



Mayor and Common Council Borough of Flemington

November 18, 2019

Historic Flemington Courthouse

Work Session (7:00 PM)

Residential energy aggregation - Vicki Molloy of Concord Energy Services Ms. Molloy presented slides on energy aggregation programs for community residents. She described the process of an annual auction in February where energy suppliers offer rates. Concord Energy would submit bid documents to the state BPU.

This would be an "opt out" program - residents would be enrolled unless they already have a different third-party supplier selected. People could opt out at any time. People with solar can't participate. The municipality could influence the source of supply - renewable, etc.

She showed what a sample bill would look like, and said Califon, Clinton, Washington Township, Delaware, Kingwood, Lambertville, Stockton and other communities in the area are currently offering community energy aggregation programs.

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
Kimberly Tilly	Council Member	Present	
Caitlin Giles-McCormick	Council Member	Present	
John Gorman	Council Member	Present	
Michael Harris	Council President	Present	
Susan Peterson	Council Member	Present	
Christopher Runion	Council Vice President	Present	
Betsy Driver	Mayor	Present	

I. Financial Impact Study

Andrew Janiw of Beacon Planning presented slides addressing the financial impact of the Courthouse Square development.

He said there's no question the property was distressed and meets the intent of the Redevelopment Law. He summarized project costs and said he's convinced the project requires a PILOT.

He summarized infrastructure impact and said the Redevelopment Agreement provides for contributions from the developer, but the burden must be reasonable; that discussion continues. He discussed the population impact and

the impact on the number of students, and he discussed the sale of the police station and its replacement. He anticipates discussion continuing about water/sewer infrastructure and the police station.

Mayor Driver asked people to limit their comments to 5 minutes each, with answers following later.

Marcia Karrow, 61 Elwood Ave., asked about infrastructure discussions with the RTMUA and the cost of a new police station.

Rich Cornelison, 134 Main St., discussed assessed values and said the project will benefit both residents and businesses.

Joanne Braun, 77 Jefferson Court, Raritan Twp., asked about the per-pupil costs used in the study, and disputed the anticipated number of schoolchildren housed in the project.

George Muller, a Raritan Twp. resident and potential developer, urged speed in getting shovels in the ground.

Bill Deni, 32 Church St. and 24 Mine St., asked if the project developer had any input into the report. Mr. Janiw said they evaluated the developer's information. He also asked about the trends in class sizes in schools.

Tony Previte, 45 N. Main St., said the project would be a great economic catalyst, and asked if shared services would ease the project.

Colleen Rosetti, 36 Pennsylvania Ave., asked if taxpayers will cover the deficit projected.

Jeff Cain, 54 Broad St., asked what the biggest risk is regarding the project; Mr. Janiw said the police station situation.

Tim Bebout, 194 Main St., asked about sewer/water infrastructure replacement; Mr. Janiw confirmed replacement is planned in its entirety over the next 30 years, regardless of the project.

Robert Shore, 47 Broad St., asked about needed infrastructure improvements and their cost, and discussed the school funding formula.

Lois Stewart, Flemington, asked about the wet weather facility and the impact of proposed changes in the project.

Guy Paredes, 30 Mine St., said X factors seem to be the police station, the number of students generated, the cost of infrastructure improvements, and the scale of the project necessary for the town to break even.

Marilyn Costello, Flemington, asked if the project will force the acceleration of the 30-year infrastructure replacement; Mr. Janiw said not the timing, but it refocuses the sector to be replaced first.

Steve Tuccio, 61 Elwood Ave., spoke about mutual aid for the fire department.

Jack Cust III, son of the redeveloper, discussed their commitment to reversing the decline in Flemington, said they were pleased the Beacon report confirms the need for a PILOT and the Borough's responsibility for funding the police station. He said the report excludes the 3% hotel tax and \$2 million well contribution. He said some costs are overstated regarding schools, police vehicles, and a new police station.

Keith Dilgard, 7 Creek Road, continued reading the statement started by Mr. Cust and asked that their information be considered and the Beacon report revised.

Tony Koester, 167 Main St., asked for a meeting between the developer and Beacon to share figures and examine assumptions. Mayor Driver said they intentionally kept the developer and Beacon at arm's length to avoid any illusion of bias.

Fred Ferrari, Raritan Township, praised Mr. Cust's responsiveness to concerns about the project and his efforts to save historically significant properties.

II. Mayor's Report

Mayor Driver congratulated the newly elected council members and welcome Kimberly Tilly back to the board at tonight's meeting.

She congratulated the FCP on receiving a \$100,000 Opportunity Zone challenge grant, which will facilitate a series of community charettes on planning and the vision for Flemington's future.

She said the Planning Board will soon be looking at updating the Master Plan.

III. Council Members' Reports

Council Member Giles-McCormick

Ms. Giles-McCormick noted that following her election, Ms. Tilly is no longer serving on the Historic Preservation Commission, and a seat is available. She outlined events at DIY, the Samuel Fleming House and the FCP. The FCP's Thursday Night Holiday Lights events start Dec. 5.

Council Member Gorman

Mr. Gorman thanked the community for their presence at the recent open house honoring his 33 years as a council member. He noted the Recreation Committee's last meeting was held 11/12; now residents will participate in programs through the Raritan Township recreation program. The Shade Tree Commission met Nov. 13.

Council President Harris

Animal Control: There were 7 calls in September, 4 involving police.

He said four were due to raccoons, and noted the presence of rabies in the Borough.

He said four new businesses are opening in the borough.

He will have a property maintenance update for Council members regarding a Spring Street address.

Council Member Peterson

Ms. Peterson said she had no report to give.

Council Vice President Runion

Mr. Runion congratulated the election winners. He said the Environmental Commission's application for Sustainable Jersey certification is nearing completion.

Council Member Tilly

Ms. Tilly will be attending an OEM meeting Tuesday morning, and on Dec. 3 she will be meeting with the library board regarding interior renovations.

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

Tim Bebout, 194 Main St., asked how the Beacon report will accommodate changes in the project, and urged speed in resolving issues holding up the project. Mr. Harris suggested sorting out the infrastructure proposals.

Steve Tuccio, 61 Elwood Ave., said things keep changes with the project and he distrusts the developer. He also asked about trash/recycling costs and oversight, and property maintenance of the Union Hotel. Attorney Whittlesey gave an overview of the status of the property maintenance issues taken to the county Construction Board of Appeals.

Lois Stewart, Flemington, commented on 4 new businesses coming to Flemington, and asked if council has come up with its preferences for the development project, and when they'll respond to the Friends of Historic Flemington's settlement proposal. Ms. Giles-McCormick said it's still their intent to respond, but they won't set an artificial deadline.

Joanne Braun, 77 Jefferson Court, Raritan Twp., discussed the anticipated shortfall regarding development project expenses.

Tony Previte, 45 N. Main St., said \$3 million for a police station is unreasonable.

V. Approval of Minutes

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

RESULT:	APPROVED [5 TO 0]
MOVER:	Michael Harris, Council President
SECONDER:	Caitlin Giles-McCormick, Council Member
AYES:	Giles-McCormick, Gorman, Harris, Peterson, Runion
ABSTAIN:	Kimberly Tilly

Motion To: **Approve Minutes: October 28, 2019 Early Executive Session**

RESULT:	APPROVED [5 TO 0]
MOVER:	Caitlin Giles-McCormick, Council Member
SECONDER:	Michael Harris, Council President
AYES:	Giles-McCormick, Gorman, Harris, Peterson, Runion
ABSTAIN:	Kimberly Tilly

Motion To: **Approve Minutes: October 28, 2019 Late Executive Session, Part I**

RESULT:	APPROVED [5 TO 0]
MOVER:	Michael Harris, Council President
SECONDER:	John Gorman, Council Member
AYES:	Giles-McCormick, Gorman, Harris, Peterson, Runion
ABSTAIN:	Kimberly Tilly

Motion To: **Approve Minutes: October 28, 2019 Late Executive Session, Part II**

RESULT:	APPROVED [4 TO 0]
MOVER:	Michael Harris, Council President
SECONDER:	John Gorman, Council Member
AYES:	John Gorman, Michael Harris, Susan Peterson, Christopher Runion
ABSTAIN:	Kimberly Tilly, Caitlin Giles-McCormick

Consent Agenda

Moved: Giles-McCormick Seconded: Tilly Vote: All members voted in favor.

1. RESOLUTION 2019-220: APPOINTING JOHN MOORE AS RISK MANAGEMENT CONSULTANT FOR THE BOROUGH OF FLEMINGTON FOR 2020
2. RESOLUTION 2019-221: AUTHORIZING THE APPOINTMENT OF SALLIE GRAZIANO, BOROUGH CLERK, AS THE FUND COMMISSIONER FOR STATEWIDE INSURANCE
3. RESOLUTION 2019-222: AUTHORIZING SUBMISSION OF A STRATEGIC PLAN FOR THE CENTRAL HUNTERDON MUNICIPAL ALLIANCE GRANT FOR FISCAL YEAR 2021
4. RESOLUTION 2019-223: AUTHORIZING AN APPLICATION TO THE COMPLETE STREETS TECHNICAL ASSISTANCE PROGRAM
5. RESOLUTION 2019-224: CALLING FOR A STUDY COMMISSION TO REVIEW THE OPEN PUBLIC RECORDS ACT

Regular Agenda

1. RESOLUTION 2019-225: AUTHORIZING HIRING MICHAEL CRISTADORO II TO THE POSITION OF PATROLMAN WITH THE FLEMINGTON POLICE DEPARTMENT, AT A SALARY OF \$47,931.00 ANNUALLY

RESULT: **ADOPTED [3 TO 2]**
MOVER: John Gorman, Council Member
SECONDER: Caitlin Giles-McCormick, Council Member
AYES: Kimberly Tilly, Caitlin Giles-McCormick, John Gorman
NAYS: Michael Harris, Susan Peterson
ABSTAIN: Christopher Runion

2. RESOLUTION 2019-226: HIRING CRAIG SANTORO AS CLASS III SPECIAL OFFICER

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Kimberly Tilly, Council Member
SECONDER: Michael Harris, Council President
AYES: Tilly, Giles-McCormick, Gorman, Harris, Peterson, Runion

3. RESOLUTION 2019-227: AUTHORIZING STREET CLOSURES FOR THE TREE LIGHTING TO BE HELD ON DECEMBER 6, 2019

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Michael Harris, Council President
SECONDER: Kimberly Tilly, Council Member
AYES: Tilly, Giles-McCormick, Gorman, Harris, Peterson, Runion

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

Tony Previte, 45 N. Main St., urged council to read a book about the merger of Princeton and Princeton Township. He also asked that Afghanistan and Iraq be added to the Soldier's Monument.

Lois Stewart, Flemington, asked about a \$100,000 grant received for planning efforts, and what's next following receipt of the Beacon report.

Steve Tuccio, 61 Elwood Ave., seconded Mr. Previte's desire to see Desert Storm, Iran-Iraq and Afghanistan added to the monument. He asked about trash and recycling. Mayor Driver said the hauler certifies the amount that is recycled.

Alan Brewer, 1 Coppermine Village, congratulated the election winners and thanked council members for their service, noting particularly John Gorman's 33 years on council.

Chris Nuechterlein, 47 Spring St., asked about reimbursement for property that was damaged.

VII. Attorney's Report

No report, but we will need a short executive session to address potential litigation regarding a property maintenance matter.

VIII. Council Discussion

Mr. Harris discussed having a work session to address the possibility of having redevelopment areas at the north end of the Borough. Mayor Driver suggested waiting until the new council is seated, since an ordinance would be required. Mr. Harris suggested consideration of the DPW and Police contracts be put off until the new council is seated, as well. Mayor Driver said they were pulled off this agenda for clarity on one question, and she wants to have Mr. Gorman vote on the contracts, since he was on the negotiating committee.

IX. Payment of the Bills

Motion To: **Pay the Bills in the Amount of \$1,840,816.06**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Gorman, Council Member
SECONDER:	Michael Harris, Council President
AYES:	Tilly, Giles-McCormick, Gorman, Harris, Peterson, Runion
EXCUSED:	Betsy Driver

Executive Session

1. RESOLUTION 2019-228: RETIRING INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL LITIGATION REGARDING PROPERTY MAINTENANCE

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christopher Runion, Council Vice President
SECONDER:	Kimberly Tilly, Council Member
AYES:	Tilly, Giles-McCormick, Gorman, Harris, Peterson, Runion

The executive session started at 10:25, with Ms. Giles-McCormick recusing herself. Minutes were kept separately. Mr. Gorman moved to return to open session, seconded by Mr. Harris. All members present voted in favor of returning to open session at 10:42 p.m.

X. Adjournment

1. Motion To: **Adjourn the meeting**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	John Gorman, Council Member
AYES:	Tilly, Giles-McCormick, Gorman, Harris, Peterson, Runion
EXCUSED:	Betsy Driver

Attest: _____

Sallie Graziano, RMC, Borough Clerk