



# Mayor and Common Council Borough of Flemington

July 22, 2019

Council Meeting Room

## Work Session (7:00 PM)

Present for the work session were: Attorney Frank Whittlesey, Mayor Betsy Driver, Council President Michael Harris, Council Vice President Chris Runion, Council Members Jeff Doshna and Susan Peterson, and Clerk Sallie Graziano.

No topic was specified. There was general discussion about how meetings are videotaped, Saturday night's Salsa Night, the upcoming Streetscape project, and the sale of Liberty Village.

Mr. Doshna moved to adjourn the work session at 7:20 p.m., seconded by Mr. Harris. All members present voted to close the session.

## 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	Absent	
John Gorman	Council Member	Absent	
Michael Harris	Council President	Present	
Susan Peterson	Council Member	Present	
Christopher Runion	Council Vice President	Present	
Betsy Driver	Mayor	Present	

### I. Mayor's Report

Mayor Driver made general comments about Salsa Night. She discussed the Opportunity Zone summit held recently and said Unity Bank pledged to make \$25 million in loans available at a discount rate for OZ investment.

Streetscape - a pre-construction meeting is set for July 24.

Development - Captiva presented a draft plan for the Global Ag property at a courthouse meeting and heard many comments. It will come back with a revised proposal around the end of August. Liberty Village has been sold to Namdar Realty Group, which buys distressed malls. Owners of the Bemis property on Route 12 are eyeing mixed use there, which would call for rezoning that side of Route 12. An offer has been received on the Filling Station property; the DEP gets to say if the offer is acceptable.

## II. Council Members' Reports

Council Member Doshna

Mr. Doshna discussed the library interior project and a potential timeline, and Salsa Night and the OEM coverage plan for big events.

He met with Court Administrator Susan Fleming and said he'll be providing a monthly report of activity.

Beautification - He's going to be checking out the poles that hold snowflakes and get information together for holiday lighting.

Development - He discussed the Opportunity Zone summit.

Council Member Giles-McCormick

Absent.

Council Member Gorman

Absent.

Council President Harris

DPW - Held a meeting 7/10 and discussed concerns about the sewer lines and the effect heavy rains have on them. He outlined the staffing changes proposed in resolutions for this meeting. He praised the quick response of the sewer superintendent to a recent issue, and noted that the DPW suggests people with clogged sewers call the DPW first, before contacting a plumber, so the town can check if it's a town problem.

The Hunterdon Harmonizers will give a show at Deer Path Park on Aug. 1 at 7 p.m.

Shared services - He's spoken with the CFO about obtaining information from department heads.

Council Member Peterson

She praised retired employee Rob Ozimek's work and said he will be missed.

Development - She discussed the drawings shown for the Global Ag property and said revisions are due at the end of August. The Opportunity Zone summit was professionally done.

FCP - They're working on providing better way-finding signs.

Property Maintenance - regarding the hotel, the Construction Board of Appeals hearing has been postponed until August 21 at 4:30 p.m. in the Freeholders' meeting room at 71 Main St. The structural engineer's report was given to our construction official the day before the hearing was originally scheduled, and he needs time to review it. It's been determined that it's not safe to have people on the roof.

Council Vice President Runion

Shade Tree Commission - Steve Cottone, a DPW worker, is being appointed to the commission in a resolution on tonight's agenda.

Agway - He thanked the developers for presenting their proposal, and thanked the public for turning out and sharing their thoughts.

Creative Team - It will meet on Wednesday at Borough Hall to make fall plans.

Planning Board - Its next meeting will be Aug. 5; a proposal by Flemington Outdoor LLC is on the agenda.

Environmental Commission - He's going to a Lambertville presentation Tuesday on "ditching disposables."

Concerns have been raised about parking on Park Avenue between Court Street and Mine Street, and he recommends extending residential permit parking into that area.

### III. Public Comments - Session I, up to 3 minutes each, for a maximum of 30 minutes

Mayor Driver said with a resolution on the agenda to waive the agenda-items-only restriction, she would waive that now.

Tony Previte, 45 N. Main St., said the Global Ag area should be a park and recreation area until plans for the whole area are presented.

Lois Stewart, 26 Spring St., asked about the offer on the Filling Station property, and asked about water allocation permits. She asked for explanations of Resolutions 2019-149 and 2019-150.

Dana Pajunas, 31 Park Ave., addressed the parking situation on Park Avenue south of Court Street. Mr. Harris said he would support adding the area to the permit-parking list.

Robert Shore, 47 Broad St., commented on the Captiva presentation about the Global Ag property. He also discussed tax bills and drainage on Mine Street. He asked for details on the Flemington Outdoor LLC proposal; Mayor Driver said it's a gateway monument, basically a green wall that incorporates advertising.

## Consent Agenda

Resolutions 2019-149 and 2019-150 were removed from the consent agenda.

**Moved by: Runion      Seconded by: Harris      All present voted in favor.**

1. RESOLUTION 2019-151: AMENDING RESOLUTION 2019-41 REGARDING RULES OF ORDER
2. RESOLUTION 2019-152: APPOINTING BOROUGH DPW EMPLOYEE STEVEN COTTONE TO A VACANT POSITION ON THE SHADE TREE COMMISSION

## Regular Agenda

1. RESOLUTION 2019-149: AUTHORIZING FLEMINGTON'S CONTINUED PARTICIPATION IN THE STATE LOCAL COOPERATIVE HOUSING INSPECTION PROGRAM (SLCHIP) FOR CERTAIN MULTI-FAMILY DWELLINGS FOR THE PERIOD OF JULY 1, 2019, THROUGH JUNE 30, 2020

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

2. RESOLUTION 2019-150: AUTHORIZING RENEWAL OF LIQUOR LICENSE 1009-32-003-014 FOR STAGECOACH LIQUORS, LLC FOR 2019-2020

Before the resolution was introduced, Attorney Whittlesey shared advice from the borough's redevelopment attorneys that Mr. Harris should recuse himself from voting on the license, because it's being used for the redevelopment project. Mr. Harris said he would take that advice under consideration.

Council discussion:

Ms. Peterson spoke against renewing the license.

Mr. Harris said it would be easy to have the license transferred to the name of the entity planning the redevelopment. He said he wouldn't be voting for renewal.

Attorney Whittlesey advised that the license was properly renewed and that all of the requirements for renewal were met. He advised Council that there is no basis to deny the renewal of the license and that the issue regarding the name of the license is one that our redevelopment attorneys have reviewed and found to be without merit.

Mr. Doshna spoke in favor of renewing the license, saying it is a narrow question of renewing a conforming license.

The vote was called. Mayor Driver broke the 2-2 tie by voting yes, passing the resolution.

<b>RESULT:</b>	<b>ADOPTED [3 TO 2]</b>
<b>MOVER:</b>	Jeffrey Doshna, Council Member
<b>SECONDER:</b>	Michael Harris, Council President
<b>AYES:</b>	Jeffrey Doshna, Christopher Runion, Betsy Driver
<b>NAYS:</b>	Michael Harris, Susan Peterson
<b>ABSENT:</b>	Caitlin Giles-McCormick, John Gorman

3. RESOLUTION 2019-153: AUTHORIZING THE PROMOTION OF JESSE HORNER TO STREET DEPARTMENT FOREMAN

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

4. RESOLUTION 2019-154: AUTHORIZING THE HIRING OF A DPW LABORER AT A RATE OF \$19.50 PER HOUR EFFECTIVE 10/7/2019

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

#### IV. Approval of Minutes

Motion To: **Approve Minutes: July 8, 2019 Regular Council Meeting**

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

Motion To: **Approve Minutes: July 8, 2019 Executive Session**

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

#### V. Public Comments - Session II, up to 3 minutes each, for a maximum of 30 minutes

Lois Stewart, 26 Spring St., asked for details about the DPW resolutions, budget caps, and the Flemington Outdoor LLC project; Mr. Doshna said she could request a copy of the site plan application from the Planning Board, or attend the Planning Board meeting on August 5 to learn more.

Robert Shore, 47 Broad St., asked about the administrative code.

Dana Pajunas, 31 Park Ave., asked about the police contract, saying she doesn't want to lose them. She asked what's next about the Park Avenue parking issue. Mayor Driver outlined the process for introducing an ordinance to amend the current regulations.

Tony Previte, 45 N. Main St., discussed problems facing businesses on Main Street.

Robert Shore, 47 Broad St., asked about drainage at Coppermine Village, and objected to the 3-minute rule for comments.

Lois Stewart, 26 Spring St., said the Opportunity Zone summit was well done.

Dana Pajunas, 31 Park Ave., asked about the hotel project and the hotel's condition.

Tony Previte, 45 N. Main St., discussed businesses on Main Street and the lack of events there.

**VI. Attorney's Report**

None.

**VII. Council Discussion**

Mr. Runion discussed how to proceed with the Park Avenue parking changes.

Mr. Doshna said work is starting by the Census 2020 Complete Count committee.

Mr. Harris asked about progress on the financial impact study; Mr. Doshna said he is awaiting word and has no new information.

**VIII. Payment of the Bills**

Motion To: **Pay The Bills**

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

**IX. Executive Session:** For any other applicable matter identified during the regular meeting

None needed.

**X. Adjournment**

With the business of the meeting having been concluded, Mayor Driver declared the meeting adjourned at 9:05 p.m.

Attest: \_\_\_\_\_  
Sallie Graziano, RMC, Borough Clerk