BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
OCTOBER 15, 2024

Mayor Karrow called the meeting to order at 7:01 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

MAYOR'S REPORT:
Mayor Karrow explained the Best Practices that is due on October 25, 2024 and explained the grant application, the historic map Ordinance that will be approved tonight and the abatement program.

Mayor Karrow updated Council and the public on the retail only Ordinance on Main Street and the progress on Teaberry's.

COUNCIL MEMBER REPORTS

COUNCIL PRESIDENT LONG:
Council President Long reported that OEM's Emergency Operation Plan is on the agenda tonight for adoption. Council President Long also reported that he thinks the Council needs to have a conversation on zoning laws and fees to change the Ordinance.

COUNCIL VICE PRESIDENT ROSETTI:
Council Vice President Rosetti reported thanked the committee members of the Shade Tree who have helped with the creation of the Community Forestry Program that is on the agenda tonight for adoption.

COUNCILWOMAN ENGELHARDT:

Councilwoman Engelhardt thanked the DPW Supervisor, Mike Campion and Borough Engineer, Terry Vogt for moving fast on the Park Trails Grant. Councilwoman Engelhardt apologized to the Police Department stating she misspoke about temporary bike signage not being located on electric poles, Dr. Warren Buckleitner was appointed to RFSD open seat balance of term approximately for one year. Councilwoman Engelhardt also reported the Samuel Fleming House held a successful pumpkin event where a 100 people attended, the next event will be held November 2, 2024 called Cookies, Coffee, Cops and K9.

Councilwoman Engelhardt continued her and Council members have been getting calls from the public on various types of construction issues, especially zoning. The employees in the Construction Department have a very difficult task of interpreting our intentions and goals such as Ordinances and the Master Plan. I would like to propose Flemington Borough form a subcommittee to try to address frequently asked questions on the website such as windows roofs paint colors accessory buildings signs, building decks, and just in generals, where do I go first?

Councilwoman Engelhardt started this process with the construction TA last year, unfortunately we couldn't find availability at the time, but I spoke to the zoning officer recently and we are dedicated to moving that goal forward.

Councilwoman Engelhardt understands PB is reforming the committee since 2023 to review zoning ordinances zone by zone retail.

Master plan define our ideals and aspiration but we should not rule by aspirational zoning.

- SIC Codes can be helpful and limiting
- Cannot redo the entire ordinance all at once
- Could provide more flexibility while amending ordinance by allowing for the zoning officer's discretion in certain outlined situations
- Procedure whereby the zoning, construction and permitting offices work together would be helpful
- Resolution compliance procedure by the Planning Board will help as well.
- Team with landlords to help potential retail spaces to help them convert old and empty offices into retail.
- Clinton does not have the limit on first floor office space ordinance.

COUNCILWOMAN FUSARO:

Councilwoman Fusaro read her report which is attached.

Adrienne Fusaro Comments
October 15, 2024

In 1933, the United States government faced a housing shortage. Thus, the Federal Housing Administration was established in 1934

The government's efforts were "primarily designed to provide housing to white, middle-class, lower-middle-class families. Black Americans and other people of color were left out of the new suburban communities — and pushed instead into urban housing projects.

The FHA refused to insure mortgages in and near black neighborhoods. This policy came to be known as redlining by banks and mortgage providers.

At the same time, the FHA was subsidizing builders who were mass-producing entire subdivisions for whites — ***with the requirement that none of the homes be sold to black Americans***. The New Deal's FHA was basically a "state-sponsored system of segregation.

Credit worthy applicants were denied a loan for housing in these homes even though the applicant may otherwise be eligible for the loan. This lending structure STILL exists today.

The FHA's theory was that when black Americans moved into FHA neighborhoods, the value of properties declined**. This was not based on fact – it was based on a biased theory**.

In fact, when black Americans tried to buy homes in all-white neighborhoods or in mostly white neighborhoods, **property values rose because black Americans were more willing to pay more for properties than whites were,** simply because their housing supply was so restricted and there were fewer choices.

Red lining was given birth to by the New Deal.

The federal government created color coded maps of every metropolitan area in the country.

These color codes were designed to indicate where it was safe to insure mortgages. Where Americans who were black lived or anywhere where Americans who are black lived nearby were colored red to indicate to appraisers that these neighborhoods were too risky to insure mortgages

- Those maps were color-coded by first the Home Owners Loan Corp.
- Next by the Federal Housing Administration.
- Finally, they were adopted by the Veterans Administration.

In 2023 I was able to visit the National WW 2 Museum in New Orleans. Fun Fact from the tour – 1.2M Black Americans were serving in our Military at the end of WW2. Only 4 thousand were

enrolled in 1941. The GI Bill they were eligible for encouraged loans for newly built homes, prompting the surge of new suburbs and an upswing in construction.

The first two years after the war ended, 40 percent of mortgages issued were guaranteed by the Veterans Administration. In 1956 the GI Bill of Rights ended. **The black men and women true blue patriotic Americans who served our country at home and abroad were denied those benefits they had earned – because the FHA 'said so'.**

Studies by the NYC Furman Center and the Cleveland Park (Washington DC) Smart Growth Organization, Columbia University and the Urban Institute specifically – in their document:

Preservation and Social Inclusion: Preservation's Reckoning – Examing Questions of Exclusion, Shifting Policy Toward Inclusion . . .

These all focus on the danger in allowing historic districts to blossom unfettered. Especially for homes built from 1934 through 1968. This places additional burden on non-white homeowners to meet the restrictive requirements of maintaining a historic home.

I live in one built in 1913 – and I assure you -it is not for everyone.

When your highly decorated former military officer – Green Beret Delta Force father had to move his family into his newly built home in 1978 in Western NY - **at 11 o'clock at night** when they returned from West Germany . . . and you have "Keep America Clean – Kill All the N-Bombs" painted on your garage in Red –

This history matters. That was us. That was my family.

For those residents I spoke to when I was campaigning and those who have reached out to me post the the August 27 Joint HPC and Planning Board Meeting – *I thank you*.

I remain committed to not allowing the entire Borough to be designated as Historic while I serve you on your council. I make that commitment understanding that we **DO** have a stock of homes that were built when the FHA was running amok.

Fast forward to the Flemington NJ Planning Board joint meeting with the Historic Preservation Committee on, August 27, 2024. A comment was made by a member of the Planning Board regarding the 'entire town' could be made into a Historic District a few minutes before we reached the 2 Hour mark.

At this time in the publicly available recording you will hear these three phrases :

- 65 % national recognized historic district – we are a patchwork but it is "Historic Flemington"
- I don't understand your point.
- **I'm not sure it matters what the house was built under. (IE in response to my mention of FHA loans).**

My response to the third bullet point – my specific words were: Because it didn't impact your family. You can hear me say this at the 2 Hour and 54 Second mark on the publicly available recording.

Again – let me repeat: **Because it didn't impact your family.**

Under no circumstances did I refer to **'You People'**.

Between 3:30 PM and 6:00 PM on Monday October 14th – I heard this nasty, arrogant, and bigoted terminology was used by me towards a member of the Planning Board in response to their comments.

That never happened. It's on a PUBLICLY AVAILABLE recording of the meeting.

One more time: My response – my specific words were: Because it didn't impact your family.

I was raised better than to use a phrase such as 'you people'. It would have caused my mom to wash my mouth out with a drop of Palmolive on a sponge. There are racial and class connotations to its usage.

Finally - I never accused anyone of being a racist.

I just told the truth. We all come from different backgrounds and families – and what is truth of our lived experiences is not the truth for others.

COUNCILMAN LEVITT:
Councilman Levitt reported he will be attending the Shade Tree Conference in Atlantic City on October 17, 2024 to received NJ Urban & Community Forestry Community Representative Training. This will satisfy some requirements for a few grants from NJ Urban & Community Forestry.

Councilman Levitt also reported he is working on the Borough website to create fillable PDF forms to be posted on the website and he attended the pumpkin decorating event at the Fleming Castle and decorated his pumpkin to look like Puppycat from the animate web series, Bee and Puppycat.

Councilman Levitt continued that at the last HPC meeting, they approved one project which was Teaberry's and the HPC will host a historic Walking Tour on November 2, 2024. The next HPC meeting will be held October 16, 2024. Councilman Levitt also reported that he would like to get rid of the SIC codes for Zoning and he does not want all retail on Main Street

Councilman Levitt also reminded residents that the free rabies clinic will be held November 2, 2024 at the Flemington Fire House

COUNCILMAN PARKER:
Councilman Parker stated after listening to the Council reports he thinks you have to get more people involved in the Zoning issues. Councilman Parker reported he is working on the next newsletter.

PUBLIC COMMENTS – SESSION I:
Aileen Wolfe Goldhirsh from Flemington Borough, stated she has traffic concerns on crosswalk area at Mine Street, Park Ave. and Academy Street do not have warning signs for drivers to stop for pedestrians. Also, the light at Mine Street and Llyod Ave. flashes on and off making it difficult for pedestrians to see well when walking at night. Ms. Wolfe Goldhirsch handed out a list of the public's traffic concerns.

Police Chief Rotella discussed ways they are monitoring speeding on Borough roads.

Robin Lapidus, from FCP stated having more business in the Borough will slow down the traffic. Ms. Lapidus went over the events in October including the Roxy ballet during the Sip and Stroll on October 17, 2024, the Witch Walk and Moon Walk will be held October 25, 2024 and FCP will decorate the Court Street Park for the kids Halloween extravaganza on October 27, 2024.

Caroline Cuperwich from Flemington Borough, stated she bought her house in the Borough on July 31, 2023, the title company then estimated her taxes would be $3715 for the year and she worked with her mortgage company to put money aside in escrow for her taxes. Ms. Cuperwich now has to pay the mortgage company $11,000 in taxes for 2024, which is a 25% increase. Ms Cuperwich spoke with the County Tax Assessor and he stated because of the housing market being so high that as soon as you purchase a property, it means Ms. Cuperwich is agreeing that this what the property

is assessed at even though there was no work done on the house. Ms. Cuperwich went over ideas she had regarding the matter. Mayor Karrow stated any tax issues lays with the State and suggested that the Borough Tax Assessor come to her house if the taxes are correct.

Brian Beckenbaugh from Flemington Borough, is concerned of speeding on Mine Street and asked about placing speed bumps on the road. Mayor Karrow explained what the Borough is looking at regarding speeding.

APPROVAL OF MINUTES:

Regular Session September 23, 2024

A ***MOTION*** was made by Council President Long to approve the minutes, seconded by Councilwoman Fusaro with a vote of all ayes.

Executive Session September 23, 2024

A ***MOTION*** was made by Council President Long to approve the minutes, seconded by Councilwoman Fusaro with a vote of all ayes.

INTRODUCTION OF ORDINANCE:

A ***MOTION*** was made by Council President Long to amend the agenda to and introudce Ordinance 2024-23 at the end of the meeting, seconded by Councilwoman Fusaro with a vote of all ayes.

PUBLIC HEARING:

2. ORDINANCE 2024-21 - AN ORDINANCE AMENDING CHAPTER FOUR (LICENSING) TO INSTITUTE REGULATIONS FOR ADVERTISING SIGNAGE IN CERTAIN INSTANCES

A ***MOTION*** was made by Council President Long to open the Public Hearing, second by Councilman Parker with a vote of all ayes.

Mayor Karrow explained the Ordinance to the public.

There being no one from the public who wished to speak, Mayor Karrow closed the public hearing.

A ***MOTION*** was made by Council President Long to close the Public Hearing, second by Councilwoman Fusaro with a vote of all ayes.

A ***MOTION*** was made by Council President Long to adopt the Ordinance, second 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.

3. ORDINANCE 2024-22 - AN ORDINANCE AMENDING CHAPTER TWENTY-SIX (ZONING) SECTION 2631 (SIGNS) TO AMEND THE REGULATIONS FOR TEMPORARY SIGNAGE

A ***MOTION*** was made by Council President Long to open the Public Hearing, second by Councilwoman Fusaro with a vote of all ayes.

Mayor Karrow explained the Ordinance to the public.

There being no one from the public who wished to speak, Mayor Karrow closed the public hearing.

A ***MOTION*** was made by Council President Long to close the Public Hearing, second by Councilman Parker with a vote of all ayes.

A ***MOTION*** was made by Council President Long to adopt the Ordinance, second 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.

REGULAR AGENDA:

4. RESOLUTION 2024-137 - AUTHORIZING THE ADOPTION OF RULES AND REGULATIONS FOR THE FLEMINGTON BOROUGH POLICE DEPARTMENT

WHEREAS, in accordance with N.J.S.A. 40A:14-118 and pursuant to Section 2-4.1 and 2-4-3 of the Flemington Borough Code, the Mayor and Borough Council of the Borough of Flemington are designated as the "appropriate authority" under the statute and authorized to act in all matters relating to the police function in the Borough of Flemington as a body; and

WHEREAS, the appropriate authority, in consultation with the Flemington Borough Police Department, has developed the attached Rules and Regulations pursuant to the foregoing authority; and

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the aforementioned Rules and Regulations are hereby adopted.

A ***MOTION*** was made by Councilman Parker to approve the Resolution, second by Council President Long 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 Roselli	Yes

Motion carried.

5. RESOLUTION 2024-138 - RESOLUTION AUTHORIZING A TRUST FUND GRANT APPLICATION

WHEREAS, the Hunterdon County Open Space, Farmland & Historic Preservation Trust Fund ("County Open Space Trust Fund"), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and,

WHEREAS, the Borough of Flemington desires to further the public interest by obtaining a matching grant of $150,000.00 from the County Trust Fund to fund the following project: Tuccamirgan Park Improvements; and,

WHEREAS, the governing body/board has reviewed the Municipal Park and Recreation Grant Program application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, the County of Hunterdon shall determine whether the application is complete and in conformance with the scope and intent of the Municipal Park and Recreation Grant Program and the Hunterdon County Open Space Trust Fund; and,

WHEREAS, the applicant is willing to use the County Open Space Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Hunterdon for the above named project and ensure its completion on or about the project contract expiration date.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of September 20th,2024, as established by the County; and,
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council of the Borough of Flemington has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and,
3. That *the* Mayor and Council of the Borough of Flemington is committed to providing a 25% cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Project contract, or other documentation will be considered eligible for reimbursement.
5. That The Mayor and Council of the Borough of Flemington agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

A ***MOTION*** was made by Council President Long to approve the Resolution, second by Councilwoman Engelhardt 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.

6. RESOLUTION 2024-139 - AWARD OF CONTRACT TO CROSSROADS PAVING (386 SOUTH STREET, SUITE 169, NEWARK, NJ 07105) FOR THE WILLIAM STREET ROADWAY IMPROVEMENT PROJECT

WHEREAS, the Borough has determined there is a need for roadway improvements for William Street as noted in the Borough's Invitation to Bid; and

WHEREAS, a notice of advertisement for bids and an Invitation to Bid were prepared for said project and advertised in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq; and

WHEREAS, sealed bids were opened and read on October 1, 2024 at 10:00 am, in accordance with the requirements of the Local Public Contracts Law; and

WHEREAS, four (4) bids were received as follows:

	Total Bid
1. Crossroads Paving	$209,675.00
2. Your Way Construction	$227,503.89
3. Top Line Construction Corp.	$291,333.08
4. Reivax Contracting	$297,411.50

WHEREAS, Terrence Vogt, P.E. Consulting Architect, and William Hance, Chief Financial Officer, have reviewed the bids and recommend that the award of contract be made to Crossroads Paving in the amount of $209,675.00 as the lowest responsive and responsible bidder; and

WHEREAS, Christopher M. Corsini, Esq., Borough Attorney, has further reviewed the bid proposal package of the lowest responsible bidder, declares said proposal to be in conformance with the Borough's Instructions to Bidders and the Local Public Contracts Law and recommends an award of contract to Crossroads Paving, as the lowest responsive and responsible bidder; and

WHEREAS, the availability of funds has been certified by William Hance, Chief Financial Officer pursuant to N.J.A.C. 5:30-5.1 and 5.2.

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

1. An award of contract for the William Street Roadway Improvement Project, as outlined hereinabove, is hereby made to Crossroads Paving as the lowest responsive and responsible bidder in the amount of $209,675.00.

2. Mayor Marcia Karrow and Borough Clerk Carla Conner are hereby authorized to execute the Borough's standard form of Contract for Goods and Services referenced herein and made a part of this award of contract as well as any non-substantive modifications thereto and related constituent documents.

3. The Borough Clerk, Carla Conner, is directed to forward a certified copy of this Resolution to the Chief Financial Officer, Consulting Engineer, Borough Attorney, and Crossroads Paving.

A ***MOTION*** was made by Council Presdient Long to approve the Resolution, second by Councilwoman Engelhardt 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.

7. RESOLUTION 2024-140 - AUTHORIZING SUBMISSION OF A COMMUNITY FORESTRY PROGRAM AS PREPARED BY THE FLEMINGTON BOROUGH SHADE TREE COMMISSION PURSUANT TO THE NEW JERSEY SHADE TREE AND COMMUNITY FORESTRY ASSISTANCE ACT (N.J.S.A. 13:1L-17.1 ET SEQ)

WHEREAS, the New Jersey Shade Tree and Community Forestry Assistance Act, under the administration of the State of New Jersey Department of Environmental Protection, authorizes local governments to develop and submit to the State Forester comprehensive forestry plans; and

WHEREAS, a primary purpose of this plan, as contemplated by the Act, is to facilitate the awarding of grants to local governments and shade tree commissions applying for assistance in the development and implementation of the aforementioned comprehensive community forestry plan; and

WHEREAS, the Shade Tree Commission has prepared a Community Forestry Plan in compliance with the foregoing statute which is attached hereto; and

WHEREAS, N.J.S.A. 13:1L-17.1 et seq requires the affirmance of the governing body to submit the aforementioned plan to the State Forester.

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the Mayor is authorized to execute and submit the attached Community Forestry Plan to the New Jersey State Forester.

Council Vice President explained the Resolution.

A ***MOTION*** was made by Council President Long to approve the Resolution, second by Councilman Parker 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.

8. RESOLUTION 2024-141 - AWARD OF CONTRACT TO MSP CONSTRUCTION CORP (19-B MINNEAKONIG ROAD, FLEMINGTON, NJ 08822) FOR THE MAIN STREET SANITARY SEWER IMPROVEMENT PROJECT

WHEREAS, the Borough has determined there is a need for improvements to the Main Street Sanitary Sewer as noted in the Borough's Invitation to Bid; and

WHEREAS, a notice of advertisement for bids and an Invitation to Bid were prepared for said project and advertised in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq; and

WHEREAS, sealed bids were opened and read on August 22, 2024 at 11:00 am, in accordance with the requirements of the Local Public Contracts Law; and

WHEREAS, four (4) bids were received as follows:

	Total Bid
5. MSP Construction Corp.	$898,710
6. Reivax Contracting	$989,940
7. Montana Construction	$1,468,310
8. Z Brothers Contractors, Inc.	$1,488,540

WHEREAS, Robert Martucci, P.E. Consulting Engineer, and William Hance, Chief Financial Officer, have reviewed the bids and recommend that the award of contract be made to MSP Construction Corp., in the amount of $898,710 as the lowest responsive and responsible bidder; and **WHEREAS**, Christopher M. Corsini, Esq., Borough Attorney, has further reviewed the bid proposal package of the lowest responsible bidder, declares said proposal to be in conformance with the Borough's Instructions to Bidders and the Local Public Contracts Law and recommends an award of contract to MSP Construction Corp., as the lowest responsive and responsible bidder; and

WHEREAS, the award of contract is subject to the approval of the project by the New Jersey Department of Environmental Protection; and

WHEREAS, the availability of funds has been certified by William Hance, Chief Financial Officer pursuant to N.J.A.C. 5:30-5.1 and 5.2.

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

4. An award of contract for the Main Street Sanitary Sewer Improvement Project, as outlined hereinabove, is hereby made to MSP Construction Corp., as the lowest responsive and responsible bidder in the amount of $898,710.

5. Mayor Marcia Karrow and Borough Clerk Carla Conner are hereby authorized to execute the Borough's standard form of Contract for Goods and Services referenced herein and made a part of this award of contract as well as any non-substantive modifications thereto and related constituent documents.

6. The Borough Clerk, Carla Conner, is directed to forward a certified copy of this Resolution to the Chief Financial Officer, Consulting Engineer, Borough Attorney, and MSP Construction Corp.

A ***MOTION*** was made by Council Presdient Long to approve the Resolution, second by Councilwoman Fusaro 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.

9. RESOLUTION 2024-142 - RESOLUTION AUTHORIZING A NEW EMERGENCY OPERATIONS PLAN

WHEREAS, P. L. 1989, c. 222 mandates the development and approval of Emergency Operations Plans for all municipalities, counties and the State; and

WHEREAS, an Emergency Operations Plan will allow the Borough of Flemington ("the Borough") in correlation with its Office of Emergency Management to better prepare and manage emergencies; and

WHEREAS, the Borough must submit an Emergency Operations Plan through the County Office of Emergency Management to the State Office of Emergency Management for initial review and approval, and will require recertification every four (4) years; and

WHEREAS, the Borough is in receipt of an Emergency Operations Plan and a request from its Office of Emergency Management for formal adoption; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey that it hereby authorizes and adopts a newly revised Municipal Emergency Operations Plan attached hereto and made part hereof.

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby authorized and directed to send a certified true copy of this Resolution to the Hunterdon County Office of Emergency Management Coordinator.
A ***MOTION*** was made by Council President Long to approve the Resolution, second by Councilman Parker 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.

INTRODUCTION OF ORDINANCE:

Borough Attorney, Chris Corsini read the amended Ordinance that was tabled.

1. ORDINANCE 2024-21 - AN ORDINANCE OF THE BOROUGH OF FLEMINGTON ADOPTING AN AMENDED HISTORIC DISTRICT MAP AND REMOVE THE GARAGE

BEHINE 8 NEW YORK, BLOCK 19, LOT 7 AVENUE AS A CONTRIBUTING STRUCTURE IN THE HISTORIC DISTRICT

WHEREAS, pursuant to Resolution 2024-14, the Planning Board of the Borough Flemington recommended the adoption of an amendment to the Borough's Historic District Map; and

WHEREAS, the procedural history and posture of this amendment are delineated in Resolution 2024-14 as appended hereto as Exhibit A; and

WHEREAS, pursuant to Section 1631(L)(3)(j), subsequent to the receipt of the report of the Planning Board, the governing body shall act upon the proposed designation list and map and may approve, reject or modify by ordinance the designation recommendations made by the Planning Board.

WHEREAS, upon request of the property owner, the Planning Board reviewed the garage at 8 New York Avenue, Block 19, Lot 7, and determined it was not a contributing structure in the historic district, pursuant to Resolution 2024-14 adopted on August 27, 2024; and

WHEREAS, John D. S. Hatch, FAIA, LEED AP of Clarke Caton Hintz, has prepared an amended historic district map dated September 9, 2024, and attached hereto as Exhibit B; and

WHEREAS, it is now appropriate for the Borough to adopt the above-referenced amended map.

NOW THEREFORE BE IT ORDAINED by the Mayor and the Borough Council of the Borough of Flemington as follows:

Section I

The report of the Planning Board of the Borough Flemington, as conveyed to the Borough Council pursuant to Resolution No. 2024-14 (appended hereto as Exhibit A), is hereby approved pursuant to the power delegated to the governing body in Section 1631(L)(3)(j) of the municipal code of the Borough of Flemington.

Section II

The Historic District map dated September 9, 2024, prepared by Clarke Caton Hintz, and appended hereto as Exhibit B, is hereby adopted.

Section III

This ordinance is hereby referred to the Planning Board of the Borough of Flemington pursuant to the Municipal Land Use Law, N.J.S.A 40:55D-1 et seq.

Section IV

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section IV

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section V

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

A ***MOTION*** was made by Councilwoman Fusaro to introduce the amended Ordinance, second by Councilwoman Engelhardt 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 Hearing will be held November 25, 2024.

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

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $2,087,419.06

A ***MOTION*** was made by Council President Long to pay the bills. This Motion was seconded by Councilwoman Engelhardt and on Roll Call vote 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.

EXECUTIVE SESSION:

BE IT RESOLVED that the Mayor and Council will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act.

The general nature of the subject to be discussed in this session is as follows:

1. NEGOTIATIONS: CARDINAL, CAPTIVA AND COURTHOUSE SQUARE
2. PUBLIC SAFETY

It is unknown precisely when the matters discussed in this session will be disclosed to the public.

- Matters concerning litigation may be announced upon the conclusion of any trial or settlement of the litigation. Other matters may be made public when the need for confidentiality no longer exists.

The Mayor and Council entered into Executive Session and a ***MOTION*** was made by Council President Long, seconded by Councilwoman Fusaro with a vote of all ayes.

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.

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: November 12, 2024