BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
MAY 12, 2025

Mayor Karrow called the meeting to order at 7:02 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 Council will have an Executive Session tonight to get caught up on all things on Redevelopment.

COUNCIL MEMBER REPORTS

COUNCIL VICE PRESIDENT LONG:

Council Vice President Long reported the Office of Emergency Management continues to urge residents to sign up for the Borough's new emergency alert system by visiting www.historicflemington.com and clicking the "Alerts" tab.

While not taking place in the Borough, our CERT will be deployed to Raritan Township this Sunday, May 18, 2025 to assist with the FRSD Color Run. Residents traveling near JP Case Middle School, Voorhees Corner Road, Case Boulevard, and Woodside Lane between 9:00 AM and 11:00 AM please use caution, as there will be many runners and participants in the area.

The Flemington Memorial Day Parade is scheduled for May 26, 2025. Town-wide road closures will begin at 9:30 AM, with full reopening expected no later than 1:00 PM. Roads will reopen in stages following the end of the parade and during the ceremony at the monument. Residents or business

owners needing special access or parking accommodations should contact Flemington Police. Anyone with questions or groups wish to participate in the parade should contact Flemington VFW.

Council Vice President Long also reported the Police Department had 36 Criminal Investigations and 11 arrests were made. The Police Department has continued its proactive response to speeding complaints throughout the town. Patrol officers have been conducting additional stationary RADAR posts and performing speed surveys on various streets. In April, they conducted 92 surveys, monitoring a total of 3,820 vehicles. Of those observed, 70 vehicles were stopped for speeding, and 40 drivers received summonses. The Police Station renovations are still ongoing, most of the materials required to complete the work are now on site. The electrician still has a few tasks to finish, and the borough's rough inspection needs to be scheduled and completed. Once that's done, they'll move on to closing up the walls, installing the pump system, and completing the finish work. A target completion date has been set for July 17, 2025.

Council Vice President Long continued the first Lyceum lecture will be held here at Borough Hall on May 22, 2025. Music starts at 6:30 and he will be talking about a little bit of history and What's Possible When a Community Connects. This will be a casual experience and he is looking forward to any discussion that may come from it. He has had a fair amount of people offer assistance and it looks like he does have at least two other lecturers lined up, but volunteers are needed. The lectures need musicians, lecturers, and guests. If you'd like to be a guest or know somebody who would make a good one, let Council Vice President Long know. If you can donate some light snacks, water, or treats that would be greatly appreciated.

COUNCILMAN ARIAS:
Councilman Arias reported the Samuel Fleming House held their Mother's Day event on May 10, 2025.

COUNCILWOMAN ENGELHARDT:
Councilwoman Engelhardt reported the monthly Animal Control report for April had one incident in the Borough.

COUNCIL PRESIDENT PARKER:
Council President Parker reported the Public Arts Committee met and they approved the inlay and will be looking at different projects around the Borough.

COUNCILWOMAN FUSARO:
Councilwoman Fusaro thanked the library staff for covering the Director's role while they search for a new Director and she thanked Borough Clerk, Carla Conner for covering the Planning Board as the temporary secretary. The Planning Board is looking forward to seeing the work product of the Council, Planning, Zoning Board committee and Councilwoman Fusaro reminded everyone that Maple Ave. from Main Street to William Street is a one way.

COUNCILMAN LEVITT:
Councilman Levitt reported last week the Environmental Commission met with some local residents about wildlife feeding which resulted in the Ordinance on the agenda prohibiting wildlife feeding.

Shade Tree's meeting will be held May 14, 2025, they still have some trees available for adopt-a-tree. Residents may fill out a request through the SDL portal.

Councilman Levitt also reported he asked the Parking Committee to review placing sharrows and 4ft to pass cyclists signs on Main St.

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

APPROVAL OF MINUTES:

Regular Session April 28, 2025

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

CONSENT AGENDA:
1. RESOLUTION 2025-73 – RESOLUTION AUTHORIZING THE RELEASE OF $250.00 ROAD OPENING BOND TO RICHARD YARD PLUMBING

WHEREAS, a road opening bond was collected from Richard Yard Plumbing for work done at 12 Capner 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 Richard Yard Plumbing for work at 12 Capner Street, Flemington NJ 08822.

2. RESOLUTION 2025-74 - RESOLUTION AUTHORIZING A CONTRACT WITH WILLIAM LARUE SERVICES TO ABATE PUBLIC SAFETY HAZARDS AT 8 REASONER LANE, BLOCK 35 LOT 17, AND AUTHORIZING THE TAX COLLECTOR TO LIEN THE PROPERTY

WHEREAS, 8 Reasoner Lane N Main Street, Block 35 Lot 17 is in disrepair; and

WHEREAS, there are many hazards on the property that are impacting the public safety of the Borough of Flemington; and

WHEREAS, there are piles of dangerous tree branches; and

WHEREAS, letters have been sent to the property owner of record by the Property Maintenance Officer but have been returned undelivered; and

WHEREAS, the safety hazards need to be abated; and

WHEREAS, a quote was received from William LaRue Services in the amount of $3000.00 to abate current hazards; and

WHEREAS, future mowing, and trimming may be needed; and

WHEREAS, pursuant to State Statutes a municipality can abate safety hazards on private property and authorize the tax collector to place a lien on the property to recover the costs.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that a contract be awarded to William LaRue Services in the amount of $3000.00 to abate the current hazards on block 35 lot 17, known as 8 Reasoner Lane

BE IT FURTHER RESOLVED, that the property maintenance officer is authorized to have the lawn mowed and future safety hazards abated in the future if necessary for an additional amount not to exceed $2,500.00.

BE IT FURTHER RESOLVED, that the tax collector is authorized to place a tax lien on the property for any Borough funds expended not to exceed $3,550.00 in total, to maintain the property and abate hazards.

A ***MOTION*** was made by Council Vice President Long to approve the Consent Agenda, seconded 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.

INTRODUCTION OF ORDINANCE:

3. ORDINANCE 2025-16 – AN ORDINANCE AMENDING CHAPTER 29, SECTION 2 OF THE CODE, ENTITLED "PROHIBITED CONDUCT"

WHEREAS, wildlife feeding is regulated pursuant to Chapter 29 of the municipal code of the Borough of Flemington;

WHEREAS, the Borough of Flemington recognizes the negative effects of feeding wildlife, specifically deer;

WHEREAS, the Borough of Flemington seeks to limit wildlife feeding;

NOW THEREFORE IT BE ORDAINED, the Borough Mayor and Council of the Borough of Flemington, the County of Hunterdon, that Chapter 29, Section 2 of the Code of the Borough of Flemington (the "Code"), entitled "Prohibited Conduct," is hereby repealed and replaced as follows:
SECTION I.

PROHIBITED CONDUCT:

A. No person shall place food intended or suitable for consumption by a wild animal or a stray animal outdoors on any property, public or private, in the Borough, other than for the purposes of feeding a domesticated animal owned and/or licensed by said person.
B. This prohibition shall not apply to enclosed and/or elevated bird feeders nor to food items placed outdoors customarily used for decoration.

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 June 9, 2025

4. ORDINANCE 2025-17 - AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO AUTHORIZE A HANDICAPPED PARKING SPOT FOR 41 SPRING STREET

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 authorize a handicapped parking space for use by the current resident of 41 Spring Street as delineated below;

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-12 is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

Schedule XII, Parking Restricted for Use by Handicapped Persons

Name of Street	**Sides**	**Location**
Bloomfield Avenue	South	From a point 25 feet east of the easterly curbline of Main Street to a point 47 feet east thereof.
89 Broad Street [Ord. No. 2015-13]	South	From a point 133 feet south of the southerly curbline of Maple Avenue to a point 22 feet thereof.
Capner Street [Ord. No. 2015-13]	South	From a point 124 feet west of the westerly curbline of Main Street to a point 23 feet west thereof.
Church Street [Ord. No. 2015-13]	East	From a point 100 feet east of the easterly curbline of Main Street to a point 20 feet easterly thereof.

Schedule XII, Parking Restricted for Use by Handicapped Persons

Name of Street	Sides	Location
East Main Street [Ord. No. 2015-13]	West	From a point 213 feet north of the northerly curbline of Monument Street to a point 20 feet northerly thereof.
Main Street [Ord. No. 2015-13]	East	From a point 35 feet north of the northerly curbline of Maple Avenue projected to a point 17 feet north thereof.
Mine Street [Ord. No. 2015-13]		Semi-public roadways, driveways, parking areas, and other areas used for vehicular traffic on the property known as Block 36, Lot 23, United Telephone Co. of N.J. Inc. at 14 Mine Street.
Mine Street [Ord. No. 2015-23]	North	From a point 25 feet east of the easterly curbline of Academy Street to a point 49 feet east thereof.
6 North Main Street [Ord. No. 2015-13]		From a point 121 feet north of the westerly curbline of Main Street and Veterans Way to a point 22 feet thereof.
Park Avenue [Ord. No. 2017-12; amended 7-8-2019 by Ord. No. 2019-15]]	West	From a point 49 feet north of the northerly curbline of Park Avenue and Bonnell Street
Spring Street	**West**	**From the southerly curbline of Spring St and Williams St to a point 123 feet north thereof.**

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 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 June 9, 2025

PUBLIC HEARING:

5. 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

A ***MOTION*** was made by Councilwoman Fusaro to open the Public Hearing, second by Council Vice President Long 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 Councilwoman Engelhardt 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 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.

6. 2025 BUDGET

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

Mayor Karrow highlighted some items on the budget.

Council President Parker thanked the Department Heads and Council for their work on the budget.

A ***MOTION*** was made by Councilwoman Fusaro 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:

7. RESOLUTION 2025-75 – 2025 SALARY RESOLUTION

A resolution to fix the rate of compensation of the Mayor, Council and non-union employees of the Borough of Flemington, County of Hunterdon, State of New Jersey.

BE IT ORDAINED, by the Mayor and Common Council of the Borough of Flemington, County of Hunterdon, State of New Jersey as follows:

Section 1: The rate of compensation of the following employees shall be on a yearly basis, payable quarterly and effective January 1, 2025:

Mayor
Council Member

Section 2: The rate of compensation of the following non-union employees shall be on a yearly basis, payable bi-weekly and effective January 1, 2025:

Borough Clerk (To include Registrar of Vital Statistics)
Deputy Clerk / Technical Assistant to Construction Official
Chief Financial Officer (To include Deputy Collector)
Tax & Utility Collector
Tax Assessor
Deputy Treasurer

Construction Official / Building Sub-Code Inspector
Property Maintenance Officer (per hour rate)
Fire Sub-Code Inspector
Plumbing Sub-Code Inspector
Electric Sub-Code Inspector
Fire Marshal
Planning Board Secretary
Office of Emergency Management
Department of Public Works Director / Recycling Coordinator
Library Director
Librarian

Fire Prevention Inspector (per hour rate)
Right to Know Officer
Police Secretary
Library Aide (per hour rate)
Adult Crossing Guards (per hour rate)
Tax Assessor Assistant (per hour rate)
Parking Enforcement Officer (per hour rate)
Special Police Officer: Class III (per hour rate)
Casual Employees (per hour rate)

Section 3: The rate of compensation of the following police non-union employee shall be on a yearly basis, payable bi-weekly:

A ***MOTION*** was made by Council Vice President Long to approve the Resolution, seconded 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.

8. RESOLUTION 2025-76 - GOVERNOR'S COUNCIL ON SUBSTANCE USE DISORDER FISCAL GRANT CYCLE OCTOBER 2020-JUNE 2026

WHEREAS, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Borough Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of Hunterdon;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Flemington, County of Hunterdon, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Central Hunterdon Municipal Alliance grant for fiscal year 2026 in the amount of:

GCSUD GRANT FUND	$ 15,463.00
Cash Match	$ 3,865.75
In-Kind	$ 11,597.25

2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

A ***MOTION*** was made by Council Vice President Long to approve the Resolution, seconded 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.

9. RESOLUTION 2025-77 – RESOLUTION OF THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, DETERMINING THE FORM AND OTHER DETAILS OF ITS "NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK", TO BE ISSUED IN THE PRINCIPAL AMOUNT OF UP TO $279,393, AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTE TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTE BY THE BOROUGH OF FLEMINGTON IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK

WHEREAS, the Borough of Flemington (the "Local Unit"), in the County of Hunterdon, New Jersey, has determined that there exists a need within the Local Unit to acquire, construct, renovate or install a project consisting of the locating, removal and replacement of lead or galvanized water service lines (the "Project"), and it is the desire of the Local Unit to obtain financing for such Project through participation in the environmental infrastructure financing program (the "New Jersey Water Bank") of the New Jersey Infrastructure Bank (the "I-Bank");

WHEREAS, the Local Unit has determined to temporarily finance the acquisition, construction, renovation or installation of the Project prior to the closing with respect to the New Jersey Water Bank, and to undertake such temporary financing with the proceeds of a short-term loan to be made by the I-Bank (the "Construction Loan") to the Local Unit, pursuant to the Water Bank Construction Financing Program of the I-Bank (the "Construction Financing Program");

WHEREAS, in order to (i) evidence and secure the repayment obligation of the Local Unit to the I-Bank with respect to the Construction Loan and (ii) satisfy the requirements of the Construction Financing Program, it is the desire of the Local Unit to issue and sell to the I-Bank the "Note Relating

to the Water Bank Construction Financing Program of the New Jersey Infrastructure Bank" in an aggregate principal amount of up to $279,393 (the "Note");

WHEREAS, it is the desire of the Local Unit to authorize, execute, attest and deliver the Note to the I-Bank pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the Revised Statutes of the State of New Jersey (the "Local Bond Law"), and other applicable law; and

WHEREAS, Section 28 of the Local Bond Law allows for the sale of the Note to the I-Bank, without any public offering, and N.J.S.A. 58:11B-9 allows for the sale of the Note to the I-Bank without any public offering, all under the terms and conditions set forth therein.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Local Unit as follows:

Section 1. In accordance with Section 28 of the Local Bond Law and N.J.S.A. 58:11B-9, the Local Unit hereby authorizes the issuance, sale and award of the Note in accordance with the provisions hereof. The obligation represented by the Note has been appropriated and authorized by (i) bond ordinance #2023-34 of the Local Unit, which bond ordinance is entitled "BOND ORDINANCE PROVIDING FOR MAIN STREET SEWER REPLACEMENT PROJECT, APPROPRIATING $1,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,400,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY" and was finally adopted by the Local Unit at a meeting duly called and held on December 11, 2023, at which time a quorum was present and acted throughout, all pursuant to the terms of the Local Bond Law and other applicable law; and (ii) bond ordinance #2024-20 of the Local Unit, which bond ordinance is entitled "BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2023-34 ADOPTED ON DECEMBER 11, 2023, PROVIDING FOR THE MAIN STREET SEWER REPLACEMENT PROJECT, AND APPROPRIATING $1,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,400,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, IN ORDER TO EXPAND THE SCOPE OF IMPROVEMENTS TO INCLUDE THE LOCATING, REMOVAL AND REPLACEMENT OF GALVANIZED PIPES, AUTHORIZED IN AND BY THE BOROUGH OF FLEMINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY" and was finally adopted by the Local Unit at a meeting duly called and held on September 23, 2024, at which time a quorum was present and acted throughout, all pursuant to the terms of the Local Bond Law and other applicable law.

Section 2. The Chief Financial Officer of the Local Unit (the "Chief Financial Officer") is hereby authorized to determine, in accordance with the Local Bond Law and pursuant to the terms and conditions hereof, (i) the final principal amount of the Note (subject to the maximum limitation set forth in Section 4(a) hereof), and (ii) the dated date of the Note.

Section 3. Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and attestation of the Note by the parties authorized pursuant to Section 4(h) hereof.

Section 4. The Local Unit hereby determines that certain terms of the Note shall be as follows:

(a) the principal amount of the Note to be issued shall be an amount up to $279,393;
(b) the maturity of the Note shall be as determined by the I-Bank;
(c) the interest rate of the Note shall be as determined by the I-Bank;
(d) the purchase price for the Note shall be par;
(e) the Note shall be subject to prepayment prior to its stated maturity in accordance with the terms and conditions of the Note;
(f) the Note shall be issued in a single denomination and shall be numbered "NJWB-CFP-25-2";
(g) the Note shall be issued in fully registered form and shall be payable to the registered owner thereof as to both principal and interest in lawful money of the United States of America; and
(h) the Note shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under official seal or facsimile thereof affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Local Unit Clerk.

Section 5. The Note shall be substantially in the form attached hereto as Exhibit A.

Section 6. The law firm of Dilworth Paxson LLP is hereby authorized to arrange for the printing of the Note, which law firm may authorize McCarter & English, LLP, bond counsel to the I-Bank for the Construction Financing Program, to arrange for same.

Section 7. The Authorized Officers of the Local Unit are hereby further severally authorized to (i) execute and deliver, and the Local Unit Clerk is hereby further authorized to attest to such execution and to affix the corporate seal of the Local Unit to, any document, instrument or closing certificate deemed necessary, desirable or convenient by the Authorized Officers or the Secretary of the Local Unit, as applicable, in their respective sole discretion, after consultation with counsel and any advisors to the Local Unit and after further consultation with the I-Bank and its representatives, agents, counsel and advisors, to be executed in connection with the issuance and sale of the Note and the participation of the Local Unit in the Construction Financing Program, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Authorized Officers deem necessary, desirable or convenient in relation to the execution and delivery of the Note and the participation of the Local Unit in the Construction Financing Program.

Section 8. This resolution shall take effect immediately.

Section 9. Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to Dilworth Paxson LLP, bond counsel to the Local Unit, David E. Zimmer, Executive Director of the I-Bank, and Richard T. Nolan, Esq., McCarter & English, LLP, bond counsel to the I-Bank.

A ***MOTION*** was made by Council Vice President Long to approve the Resolution, seconded 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.

10. RESOLUTION 2025-78 – RESOLUTION OF THE BOROUGH OF FLEMINGTON DECLARING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR PROJECT COSTS FROM THE PROCEEDS OF DEBT OBLIGATIONS IN CONNECTION WITH ITS PARTICIPATION IN THE NEW JERSEY WATER BANK

WHEREAS, the Borough of Flemington, in the County of Hunterdon, New Jersey (the "Borrower") intends to acquire, construct, renovate and/or install the environmental infrastructure project more fully described in **Exhibit A** attached hereto (the "Project");

WHEREAS, the Borrower intends to finance the Project with debt obligations of the Borrower (the "Project Debt Obligations") but may pay for certain costs of the Project (the "Project Costs") prior to the issuance of the Project Debt Obligations with funds of the Borrower that are not borrowed funds;

WHEREAS, the Borrower reasonably anticipates that obligations, the interest on which is excluded from gross income under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), will be issued by the New Jersey Infrastructure Bank (the "Issuer") to finance the Project on a long-term basis by making a loan to the Borrower with the proceeds of the Issuer's obligations (the "Project Bonds"); and

WHEREAS, the Borrower desires to preserve its right to treat an allocation of proceeds of the Project Debt Obligations to the reimbursement of Project Costs paid prior to the issuance of the Project Debt Obligations as an expenditure for such Project Costs to be reimbursed for purposes of Sections 103 and 141 through 150, inclusive, of the Code.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower as follows:

Section 1. The Borrower reasonably expects to reimburse its expenditure of Project Costs paid prior to the issuance of the Project Debt Obligations with proceeds of its Project Debt Obligations.

Section 2. This resolution is intended to be and hereby is a declaration of the Borrower's official intent to reimburse the expenditure of Project Costs paid prior to the issuance of the Project Debt Obligations with the proceeds of a borrowing to be incurred by the Borrower, in accordance with Treasury Regulations §150-2.

Section 3. The maximum principal amount of the Project Debt Obligations expected to be issued to finance the Project is $279,393.

Section 4. The Project Costs to be reimbursed with the proceeds of the Project Debt Obligations will be "capital expenditures" in accordance with the meaning of Section 1.150-2 of the Code.

Section 5. No reimbursement allocation will employ an "abusive arbitrage device" under Treasury Regulations §1.148-10 to avoid the arbitrage restrictions or to avoid the restrictions under Sections 142 through 147, inclusive, of the Code. The proceeds of the Project Bonds used to reimburse the Borrower for Project Costs, or funds corresponding to such amounts, will not be used in a manner that results in the creation of "replacement proceeds", including "sinking funds", "pledged funds" or funds subject to a "negative pledge" (as such terms are defined in Treasury Regulations §1.148-1), of the Project Debt Obligations or another issue of debt obligations of the Borrower, other than amounts deposited into a "bona fide debt service fund" (as defined in Treasury Regulations §1.148-1).

Section 6. All reimbursement allocations will occur not later than 18 months after the later of (i) the date the expenditure from a source other than the Project Debt Obligations is paid, or (ii) the date the Project is "placed in service" (within the meaning of Treasury Regulations §1.150-2) or abandoned, but in no event more than 3 years after the expenditure is paid.

A ***MOTION*** was made by Council Vice President Long to approve the Resolution, seconded 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.

11. RESOLUTION 2025-79 – RESOLUTION APPOINTING CARLA CONNER AS THE TEMPORARY PLANNING BOARD SECRETARY

WHEREAS, the Planning Board Secretary resigned in March and the need exists to hire a replacement; and

WHEREAS, the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey have determined that Carla Conner is qualified to fill the position.

WHEREAS, the Mayor and Council authorize the appointment of Carla Conner to the position of temporary Planning Board Secretary effective April 1, 2025 for an annual salary of $27,500.

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

12. RESOLUTION 2025-80 – RESOLUTION APPROVING THE PURCHASE OF A USED FIRE TRUCK FROM DELAWARE TOWNSHIP

WHEREAS, the Borough of Flemington has been offered to purchase a used Fire Truck from Delaware Township Fire Company;

WHEREAS, it has been determined by the Fire Department that vehicle has passed a mechanical inspection and it meets the needs of the Fire Department.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Flemington authorize the Chief Financial Officer to process a purchase order in the amount of $475,000.00 to Delaware Township Fire Company for the purchase of the vehicle.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available in Capital Ordinance 2025-14.

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.

13. RESOLUTION 2025-81 – RESOLUTION AWARDING THE MAIN STREET LEAD SERVICE LINE REPLACEMENT PROJECT TO M.S.P. CONSTRUCTION

WHEREAS, the Borough of Flemington advertised and received bids for Main Street Lead Service Line Replacement Project on April 24, 2025, and;

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

Bidder	M.S.P. Construction 19-B Minneakoning Road Flemington, NJ 08822	Earl Asphalt Company PO Drawer 556 Farmingdale NJ 07727	Pact One LLC PO Box 74 Ringoes, NJ 08551	Robert Griggs Plumbing and Heating LLC 2486 Route 206 Belle Mead, NJ 08502
Base Bid	$278,300.00	$308,413.13	$572,200.00	$518,275.00

WHEREAS, bids have been reviewed by the Special Projects Engineer, Robert Martucci, and Borough Attorney Christopher Corsini Esq. they have determined that the bid submitted by M.S.P. Construction 19-B Minneakoning Road Flemington, New Jersey 08822 in the amount of $278,300.00 is the lowest responsive bid for Main Street Lead Service Line Replacement Project and;

WHERAS, the Borough of Flemington has sufficient funds provided by the Borough, for the contract work, and;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Flemington that the Contract for Main Street Roadway Improvement Project be awarded to M.S.P. Construction 19-B Minneakoning Road Flemington, New Jersey 08822 in the amount of $278,300.00 subject to the following conditions:

1. The Contract is awarded as a lump sum price bid. The contract and final payment will be based upon actual quantities installed at the lump sum price bid, as outlined in the Plans and Specifications prepared by Martucci Engineering LLC for the Borough of Flemington

2. The construction contract is approved by New Jersey Infrastructure Trust (H2 Loans).

A ***MOTION*** was made by Council Vice President Long to approve the Resolution, seconded 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.

14. RESOLUTION 2025-82 – RESOLUTION AUTHORIZING A THREE-MONTH SUSPENSION OF SEWER BILLS FOR LIBERTY VILLAGE

WHEREAS, the Borough of Flemington entered into a redevelopment agreement with Liberty Village; and

WHEREAS, in 2024, Liberty Village capped and closed off its sewer lines; and

WHEREAS, Liberty Village has continued paying sewer bills since that time and is currently in good standing; and

WHEREAS, the Borough Council wishes to provide a three-month suspension of sewer bills at this time.

BE IT THEREFORE RESOLVED, by the Borough Council of the Borough of Flemington in the County of Hunterdon and State of New Jersey that the sewer bills for Liberty Village are hereby suspended for a period of three months.

A ***MOTION*** was made by Council Vice President Long to approve the Resolution, seconded 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.

5. RESOLUTION 2025-83 – RESOLUTION AUTHORIZING PARTICIPATION IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Mayor Karrow explained the Resolution.

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission ("SPC") and an Office of Planning Advocacy ("OPA") for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the SPC released the Preliminary State Development and Redevelopment Plan on December 6, 2024; and

WHEREAS, the Hunterdon County Planning Board will act as the negotiating entity on behalf of the County's municipalities; and

WHEREAS, Hunterdon County municipalities shall inform the Hunterdon County Planning board of their participation; and

WHEREAS, the Mayor & Council of the Borough of Flemington wishes to participate and does not have any comments.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Council of the Borough of Flemington, County of Hunterdon, State of New Jersey hereby notify the Hunterdon County

Planning Board of their intention to participate in the State Development and Redevelopment Plan and has not comments.

A ***MOTION*** was made by Councilman Levitt to approve the Resolution, seconded 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 COMMENTS – SESSION II:
There was no public comment.

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $5,102,454.81

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 & 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.

1. **CONTRACT NEGIOTIATIONS – REDEVELOPMENT**
    - Cardinal

- Captiva
- Flemington Center Urban Renewal
- Liberty Village

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

2. Formal action may or may not be taken after the conclusion of the closed session.

3. 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 Council Vice President Long, seconded by Council President Long with a vote of all ayes.

POLICE REPORT:
Sgt. McNally discussed ticketing illegal taxi drivers in the Borough.

ADJOURNMENT:

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: June 9, 2025