BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
NOVEMBER 25, 2024

Mayor Karrow called the meeting to order at 6:07 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 (arrived 6:52)
Councilwoman Elizabeth Rosetti	Present
Mayor Marcia Karrow	Present

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

PRESENTATION: STORMWATER UTILITY FEASIBILITY OVERVIEW

Tony Dill, from Arcadis, a consultant provided by the NJDEP through a grant the Borough applied for stated Arcadis works on stormwater utilities studies throughout the country. Mr. Dill gave a back ground overview on stormwater utilities, analysis that have been done in the Borough, aspects of the programs required by the Legislation and the next steps for the Borough.

PRESENTATION: ROBIN LAPIDUS, FCP – DISCUSSION & REVIEW OF SIGN DESIGN

Robin Lapidus, from FCP presented samples of signs and discussed the work to complete the rebranding of the Borough with signage and a new logo. Ms. Lapidus stated the goal is to install signs that would identify the three business districts: Historic Main Street district, Stangle Arts and Culture district and the circle shopping district. Nichelle Pace, principal of FCP's marketing firm Brand Enchanted Media who is working on the sign projects displayed a updated Flemington seal in different variation's.

MAYOR'S REPORT:

Mayor Karrow reported the Council retreat will be held January 25, 2025. Mayor Karrow also reported that banners were not included in the temporary sign Ordinance, Attorney Borough, Chris Corsini explained why the Resolution that was added late to the agenda gives Millie's Luncheonette approval for a temporary banner.

Mayor Karrow continued and gave an update on the parking committee and the Ordinance that is on the agenda tonight.

COUNCIL MEMBER REPORTS

COUNCIL PRESIDENT LONG:
Council President Long reported OEM is working on FEMA Preparedness Month and discussing winter weather preparedness month encouraging residents to prepare for severe weather and holiday fire tips. President Long also reported the Turkey Trot will be held November 28, 2024, the Holiday Parade will be held December 7, 2024 and the Fire Department will hold a coin toss on this weekend on the corner of Main Street and Church Street.

COUNCIL VICE PRESIDENT ROSETTI:
Council Vice President Rosetti reported there is a safety concern on the Rt. 31 circle turning to go Rt. 31 North or going around the circle.

COUNCILWOMAN ENGELHARDT:
Councilwoman Engelhart reported RFIS Board Meeting will be held December 19, 2024 at JP Case and Hunterdon Central's BOE meeting will be held tonight, November 25, 2024. Councilwoman Engelhardt reported the Samuel Fleming House their monthly House tour will be held December 13, 2024 and Ms. Engelhardt thanked the Shade Tree for replacing a tree and a fence at the Samuel Fleming House.

COUNCILWOMAN FUSARO:
No report was given.

COUNCILMAN LEVITT:
Councilman Levitt reported the HCP had one applicant and approval. Councilman Levitt also reported if you live or own a business in the Historic District, please file an application to the HPC before making any exterior modifications.

COUNCILMAN PARKER:
Councilman Parker reported he attended the League of Municipalities and found it very educational, Ms. Parker spoke with a company at the League who developed a new banner system to hang banners that FCP and DPW can look into using, the December newsletter is now out and the new Police Officer will be sworn in December 2, 2024.

PUBLIC COMMENTS – SESSION I:
Tony Previtt, from Flemington Borough stated there are a lot of rental properties in his neighbor who has a lot of rubbish in their yards. Mayor Karrow suggested calling the Property Maintenance Officer, Dave Guiliani.

Robin Lapidus, from FCP reminded everyone to shop small in Flemington for the Holiday season and went over all the events for December.

Dennis Schoeb, from Flemington Borough read a statement not favor of the agreement for the Zoning Ordinance that is on the agenda.

Anna Ruiz Cruz, a business owner and resident from Flemington Borough stated there are a lot of vacant spaces on Main Street and would like to see different business in the Borough.

Joseph Buccellato, a business owner and property owner stated he agrees with Mr. Schoeb that property owners want retail on Main Street. Mr. Buccellato is not in favor of the Zoning Ordinance.

INTRODUCTION OF ORDINANCE:

1. ORDINANCE 2024-24 - AN ORDINANCE AMENDING CHAPTER 7A (TRAFFIC SCHEDULES) TO CREATE ALL-WAY STOP INTERSECTIONS AT MINE STREET AND STANGL ROAD, MINE STREET AND PARK AVENUE, AND BROAD STREET AND BLOOMFIELD AVENUE

WHEREAS, traffic and parking regulations for the Borough of Flemington are contained in Chapter 7A and Chapter 7 of the municipal code thereof; and

WHEREAS, the Borough Council wishes to create all-way stop intersections at Mine Street and Stangl Road, Mine Street and Park Avenue, and Broad Street and Bloomfield Avenue;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey, that a new section to Chapter 7A shall be created at Section 7A-20 and shall be entitled Schedule XX: Compact Cars and a new section to Chapter 7 shall be created at Section 7-5B entitled "Designated Compact Cars Zones":

SECTION I.

Section 7A-20 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with the provisions of § 7-7.3, all intersections listed below are hereby designated as All-Way Stop Intersections.

SCHEDULE VI-B: ALL-WAY STOP INTERSECTIONS	
Broad Street and Maple Avenue	A STOP sign shall be installed on Broad Street, the southbound lane.
Broad Street and Maple Avenue	A STOP sign shall be installed on Broad Street, the northbound lane.
Broad Street and William Street	A STOP sign shall be installed on Broad Street, the southbound lane.
Broad Street and William Street	A STOP sign shall be installed on Broad Street, the northbound lane.
Broad Street and Pennsylvania Avenue	STOP signs shall be installed on or near the right side of each such intersecting street.
Broad Street and Bloomfield Avenue	**STOP signs shall be installed on or near the right side of each such intersecting street.**
Elwood Avenue and Maple Avenue	STOP signs shall be installed on or near the right side of each such intersection street.
Mine Street and Park Avenue	**STOP signs shall be installed on or near the right side of each such intersecting street.**
Mine Street and Stangl Road	**STOP signs shall be installed on or near the right side of each such intersecting street.**
Park Avenue and Court Street Intersection:	
Park Avenue and Court Street	A STOP sign shall be installed on Park Avenue, the southbound lane.
Park Avenue and Court Street	A STOP sign shall be installed on Park Avenue, the northbound lane.
Park Avenue and Capner Street	A STOP sign shall be installed on Park Avenue, the southbound lane.
Park Avenue and Capner Street	A STOP sign shall be installed on Park Avenue, on the northbound lane.

SECTION II. If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION III. Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

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

A ***MOTION*** was made by Council President Long 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 December 9, 2024.

2. ORDINANCE 2024-25 - AN ORDINANCE AMENDING CHAPTER 12 LAND DEVELOPMENT DEFINITIONS OF THE BOROUGH CODE AND CHAPTER 26 ZONING OF THE BOROUGH CODE

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

PUBLIC HEARING:

3. ORDINANCE 2024-23 - AN ORDINANCE OF THE BOROUGH OF FLEMINGTON ADOPTING AN AMENDED HISTORIC DISTRICT MAP

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 Councilwoman Engelhardt with a vote of all ayes.

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

REGULAR AGENDA:

4. RESOLUTION 2024-157 - RESOLUTION APPROVING THE INTEREST WAIVED AND THE NUMBER OF SEWER UNITS ON EXISTING SEWER ACCOUNTS FOR SKUNKTOWN DISTILLERY

WHEREAS, the following accounts for Skunktown Distillery will be charged the following:

Account # 1030008-1
Sewer units were reduced from 30 units to 3 sewer units on October 30th 2024.
Existing sewer charges and interest charges for the 1st 2nd 3rd Quarter 2024 totaled $14,105.65.
Billing for the 1st, 2nd, and 3rd quarter 2024 will be revised to 3 total sewer units and the interest charges thru November 25, 2024 will be waived.

Account # 1030008-2
Sewer units were reduced from 30 units to 1 sewer unit on October 30th 2024.
Existing Sewer Charges and interest charges for the 1st 2nd & 3rd Quarter 2024 totaled $13,991.37.
Billing for the 1st, 2nd, and 3rd Quarter 2024 will be revised to 1 total sewer units and the interest charges thru November 25, 2024 will be waived.

Account # 1030008-4
Sewer units were reduced from 2 units to 1 sewer unit on October 30th 2024.
Existing Sewer Charges and interest charges for the 1st 2nd & 3rd Quarter 2024 were paid in full.
Billing for the 1st, 2nd, and 3rd Quarter 2024 will be revised to 1 total sewer unit.
Credit for interest charges up to November 25, 2024 will be applied to the account.

NOW, THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey approves the interest waived and the number of sewer units on existing sewer accounts for Skunktown Distillery.

A ***MOTION*** was made by Council President 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.

PUBLIC COMMENTS – SESSION II:
Robin Lapidus, from FCP thanked Council for including FCP and landlords of businesses in the Borough with having conversations with the Planning Board regarding Zoning on Main Street and getting more businesses in the Borough.

Tony Previtt, from Flemington Borough thanked the Council for all the work they have been doing this year and in the coming years.

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $1,624,919.95

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
3. LITIGATION – CANNABIS LICENSE
4. PERSONNEL

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. Action will be taken.

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

5. RESOLUTION 2024-158 - GRANTING A ONE-TIME WAIVER FROM SECTION 2631(A)(1)(C)(4) TO MILLIE'S BRUNCH & COFFEE LOCATED AT 144 MAIN STREET IN THE BOROUGH OF FLEMINGTON TO PERMIT A TEMPORARY BANNER DURING CONSTRUCTION

WHEREAS, the Borough Council seeks to grant the business located at 144 Main Street in the Borough of Flemington known as "Millie's Brunch and Coffee" a one-time waiver from Section 2631(A)(1)(c)(4) of the Borough's code concerning temporary banners;

WHEREAS, the Borough Council is basing this waiver on current ambiguities in the ordinance concerning grand opening signs and banners;

WHEREAS, the Borough Council intends to resolve the aforementioned ambiguities in the ordinance in the near future;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council that it hereby grants Millie's Brunch and Coffee temporary relief from Section 2631(A)(1)(c)(4).

BE IT FURTHER RESOLVED, that licensing requirements Section 4-5 of Chapter 4 of the municipal code of the Borough of Flemington shall apply and shall be evaluated notwithstanding the requirements of Section 2631(A)(1)(c)(4).

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.

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: January 27, 2025