



Mayor and Common Council Borough of Flemington

October 24, 2022

Council Meeting Room and Online

I. Call to Order

1. Statement regarding OPMA

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of October 24, 2022 was included in a list-of-meetings notice sent to the Hunterdon County Democrat and Courier-News on Jan. 5, 2022, posted on the bulletin board at Borough Hall on that date, and has remained continuously posted as required. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Borough Clerk.

II. Work Session (7:00 PM)

Roll Call: **Present** - Johnston, Long, Parker, Rosetti, Tilly, Driver; **Excused Absence** - Hand

Mayor Driver introduced HPC members Jennifer Williford and Wendy Orr for a presentation on the 2023 House Tour.

Ms. Williford shared how COVID has slowed down historic house tours in recent years, and what the resumption of the tours will look like in 2023. She introduced several of the other HPC members, including Dennis Schoeb, Wendy Orr, and shared her thanks to Kristen and Tood Cook for committing their home for the 2023 tour. The focus of the tours is to increase tourism, showcase the beauty of the homes, and share the warm and welcoming community with more people.

HPC is working with FCP to design the tours to increase foot traffic in the shops and restaurants in Flemington. They are using a passport-like concept to encourage a loyalty shopping program that combines our history with our commerce. The goal to produce six to eight homes and four buildings. Several homeowners and building owners have already committed. The last year of the tours in 2016 sold approximately 180 tickets, so they are anticipating about between 250 to 350 for 2023. In comparison, the Lambertville House Tours yesterday sold 800 tickets, and the HPC aim is to eventually challenge those numbers. It will be a lot of work to get this off the ground.

Ms. Williford thinks that the Borough is on this cusp the next great thing coming down the pike in Flemington and a great way to get people visiting our town and get the enthusiasm going. She said that they are pursuing a sponsor to fund trolleys as part of the tours, taking people from place to place.

The HPC would borrow from the \$10,000 generated from previous house tours of 2014 and 2016. They will be pursuing sponsorships, and recruiting and training additional volunteers to help. All with the target of rolling out the red carpet on June 3 of 2023.

Session Concluded at 7:18 PM

III. Regular Meeting (7:30 PM)

Flag Salute

Attendee Name	Title	Status	Arrived
Jessica Hand	Council Vice President	Excused	
Malik Johnston	Council Member	Present	
Jeremy Long	Council President	Present	
Tony Parker	Council Member	Present	
Elizabeth Rosetti	Council Member	Present	
Kimberly Tilly	Council Member	Present	
Betsy Driver	Mayor	Present	

1. Mayor's Report

On Friday, October 21, Mayor Driver spoke at the Hunterdon County Economic Development breakfast, talking about all the great things we have going on here in Flemington as well as the generosity of the Hunterdon County Commissioners, especially the grants for the master plan and the harvest festival, and financial support for the fireworks events. She also attended the SAFE in Hunterdon candlelight vigil at the historic courthouse last week. The Mayor appointed Caitlin Giles McCormick to the HPC is alternate to member. Mayor Driver attended the addicted chic anniversary event over the weekend. They've been in business for 40 years. She also took a moment to wish good luck to all the candidates running.

2. Council Members' Reports

Council Member Johnston

Council Member Johnston shared that six dogs were picked up by Animal Control in October. All the dogs had no identification. Please follow the law and license your pets and placed a metal tag on their collars. If anything happens to the pet, the tag can be used to reunite you with your pets.

Council President Long

Council President Long shared news about Halloween on October 31st, from 4:00 pm to 8:00 pm, with road closures possible on Broad Street from Pennsylvania Avenue to William Street and on Bonnell Street from Park Avenue to Shields Avenue. All streets will be open for vehicle and pedestrian traffic, so please proceed with caution. Mr. Long shared several safety tips. And as always, if you see something suspicious, please say something call 911 to feel its emergency and contact the police department right away or call the non-emergency number.

The FCP is helping to produce the annual kids costume parade on Main Street, between Mine Street and Fulper Road, on Thursday, October 27th from 5:00 pm to 8:00

PM. On Friday, October 28th, the FCP is holding a new event called Stangl, which includes an outdoor movie and open cauldron with libations from Lone Eagle Brewing and items from Blue Fish Grill, and a whole lot of surprises in between. On Saturday, October 29th, Flemington will host Harvest Fest, with over 100 vendors, eight local craft breweries and one cidery, plus crafts, great food and entertainment. SAFE of Hunterdon will be the beneficiary. Fifteen businesses are working hard to improve their look of their storefronts, and 15 homeowners are also taking FCP grants to make exterior home improvements. We will show before and after photos in December so stay tuned. The FCP is purchasing new holiday decorations for Main Street. The FCP was awarded Partner of the Year Award last week from the Hunterdon County Department of Economic Development tourism for the significant number of partnerships initiated with the county and their commitment to the economic growth of the entire county. On Monday, October 17, Council President Long took part in the Zoom question and answer session with students in Mr. Georgio's class. It was an honor to have spent some time with these students and to help them understand our local government better. Thank you to the CEA school in Georgia for inviting me into your classroom. Along with the Mayor, Mr. Long attended the candlelight vigil held by SAFE of Hunterdon, and the anniversary event of Addicted Chic.

Council Member Parker

Council Member Parker also attended that SAFE event last Thursday, which was a very special event for him. He has been collecting information from residents and business owners to create an effort to increase engagement in the Borough. He sees that not everyone feels a part of the community. He wants to build an effort about reuniting and getting people involved.

Council Member Rosetti

Council Member Rosetti said that the Fire Marshall reports that all is well. The 2003 Durango vehicle is in need of replacement. Property Maintenance Inspector also reports of no major issues right now.

Council Member Tilly

Council Member Tilly was with Flemington Raritan First Aid and Rescue Squad to discuss fees for non-town sponsored events. The HPC heard no applications at their meeting. She also welcomed Caitlin jobs McCormick as an alternate to the HPC. She thanked Jen Williford and Wendy Orr for presenting information on the house tour that will happen on June 3 of 2023. Ms. Tilly's Halloween Candy Donation effort was a great success, and she thanked Lowe's, Northfield Bank, Shoprite, Walmart, Costco, Robin Lapidus and the FCP. She also thanked a number of individuals for their help. She asked that the for Halloween night, make sure house numbers are visible. The new water towers are now fully operational.

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

Marsha Karrow, 61 Elmwood Avenue, asked when executive session minutes will be approved and released. She shared concern that past executive session minutes are not posted for review by the public. She asked Attorney St. Angelo for a schedule of release dates for these executive session minutes

Attorney St,. Angelo responded that executive session are not posted on the Borough website, but are released upon request. 2022 minutes have not been completely reviewed by legal counsel.

4. Approval of Minutes

Motion To: **Approve Minutes: October 11, 2022 Regular Council Meeting**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

Motion To: **Approve Executive Session Minutes: October 11, 2022 Council Meeting**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

5. Consent Agenda

Consent Agenda: Moved: Tilly; Second: Long; Unanimous approval.

1. RESOLUTION 2022-210: REFUNDING OVERPAYMENT FOR FIRE INSPECTION FEE
2. RESOLUTION 2022-211: AUTHORIZING TURKEY TROT STREET CLOSURES NOVEMBER 24, 2022

Regular Agenda (Start)

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

1. ORDINANCE 2022-20: 2022-20 : 2ND READING & PUBLIC HEARING: ESTABLISHING HANDICAP PARKING SPACES ON THE 200 MAIN STREET PROPERTY

Vote to Open Public Hearing: Motion - Tilly; Second - Parker; Vote - Unanimous Approval

No Public Comments

Vote to Close Public Hearing: Motion - Tilly; Second - Johnston; Vote - Unanimous Approval

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

2. ORDINANCE 2022-21: 2022-21 : 2ND READING & PUBLIC HEARING: ADDING SECTION 1-5 TO THE BOROUGH CODE, ENTITLED "VIOLATIONS AND PENALTIES"

Vote to Open Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

No Public Comments

Vote to Close Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

3. ORDINANCE 2022-22: 2022-22 : 2ND READING & PUBLIC HEARING: ADDING AND AMENDING LEAD PAINT AND FIRE PREVENTION CODE REQUIREMENTS

Vote to Open Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

No Public Comments

Vote to Close Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

4. ORDINANCE 2022-23: 2022-23 : 2ND READING & PUBLIC HEARING: BOND ORDINANCE FOR VARIOUS CAPITAL IMPROVEMENTS

Vote to Open Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

Marsha Karrow, residing at 61 Elwood Avenue, shared her concerns about the use of the Capital Improvement Funds, about the current and anticipated bond notes, and the accumulation of long-term debt in recent years.

Vote to Close Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

5. ORDINANCE 2022-24: 2022-24 : 2ND READING & PUBLIC HEARING: ADDING TWO CROSSWALKS ON STANGL ROAD

Vote to Open Public Hearing: Motion - Tilly; Second - Johnston; Vote - Unanimous Approval

Robin Lapidus, Director of the FCP, discussed the support for creating safe walking paths at Stangl Road from the property owners and businesses .

Vote to Close Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremy Long, Council President
SECONDER:	Kimberly Tilly, Council Member
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

6. ORDINANCE 2022-25: 2022-25 : 2ND READING & PUBLIC HEARING: IMPLEMENTING ONE-WAY LIMITS ON CORCORAN STREET AND NORTH PLACE

Vote to Open Public Hearing: Motion - Tilly; Second - Johnston; Vote - Unanimous Approval

Paula Baldwin, of the Sextant Group LLC, which owns two properties adjacent to Corcoran Street, asked for the Council not to pass this ordinance. She shared concern that this will limit the development options of those lands.

Vote to Close Public Hearing: Motion - Tilly; Second - Long; Vote - Unanimous Approval

Vote to Amend Ordinance 2022-25 to change the one-way direction on Corcoran Street (between Park Avenue and Allen Street) to Eastbound: Motion - Tilly; Second - Johnston; Vote - Johnston Yes, Long Yes, Parker Yes, Rosetti Yes, Tilly Yes. Amendment Adopted.

RESULT:	TABLED [UNANIMOUS]	Next: 11/14/2022 7:30 PM
MOVER:	Kimberly Tilly, Council Member	
SECONDER:	Jeremy Long, Council President	
AYES:	Johnston, Long, Parker, Rosetti, Tilly	
EXCUSED:	Jessica Hand	

7. ORDINANCE 2022-26: 2022-26: 1ST READING: ESTABLISHING A MID-BLOCK CROSSWALK AT SPRING STREET

RESULT:	INTRODUCED [UNANIMOUS]	Next: 11/14/2022 7:30 PM
MOVER:	Kimberly Tilly, Council Member	
SECONDER:	Jeremy Long, Council President	
AYES:	Johnston, Long, Parker, Rosetti, Tilly	
EXCUSED:	Jessica Hand	

8. ORDINANCE 2022-27: 2022-27 : 1ST READING: EMERGENCY EASEMENT FOR POLICE DEPARTMENT ACCESS

RESULT:	INTRODUCED [UNANIMOUS]	Next: 11/14/2022 7:30 PM
MOVER:	Kimberly Tilly, Council Member	
SECONDER:	Malik Johnston, Council Member	
AYES:	Johnston, Long, Parker, Rosetti, Tilly	
EXCUSED:	Jessica Hand	

9. RESOLUTION 2022-212: AUTHORIZING THE RARITAN TOWNSHIP ENGINEER TO SUBMIT A JOINT APPLICATION WITH THE BOROUGH OF FLEMINGTON FOR A STORMWATER TECHNICAL ASSISTANCE GRANT TO CONDUCT A STORMWATER UTILITY FEASIBILITY STUDY

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

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

8. Attorney's Report

Attorney St. Angelo shared the status of the 200 Main Street property and the Police Department eventual move into the building. Additionally, for next meeting, a developer's agreement of the "spice factory building" will be on the agenda. The developers agreement lays out statutory and ordinance requirements of the developer such as all the bonds they have to post its for this project, their affordable housing obligations, the deed restrictions, and that they have to affirmatively market the units etc.

9. Payment of the Bills

Motion To: **Pay the Bills in the Amount of \$2,274,590.14**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

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

1. RESOLUTION 2022-213: 2022-213 : EXECUTIVE SESSION TO DISCUSS NEGOTIATION OF POTENTIAL AMENDMENT OF RDA FOR LIBERTY VILLAGE

Executive Session began at 8:32 PM and was concluded at 8:48 PM.

In Attendance: Johnston, Long, Parker, Rosetti, Tilly, Driver, St. Angelo, Humphrey

No action was taken during this session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand

Adjournment

Motion To: **Adjourn**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kimberly Tilly, Council Member
SECONDER:	Jeremy Long, Council President
AYES:	Johnston, Long, Parker, Rosetti, Tilly
EXCUSED:	Jessica Hand