BOROUGH OF FLEMINGTON
SPECIAL COUNCIL MEETING
MARCH 5, 2024

Mayor Karrow called the meeting to order at 5:34 p.m. announcing that all laws governing Open Public Meetings Act have been met and that this meeting has been duly advertised.

SALUTE TO THE FLAG

Mayor Karrow stated a notice was provided as required. The annual meeting notice is on file in the Office of the Municipal Clerk for public inspection.

ATTENDANCE ROLL CALL:

Councilwoman Susan Engelhardt	Present
Councilwoman Adrienne Fusaro	Present
Councilman Trent Levitt	Present
Councilman Jeremy Long	Present
Councilman Tony Parker	Present
Councilwoman Elizabeth Rosetti	Present
Mayor Marcia Karrow	Present

Also Present:
Carla Conner, Borough Clerk
Chris Corsini, Borough Attorney

WORK SESSION: 2024 BUDGET:

Ed Kerwin, the Borough Tax Assessor gave an analysis of the property values in the Borough. Council President Long asked Mr. Kerwin how much the property values have increased compared to last year. Mr. Kerwin discussed the reassessment results for 2024 compared to 2023. Mr. Kerwin stated empty retail space are filling up, houses are selling at higher prices and redevelopment in the Borough is the main reasons the assessment is higher in 2024.

REGULAR AGENDA:

1. RESOLUTION 2024-47 - AUTHORIZING THE HIRING OF KEITH GRABOWSKI AS THE TEMPORARY ELECTRICAL SUBCODE OFFICIAL

WHEREAS, the Borough of Flemington is in need of a temporary Electrical Subcode Official; and

WHEREAS, Mr. Grabowski is the most qualified to perform the duties of the Temporary Electrical Subcode Official; and

WHEREAS, Mr. Grabowski will be compensated a salary of $45.00 an hour; and

NOW THEREFORE IT BE RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that Keith Grabowski is hired effective immediately as the temporary Electrical Subcode Official with a salary of $45.00 an hour and will adhere to the above requirements.

A ***MOTION*** was made by Council President Long to approve the Resolution, seconded by Councilman Parker and on Roll Call the following was recorded:

Councilwoman Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilman Levitt	Yes
Council President Long	Yes
Councilman Parker	Yes
Council Vice President Rosetti	Yes

Motion carried.

2. RESOLUTION 2024-48 - REFERRING ORDINANCE 2024-01 TO THE FLEMINGTON BOROUGH PLANNING BOARD FOR FINDINGS AND REVIEW, 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 "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, pursuant to Resolution No. 2021-15 adopted on October 12, 2021, the Borough Council designated the Liberty Village Redevelopment Area, identified as Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 70 and 71 in the Borough of Flemington Tax Map (the "Liberty Village Redevelopment Area"), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, pursuant to Ordinance No. 2021-28 finally adopted on December 13, 2021, the Borough Council adopted the "Liberty Village Redevelopment Plan, Flemington Borough" dated November 18, 2021, with non-substantive revisions reflected in an updated plan dated December 5, 2021 (the "2021 Liberty Village Redevelopment Plan"), to govern the redevelopment of the Liberty Village Redevelopment Area; and

WHEREAS, a draft "Liberty Village Phase 1 Redevelopment Plan", dated March 1, 2024 (the "Liberty Village Phase 1 Redevelopment Plan"), was prepared by the Borough's Planning Consultant, Kyle + McManus Associates, in consultation with the Mayor and Borough Council and the Borough's staff and consultants; and

WHEREAS, the Borough Council has introduced, or intends to introduce, an ordinance approving the Liberty Village Phase 1 Redevelopment Plan (the "Ordinance"); and

WHEREAS, the Liberty Village Phase 1 Redevelopment Plan shall govern a portion of the Liberty Village Redevelopment Area consisting of Block 35, Lots 31, 53, 54, 69, 70 and 71 and a portion of Lot 22, as described therein; and

WHEREAS, upon adoption of the Ordinance, the Liberty Village Phase 1 Redevelopment Plan shall supersede and replace, in its entirety, the 2021 Liberty Village Redevelopment Plan, which 2021 Liberty Village Redevelopment Plan shall be thereby rescinded; and

WHEREAS, the Borough may adopt one or more subsequent redevelopment plans to govern the portions of the Liberty Village Redevelopment Area not governed by the Liberty Village Phase 1 Redevelopment Plan; and

WHEREAS, in accordance with the provisions of the Redevelopment Law, specifically N.J.S.A. 40A:12A-7(e), prior to the adoption of the Ordinance, the Borough Planning Board shall transmit to the Borough Council, within 45 days after referral, a report containing its recommendation concerning the Liberty Village Phase 1 Redevelopment Plan, including an identification of any provisions in the Liberty Village Phase 1 Redevelopment Plan which are inconsistent with the Borough Master Plan and recommendations concerning these inconsistencies, and any other matters as the Planning Board deems appropriate;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, New Jersey, as follows:

Section 1. The Borough Council hereby refers the Liberty Village Phase 1 Redevelopment Plan to the Borough Planning Board for its review and comment, as provided by N.J.S.A. 40A: 12A-7(e).

Section 2. This Resolution shall take effect immediately.

A ***MOTION*** was made by Council President Long to approve the Resolution, seconded by Councilwoman Fusaro and on Roll Call the following was recorded:

Councilwoman Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilman Levitt	Yes
Council President Long	Yes
Councilman Parker	Yes
Council Vice President Rosetti	Yes

Motion carried.

3. ORDINANCE 2024-01 - AN ORDINANCE OF THE BOROUGH OF FLEMINGTON ADOPTING THE "LIBERTY VILLAGE PHASE 1 REDEVELOPMENT PLAN", DATED JANUARY 23, 2024, AND RESCINDING THE "LIBERTY VILLAGE REDEVELOPMENT PLAN, FLEMINGTON BOROUGH", DATED NOVEMBER 18, 2021, AS AMENDED, IN ACCORDANCE WITH THE LOCAL REDEVLOPMENT 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 "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, pursuant to Resolution No. 2021-15 adopted on October 12, 2021, the Borough Council designated the Liberty Village Redevelopment Area, identified as Block 35, Lots 22, 23, 24, 25, 31, 53, 54, 69, 70 and 71 in the Borough of Flemington Tax Map (the "Liberty Village Redevelopment Area"), as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, pursuant to Ordinance No. 2021-28 finally adopted on December 13, 2021, the Borough Council adopted the "Liberty Village Redevelopment Plan, Flemington Borough" dated November 18, 2021, with non-substantive revisions reflected in an updated plan dated December 5, 2021 (the "2021 Liberty Village Redevelopment Plan"), to govern the redevelopment of the Liberty Village Redevelopment Area; and

WHEREAS, a draft "Liberty Village Phase 1 Redevelopment Plan", dated March 1, 2024 (the "Liberty Village Phase 1 Redevelopment Plan"), was prepared by the Borough's Planning Consultant, Kyle + McManus Associates, in consultation with the Mayor and Borough Council and the Borough's staff and consultants; and

WHEREAS, the Liberty Village Phase 1 Redevelopment Plan shall govern a portion of the Liberty Village Redevelopment Area consisting of Block 35, Lots 31, 53, 54, 69, 70 and 71 and a portion of Lot 22, as described therein; and

WHEREAS, upon adoption of this ordinance, the Liberty Village Phase 1 Redevelopment Plan shall supersede and replace, in its entirety, the 2021 Liberty Village Redevelopment Plan, which 2021 Liberty Village Redevelopment Plan shall be thereby rescinded; and

WHEREAS, the Borough may adopt one or more subsequent redevelopment plans to govern the portions of the Liberty Village Redevelopment Area not governed by the Liberty Village Phase 1 Redevelopment Plan; and

WHEREAS, by Resolution adopted on March 5, 2024, the Borough referred the proposed Liberty Village Phase 1 Redevelopment Plan to the Borough Planning Board (the "Board") in accordance with the provisions of the Redevelopment Law, specifically N.J.S.A. 40A:12A-7(e), for the purpose of obtaining a report of the Board containing its recommendations concerning the Liberty Village Phase 1 Redevelopment Plan, including an identification of any provisions which are inconsistent with the Borough Master Plan and recommendations regarding these inconsistencies, and any other matters as the Board deems appropriate concerning the proposed Liberty Village Phase 1 Redevelopment Plan; and

WHEREAS, to the extent of any report transmitted to the Borough Council within 45 day following such referral, the such report and any recommendations contained therein have been reviewed by the Borough Council; and

WHEREAS, in the case of any such recommendations that have been approved by the Borough Council, the Borough Council has reflected such approval by a vote of a majority of the full membership thereof, and has caused such changes to be incorporated into the Liberty Village Phase 1 Redevelopment Plan; and

WHEREAS, in the case of any such recommendations that have not been approved or have been changed by the Borough Council, the Borough Council has reflected such disapproval or change by a vote of a majority of the full membership thereof, and has caused the reasons for not following the recommendations to be recorded in its minutes; and

WHEREAS, pursuant to N.J.S.A. 40:27-6.10, notice of the introduction of this Ordinance has been given to the Hunterdon County Planning Board at least 10 days prior to the public hearing hereon;

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

Section 1. The Liberty Village Phase 1 Redevelopment Plan is hereby adopted. The Liberty Village Phase 1 Redevelopment Plan supersedes and replaces, in its entirety, the 2021 Liberty Village Redevelopment Plan, which 2021 Liberty Village Redevelopment Plan is hereby rescinded.

Section 2. The Liberty Village Phase 1 Redevelopment Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7 and is otherwise in conformance with the provisions of the Redevelopment Law.

Section 3. The Liberty Village Phase 1 Redevelopment Plan is consistent with the Borough Master Plan or is designed to effectuate the Borough Master Plan.

Section 4. The Liberty Village Phase 1 Redevelopment Plan shall supersede the existing zoning, and the Official Zoning Map is hereby amended to reflect the zoning set forth therein.

Section 5. In the event that any section, part or provision of this Ordinance shall be held to be unenforceable or invalid in 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.

A ***MOTION*** was made by Council President Long to introduce the Ordinance, seconded by Councilman Parker and on Roll Call the following was recorded:

Councilwoman Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilman Levitt	Yes
Council President Long	Yes
Councilman Parker	Yes
Council Vice President Rosetti	Yes

Motion carried.

PUBLIC COMMENTS – SESSION I:
There was no public comment.

ADJOURNMENT:

A ***MOTION*** was made by Council President Long to adjourn the meeting. and was seconded by Councilman Parker with a vote of all ayes.

Adopted: April 8, 2024

ATTEST:

Carla Conner, Borough Clerk

Marcia Karrow, Mayor