Mayor and Common Council
Borough of Flemington

AUGUST 11, 2025
REGULAR SESSION 7:00 p.m.
REVISED

Council Meeting Room
Flemington Borough Hall, 38 Park Avenue, Flemington, NJ 08822

I. CALL TO ORDER

II. FLAG SALUTE

III. OPMA STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of August 11, 2025 was included in a list-of-meetings notice sent to the *Courier News* on January 6, 2025, 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.

IV. ROLL CALL

Councilman Arias	Council Member
Susan Engelhardt	Council Member
Adrienne Fusaro	Council Member
Trent Levitt	Council Member
Jeremy Long	Council VP
Tony Parker	Council President
Marcia Karrow	Mayor

V. PRESENTATION

VI. MAYOR'S REPORT

VII. COUNCIL MEMBERS REPORTS

VIII. PUBLIC COMMENT - SESSION I

IX. APPROVAL OF MINUTES

X. CONSENT AGENDA

XI. INTRODUCTION OF ORDINANCES

1. ORDINANCE 2025-21 - AN ORDINANCE AMENDING CHAPTER 12 "LAND DEVELOPMENT DEFINITIONS" OF THE BOROUGH CODE, CHAPTER 16 "DESIGN AND PERFORMANCE STANDARDS" OF THE BOROUGH CODE, AND CHAPTER 26 "ZONING" OF THE BOROUGH CODE

2. ORDINANCE 2025-22 - AN ORDINANCE AMENDING CHAPTER 34 (FILMING) OF THE BOROUGH'S MUNICIPAL CODE TO CONFORM THE NEW JERSEY FILM COMMISSION GUIDELINES

3. ORDINANCE 2025-23 - AN ORDINANCE AMENDING CHAPTER 4 (LICENSING) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO CREATE A NEW SECTION 4-18 ENTITLED "DUMPSTERS"

4. ORDINANCE 2025-24 - AN ORDINANCE CREATING A NEW SECTION 7-20 (EMERGENCY SERVICES EXCEPTION) TO CHAPTER 7 (TRAFFIC) OF THE BOROUGH CODE TO EXEMPT EMERGENCY SERVICES FROM CERTAIN PARKING RESTRICTIONS

XII. PUBLIC HEARING

5. ORDINANCE 2025-20 - AN ORDINANCE CREATING SECTION 9-6 (COMMERCIAL CHANGE OF TENANCY OR SALE) IN CHAPTER 9 (BUILDINGS AND HOUSING) TO ESTABLISH A PROCEDURE FOR FACILITATING CHANGE OF TENANCY APPLICATIONS FOR COMMERCIAL SPACES OR BUILDINGS

XIII. REGULAR AGENDA

6. RESOLUTION 2025-125 - RESOLUTION APPOINTING CHRISTOPHER WILT AS EMERGENCY MANAGEMENT THIRD DEPUTY EFFECTIVE JULY 28, 2025 AND ENDING DECEMBER 31, 2025

7. RESOLUTION 2025-126 - RESOLUTION AUTHRORIZING ERNEST H. FLETCHER ELECTRICAL TO PERFORM THE ELECTRICAL IMPROVEMENTS AT THE POLICE HEADQUARTERS. NTE $16,600

8. RESOLUTION 2025-127- RESOLUTION REAPPOINTING BIANCA WATKINS AS INTERIM MUNICIPAL COURT ADMINISTRATOR

9. RESOLUTION 2025-128 - RESOLUTION APPOINTING MARY ANN EBERLE AS PART-TIME LIBRARY ASSISTANT AT THE FLEMINGTON PUBLIC LIBRARY

10. RESOLUTION 2025-129- RESOLUTION APPOINTING MARYANN CUCE AS PART-TIME LIBRARY ASSISTANT AT THE FLEMINGTON PUBLIC LIBRARY

11. RESOLUTION 2025-130- RESOLUTION AUTHORIZING THE BOROUGH OF FLEMINGTON TO OBTAIN A GRANT FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR $300,000 FOR IMPROVEMENTS TO THE POLICE HEADQUARTERS

12. RESOLUTION 2025-131 - RESOLUTION OF THE BOROUGH OF FLEMINGTON CREATING A NEW PLENARY RETAIL CONSUMPTION LICENSE WITH HOTEL/MOTEL EXCEPTION PURSUANT TO N.J.S.A. 33:1-12.20 FOR THE UNION HOTEL PROPERTY

13. RESOLUTION 2025-132 - RESOLUTION OF THE BOROUGH OF FLEMINGTON AWARDING A NEW PLENARY RETAIL CONSUMPTION LICENSE WITH HOTEL/MOTEL EXCEPTION TO STAGECOACH LIQUORS LLC FOR THE UNION HOTEL PROPERTY

14. RESOLUTION 2025-133 - RESOLUTION OF THE BOROUGH OF FLEMINGTON ISSUING A NEW PLENARY RETAIL CONSUMPTION LICENSE WITH HOTEL/MOTEL EXCEPTION TO STAGECOACH LIQUORS LLC FOR THE 2025–2026 LICENSE TERM

XIV. WORKSESSION

XV. PUBLIC COMMENT - SESSION II

XVI. PAYMENT OF BILLS

AUTHORIZING PAYMENT OF BILLS IN THE AMOUNT OF $2,092,657.07

XVII. EXECUTIVE SESSION

XIII. ADJOURNMENT