BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
APRIL 28, 2025

Mayor Karrow called the meeting to order at 7:00 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
Sgt. Brian McNally

MAYOR'S REPORT:
Mayor Karrow reported she is appointing Robin Rudy to the Public Arts Committee. Mayor Karrow also reported Dave Giuliani, the Property Maintenance Officer will not be available from October 1, 2025 through May 1, 2026, he stated he can make a commitment to come up to Flemington to work every other or every two weeks. Mayor Karrow stated she would like to advertise for the position but it is a hard position to fill and talk to the adjoining municipalities to see about a shared service, the Parking Committee traffic engineer, Jay Troutman is working on having articulating lights on Mine Street, Allen Street and Capner Street and Allen Street and North Main, with North Main having the most dangerous crosswalk. Mayor Karrow stated the Parking Committee also discussed the Flemington Circle crosswalk, the traffic engineer contacted the NJDOT and the NJDOT has a program that they would install and pay for all of the articulating lights around the circle with a 25% match from the Borough. Mr. Troutman will report back to Council once he finds out what the cost will be.

Mayor Karrow also reported that the Borough still has another year on a contract with RAVE which was news to her and Sgt. McNally, the contract was illegally authorized and signed by the former Utility Clerk, Rebecca Newman with no adopted Resolution authorizing her to sign a contract on the Borough's behalf, plus there was not a second authorized signature on the contract. Mayor Karrow stated she does not want to pay the balance since it was not properly signed.

COUNCIL MEMBER REPORTS

COUNCILMAN LEVITT:

Councilman Levitt reported on Arbor Day, he and Mayor Karrow attended the Shade Tree celebration at the Samuel Fleming House with tree planting and the Shade Tree's adopt the tree program has given out seven trees for 2025.

Councilman Levitt also reported the Raritan Headwaters cleanup was held on April 12, 2025 at the Flemington Raritan Baseball complex and they picked up over 1,000 pieces of litter, he and Mayor Karrow attended the grand opening of Groovy Collective's on April 26, 2025 and he and Council President Parker attend a meeting regarding the plans for the Black River and Western Railroad to install biking/pedestrian path in their right away.

COUNCILWOMAN FUSARO:

Councilwoman Fusaro reported the Planning Board secretary position is still open and a advertisement will be posted for a new library Director.

COUNCIL PRESIDENT PARKER:

Council President Parker reported there was a meeting with the railroad to bring both Stangl together with Central Ave. and Fulper and to make that area more pedestrian friendly and take out all those danger type of turns and things like that. The Council will receive an invite to ride on the train to actually see the trail.

Council President Parker also reported that he spoke with Beth McManus, the Borough Planner regards to the Zoning recommendations from Council to review and then send to Planning Board for their input.

COUNCILMAN ARIAS:

No report was given.

COUNCIL VICE PRESIDENT LONG:

Council Vice President Long reported the CERT Team helped with the Find Your Peeps Egg hunt over the weekend, CERT training for anyone interested starts May 3, 202 through May 17, 2025 and Council Vice President thanked the dedicated volunteers of the Flemington Borough CERT Team for National Volunteer Appreciation Week.

While the month of May is nationally recognized as a time to build or update disaster kits, OEM encourage all residents to treat emergency preparedness as a year-round priority. Maintaining an up-to-date disaster kit, creating a reliable family communication plan, and knowing local protocols for emergency alerts are components of staying ready for any emergency.

As a reminder, the Borough is fully transitioned to its new emergency alerting system via Everbridge/Nixle, effective April 1, 2025.

Council Vice President Long also reported he that over 100 years ago, Flemington Borough was the was one of the places where something called the Lyceum Movement took place. It was a national effort to bring communities together through public lectures, storytelling, music, and good conversation. It was about sharing ideas—and building a stronger civic life.

Council Vice President Long is launching the Flemington Lyceum Society—a modern lecture and story-sharing series by and for our local community.

The Flemington Lyceum Society: Ideas Worth Sharing. Community Worth Building.

Lecture/Talk Topics
Below is a list of the tentative lectures that need volunteers. ALL of these can be adjusted to suit the presenter and guest needs! If you have an idea for a lecture NOT listed here, feel free to suggest it! If you know someone with a great story, want to help with music, food, or organizing a potential lecture experience, contact Councilman Long at: jlong@historicflemington.com or call/text 609-608-2763.

1. "Civic Engagement: What's Possible When a Community Connects" (MAY)
(Launch topic – the origin point: dreams, contribution, belonging. **Presented by Councilman Jeremy Long with guest(s)--TBD**

2. "From Main Street Up: Local Business as Civic Infrastructure" (JUNE)
- How small businesses shape public life
- The shop as town square
- Challenges & opportunities of community-minded commerce

3. "Who Lives Here? Housing, Access, and Equity in Our Town" (JULY)
- Housing affordability and local identity
- Renters, newcomers, and generational residents
- Civic participation for all—not just property owners

4. "Public Spaces, Shared Places: Why Where We Gather Matters" (AUGUST)
- Parks, libraries, sidewalks, coffee shops
- Who uses public space—and who doesn't?
- Design for inclusion and spontaneous community

5. "How a Town Works: Inside Flemington's Local Government "(SEPTEMBER)
- How decisions are made in Flemington
- Where your taxes go
- How can you get involved

6. "Youth & Civic Voice: Are We Listening to the Next Generation?" (OCTOBER)
- What young people want from their town
- Civic education and engagement
- Empowering youth leadership in local decisions

7. "The Role of Arts and Culture in Building Civic Identity" (NOVEMBER)
- Murals, music, performance, and public expression
- Culture as a connector across difference
- Supporting creative civic participation

8. "The Future of Flemington: Envisioning a Town We All Build Together" (DECEMBER)
- Participatory visioning
- Practical imagination: zoning, schools, safety, vibrancy
- Zeroing in: from conversation to action

Proposed lecture series format
TIME: 1 hour

6:30-7:00– Prelude (Local musicians)

7:00 PM – Welcome & Opening Remarks (5 min)
- Brief intro to the Flemington Lyceum Society: "Ideas Worth Sharing. Community Worth Building."
- Overview of the evening and acknowledgment of speakers

7:05 PM – Featured Lecture/Talk (15 min)

7:20 PM – Stories from 1-2 guests (10 min)
- Each guest has 5-10 minutes to share their thoughts/experiences with the topic
- Focus question: Challenges, triumphs, and what civic life means to them

7:30 PM – Community Q & A (10-20 min)
- Open the floor to thoughtful questions for all speakers
- Encourage dialogue and shared stories from the audience

7:50 PM – Closing Remarks (5 min)
- Thank speakers and guests
- Invite everyone to stay for conversation and refreshments
- Share info on how to stay involved and upcoming events

8:00 PM – Event Concludes / More Music/ Optional Mingling
Light refreshments | Background music | Community connection

COUNCILWOMAN ENGELHARDT:
Councilwoman Engelhardt reported the park cleanup was held on April 26, 2025, the Police Department held a toy and food drive for at Safe Harbor on April 26, 2025 and the town wide yard sale is scheduled for May 3 & 4, 2025.

PUBLIC COMMENTS – SESSION I:
Jeff Cain from Flemington Borough thanked the Council for having the Resolution on the agenda tonight in support of project to restore the Flemington Raritan Community pool under the YMCA. Mr. Cain stated the Resolution will help further funding for the project.

APPROVAL OF MINUTES:

Special Session April 11, 2025

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

Regular Session April 14, 2025

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

Executive Session April 14, 2025

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

CONSENT AGENDA:
1. RESOLUTION 2025-70 – RESOLUTION APPROVING GABINO CAREAGA FOR ADMISSION TO ACTIVE MEMBERSHIP IN THE STATE OF NEW JERSEY FIREMAN'S ASSOCIATION

WHEREAS, Gabino Careaga has applied to be a member of the NJ. State Firemen's Association, and

WHEREAS, the applicant has undergone the required physical examination,

NOW, THEREFORE, BE IT REOLVED by the Mayor and Council of the Borough of Flemington, in the County of Hunterdon and the State of New Jersey that the applicant be admitted to active membership in the NJ State Firemen's Association.

A ***MOTION*** was made by Council Vice President Long 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:

2. ORDINANCE 2025-15 – AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO RESTRICT THE PERMITTED GROSS WEIGHT OF TRUCKS ON COURT STREET BETWEEN PARK AVENUE AND MAIN STREET TO FOUR GROSS TONS

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 restrict the permitted weight of trucks on Court Street between Park Avenue and Main Street to four gross tons;

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 7A shall be amended as follows:

SECTION I.

Section 7A-4 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 § 7-5, trucks over four tons gross weight are hereby excluded from the following described streets or parts of streets, except for the pickup and delivery of materials on such street.

SCHEDULE IV:
LIMITING THE USE OF STREETS TO A CERTAIN CLASS OF VEHICLES

Name of Street	**Location**
Highland Avenue	Entire length
Elwood Avenue	Entire length
Maple Avenue	Between Broad Street and Elwood Avenue
Williams Street	Between Broad Street and Elwood Avenue

SCHEDULE IV:
LIMITING THE USE OF STREETS TO A CERTAIN CLASS OF VEHICLES

Name of Street	**Location**
Court Street	**Between Park Avenue and Main Street**

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 Councilwoman Fusaro to introduce 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.

Public Hearing will be held May 12, 2025

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

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

Allie Norton from Flemington Borough and FID asked in Section 1, letter C of the Ordinance which states any application canceling less than 14 days prior to the event are required to pay for services. Ms. Norton wanted to know what is that fee. Sgt. McNally stated the fee would be the minimum staffing requirements which would be decided by the Police Chief and the DPW Director. If the

event is canceled prior to the 14 business days, then it would be the applicant's responsibility to pay the fees.

Ms. Norton asked about Section 1, letter D it mentions only events sponsored by the Borough. Ms. Norton wants to know how does one become an event sponsored by the Borough. Mayor Karrow answered the Borough only sponsors three events during the year; the Christmas Parade, Memorial Day Parade and the fireworks and by sponsoring, it means the Borough pays the DPW and the Police. Borough Attorney Chris Corsini stated it is an event generated inside these walls.

Ms. Norton stated at the end of Section One it states that events that are cancelled due to inclement weather and require Borough services must be rescheduled with the submission of a new application. Ms. Norton asked what is the process for rescheduling and how quickly can an event be rescheduled and what is the timeline for approval. Sgt. McNally explained the steps that would need to be taken. Ms. Norton stated the request for a rain date section needs to be amended for everyone to understand it and FID should be included in the conversation.

Robin Lapidus from FID stated she has never done events without her being part of the team and she feels the Borough and FID is not working as a team. Ms. Lapidus would like to know the process of becoming a Borough sponsored event and FID being invited to the meeting where we all look for solutions for the event process.

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.

Council agreed to adopt the Resolution and then amend it at a later time with all the comments and suggestions that were made so Sgt. McNally can approve the applications he has received so far.

A ***MOTION*** was made by Councilman Levitt to adopt the Ordinance, 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.

4. 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

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

Connor Adkinson from Flemington Borough thanked the Council for purchasing the fire truck.

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 Council Vice President Long to adopt the Ordinance, second by Councilman Levitt 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:

5. RESOLUTION 2025-71 – RESOLUTION SUPPORTING THE RIVER CROSSING YMCA, FLEMINGTON COMMUNITY POOL PROJECT

WHEREAS, the community founded the Flemington-Raritan Community Pool in 1963 to provide the residents of Flemington Borough and Raritan Township with a place for safe recreation; and

WHEREAS, thousands of residents used the Flemington-Raritan Community pool, now owned by River Crossing YMCA, to learn to swim, for family fun, and for competitive aquatics until its closure in 2017; and

WHEREAS, community volunteers and River Crossing YMCA have completed a needs assessment and environmental study to develop plans to renovate and reopen Flemington-Raritan Community Pool; and

WHEREAS, the proposed renovation will provide the community with a modern, safe, ADA compliant community pool, which will in turn provide an essential community space for local children, seniors, families and community members to connect, develop essential water safety skills, receive supportive services and more; and

WHEREAS, the community is still working to raise total funds to restore this community asset that had been used by thousands;

NOW, THEREFORE, BE IT RESOLVED that the Borough of Flemington in the County of Hunterdon provides this resolution in full support of this project, and all associated fundraising efforts to bring the project to fruition.

A ***MOTION*** was made by Councilwoman Engelhardt to approve the Resolution, 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.

6. RESOLUTION 2025-72- RESOLUTION APPOINTING CGP&H AS THE AFFORDABLE HOUSING AGENT

WHEREAS, the Borough of Flemington has a need to acquires an Affordable Housing Agent as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 as appropriate; and

WHEREAS, the position of Affordable Housing Agent is an exempt professional service pursuant top the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

WHEREAS, the term of this contract is one (1) year; and

WHEREAS, CPG&H has presented a pricing model not to exceed $13,500 per annum for Administrative Agent General Services;

WHEREAS, other services described in CPG&H's proposal are on an as-needed basis and further authorization shall be necessary if and when the Borough chooses to avail itself of these services.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington in the County of Hunterdon, State of New Jersey, hereby appoints CGP&H as the Affordable Housing Agent for the Borough of Flemington effective April 1, 2025 through March 31, 2026; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Flemington is hereby authorized to enter into said agreement with CGP&H for an amount not to exceed $13,500; and

IT IS FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in the 2024 budget.

IT IS FURTHER RESOLVED that notice of this Resolution shall be published in the official newspapers of the Borough of Flemington as required by law.

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:
Robin Lapidus from FCP shared the event calendar for FCP, Ms. Lapidus thanked the CERT Team and the Police Department for helping with the Easter event and gave a sign update.

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $866,649.38

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.

ADJOURNMENT

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: May 12, 2025