ordinance 2019-15 first, Resolution 2019-136 second, and Resolution 2019-141 third, then proceeding in the regular order. Mr. Doshna seconded the motion, and all present voted yes to amend the order of the agenda.

- 2. ORDINANCE 2019-15: FIRST READING: AMENDING CHAPTER 7 TRAFFIC OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FLEMINGTON, SCHEDULE I NO PARKING, SCHEDULE III PARKING TIME LIMITED ON CERTAIN STREETS, SCHEDULE XII PARKING RESTRICTED FOR USE BY HANDICAPPED PERSONS, SCHEDULE XV PERMIT PARKING, AND SCHEDULE XVII PARKING TIME LIMITED ON CERTAIN STREETS WITHOUT PARKING PERMIT

Mayor Driver said those affected by the change will get a letter from the Clerk in advance of the public hearing.

RESULT:	INTRODUCED [UNANIMOUS]	Next: 7/8/2019 7:30 PM
MOVER:	Michael Harris, Council President	
SECONDER:	Christopher Runion, Council Vice President	
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion	
ABSENT:	Susan Peterson	
EXCUSED:	John Gorman	

- 3. RESOLUTION 2019-136: AWARDING A CONTRACT FOR ANIMAL CONTROL SERVICES TO ADVANCED ANIMAL CONTROL, LLC, FOR THE TERM JULY 1, 2019 THROUGH JUNE 30, 2020

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Harris, Council President
SECONDER:	Christopher Runion, Council Vice President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

4. RESOLUTION 2019-141: EXPRESSING FLEMINGTON BOROUGH'S SUPPORT FOR THE OPERATION OF AN ALTERNATIVE TREATMENT CENTER WITHIN FLEMINGTON BOROUGH UNDER CERTAIN CONDITIONS

Mr. Doshna said the Highway Retail designation and the rule about locating more than 1,000 feet from a drug-free zone puts the facility in a limited area where security issues can be more easily addressed; it has support from the Police Chief, and it would still need appropriate approvals from the Planning Board.

Attorney Scholl said it would also be subject to approvals by other agencies including the state.

Mr. Runion asked if the Borough has any say in who comes to the Borough. Mayor Driver said the state issues the licenses; Attorney Scholl said there are public health and safety components the Borough has control over.

Ms. Giles-McCormick said medical marijuana can help in the opioid crisis.

Mr. Harris questioned the placement of the proposed facility and asked that someone sponsor the resolution. Mr. Doshna said he would.

Mayor Driver said the resolution doesn't support any particular provider. Anyone seeking a license needs something from the municipality saying it's OK with the idea.

RESULT:	ADOPTED [3 TO 1]
MOVER:	Jeffrey Doshna, Council Member
SECONDER:	Caitlin Giles-McCormick, Council Member
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Christopher Runion
NAYS:	Michael Harris
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

5. ORDINANCE 2019-14: SECOND READING: PROVIDING FOR VARIOUS SEWER IMPROVEMENTS FOR THE BOROUGH OF FLEMINGTON SEWER DEPARTMENT, IN THE COUNTY OF HUNTERDON, NEW JERSEY AND APPROPRIATING \$130,000 THEREFOR FROM THE SEWER CAPITAL IMPROVEMENT FUND

Motion to open public hearing: Harris; Seconded by Runion. All present voted yes to open the hearing.

Lois Stewart, 26 Spring St., asked how much is in the capital improvement fund for sewers. Mr. Hance said \$197,000, with no other anticipated expenses. Robert Shore, 47 Broad St., asked if the money in the capital reserve fund was from bonding. Mr. Hance said no, it was set aside from previous budgets, and there's no interest involved.

Motion to close public hearing: Harris; Seconded by Runion. All present voted to close the hearing.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christopher Runion, Council Vice President
SECONDER:	Caitlin Giles-McCormick, Council Member
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

- 6. ORDINANCE 2019-16: FIRST READING: AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FLEMINGTON, CHAPTER V ALCOHOLIC BEVERAGE CONTROL, SECTION 5-3.4 LICENSE FEES; MAXIMUM NUMBER

RESULT:	INTRODUCED [UNANIMOUS]	Next: 7/8/2019 7:30 PM
MOVER:	Christopher Runion, Council Vice President	
SECONDER:	Michael Harris, Council President	
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion	
ABSENT:	Susan Peterson	
EXCUSED:	John Gorman	

- 7. RESOLUTION 2019-137: AUTHORIZING CLOSURE OF A PORTION OF ELWOOD AVENUE FOR A NEIGHBORHOOD PARTY AUG. 31, 2019 (RAIN DATE SEPT. 1)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Harris, Council President
SECONDER:	Christopher Runion, Council Vice President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

- 8. RESOLUTION 2019-138: AUTHORIZING PARTIAL CLOSURE OF STANGL ROAD FOR THE CORN, TOMATO & BEER FEST, AUG. 10, 2019

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Jeffrey Doshna, Council Member
SECONDER: Christopher Runion, Council Vice President
AYES: Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT: Susan Peterson
EXCUSED: John Gorman

9. RESOLUTION 2019-139: AUTHORIZING PARTIAL CLOSURE OF STANGL ROAD FOR THE CENTRAL JERSEY JAZZ FEST ON SEPT. 13, 2019

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Jeffrey Doshna, Council Member
SECONDER: Christopher Runion, Council Vice President
AYES: Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT: Susan Peterson
EXCUSED: John Gorman

10. RESOLUTION 2019-140: AUTHORIZING CLOSURE OF A PORTION OF NEW YORK AVENUE FOR A NEIGHBORHOOD PARTY JULY 6, 2019 (RAIN DATE JULY 7)

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Michael Harris, Council President
SECONDER: Christopher Runion, Council Vice President
AYES: Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT: Susan Peterson
EXCUSED: John Gorman

V. Approval of Minutes

Motion To: **Approve Minutes: May 28, 2019 Regular Council Meeting**

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Christopher Runion, Council Vice President
SECONDER: Caitlin Giles-McCormick, Council Member
AYES: Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT: Susan Peterson
EXCUSED: John Gorman

1. Motion To: **Approve Minutes: May 28, 2019 Executive Session**

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeffrey Doshna, Council Member
SECONDER:	Christopher Runion, Council Vice President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Christopher Runion
ABSTAIN:	Michael Harris
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

2. Motion To: **Approve Minutes: June 10, 2019 Regular Council Meeting**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Christopher Runion, Council Vice President
SECONDER:	Michael Harris, Council President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

3. Motion To: **Approve Minutes: June 10, 2019 Executive Session Part 1**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Christopher Runion, Council Vice President
SECONDER:	Michael Harris, Council President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

4. Motion To: **Approve Minutes: June 10, 2019 Executive Session Part 2**

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeffrey Doshna, Council Member
SECONDER:	Christopher Runion, Council Vice President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Christopher Runion
ABSTAIN:	Michael Harris
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

VI. Public Comments - Session II. Up to 3 minutes each for a maximum of 30 minutes.

Steve Tuccio, 61 Elwood Ave., commented on the Borough's garbage contract and asked if we can be sure recycling is not being mixed with garbage. Mayor Driver said the hauler has to certify its recycling amounts to the county. We'll be looking at making some changes, and she's asked Chris Runion, as the Environmental Commission chairman, to take part.

Lois Stewart, 26 Spring St., urged officials to stick to the Master Plan for development, including the Agway sites, and discussed affordable housing. Robert Shore, 47 Broad St., asked about the state-sponsored study of shared services. Mr. Harris and Mayor Driver responded.

Mr. Shore also spoke about medical marijuana.

Carolyn Murphy, the Animal Control Officer, thanked council for awarding her the new contract and said animal control is public safety for the community.

VII. Attorney's Report

None.

VIII. Council Discussion

Mr. Runion asked about the permitting process for street closures.

Ms. Giles-McCormick discussed social media policy. Attorney Scholl suggested Council would benefit by holding a discussion about this when Borough Attorney Whittlesey is present, for the sake of continuity and consistency.

Mr. Harris commented on recent videos of council meetings. He urged balance in communications.

IX. Payment of the Bills

Motion To: **Pay the Bills**

Mr. Harris discussed the process for handling billing from the special counsel, and how escrow accounts are used. Mayor Driver, Ms. Giles-McCormick and Mr. Doshna commented on the topic as well.

Mr. Doshna noted the check held over from the last meeting was authorized.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffrey Doshna, Council Member
SECONDER:	Christopher Runion, Council Vice President
AYES:	Jeffrey Doshna, Caitlin Giles-McCormick, Michael Harris, Christopher Runion
ABSENT:	Susan Peterson
EXCUSED:	John Gorman

X. Executive Session: For any other applicable matter identified during the regular meeting. Action may be taken.

None needed.

XI. Adjournment

All business having been finished, Mayor Driver declared the meeting adjourned at 10:00 p.m.

Attest: _____ Sallie Graziano, RMC, Borough Clerk