



# Mayor and Common Council Borough of Flemington

November 22, 2021

Online during COVID-19 Emergency

## Call to Order

Mayor Driver called the meeting to order at 6:30 p.m. All Council was present except Mr. Runion.

1. Motion To: **Amend Resolution 2021-241 to Include Legal Advice on a Personnel Matter, and on the FCP Budget**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Tilly
<b>ABSENT:</b>	Christopher Runion

2. RESOLUTION 2021-241: RETIRING INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING NEGOTIATIONS REGARDING CELLULAR FACILITIES ON THE BOROUGH'S WATER TOWER AND OBTAINING LEGAL ADVICE REGARDING A PERSONNEL MATTER AND THE FLEMINGTON SPECIAL IMPROVEMENT DISTRICT BUDGET

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Tilly
<b>ABSENT:</b>	Christopher Runion

## Executive Session (6:30 PM)

Session started at 6:30 p.m. and ended at 7:27 p.m. Council Member-Elect Elizabeth Rosetti also joined the session. Minutes kept separately.  
Session ended at 7:27 p.m.; Meeting adjourned until start of regular meeting.

## Work Session (7:00 PM)

This work session was not held.

## 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
Caitlin Giles-McCormick	Council President	Present	
Jessica Hand	Council Member	Present	
Malik Johnston	Council Member	Present	
Jeremy Long	Council Vice President	Present	
Christopher Runion	Council Member	Present	7:30 PM
Kimberly Tilly	Council Member	Present	
Betsy Driver	Mayor	Present	

### I. Mayor's Report

Mayor Driver summarized the topics discussed earlier in executive session - a personnel matter, the FCP's proposed 2022 budget, and cellular facilities at the Borough's water tower. Action will be taken regarding the FCP budget when Resolution 2021-244 is discussed.

She learned a lot at the NJLM annual conference last week.

On Dec. 15 there will be a joint Council and Planning Board meeting to view a presentation by Stantec on the Community Action Report stemming from the Opportunity Zone study.

She summarized upcoming activities, and also noted that Planner Beth McManus will be discussing the Liberty Village Redevelopment Plan, which is due to be introduced tonight.

OEM Coordinator McNally will also give an update.

## II. Council Members' Reports

### Council President Giles-McCormick

She's been working with the FCP on the Neighborhood Preservation Program grant, and they're currently assembling a committee to implement the grant. Interested people can reach out to her or FCP Executive Director Robin Lapidus.

### Council Vice President Long

He summarized recent action of the Planning Board, and said that board will be meeting again tomorrow.

Police- They're back to enforcing the parking regulations as COVID restrictions have eased. People needing permits can contact Borough Hall.

He discussed preparations for upcoming events- there will be several road closures for the Turkey Trot on Thanksgiving, and the Holiday Parade route will run in reverse this year, starting at the Monument and ending at Church Street. The mental health group will be meeting next week with representatives from Hunterdon Medical Center and NAMI.

He attended the County Commissioners' meeting about auctioning off the parking lot on Main Street, and discussed the status of that effort.

### Council Member Johnston

Mr. Johnston had no comment to make.

### Council Member Hand

The state DEP has approved the change in use for the Community Garden at Tuccamirgan Park. Ground leveling will likely start next month.

### Council Member Runion

He's been working on the Sustainable Jersey application. The Borough has achieved 60 points worth of action items, bringing its total to 110 points, and 150 points are needed to attain bronze level certification.

Regarding the Main Street parking lot, he said retention of that site is important for the Borough.

### Council Vice President Tilly

The Historic Preservation Commission met to discuss a painting project and a fence project, both of which were approved.

Fire Department officers are setting goals for next year.

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

Lee Roth, Main Street, commented on the parking lot on Main Street and suggested that since the County pays no taxes to the Borough for its property, it would seem reasonable that it give the lot to the Borough.

Michael Harris, Main Street, asked about the FCP's stance regarding the Main Street parking lot. He said losing a prominent parking area is cause for concern, and questioned officials' efforts to retain the lot.

Colleen Rossetti, 36 Pennsylvania Ave., asked Council to reach out to the Commissioners by writing a letter and requesting a conversation.

Joanne Braun, 77 Jefferson Court, Raritan Twp., said there's no public parking on that end of town and the county should gift the lot to the Borough.

Lois Stewart, Spring St. and Emery Ave., wrote a letter to the Council that the Clerk read, which discussed the need for retention of the Main Street parking lot as public parking and urged Council to write to the Commissioners.

#### IV. OEM Report

Coordinator McNally discussed arrangements for the Turkey Trot on Thanksgiving, the tree lighting on Dec. 3, and the Holiday Parade on Dec. 5. OEM will be expanding in the new year, and welcomes volunteers to serve on its emergency response team.

Responding to the Mayor's question about COVID status, he said the county is still in high transmission status under the CDC guidelines. Vaccine numbers are climbing but cases are still rising.

#### V. Approval of Minutes

Motion To: **Approve Minutes: November 8, 2021 Regular Council Meeting**

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jeremy Long, Council Vice President
<b>AYES:</b>	Giles-McCormick, Johnston, Long, Runion, Tilly
<b>ABSTAIN:</b>	Jessica Hand

### Consent Agenda

Moved by Hand; Seconded by Giles-McCormick; All voted in favor.

1. RESOLUTION 2021-242: AUTHORIZING RETURN OF \$250 ESCROW FEE FOR A STREET OPENING PERMIT ISSUED FOR 17 BROAD STREET
2. RESOLUTION 2021-243: AUTHORIZING RETURN OF \$250 ESCROW FEE FOR A STREET OPENING PERMIT ISSUED FOR 28 EMERY AVENUE

### Regular Agenda

1. RESOLUTION 2021-244: 2022 FLEMINGTON SPECIAL IMPROVEMENT DISTRICT BUDGET, 1ST READING

Mayor Driver said this was discussed in executive session. Ms. Giles-McCormick said that due to holiday schedules and the shifting of meetings, there is not the necessary 28 days between introduction and public hearing. There is an intent to introduce a temporary budget at the Dec. 13 meeting that will carry the FCP through the beginning of 2022. A full budget could be introduced at the first regular meeting in January, and then a public hearing would be held at the first meeting in February.

<b>RESULT:</b>	<b>TABLED [5 TO 0]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jeremy Long, Council Vice President
<b>AYES:</b>	Giles-McCormick, Johnston, Long, Runion, Tilly
<b>RECUSED:</b>	Jessica Hand

2. ORDINANCE 2021-28: AN ORDINANCE OF THE BOROUGH OF FLEMINGTON ADOPTING THE "LIBERTY VILLAGE REDEVELOPMENT PLAN, FLEMINGTON BOROUGH," DATED NOVEMBER 18, 2021, IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A: 12A-7

Planner McManus gave a presentation of the plan, which sets zoning and development standards for the site. She said the goals are feasible economic development, creating diverse housing options, and having an integrated land use and circulation pattern that allows for a transition between the automobile-focused area along Route 12 and the pedestrian-focused area along Main Street.

Mr. Runion asked about the differences between permitted, conditional and accessory uses, why the plan focuses on residential, the effect of the planned housing on the tax rate and schools, and the status of the master plan.

<b>RESULT:</b>	<b>INTRODUCED [5 TO 1]</b>	<b>Next: 12/13/2021 7:30 PM</b>
<b>MOVER:</b>	Jessica Hand, Council Member	
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President	
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Tilly	
<b>NAYS:</b>	Christopher Runion	

3. RESOLUTION 2021-245: REFERRING ORDINANCE 2021-28 TO THE FLEMINGTON BOROUGH PLANNING BOARD FOR COMMENT AND REVIEW

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

4. RESOLUTION 2021-246: AUTHORIZING THE PARTIAL CLOSING OF A BOROUGH STREET FOR A COMMUNITY EVENT SUPPORTING KIMI GOETZ

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

5. RESOLUTION 2021-247: AUTHORIZING EXECUTION OF A CONTRACT FOR THE HOPEWELL AVENUE AND DEWEY AVENUE ROAD IMPROVEMENT PROJECTS WITH REIVAX CONTRACTING CORPORATION, BRIDGEWATER, NJ

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

6. RESOLUTION 2021-248: AUTHORIZING EXECUTION OF A CONTRACT FOR THE HOPEWELL AVENUE AND DEWEY AVENUE WATER & SEWER IMPROVEMENTS PROJECT WITH REIVAX CONTRACTING CORPORATION, BRIDGEWATER, NJ

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

7. RESOLUTION 2021-249: AUTHORIZING PURCHASE OF EQUIPMENT FOR THE BOROUGH PUBLIC WORKS DEPARTMENT TOTALING \$103,391.44

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

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

Lois Stewart, Emery Ave and Spring St., asked about the flood plain and the Liberty Village site, height limits for the buildings there, and other things she'd like to see in the plan.

Joanne Braun, 77 Jefferson Court, Raritan Twp., asked about the Stantec presentation. Mayor Driver discussed the combination Council-Planning Board meeting set for Dec. 15 at 7 p.m.

VII. Attorney's Report

Nothing to report in addition to what has already been discussed.

VIII. Payment of the Bills

Motion To: **Pay the Bills in the Amount of \$903,074.80**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jeremy Long, Council Vice President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

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

None needed.

X. Adjournment

Motion To: **Adjourn**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Jeremy Long, Council Vice President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

The meeting adjourned at 9:17 p.m.

Attest:

*Sallie Graziano*  
Sallie Graziano, Borough Clerk

*Approved by*

November 22, 2021

Borough of Flemington  
38 Park Avenue  
Flemington, N.J. 08822

Dear Mayor and Council:

I am a resident, property owner, tax-payer, and voter in Flemington Borough.

I am contacting you in reference to the proposed sale of the parking lot at 111 Main Street currently owned by Hunterdon County.

Retention of this site as a free, public parking lot is crucial to the well-being of residents, business owners, workers, religious organizations, non-profit organizations, and visitors.

I am asking that an official, written communication be sent immediately to the Hunterdon County Commissioners indicating the Flemington Borough governing body's request that this site be retained on a permanent basis as a free public parking lot.

The County owes this, and more, to the Borough. The County owns property in the Borough assessed at millions of dollars yet pays no property taxes.

If the County is not agreeable to retaining ownership and the use of this site as a free, public parking lot, I ask that the Borough governing body obtain ownership of this site through the legal process that exists for transfer/sale of property owned by one governmental entity to another (over)

November 22, 2025

Borough of Flemington

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governmental entity at minimal cost.

When the Main Street, Spring Street, Bloomfield Avenue re-development project is completed, the public parking that exists off Spring Street will be gone. I know of no other free, public parking between Court Street and the circle. The Council's recent ordinance which removes the requirement for onsite parking for retail and restaurant use on Main Street will further increase the need for free, public parking.

Many residents in the area do not have off-street parking and need spaces to use in snow situations. This lot is used when car shows are held on Main Street. Employees of businesses that do not have off-street parking use this lot. People who want to patronize the Flemington Borough library, go to the Hunterdon County Historical Society or to the Methodist Church need these spaces. People who wish to patronize the various businesses located on this part of Main Street will need that lot. And people who need/want to go to the County owned Choir School will have no other access to parking.

Please put the well-being of the residents, business owners, workers, religious organizations, non-profit organizations, and visitors of this town **FIRST!**

(continued)

November 22, 2021

Borough of Flemington

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I implore you to make the retention of  
111 Main Street as a free, public parking lot  
happen.

Thank you.

Regards,

Lois K. Stewart

Lois K. Stewart  
26 Spring Street  
32 Emery Avenue  
Flemington, N.J.



**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

DOC ID: 3644

**ADOPTED**

**RESOLUTION 2021-241**

**Retiring into Executive Session for the Purpose of  
Discussing Negotiations Regarding Cellular Facilities on the  
Borough's Water Tower and Obtaining Legal Advice  
Regarding a Personnel Matter and the Flemington Special  
Improvement District Budget**

WHEREAS, the Common Council of the Borough of Flemington desires to discuss negotiations regarding the Borough's lease for a Communications cell tower, and obtaining legal advice regarding a personnel matter and also the Flemington Special Improvement District budget; and

WHEREAS, an executive session for these purposes is justified under N.J.S.A. 10:4-12 (7), which cites:

Any pending or anticipated litigation or contract negotiation other than in section (4) herein which the public body is, or may become a party; and

WHEREAS, an executive session for these purposes is also justified under N.J.S.A. 10:4-12 (8), which cites:

Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise ethics duties as a lawyer; and

WHEREAS, a date cannot yet be given for when the minutes from the executive session may be made public, given the ongoing negotiations and their unknown duration;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the Borough of Flemington go into executive session for the above-stated purposes.

Adopted: November 22, 2021

Attest:

  
Sallie Graziano, Borough Clerk

  
Betsy Driver, Mayor

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Tilly
<b>ABSENT:</b>	Christopher Runion

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Financial Approval  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**ADOPTED**

**RESOLUTION 2021-242**

DOC ID: 3642

**Authorizing Return of \$250 Escrow Fee for a Street Opening Permit Issued for 17 Broad Street**


BOROUGH OF FLEMINGTON  
COUNTY OF HUNTERDON

WHEREAS, Man Hours Inc., T/A J&J Landscaping, applied for a street opening permit for drainpipe repair work at a property at 17 Broad Street and paid all necessary fees, including \$250 escrow; and

WHEREAS, the project has been completed to the satisfaction of borough officials;

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council, Borough of Flemington, County of Hunterdon, State of New Jersey that a refund of the escrow in the amount of \$250.00, made payable to Man Hours Inc., 143 State Route 31, Flemington, NJ 08822, is approved.

Adopted: November 22, 2021

  
\_\_\_\_\_  
Betsy Driver, Mayor

Attest:

  
\_\_\_\_\_  
Sallie Graziano, Borough Clerk

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Financial Approval  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**ADOPTED**

**RESOLUTION 2021-243**

DOC ID: 3645

**Authorizing Return of \$250 Escrow Fee for a Street Opening Permit Issued for 28 Emery Avenue**

BOROUGH OF FLEMINGTON  
COUNTY OF HUNTERDON

WHEREAS, David and Lauri Perkins applied for a street opening permit for a driveway widening project at 28 Emery Avenue, including \$250 escrow; and


WHEREAS, the project has been completed to the satisfaction of Borough officials;

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council, Borough of Flemington, County of Hunterdon, State of New Jersey that a refund of the escrow in the amount of \$250.00, made payable to David and Lauri Perkins, 28 Emery Ave., Flemington, NJ 08822, is approved.

Adopted: November 22, 2021

  
\_\_\_\_\_  
Betsy Driver, Mayor

Attest:

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

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Financial Approval  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**TABLED**

**RESOLUTION 2021-244**

DOC ID: 3608

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**2022 Flemington Special Improvement District Budget, 1St Reading**

**WHEREAS**, at its meeting of November 22, 2021, the governing body of the Borough of Flemington introduced and approved the Flemington Borough Special Improvement District budget for the period January 1, 2022 - December 31, 2022, which budget is annexed hereto; and

**WHEREAS**, after notice of advertisement in a newspaper of general circulation, the governing body of Flemington Borough conducted a public hearing on December 13, 2020, at 7:30 P.M.; and

**WHEREAS**, the governing body of Flemington Borough has determined that at least one (1) week prior to the hearing a complete copy of the proposed budget was (a) advertised; (b) posted in the Borough Clerk's office; and (c) made available to each person requesting the same before and during the public hearing; and

**WHEREAS**, all persons having interest in the budget were given the opportunity to present objections; and

**WHEREAS**, the governing body of Borough of Flemington, having considered the comments at the public hearing, is of the opinion that it is appropriate and desirable to ratify and adopt the budget without amendment as advertised; and

**WHEREAS**, pursuant to N.J.S.A. 40:56-80 and N.J.S.A. 40:56-84, the governing body of Borough of Flemington is required to adopt the budget by resolution after closing the hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Flemington that:

(1) The Flemington Borough Special Improvement District 2021 budget is approved by the governing body of the Borough of Flemington and it is approved for the period of January 1, 2022 - December 31, 2022 in the amount of \_\_\_\_\_, to be collected via the Special Improvement Tax.

(2) The municipal assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessed properties in the District, as listed in the Ordinance establishing the District, which assessment roll shall include a description of the property and the name of the record owner of each such property;

(3) This special assessment shall be collected with either the regular tax payment (or payment in lieu of taxes), or otherwise, on properties located within the Borough of Flemington as set forth within the Ordinance and the assessment as follows: Schedule A (Downtown) shall be assessed at 66%; and, Schedule B (Highway) shall be assessed at 34%;

(4) Payments the District received by the Borough of Flemington shall be transferred to the Flemington Borough Business Improvement District Management Corporation to be expended in accordance with the approved budget; and

(5) The Borough Clerk is hereby authorized to forward a certified copy of this resolution to Flemington Borough Business Improvement District Management Corporation, the Hunterdon County Board of Taxation, and the Director of the Division

of Local Government Services in the State of New Jersey Department of Community Affairs.

(6) BUDGET

**2022 BUDGET (See Attachment for Detail)**

Tabled: November 22, 2021

  
\_\_\_\_\_  
Betsy Driver, Mayor

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

<b>RESULT:</b>	<b>TABLED [5 TO 0]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jeremy Long, Council Vice President
<b>AYES:</b>	Giles-McCormick, Johnston, Long, Runion, Tilly
<b>RECUSED:</b>	Jessica Hand

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

DOC ID: 3648

**ADOPTED**

**RESOLUTION 2021-245**

**Referring Ordinance 2021-28 to the Flemington Borough  
Planning Board for Comment and Review**

**BOROUGH OF FLEMINGTON  
COUNTY OF HUNTERDON, NEW JERSEY**


**WHEREAS**, the Flemington Borough Council passed the first reading of Ordinance 2021-28 at the November 22, 2021 Council meeting, and;

**WHEREAS**, the Planning Board has 35 days to provide comment and review prior to a second reading and public hearing;

**NOW, THEREFORE, BE IT RESOLVED** that the Flemington Borough Council sends Ordinance 2021-28 to the Planning Board for comment and review.

Adopted: November 22, 2021

Attest:

  
Sallie Graziano, Borough Clerk

  
Betsy Driver, Mayor

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:  
DOC ID: 3646

**ADOPTED**

**RESOLUTION 2021-246**

**Authorizing the Partial Closing of a Borough Street for a  
Community Event Supporting Kimi Goetz**

Borough of Flemington  
County of Hunterdon

WHEREAS, Borough residents will be holding a gathering on December 12, 2021, from noon to 3 p.m. to support skater Kimi Goetz as she competes at the World Cup games in Calgary and prepares for Olympic tryouts; and

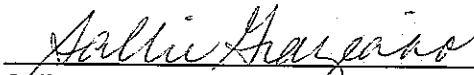
WHEREAS, these residents have requested that New York Avenue be closed as follows:  
Between the hours of noon and 3:00 PM, between Elwood Avenue and the entrance of the laundromat at Route 31; and

WHEREAS, the Flemington Borough Police Department has reviewed this request and has approved the closure as requested.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the requested road closure as outlined above is approved.

Adopted: November 22, 2021

ATTEST:

  
Sallie Graziano, Borough Clerk

  
Betsy Driver, Mayor

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**ADOPTED**

**RESOLUTION 2021-247**

DOC ID: 3649

**Authorizing Execution of a Contract for the Hopewell Avenue and Dewey Avenue Road Improvement Projects with Reivax Contracting Corporation, Bridgewater, NJ**

**WHEREAS**, pursuant to Resolutions 2021-184 and 185 adopted on September 13, 2021, the Borough of Flemington awarded the Contract for Hopewell Avenue and Dewey Road Improvement Projects (the "Projects") to Reivax Contracting Corporation, 68 Finderne Avenue, Bridgewater, New Jersey 08807 ("Reivax"); and

**WHEREAS**, the Borough must execute the required Contracts for the Projects; and

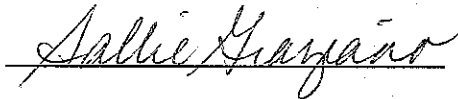
**WHEREAS**, the Borough Engineer and Attorney have reviewed the performance bond and insurance information submitted by Reivax;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Flemington that the Mayor and Clerk are authorized to execute the Contract and associated documents for the Hopewell Avenue and Dewey Avenue Road Improvement Projects with Reivax Contracting Corporation, 68 Finderne Avenue, Bridgewater, New Jersey 08807 subject to the following conditions:

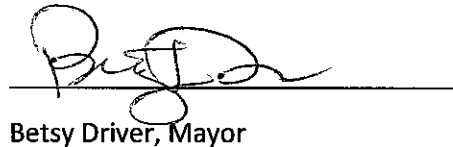
1. The Borough Engineer and Attorney must approve the form and amount of performance bonds and insurance certificates provided by Reivax Contracting Corporation.
2. The Contract is subject to review and approval by the NJDOT.

Adopted: November 22, 2021

Attest:



Sallie Graziano, Borough Clerk

  
Betsy Driver, Mayor

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly



**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Board Policy  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**ADOPTED**

**RESOLUTION 2021-248**

DOC ID: 3650

**Authorizing Execution of a Contract for the Hopewell Avenue and Dewey Avenue Water & Sewer Improvements Project with Reivax Contracting Corporation, Bridgewater, NJ**

WHEREAS, pursuant to Resolution 2021-223 adopted on October 25, 2021, the Borough of Flemington awarded the Contract for the Hopewell Avenue and Dewey Avenue Water and Sewer Improvement Project (the "Project") to Reivax Contracting Corporation, 68 FINDERNE AVENUE, BRIDGEWATER, NEW JERSEY 08807 ("Reivax"); and

WHEREAS, the Borough must execute the required Contract for the Project; and


WHEREAS, the Borough Engineer and Attorney have reviewed the performance bond and insurance information submitted by Reivax; and


NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that the Mayor and Clerk are authorized to execute the Contract and associated documents for the Hopewell Avenue and Dewey Avenue Water and Sewer Improvement Project with Reivax Contracting Corporation, 68 FINDERNE AVENUE, BRIDGEWATER, NEW JERSEY 08807 subject to the following conditions:

1. The Borough Engineer and Attorney must approve the form and amount of performance bonds and insurance certificates provided by Reivax Contracting Corporation.
2. The Contract is subject to review and approval by the USDA.

Adopted: November 22, 2021

Attest:

  
\_\_\_\_\_  
Betsy Driver, Mayor

  
\_\_\_\_\_  
Sallie Graziano, Borough Clerk

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jessica Hand, Council Member
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Financial Approval  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**ADOPTED**

**RESOLUTION 2021-249**

DOC ID: 3651

**Authorizing Purchase of Equipment for the Borough Public Works Department Totaling \$103,391.44**

Borough of Flemington  
County of Hunterdon

**WHEREAS**, there is a need to purchase equipment for the Borough Public Works Department; and

**WHEREAS**, Borough Council appropriated funds for these purchases in capital Ordinances 2018/09, 2015/04 and the sewer budget; and

**WHEREAS**, purchases to be made are through Powerco, Inc., the approved vendor under the Hunterdon County Educational Services Commission cooperative pricing agreement, Bid # HCESC- Cat/Ser-19-030, detailed as follows:

Land Pride High Flow Cold Planer with side shift and tilt, \$30,129.84;

Land Pride Broom with high flow, \$7,949.82;

Snow blower with high flow motor, \$9,387.27;

(Discount for cooperative pricing agreement, -\$4,746.69)

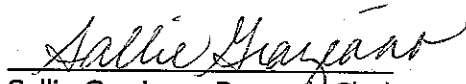
Kubota Compact Track Loader with equipment, \$60,671.20;

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the above-detailed purchases be authorized.

Adopted: Nov. 22, 2021

  
Betsy Driver, Mayor

ATTEST:

  
Sallie Graziano, Borough Clerk

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Caitlin Giles-McCormick, Council President
<b>SECONDER:</b>	Jessica Hand, Council Member
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Runion, Tilly

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 11/22/21 07:30 PM  
Department: Clerk of the Borough  
Category: Land Development  
Prepared By: Sallie Graziano

Initiator: Sallie Graziano  
Sponsors:

**INTRODUCED**

**ORDINANCE 2021-28**

DOC ID: 3647

**An Ordinance of the Borough of Flemington Adopting the  
"Liberty Village Redevelopment Plan, Flemington Borough,"  
Dated November 18, 2021, in Accordance with the Local  
Redevelopment and Housing Law, N.J.S.A. 40A:12A-7**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Act"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, pursuant to Borough Council Resolution 2021-15, the Borough Council designated the Liberty Village Redevelopment Area, identified as Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 70 & 71 on the Borough of Flemington Tax Map (the "**Liberty Village Redevelopment Area**"), as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "**Redevelopment Law**"); and

**WHEREAS**, a draft Liberty Village Redevelopment Plan, dated November 18, 2021 (the "Plan") was prepared by the Borough's Planning Consultant KMA Associates, in consultation with the Mayor and Borough Council and its staff and consultants; and

**WHEREAS**, by Resolution adopted November 22, 2021, the Borough Council referred the proposed Plan to the Borough Planning Board (the "Board") in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7(e) for the purpose of obtaining a report of the Board as to whether the Plan is substantially consistent with the Borough Master Plan or is designed to effectuate the Master Plan, and for any recommendation deemed appropriate by the Board concerning the proposed Liberty Village Redevelopment Plan; and

**WHEREAS**, on December \_\_, 2021, the Board transmitted a report to the Borough Council finding that the Liberty Village Redevelopment Plan, dated November 18, 2021, is substantially consistent with the Flemington Master Plan or is designed to effectuate the Master Plan, and recommending the adoption of the Liberty Village Redevelopment Plan, dated November 18, 2021; and

**WHEREAS**, the Borough Council has determined that the effective Redevelopment of the Liberty Village Redevelopment Area would be stimulated by adopting the Liberty Village Redevelopment Plan as set forth in the attachment to this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Council of the Borough of Flemington, in the County of Hunterdon and the State of New Jersey, as follows:

**Section 1.** The Liberty Village Redevelopment Plan dated November 18, 2021 be and hereby is adopted.

**Section 2.** The Liberty Village Redevelopment Plan, dated November 18, 2021, incorporated herein by reference, as if set forth at length, a copy of which is on file in the office of the Borough Clerk, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7; and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**Section 3.** The Liberty Village Redevelopment Plan, dated November 18, 2021, is consistent with the Borough of Flemington's Master Plan or is designed to effectuate the Plan.

**Section 4.** The Liberty Village Redevelopment Plan, dated November 18, 2021, shall supersede the existing zoning, and the Official Zoning Map is hereby amended to reflect the zoning set forth in the Plan.


**Section 5.** In the event that any section, part or provision of the Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

**Section 6.** This ordinance shall take effect upon final passage, publication, and filing with the Office of the Clerk of Hunterdon County, all as required by law.

Introduced: November 22, 2021.

Adopted:

Attest:

  
Sallie Graziano, Borough Clerk

  
Betsy Driver, Mayor

**ATTACHMENTS:**

- 211118 Liberty Village Redevelopment Plan (PDF)

<b>RESULT:</b>	<b>INTRODUCED [5 TO 1]</b>	<b>Next: 12/13/2021 7:30 PM</b>
<b>MOVER:</b>	Jessica Hand, Council Member	
<b>SECONDER:</b>	Caitlin Giles-McCormick, Council President	
<b>AYES:</b>	Giles-McCormick, Hand, Johnston, Long, Tilly	
<b>NAYS:</b>	Christopher Runion	