BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
APRIL 14, 2025

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:

Councilman Arias	Present
Councilwoman Susan Engelhardt	Present
Councilwoman Adrienne Fusaro	Present
Councilman Trent Levitt	Present
Council Vice President Jeremy Long	Present
Council President Tony Parker	Present
Mayor Marcia Karrow	Present

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

MAYOR'S REPORT:
Mayor Karrow reported she attended the meeting for the Mayor's with the Hunterdon County Commissioners regarding the potential of them creating a improvement authority for the sole purpose of allowing Municipalities to use their AAA bond rating for note sales eventually bond sales, possibly open up to school districts and utility authorities as well. The Municipalities would still have to have our bond counsel and our financial analyst create documents for the Borough. The Borough would still have the cost to pay the professional and depending on the size of the not sale and how many Municipalities went into it the cost for the County service would be no mark up, just the fees for their bond counsel and financial analyst would be divided by each Municipalities note. The County would like to know if Flemington Borough would like pursue it

Council Vice President Long asked what was the purpose of doing this. Mayor Karrow stated the Borough's current bond rating is double A minus, so using the County to do the bonding and using their AAA bond rating which means interest rates and payments will be lower, plus the Borough would save a lot of interest money.

Councilman Levitt asked if there any drawbacks in doing this. Mayor Karrow stated the Borough can use the County as they please and there is no disadvantage.

Mayor Karrow stated she will let the County Commissioner's know that the Borough is interested.

Phil Greiner from Flemington Borough asked if the County is saying they are debt free, if they're borrowing the money does this count as debt. Mayor Karrow stated they are not borrowing the money the improvement authority is borrowing the money.

Mayor Karrow reported the Flemington Raritan Baseball League has a 25-year extension on their lease which is legal that the Council can approve. Mayor Karrow stated the Council needs to memorialize something in the lease that the League will replace lights on the light posts around the field to be night time friendly. Councilman Levitt will draft the verbiage.

COUNCIL MEMBER REPORTS

COUNCILMAN ARIAS
Councilman Arias reported he attended the Fleming House tricky tray at the Hunterdon County Complex on April 5, 2025 and they raised $17,000, the fifth-grade tours have begun at the Museum, April 25, 2025 Shade Tree will celebrate Arbor Day at the Museum and May 10, 2025 will a Mother's Day event.

Councilman Arias also reported the past three weeks he has been trying to play soccer at Lenape Park but the weather has not cooperated. If any residents are interested in playing soccer he will be at Lenape Park on Sundays.

COUNCILWOMAN ENGELHARDT:
Councilwoman Engelhardt reported the park cleanup is scheduled for April 26, 2025 committee has scheduled their annual Earth Day cleanup will be held Saturday, April 26, 2025.

Councilwoman Engelhardt also reported the Code Enforcement statistics for March were twelve property maintenance cases, seven code enforcement case, zero liens, two OPRA requests and one summons issued.

COUNCILWOMAN FUSARO:
Councilwoman Fusaro reported the Planning Board secretary position is still open.

COUNCILMAN LEVITT:
Councilman Levitt reported the Environmental Commission is investigating issues with deer feeding. They may or may not recommend an ordinance to limit deer / wildlife feeding within the Borough and are also still working on updating regulations regarding light pollution.

Councilman Levitt also reported there is a resolution on the agenda tonight recognizing next week as international dark sky week. Councilman Levitt would like to thank councilman John Kashwick of Clinton Town for sending him this resolution so the Borough could join them in recognizing the week and the need for more stringent light pollution regulations in Hunterdon County and the State of New Jersey where the night sky is one of our most precious resources.

Councilman Levitt continued the Shade Tree Commission has requested an increase to the in lieu payments for tree planting requirements for site plan approval. This funds programs like adopt-a-tree which is currently accepting applications. Our budget goes quickly so if you're interested, Councilman Levitt recommends residents apply now.

The Shade Tree Commission will be at Samuel Flemington House on April 25, 2025 for a tree planting ceremony. All are welcome to attend.

COUNCIL VICE PRESIDENT LONG:

Council Vice President Long, reported the Police Department investigated thirty-one criminal investigations, ten arrests, seventeen motor vehicle crashes, four which included commercial vehicles and there were zero injuries reported. The Police Department announced the expansion of their community policing, on March 11, 2025 Corporal Kydd and Patrolman Saleeba attended a special program at Salvation Army, during the event they engaged with the children by reading stories and playing games and on April 3, 2025 the PD hosted a bingo game at Herman Knapp. The PD will participate in Operation Takeback and help collect gently used toys and food items for families for Safe harbor on April 26, 2025, and on June 14, 2025 the PD will be partnering with Flemington OEM, Flemington Borough Fire Department, Flemington Raritan Rescue Squad, Flemington DPW and the Hunterdon County Office of Emergency Management will host a public safety day at the Shoppes of Flemington. Council Vice President Long report Chief Rotella has nominated five officers: Lt. Soriano, Sgt. McNally, Detective Garrabrant, Patrolwoman Aquino and Patrolman Saleeba to the 200 Club of Hunterdon County to receive a unit citation award for their actions at an incident on March 8, 2024, there will be a new message board in front of the police station donated by the Flemington Community Partnerships and construction is still going on at the PD.

Council Vice President Long continued the Fire Department will be selling flowers this weekend for Easter fundraiser, the Rescue Squad responded to 277 emergency calls during March which 54 calls were in the Borough and on the agenda tonight there's a Proclamation celebrating National Autism Awareness Month.

COUNCIL PRESIDENT PARKER:

Council President Parker reported FCP sponsored meetings with all the businesses, one meeting was at Stangl for all the Stangl businesses and the other was on Main Street for the Main Street businesses. Up to 70 businesses attended the meetings along with members of Hunterdon County and the Hunterdon County Chamber of Commerce.

Council President Parker continued he attended a Main Street Conference which is all about committee partnerships and people like the Director of FCP, Robin Lapidus. Council President Parker reported the Market Roost is a woman owned business and has been in business in the Borough for 42 years. Council President Parker would like to recognize the owner with a Proclamation.

PUBLIC COMMENTS – SESSION I:

Phil Greiner from Flemington Borough stated the parking on West Road is working out well due to the restriction of the parking permits for residents on the road.

Jack Koontz from Flemington Borough requests that Park Ave. between Corcoran Street and North Main Street be included in Ordinance No. 2025-11 for angled parking. Mr. Koontz would like the Ordinance tabled so Council can discuss adding Park Ave. to the Ordinance. Mayor Karrow stated the parking committee discussed this issue and the Fire Marshall stated angled parking cannot be approved for that area of Park Ave. due to emergency vehicles not being about to get through.

Mimi Koontz from Flemington Borough asked why residents can park on both sides of Bonnell and Allan Street if a fire truck cannot get through and not Park Ave. Councilwoman Engelhardt stated the parking committee is looking at each road individually.

APPROVAL OF MINUTES:

Regular Session March 24, 2025

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

Executive Session March 24, 2025

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

Special Session April 2, 2025

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

PROCLAMATION:

Council Vice President Long read the Proclamation

RESOLUTION CELEBRATING NATIONAL AUTISM AWARENESS MONTH

WHEREAS, autism spectrum disorder (ASD) is a developmental disability encompassing a broad range of conditions characterized by challenges associated with social skills, repetitive behaviors, speech and nonverbal communication; and

WHEREAS, As of March 2024 about 1 in 31 children has been identified with autism spectrum disorder (ASD) according to estimates from CDC's Autism and Developmental Disabilities Monitoring (ADDM) Network; and

WHEREAS, according to the CDC 2020 Community Report A Snapshot of Autism Spectrum Disorder in New Jersey 1 in 32 children were identified with ASD in 2016; and

WHEREAS, autism is four times more likely to occur in boys than in girls, but can affect anyone, regardless of race, ethnicity, or other factors; and

WHEREAS, in 2015, it was estimated the United States incurred approximately $268 billion in costs for autism research, educational spending, housing, transportation, employment, therapeutic services, caregiver costs, other insurance and non-covered expenses, and productivity losses; and

WHEREAS, early diagnosis and intervention programs lead to significantly improved outcomes for individuals with autism; and

WHEREAS, April, 2025, is designated as National Autism Awareness Month to increase public awareness of the need to support individuals with autism and the family members, educators and other professionals who teach and care for individuals with autism.

NOW, THEREFORE, BE IT RESOLVED BY the governing body of the municipality of Flemington Borough in the county of Hunterdon celebrates National Autism Awareness Month from April 1-30, 2025; and

BE IT FURTHER RESOLVED, that the Flemington Borough governing body recognizes and commends the family members of children with autism for their sacrifices and dedication in providing for the special needs of children with autism and stresses the need to begin early intervention services soon after a child is diagnosed with autism.

CONSENT AGENDA:

1. RESOLUTION 2025-61 – RESOLUTION DECLARING THREE VEHICLES SURPLUS AND AUTHORIZING DONATING THE VEHICLES TO THE FLEMINGTON-RARITAN FIRST AID AND RESCUE SQUAD

WHEREAS, a 1994 Ford F350 Truck, VIN#1FDKF38G0REA37040, 2000 Ford F365 Truck, VIN# 1FDWF36L5YEB94644 and a 2005 Ford Crown Victoria, VIN# 2FAHP71W65X113749, utilized by the Police Department and DPW, are no longer fit for service; and

WHEREAS, these vehicles are being declared surplus; and

WHEREAS, Flemington-Raritan First Aid and Rescue Squad would benefit from a donation of the vehicles for training purposes;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that the 1994 Ford F350 Truck, VIN#1FDKF38G0REA37040, 2000 Ford F365 Truck, VIN# 1FDWF36L5YEB94644 and a 2005 Ford Crown Victoria, VIN# 2FAHP71W65X113749, be declared surplus and be donated to the Flemington-Raritan First Aid and Rescue Squad.

2. RESOLUTION 2025-62 - RESOLUTION AUTHORIZING THE RELEASE OF $250.00 ROAD OPENING BOND TO JENNIFER MORGAN

WHEREAS, a road opening bond was collected from Jennifer Morgan for work done at 18 Brown Street; and

WHEREAS, the work has been completed and approved by the Public Works Manager.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington that the Chief Financial Officer is hereby authorized and directed to return the $250.00 road opening bond to Jennifer Morgan, 18 Brown Street, Flemington NJ 08822.

3. RESOLUTION 2025-63 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 28, LOT 11

WHEREAS, on a property known as block 28, lot 11, a.k.a. 31 Emery Ave. a tax sale certificate #2200001 was sold to PHOENIX FUNDING, INC. on 11/22/22 for a $31,000.00 premium; and

WHEREAS, redemption funds totaling $40,919.62 have been received and processed by the Tax Collector.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that redemption funds in the amount of $71,919.62 be issued to PHOENIX FUNDING, INC. and the records of the Tax Collector be accordingly adjusted.

4. RESOLUTION 2025-64 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 46, LOT 10

WHEREAS, on a property known as block 46, lot 10, a.k.a. 203 Main St. a tax sale certificate #24-00018 was sold to RAM TAX LIEN FUND II LP on 10/21/24 for a $46,700.00 premium; and

WHEREAS, redemption funds totaling $31,049.02 have been received and processed by the Tax Collector.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that redemption funds in the amount of $77,749.02 be issued to RAM TAX LIEN FUND II LP and the records of the Tax Collector be accordingly adjusted.

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

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

Motion carried.

INTRODUCTION OF ORDINANCE:

5. ORDINANCE 2025-12 – AN ORDINANCE AMENDING SECTION 16 (SPECIAL EVENTS) OF CHAPTER THREE (POLICE REGULATIONS) TO CLARIFY FEE ASSESSMENTS FOR CERTAIN EVENTS

WHEREAS, the Borough Council wishes to clarify the event permitting procedure related to fee assessments as found in the Borough's municipal code;

WHEREAS, procedural framework for this procedure is found in Chapters Two (Administration) and Three (Police Regulations) of the municipal code of the Borough of Flemington, specifically in Sections 2-25 (The Borough of Flemington Department of Community Event Planning) and 3-16 (Special Events);

BE IT THEREFORE ORDAINED, by the Borough Council of the Borough of Flemington in the County of Hunterdon and State of New Jersey that Sections 2-25 and 3-16 of the Municipal Code thereof are amended as follows:

SECTION I.

Section 3-16.13 (Cancellation) is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

a. The Borough of Flemington reserves the right to cancel any events if proper submissions are not received within seven days of the event.

b. The Borough reserves the right to cancel any event at any time.

c. An applicant reserves the right to cancel the event up to 14 business days prior to the event date without being held responsible for costs of services. Any events cancelled by the applicant less than 14 business days prior to the event date are required to pay for services.

d. Only events that are sponsored by the Borough of Flemington shall be eligible for a rain date under this Chapter at the time of application, unless the event does not require Borough services. All other events that are canceled due to inclement weather and require Borough services must be rescheduled with the submission of a new application.

SECTION II.

Section 3-16.14 (Fees) is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

a. The application fee shall be ~~$25~~ **75** for applications received within the specified time frames set forth in Section 3-16.3, and ~~$75~~ **125** for applications submitted in less than the specified time frames.

b. The Borough of Flemington may charge a fee of $500 if proper submissions are not received within seven days of the event.

c. An invoice for proposed minimum services from the Flemington Borough Department of Public Works, Flemington Borough Police, Flemington Borough Fire Marshal, Flemington Borough Fire Department and Flemington Raritan EMS, or any additional service as specified by the Borough of Flemington shall be issued to the applicant not less than 30 days' prior to an event. **For events with a projected daily attendance over 250 individuals or for event where, at the determination and sole discretion of the Borough's Events Committee, further personnel would be required, the Borough shall require the applicant to escrow an amount to cover additional Police or Public Works personnel at a minimum of four hours per individual to be assessed at the current rate as memorialized in the Borough's collective negotiations agreements.**

d. The invoice for the proposed services **and, if required, any escrow amount** shall be paid 15 days' prior to the event. Failure to pay for services will result in the event being cancelled.

e. Upon completion of the event, subsequent invoices may be sent for services performed in addition to the minimum service fees that were paid prior to the event. Services ~~such as~~ **may include** but **are** not limited to: additional staffing required, additional hours worked prior to the event or upon completion of the event, additional equipment. **In the event an escrow was insufficient to cover any expense contemplated in this Chapter, an invoice will be sent for payment of the deficiency.** Final invoices shall be sent within 15 days of the event completion and are payable within 30 days of receipt. Balances left unpaid shall be subject to interest at a rate consistent with tax collection rates. Failure to pay invoices in full shall

prevent an applicant from holding subsequent events. **Any remaining balance held in escrow under this Chapter shall be refundable to the applicant within 30 days of the completion of the event.**

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

A ***MOTION*** was made by Council Vice President Long to introduce the Ordinance, second by Councilwoman Fusaro and on Roll Call the following was recorded:

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

Motion carried.

Public Hearing will be held April 28, 2025

6. ORDINANCE 2025-13 – AN ORDINANCE AMENDING CHAPTER 16 (DESIGN STANDARDS), SECTION 1632 (LANDSCAPE STANDARDS), SUBSECTION A.11 (TREE REPLACEMENT ALTERNATIVES) OF THE BOROUGH CODE TO AMEND THE TREE CONTRIBUTION FEE

WHEREAS, the regulation of tree plantings is regulated pursuant to Section 1632 of the municipal code of the Borough of Flemington; and

WHEREAS, the Borough Council wishes to amend the fee assessed by the Borough for tree replacement alternatives;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey, that Chapter 16 shall be amended as follows:

SECTION I.

Section 1632-A.11 ("Tree Replacement Alternatives") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

All required trees shall be planted on the site in compliance with Section 1632, Landscaping Standards. In the event relief shall be requested by the applicant based upon practical physical difficulties and undue hardship related to the condition of the site, the Board shall solicit comments and recommendations of the Borough Engineer and Borough Planner in determining whether the relief requested by the applicant shall be granted.

In lieu of planting the required trees, the Board may permit the applicant to make an in lieu of payment to be deposited in the Borough of Flemington Tree Fund as established by this chapter. The contribution, in lieu of planting the trees, shall be ~~$550.00~~ **$900.00** for each tree and shall be deposited in the Borough Tree Fund prior to the Borough issuing any building permits for the development.

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 Councilman Levitt to introduce the Ordinance, second by Council President Parker and on Roll Call the following was recorded:

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

Motion carried.

Public Hearing will be held April 28, 2025

7. ORDINANCE 2025-14 – AN ORDINANCE PROVIDING FOR THE ACQUISITION OF A FIRE TRUCK FOR THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY AND APPROPRIATING $475,000.00 THEREFOR FROM THE CAPITAL IMPROVEMENT FUND

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized to be undertaken by the Borough of Flemington, New Jersey, as a general improvement. For the improvement or purpose described in Section 2 there is hereby appropriated the sum of $475,000.00 from the Capital Improvement Fund.

Section 2. The improvement hereby authorized is for the acquisition of a used fire truck including equipment at a cost of $475,000.00.

Section 3. The said improvements or purposes described in Section 2 of this ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be assessed on property specially benefited thereby.

Section 4. There is no debt authorized for these improvements or purposes.

Section 5. This ordinance shall take effect immediately upon final passage according to law.

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

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

Motion carried.

Public Hearing will be held April 28, 2025

PUBLIC HEARING:

8. ORDINANCE 2025-09 – AN ORDINANCE AMENDING CHAPTER 26 (ZONING), SECTION 2624 (HIGHWAY RETAIL (HR) DISTRICT) OF THE BOROUGH CODE

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

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

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

A ***MOTION*** was made by Council Vice President Long to adopt the Ordinance, second by Councilwoman Engelhardt and on Roll Call the following was recorded:

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

Motion carried.

9. ORDINANCE 2025-10 – CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)

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

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

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

A ***MOTION*** was made by Councilman Levitt to adopt the Ordinance, second by Councilwoman Fusaro and on Roll Call the following was recorded:

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

Motion carried.

10. ORDINANCE 2025-11 – AN ORDINANCE AMENDING CHAPTERS 7 (TRAFFIC) AND 7A (TRAFFIC SCHEDULES) AUTHORIZING ANGLED PARKING SPACES ALONG THE WESTERN PORTION OF SPRING STREET BETWEEN BLOOMFIELD AVENUE AND CHORISTER PLACE AND TO PROHIBIT PARKING ALONG THE EASTERN PORTION OF THE SAME SPAN OF RIGHT-OF-WAY

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

Jack Koontz from Flemington Borough stated since Council will not table the Ordinance, he requests the schedule on parking which left off parking on Park Ave. be amended and added to the Ordinance.

Mayor Karrow closed the public hearing.

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

A ***MOTION*** was made by Councilman Levitt to adopt the Ordinance, second by Councilwoman Engelhardt and on Roll Call the following was recorded:

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

Motion carried.

11. FCP 2025 BUDGET

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

Robin Lapidus and Allie Norton from FCP, explained the 2025 budget.

Mayor Karrow closed the public hearing.

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

RESOLUTION 2025-68 - RESOLUTION APPROVING THE 2025 FLEMINGTON SPECIAL IMPROVEMENT DISTRICT BUDGET

WHEREAS, at its regular meeting of February 24, 2025, the Governing Body of the Borough of Flemington introduced the Flemington Borough Special Improvement District budget for the period of January 1, 2025 through December 31, 2025, which budget is annexed hereto; and

WHEREAS, after notice of advertisement of the complete budget in a newspaper of general circulation and in the Clerk's office, the Governing Body conducted a public hearing during its regular meeting on April 14, 2025; and

WHEREAS, during the public hearing, all persons having interest in the budget were given the opportunity to present objections; and

WHEREAS, the Governing Body of the Borough of Flemington, having considered the comments at the public hearing, is of the opinion that it is appropriate and desirable to ratify and adopt the budget without amendment as advertised; and

WHEREAS, pursuant to N.J.S.A. 40:56-80 and N.J.S.A. 40:56-84, the Governing Body of the Borough of Flemington is required to adopt the budget by resolution after closing the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Flemington that:

1. The Flemington Borough Special Improvement District 2025 budget is approved by the Governing Body of the Borough of Flemington and it is approved for the period of January 1, 2025 through December 31, 2025 in the amount of $586,000, to be collected via the Special Improvement Tax.

2. The Municipal Assessor shall prepare an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessed properties in the district, as listed

in the Ordinance establishing the district, which assessment roll shall include a description of the property and the name of the record owner of each such property;

3. This special assessment shall be collected with either the regular tax payment (or payment in lieu of taxes) or otherwise on properties located within the Borough of Flemington as set forth within the Ordinance and the assessment as follows: Schedule A (Downtown) shall be assessed at 66% and Schedule B (Highway) shall be assessed at 34%;

4. Payments the District received by the Borough of Flemington shall be transferred to the Flemington Borough Business Improvement District Management Corporation to be expended in accordance with the approved budget; and

5. The Borough Clerk is hereby authorized to forward a certified copy of this resolution to Flemington Borough Business Improvement District Management Corporation, the Hunterdon County Board of Taxation and the Director of the Division of Local Government Services in the State of New Jersey Department of Community Affairs.

6.

A ***MOTION*** was made by Council President Parker to adopt the FCP budget, second by Council Vice President Long and on Roll Call the following was recorded:

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

Motion carried.

REGULAR AGENDA:

12. RESOLUTION 2025-65 – DESIGNATING APRIL 21-27 AS INTERNATIONAL DARK SKY WEEK

WHEREAS, the beauty and wonder of a natural night sky is a shared heritage of all humankind, inspiring awe, curiosity, and a deeper appreciation for science and nature; and

WHEREAS, every child should have the opportunity to experience the magic of a star-filled sky, fostering a sense of wonder, scientific curiosity, and a connection to the natural world—yet excessive artificial lighting prevents many from seeing the Milky Way and countless celestial wonders; and

WHEREAS, light pollution has well-documented environmental and economic consequences, impacting ecosystems, human health, and energy consumption, including here in the Borough of Flemington and throughout Hunterdon County; and

WHEREAS, an estimated 80 percent of the world's population, including many residents of New Jersey, live under excessive artificial lighting that limits their ability to experience the beauty of a dark sky and its associated ecological and health benefits; and

WHEREAS, urban and suburban areas, including parts of the Borough of Flemington, often experience high levels of artificial light at night, reducing visibility of the night sky while contributing to environmental concerns such as energy waste, wildlife disruption, and potential impacts on human well-being; and

WHEREAS, the New Jersey Astronomical Association (NJAA), located in nearby Voorhees State Park, serves as a vital resource for astronomy education, research, and public engagement, and relies on dark skies for its mission; and

WHEREAS, excessive artificial lighting threatens the ability of astronomers, students, and residents to observe celestial events, study the night sky, and appreciate the natural wonder of the cosmos; and

WHEREAS, light pollution represents a significant waste of energy and public resources, costing billions of dollars annually in the United States; and

WHEREAS, Hunterdon County contains many natural areas and preserved lands where nighttime lighting can disrupt the natural behaviors of migratory birds, nocturnal wildlife, and delicate ecosystems; and

WHEREAS, Dark Sky International (formerly the International Dark-Sky Association) has designated April 21–27, 2025, as International Dark Sky Week, an annual event held during the week of the new moon in April to raise awareness, promote responsible lighting practices, and celebrate the value of dark skies; and

WHEREAS, the Borough of Flemington supports efforts to protect dark sky resources and recognizes the importance of preserving our night skies for future generations;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Flemington do hereby proclaim April 21–27, 2025, as INTERNATIONAL DARK SKY WEEK in the Borough of Flemington and encourage all residents to take part in activities that raise awareness, appreciation, and protection of our night skies.

BE IT FURTHER RESOLVED, that by taking simple steps such as minimizing unnecessary outdoor lighting and using responsible lighting design, we can help ensure that future generations—including children in both urban and rural communities—have the opportunity to experience the breathtaking beauty of a truly dark sky.

BE IT FURTHER RESOLVED, that the Borough of Flemington urges the Hunterdon County Board of County Commissioners and all municipalities within the County to also adopt this resolution and join in recognizing International Dark Sky Week, to bring greater public attention to the growing issue of light pollution and to promote regional cooperation in preserving our shared nighttime environment.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to the Hunterdon County Board of Commissioners and to the governing bodies of all municipalities in Hunterdon County.

Councilman Levitt explained the Resolution.

A ***MOTION*** was made by Councilman Levitt to approve the Resolution, seconded by Councilwoman Engelhardt and on Roll Call the following was recorded:

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

Motion carried.

13. RESOLUTION 2025-66- RESOLUTION APPROVING THE TEMPORARY BUDGET AMENDMENT

WHEREAS, the temporary budget adopted by the Mayor and Council was predicated on a timely adoption of the budget, and

WHEREAS, N.J.S.A. 40A:40-20 provides for an emergency temporary budget prior to adoption of the final budget.

NOW, THEREORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that the following temporary appropriations be made inasmuch as the amounts listed will be included in the final adoption of the budget.

	Salaries & Wages	Other Expenses
Borough Council	$35,800.00	$11,500.00
Administrative & Executive		$41,000.00
Borough Clerk	$83,700	$15,500.00
Financial Administration	$29,000.00	$8,200.00
Audit Services		$31,000.00
Assessment of Taxes	$36,500.00	$20,500.00
Collection of Taxes	$22,000.00	$18,000.00
Legal Services & Costs		$115,000.00
Engineering Services & Costs		$1,000.00
Public Buildings	$2,500.00	$16,000.00
Fleming House		$8,000.00
Planning Board	$25,100.00	$40,000.00
Historic Committee		$10,000.00
Recycling	$4,400.00	$44,000.00
Insurance:		
Other Insurance		$62,000.00
Workers Compensation		$26,000.00
Employee Group		$730,000.00
Health Insurance Waiver		$10,000.00
Fire		$50,800.00
Uniform Fire Safety Act	$64,100.00	$13,940.00
Police	$1,685,000.00	$121,000.00
First Aid Organization		$10,000.00
Construction Code		
Building Inspector	$100,000.00	$15,000.00
Plumbing Inspector	$11,600.00	
Electrical Inspector	$13,000.00	
Fire Subcode Official	$11,600.00	
Property Maintenance Inspector	$20,500.00	$570.00
Emergency Management Services	$14,500.00	$16,137.00
Board of Health		$13,000.00
Dog Regulation		$17,000.00
Streets & Roads	$175,436.00	$112,700.00
Environmental Commission		$750.00
Condo Reimbursement Law		$3,500.00
Gas & Oil		$34,000.00

Street Lighting	$55,000.00
Electricity	$16,000.00
Fuel Oil	$14,000.00
Telephone	$35,000.00
Water	$11,000.00
Safe and Secure Communities-State	$14,425.00
PERS	$155,551.00
PFRS	$486,621.00
DCRP	$2,500.00
Garbage & Trash Removal	$394,000.00
Prosecutor	$27,000.00
Recreation	$11,000.00
Shade Tree	$3,800.00
Maintenance of Free Public Library	$350,000.00
Body Armor Grant	
Public Defender	
School Resource Officer Shared Service	$52,000.00
LOSAP	$24,000.00
Capital Building Improvements	$185,000.00
Police Headquarters Renovations Grant	$250,000.00
Contribution to Social Security System	$183,000.00
Municipal Court	$245,000.00
Capital: Purchase of Ambulance	$18,000.00
Capital Improvement Fund	$100,000.00
Purchase of Fire Equipment	$12,000.00
Preliminary Road Engineering	$60,000.00
Reserve for Uncollected Taxes	$400,000.00
Safe and Secure Communities-Local	$165,000.00
Bond Principal	$305,000.00
Payment of Bond Ordinances	$225,000.00
Bond Interest	$109,500.00
BAN Principal	$79,630.00
BAN Interest	$59,550.00
Grand Total	$7,938,810.00

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that the following temporary appropriations be made inasmuch as the amounts listed will be included in the final adoption of the Utility Budgets.

Water Utility

	Salaries & Wages	Other Expenses
Water Operating	$290,000.00	$475,775.00
Social Security		$24,000.00
BAN Interest		$63,150.00
BAN Principal		$37,975.00
PERS		$5,000.00
Deficit in Operations		$17,000.00
Payment of NJEIT Loan		$235,500.00
Payment of USDA Loan		$168,500.00
Capital Improvement Fund		$60,000.00
Bond Principal		$116,000.00
Bond Interest		$53,100.00
Grand Total		$1,546,000.00

Sewer Utility

	Salaries & Wages	Other Expenses
Sewer Operating	$645,000.00	$555,000.00
Social Security		$44,000.00
Contracted Expenses - R.T.M.U.A.		$1,100,000.00
Payment of USDA Loan		$137,900.00
Payment of Note Principal		$0.00
Payment of Note Interest		$2,500.00
Collector Rehabilitation		$25,000.00
PERS		$10,000.00
Capital Improvement Fund		$10,000.00
Payoff Capital Ordinances		$150,000.00
Grand Total		$2,702,000.00

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

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

Motion carried.

14. RESOLUTION 2025-67 – RESOLUTION APPROVING THE HIRING OF REBECCA LUBINSKI AS THE POLICE DEPARTMENT SECRETARY

WHEREAS, the Borough of Flemington is in need of a Police Department secretary; and

WHEREAS, resumes have been received and interviews conducted for the position of a full time Police Department Secretary; and,

WHEREAS, Ms. Lubinski is the most qualified to perform the duties of a Police secretary; and

BE IT FURTHER RESOLVED, that the hiring is pending a successful background check.

NOW THEREFORE IT BE RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that Rebecca Lubinski is hired effective May 5, 2025 as the Police Department secretary with an annual salary of $40,000. It is further understood and agreed that after a successful six-month probationary period, the salary shall increase to $42,000.

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

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

Motion carried.

PUBLIC COMMENTS – SESSION II:

Jack Koontz from Flemington Borough stated residents run their loud vehicles in front of his home every night. Mr. Koontz stated residents and business owners should follow the noise ordinance, he also discussed how people do not follow the law on riding their bikes on the sidewalks, the train station decaying and falling down and he wants to see the mural of Guitar boy painted white so it looks presentable.

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $620,929.30

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

Councilman Arias	Yes
Councilwoman Engelhardt	Yes
Councilwoman Fusaro	Yes
Councilman Levitt	Yes
Council Vice President Long	Yes
Council President Parker	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. PUBLIC SAFETY – POLICE FACILITY

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 not be taken.

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

ADJOURNMENT

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: April 28, 2025