BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
JUNE 9, 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

MAYOR'S REPORT:

Mayor Karrow reported the Planning Board did review the Shade Tree Ordinance and they found it consistent.

COUNCIL MEMBER REPORTS

COUNCILMAN ARIAS:

Councilman Arias reported that ICE was in Flemington this morning and six individuals were taken. Councilman Arias stated he comes from a hard-working family and he will stand with each and every one of you to help you. Councilman Arias also stated he is on Council to serve the people of Flemington and he can bring valuable resources to this Council and will not be stepping down as rumor has it.

Councilman Arias continued that the HPC House Tour will be held on June 21, 2025.

COUNCILWOMAN ENGELHARDT:

Councilwoman Engelhardt reported the rabies clinic will be held November 8, 2025 at the firehouse. Councilwoman Engelhardt stated she was honored to march in the Memorial Day Parade and tickets are still available for the House Tour on June 21, 2025.

Councilwoman Engelhardt addressed the ICE agents who arrested six of Flemington's residents and her concern is the safety and security of all her friends and neighbors out there right now who are scared.

COUNCIL PRESIDENT PARKER:
Council President Parker stated the ICE raid is making him very sad and that there are kids here that are seeing people being taken away. Council President Parker commented to Councilman Arias that he is not alone and Council will help in any way they can.

Council President Parker reported he attended a focus group for Hunterdon Health, which was more of an interview about what is needed in the community health wise and what the community needs in terms of not only general health, but also in terms of women's health, pediatric health and homelessness. Council President Parker also met with the Chamber of Commerce and the Commerce Advocacy group to discuss what they can do to help the businesses in the Borough and to give them resources and to keep them sustainable.

Council President continued that he met with the Event committee and there is an Ordinance on the agenda for introduction regarding events, the Corn, Tomato and Beer festival has been moved to October and will be called the Harvest Festival, he also met with other Mayors and discussed Zoning and parking restrictions in their towns, he also met with the developer from Cardinal to understand what is going on and he suggested that Cardinal be at the next Executive Session and Council President Parker met with the County Administrator and discussed the parking lot next to Makasa and the warming center.

COUNCILWOMAN FUSARO:
Councilwoman Fusaro thanked the residents who reached out to her to discuss what issues they are having with parking in front of their homes and what kind of traffic are they seeing at night. Councilwoman Fusaro also stated to became a citizen of the US you must go to every single meeting with Immigrations and is not an easy process to go through. Councilwoman Fusaro stated to reach out to her because she knows the right people to contact.

COUNCILMAN LEVITT:
Councilman Levitt stated happy Pride month!

Councilman Levit reported tomorrow is primary election day, the Environmental Commission meeting this month was canceled, the next one will be held July 7, 2025 and the Shade Tree Commission meeting will be held June 9, 2025.

Councilman Levitt will be volunteering for the House Tours. The key reason to purchase the tickets in advance is that tickets are $25 in advance and $30 the day of.

Councilman Levitt stated he and Mayor Karrow are still working on the newsletter; he has gotten all the articles and am working on formatting them in the newsletter. Councilman Levitt is hoping to

find some time to finish that and is aiming for a publication date of Monday, June 23rd

Lastly, regarding the ICE raid earlier today at Hunter Hills, Councilman Levitt condemns it in the strongest possible terms. He is of the opinion that ICE is not welcome, wanted, or needed in this Borough. What we have seen from ICE and this administration over the past few months whether it has been US Citizens being detained, college students having their visas revoked for exercising their first amendment rights, makeup artists being sent to concentration camps with no hope of return, or what has happened to people like Karim, it is clear they are fundamentally incapable of complying with the law, the constitution, and the basic tenets of human rights and decency and should be abolished as an institution. He firmly believe their actions do not help a single resident of this Borough and their mere presence puts our residents at risk of falling victim to yet another catastrophic mistake or miscarriage of justice being perpetrated by them.

Councilman Levitt have said before that your immigration or citizenship status is of little importance to me, what matter is that you call this Borough home like I do, and if that's the case then he sees it as his job to work for and protect you and improve your life to the best of my ability. And I know welcoming ICE in any capacity does not do that.

COUNCIL VICE PRESIDENT LONG:

Police Report:

Council Vice President Long reported on the Stop Sign Enforcement: Several new stop signs have been installed throughout town, and the majority of drivers are complying and stopping as required. However, some residents may still be adjusting to the new sign placements. Six summonses were issued for failure to stop throughout town. The Police Department encourages everyone to remain alert and follow all traffic signage to ensure the safety of our community.

Speed Enforcement Patrol officers have been conducting additional stationary RADAR posts and completing speed surveys on all streets. If anybody in interesting in this and any other traffic data, please let me know and he can share.

The Flemington Police Department hosted a "Happy Meal with a Cop" event at McDonald's on May 6, 2025. The event was well attended, and the department had the opportunity to interact with over fifty children and their families. The Police Department looks forward to hosting this event again in the future!

Public Safety Day will be held June 14, 2025 at the Shoppes of Flemington with the Flemington Police Department who is proud to partner with the Flemington Office of Emergency Management, Flemington Fire Department, Flemington-Raritan Rescue Squad, and Flemington Department of Public Works to bring our community together for this special event. Enjoy a variety of activities, including thrilling demonstrations, the chance to climb aboard emergency vehicles and explore

equipment, plus food, fun crafts, and entertainment. It's a day of fun, learning, and community connection.

On September 20, 2025, the Police Department will be partnering with Hunterdon Health and other local organizations to conduct a MOCK traffic stop designed for individuals with autism spectrum disorder (ASD) as well as the general public. This event aims to raise awareness and promote understanding between law enforcement and individuals with ASD, providing a safe and educational environment to navigate potential traffic stop scenarios. Additional details will be shared as the event date approaches, and we encourage everyone to stay tuned for more information.

The 2025 COPS Hiring Program (CHP) is a competitive grant initiative that provides funding directly to law enforcement agencies to hire or rehire additional career law enforcement officers. The goal is to enhance community policing capacity and strengthen crime prevention efforts. Anticipated outcomes of the CHP program include the development of community partnerships, the implementation of problem-solving projects, adjustments to personnel and agency management in support of community policing, and an overall increase in the agency's ability to engage with the community. If awarded, the grant would take effect at the end of the 2025 calendar year. The department has applied for funding to support the hiring of two additional officers. This would help the department better meet the growing demands of public safety and welfare as the community continues to expand.

Probationary Status Attached to this report are five letters to Council requesting that **Lt.** Mariaschin, **Sgt.** Hribik, **Sgt.** Bullman, **Sgt.** McNally, and **Cpl.** Kydd be released from probationary status and officially confirmed in their respective positions. Five officers were promoted on May 1, 2024, and have successfully completed their one-year probationary period.

On May 5, 2025, the Police Department welcomed its new full-time secretary, Rebecca Lubinski. Rebecca has been doing an exceptional job since starting in her role and has already made a positive impact. She also recently obtained her Notary Public status, further enhancing the department's administrative capabilities.

Resignations With great sadness, the Police Department announces the resignation of two officers from our agency. Officer Christian Mata, who joined the department in July 2023, will be leaving on June 7, 2025, to join the Bound Brook Police Department. Officer Donald Ala, who has served with the department since December 2017, will be departing in July to begin employment with the Hillsborough Police Department. We thank them for their service to our community and wish them continued success in their future careers.

Road work has been underway in various parts of Flemington, and the Police Department would like to remind all drivers to slow down and stay alert when approaching construction zones. In these areas, please reduce your speed and be mindful of shifting traffic patterns. Our priority is to ensure the safety of both the workers and the officers present. Your attention and caution can help prevent accidents and keep everyone safe. We ask that you obey all posted signs, follow directions from

traffic flaggers or police officers, and remain patient as these necessary improvements are made to our roadways.

Fire Report:

Council Vice President Long reported the Flemington Borough Volunteer FD is proud to announce the addition of a 2024 Pierce Ascendant 100' Tower Ladder and 2019 International KME "Squad" Engine to the fleet. The new Tower Ladder is not in service, and the Squad engine will be in service shortly. The addition of both apparatuses will greatly enhance the safety of our firefighters and their ability to serve our community. Administratively, we are happy to have worked with the Council and the office of Tom Kean Jr. to open up new grant opportunities through our 501(c)3 non-profit status renewal.

One highlight for the Dept this year was our Firefighters were able to engage in a joint training exercise hosted by the Flemington Raritan Rescue Squad which was a great opportunity to enhance their abilities as well rounded first responders and get to know our mutual aid partners better. Our firefighters continue to work in many visible and invisible ways for the borough of Flemington and the Fire Chief remains thankful for their dedication to the invaluable service they provide.

The Fire Department added one fully certified firefighter to their ranks so far this year, and an additional member is scheduled to attend firefighter 1 training this fall. For the second half of the year, they are going to continue their focus on member retention and recruitment as well as improving their engagement and visibility on their official website and social media. The Fire Department would like to express that they are grateful for the support of this community and look forward to meeting many of the governing body at the Flemington First Responders Day this Saturday at the Shoppes of Flemington. We welcome any questions or feedback as to how we can continue to best serve you.

OEM Report:

Council Vice President Long also reported the Office of Emergency Management would like to remind everybody that the Flemington Public Safety Community Day will be held June 14, 2025 from 11:00 AM to 4:00 PM at The Shoppes at Flemington. It is shaping up to be a great day with members of our Police Department, Fire Department, Rescue Squad, and Public Works all on site to showcase their equipment and connect with the community. There will be K9 demonstrations, a live vehicle extrication demo, and tons of family-friendly activities, all free of charge, thanks to the support of The Shoppes of Flemington.

Lyceum:

The next Lyceum lecture is scheduled for June 26, 2025 at Borough Hall at 7:00PM. Ally Norton will be leading the lecture "From Main Street Up: Local Business as Civic Infrastructure." Music will be supplied by Matt Hand starting at 6:30.

A good neighbor survey is posted on social and will be shared more broadly.

ICE Operations:

Council Vice President Long continued as Police Commissioner, he can confirm that the U.S. Immigration and Customs Enforcement (aka ICE) conducted an operation in the Borough this morning around 6:00am. He spoke with Chief Rotella this afternoon and wanted to clearly state that Flemington Police Department was not involved in the planning or execution of this operation. Federal immigration law enforcement falls under the jurisdiction of agencies like ICE not our municipal Police Department. They serve no role in that arena. Chief Rotella informed Council Vice President Long via his contact with the agency, that six individuals were detained by the Newark division of ICE this morning. He was told there were arrest warrants out for these individuals, but no information about what these warrants were for were provided. The names and ages of the individuals were not provided prior to the incident. After the incident, the Police Chief was then provided the information.

The Flemington Borough Police Department's mission is to serve and protect everyone in our community, regardless of their immigration status. The Department is here to enforce local laws, respond to emergencies and ensure public safety for everyone. Council Vice President Long wants to assure all residents that if you call 911, a Borough Police officer will be responding to your emergency. Chief Rotella cannot emphasize enough that our officers do not inquire about immigration status during routine stops or investigations. Building and maintaining trust between our Police Department and every member of our community is paramount and this has been the focus of so many of our community connection events hosted by and including our officers.

PUBLIC COMMENTS – SESSION I:

Karen Kovi Jones from Flemington Borough asked if there is anyway the Council could mobilize the community to address the immigration crisis even though the jurisdiction of ICE is beyond what anybody can address. Council President Parker suggested having Community Day with the Police Department at Hunter Hills. Ms. Kovi Jones stated she would like to get more involved and more informed with the warming center. Council President Parker stated everyone deserves a seat at the table to know about and discuss what is going on in the Borough. Council President Parker suggested having a Town Hall for the residents.

Adrienne Guistwite from Flemington Borough asked what have the Police been told on how to handle the ICE raids. Mayor Karrow stated the New Jersey Attorney General set out parameters in 2019 of involvement with anything to do with raids stating that the Police would not stand in the way. Ms. Guistwite stated she would like to commend Police Chief Rotella for helping her with

problems on Spring Street with the construction and parking issues, Ms. Guistwite also stated crime is increasing in her neighborhood as her neighbors behind her on Broad Street have had items stolen off his porch and cars have been vandalized on Broad Street. Ms. Guistwite stated she is concerned about parking on Spring Street once the hotel opens.

APPROVAL OF MINUTES:

Regular Session May 12, 2025

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

Executive Session May 12, 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 2025-85 – APPROVING FIREWORKS ON JULY 3, 2025 WITH A RAIN DATE OF JULY 5, 2025, AUTHORIZING ROAD CLOSURES AND WAIVING THE PERMIT FEE

Borough Clerk, Carla Conner asked for this Resolution to be removed from the agenda since Council adopted Resolution #2025-50 in March approving the fireworks.

2. RESOLUTION 2025-86 - RESOLUTION APPROVING A REFUND OF $472.00 FOR THE CANCELLATION OF A SOLAR INSTALLATION PROJECT AT BLOCK 32, LOT 2

WHEREAS, on a property known as Block 32, Lot 2, a.k.a. 99 Mine St. a permit was obtained by Trinity Solar for a solar installation project; and

WHEREAS, the permit fee totaling $643.00 have been received and processed by the Building Department; and

WHEREAS, the refund is less $53.00 for the DCA fee, plus a 20% review fee of $118.00 leaving a balance for a refund of $472.00.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that the refund in the amount of $472.00 be issued to Trinity Solar.

4. RESOLUTION 2025-88 - RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 11, LOT 4

WHEREAS, on a property known as block 11, lot 4, a.k.a. 33 New Jersey Ave. a tax sale certificate #24-00004 was sold to TRYSTONE CAPITAL ASSETS LLC on 10/21/24 for a $1,000.00 premium; and

WHEREAS, redemption funds totaling $6,350.49 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 $7,350.49 be issued to TRYSTONE CAPITAL ASSETS LLC and the records of the Tax Collector be accordingly adjusted.

5. RESOLUTION 2025-89 - AUTHORIZING THE COMPLETION AND SUBMISSION OF THE 2025 PARTICIPATION FORM FOR THE HUNTERDON AREA ENERGY COOPERATIVE ENERGY AGGREGATION PROGRAM

WHEREAS, the State of New Jersey has enacted a regulatory scheme designed to encourage and support energy aggregation for the purchase of electric utility service (N.J.A.C. 14:4-6.1 et seq.); and

WHEREAS, by Ordinance 2020-20, the Borough of Flemington established an energy aggregation program, the purpose of which is to provide a savings to Flemington Borough residential customers on their electrical bills; and

WHEREAS, by Resolution 2020-207, the Borough of Flemington joined the Hunterdon Area Energy Cooperative as a participating member of the cooperative pricing system (DCA ID# 270HAEC); and

WHEREAS, Concord Energy Services ("CES") serves as the energy consultant for the Hunterdon Area Energy Cooperative; and

WHEREAS, at the direction of the Borough of Califon, the Lead Agent for the Hunterdon Area Energy Cooperative, CES is preparing a Request for Proposals ("RFP") to solicit participation by licensed electric power suppliers in an online auction on Wednesday, August 20, 2025, for the supply of electric power to residential customers in the Hunterdon Area Energy Cooperative, and an Agreement for Provision of Energy Supply Services ("Supply Agreement") for the prevailing bidder to execute with the Lead Agency for the Hunterdon Area Energy Cooperative; and

WHEREAS, CES has requested participating members of the Hunterdon Area Energy Cooperative, including the Borough of Flemington, to complete and return a Participation Form

before June 13, 2025, which indicates the Borough of Flemington's decision to be included in or excluded from the online auction on August 20, 2025, or alternative auction dates in 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Flemington, County of Hunterdon, State of New Jersey that:

1. The completed Participation Form for the 2025 energy auction(s) for the Cooperative Pricing System known as the Hunterdon Area Energy Cooperative (DCA ID #270HAEC), of which the Borough of Flemington is a participating member, is required from each participating member prior to the bid release for any energy auction for the HAEC.

2. The Mayor is hereby authorized and directed to authorize the appropriate representative of the Borough of Flemington to complete and return the 2025 HAEC Participation Form to Concord Energy Services prior to close of business on Friday, June 13, 2025.

Councilwoman Engelhardt requested that Resolution #2025-87 be pulled from the Consent Agenda.

A ***MOTION*** was made by Councilwoman Fusaro to approve the Consent Agenda, seconded 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.

Councilwoman Engelhardt asked what the next step is if the liquor license is still a pocket license. Attorney Corsini explained the current new State law for pocket liquor licenses.

3. RESOLUTION 2025-87 - RESOLUTION TO RENEW THE BOROUGH OF FLEMINGTON LIQUOR LICENSES FOR THE 2025-2026 LICENSE TERM

WHEREAS, the Flemington Borough Police Department has conducted a thorough investigation of each retail licensee to insure that criminally disqualified and other unfit persons do not acquire or hold direct interests in the retail alcoholic beverage industry; and,

WHEREAS, Borough Clerk, Carla Conner, has certified that each license holder has submitted the appropriate and complete renewal application, the required fees and each has been granted a New Jersey State Tax Clearance Certificate as required by law; and

WHEREAS, no written objection to the renewals of the licenses below were received by the Borough Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that Plenary Retail Distribution License is hereby renewed to the following license holders for the year 2025-2026, effective June 9, 2025:

Flemington Central Liquors, Inc. #1009-44-004-007
t/a Little Brothers Beverage Outlet
67 Church Street
Flemington, NJ 08822

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that the Plenary Retail Distribution Consumption Liquor License with Broad C is hereby renewed to the following license holders for the year 2025-2026, effective June 9, 2025:

Stagecoach Liquors #1009-32-003-014
5 Bartles Corner Road
Flemington, NJ 08822

Flemington Central Liquors, Inc. #1009-32-001-005
t/a Central Liquors
8 Reaville Ave.
Flemington, NJ 08822

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that the Club Liquor License is hereby renewed to the following license holder for the year 2025-2026, effective June 9, 2025:

Veterans of Foreign Affairs #1009-31-005-001
V.F.W. Post 7856
28 Park Ave.
Flemington, NJ 08822

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Flemington that this Resolution shale take effect immediately.

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

INTRODUCTION OF ORDINANCE:

6. ORDINANCE 2025-18 – 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. **Subject to the exception contained in Paragraph E of this Section, 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. All other events that are canceled due to inclement weather must be rescheduled with the submission of a new application.

e. **Notwithstanding the foregoing, upon initial review of an event application submitted to the Department of Community Event Planning, events classified as "large-scale gatherings" may be eligible for a designated rain date. This provision ensures that large-scale events have the opportunity to be rescheduled in the event of inclement weather, while also safeguarding the Borough's capacity to provide necessary services without undue strain on resources. Approval of such a rain date shall be contingent upon and subject to the following criteria:**

1. **For the purposes of this Subsection, a "large-scale gathering" shall be defined as any public or private gathering with an expected attendance of greater than 500 attendees, with said number of attendees to be estimated by the applicant at the time of application and certified by the Chief of Police after his review.**

2. **The Borough must have sufficient resources to staff the event on the proposed rain date. These resources include, but are not limited to, the availability of public safety personnel, public works staff, and other necessary municipal services.**

3. **If an event does not proceed on the scheduled rain date, the event applicant is required to cover all associated costs for municipal services associated with the event. These costs are to be determined in accordance with the collective bargaining agreements and fee structures outlined in the Flemington Borough event application guidelines and applicable Collective Negotiations Agreements, as well as any fees assessed pursuant to Subsection 3-16.14 hereof.**

4. **The designation of a rain date must be approved by resolution of the Flemington Borough Council.**

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 for applications received within the specified time frames set forth in Section 3-16.3, and $75 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 events where, at the determination and sole discretion of the Department of Community Event Planning, 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. The projected daily attendance for an event shall be estimated by the applicant at the time of application and certified by the Chief of Police after his review.**

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 45 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 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 23, 2025

PUBLIC HEARING:

7. 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

A ***MOTION*** was made by Councilman Levitt 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 Councilman Levitt 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 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.

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

A ***MOTION*** was made by Councilman Levitt 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 Councilman Levitt to close the Public Hearing, second by Councilwoman Fusaro 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.

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

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 Councilwoman Engelhardt to close 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 Councilwoman Fusaro 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.

REGULAR AGENDA:

10. RESOLUTION 2025-90 – RESOLUTION APPOINTING RISK MANAGEMENT CONSULTANT 2025 FUND YEAR

WHEREAS, Flemington Borough (hereinafter "Local Unit") has joined the Statewide Insurance Fund (hereinafter "Fund"), a joint insurance fund as defined in N.J.S.A. 40A:10-36 *et seq.*; and

WHEREAS, the Bylaws require participating members to appoint a Risk Management Consultant, as those positions are defined in the Bylaws, if requested to do so by the "Fund"; and

WHEREAS, the Local Unit has complied with relevant law with regard to the appointment of a Risk management Consultant; and

WHEREAS, the "Fund" has requested its members to appoint individuals or entities to that position; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of "Local Unit", in the County of Hunterdon and State of New Jersey, as follows:

1. Flemington Borough hereby appoints Willis Towers Watson Northeast, Inc. its Risk Management Consultant.

2. The Mayor and Council and Risk Management Consultant are hereby authorized to execute the Risk Management Consultant's Agreement for the year **2025** in the form attached hereto.

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.

11. RESOLUTION 2025-91 - REJECTING ALL BIDS FOR THE BOROUGH HALL SANITARY SEWER MAIN IMPROVEMENT PROJECT PURSUANT TO N.J.S.A. 40A:11-13.2(A)

WHEREAS, a notice of advertisement for bids and an Invitation to Bid were prepared and advertised in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. for the following project:

Borough Hall Sanitary Sewer Main Improvement Project

WHEREAS, the Borough opened bids on May 20, 2025 with six bids received:

Messercola Excavating	$92,790.00
ADS Contractors, LLC	$95,000.00
Crossroads Paving	$151,569.00
KDP Developers	$201,379.00
Waters & Bugbee, Inc.	$256,709.75
M.S.P. Construction Corp.	$264,590.00; and

WHEREAS, the low bidder substantially exceeded the engineer's estimate for this project; and

WHEREAS, the Borough's Qualified Purchasing Agent, William Hance, the Borough's Consulting Engineer, Terry Vogt, and the Borough's Attorney, Christopher Corsini, all recommend rejecting all bids pursuant to N.J.S.A. 11-13.2(a);

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, as follows:

1. Messercola Excavating's bid is rejected pursuant to N.J.S.A. 40A:11-13.2(a).

2. The Qualified Purchase Agent is authorized to rebid this project.

A ***MOTION*** was made by Councilwoman Fusaro 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 2025-92 – RECOGNIZING THE MONTH OF JUNE, 2025 AS "LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUESTIONING, INTERSEX AND ASEXUAL (LGBTQIA) PRIDE MONTH" IN THE BOROUGH OF FLEMINGTON

WHEREAS, the Borough of Flemington recognizes that June is traditionally recognized as a month of celebration by LGBTQIA people; and

WHEREAS, the Borough Flemington values the importance of diversity among its citizens and its employees; and

WHEREAS, the Borough of Flemington has in place policies prohibiting discrimination against LGBTQIA residents and employees; and

WHEREAS, the Borough of Flemington recognizes that LGBTQIA residents, business owners and employees of Flemington have worked hard to make our community a more fabulous place; and

WHEREAS, the Borough of Flemington encourages the work of advocates who dedicate their time and efforts to the equality of all persons, and recognizes the impact that LGBTQIA individuals have had on our community; and

WHEREAS, Flemington continues to encourage all individuals to celebrate the great diversity of the American people; and

WHEREAS, The Borough of Flemington intends to fly a rainbow Pride flag at Borough Hall for the month of June in recognition of LGBTQIA Pride Month;

NOW, THEREFORE BE IT RESOLVED, that in recognition of LGBTQIA Pride Month, Mayor and Council hereby proclaim the month of June as "Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex & Asexual (LGBTQIA) Pride Month" in the Borough of Flemington.

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 2025-93 – AUTHORIZING A CONTRACT WITH LPI TO PRINT THE FLEMINGTON BOROUGH NEWSLETTER

WHEREAS, there is a need for a newsletter for the Borough of Flemington; and

WHEREAS, LPI has agreed to print the newsletter for the Borough of Flemington with no cost to the Borough.

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 LPI to print the Borough's newsletter without any cost.

A ***MOTION*** was made by Councilman Levitt to approve the Resolution, seconded 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.

14. RESOLUTION 2025-94 – RESOLUTION APPROVING THE HIRING OF JAMES LONDIS AS THE ELEVATOR INSPECTOR FOR 2025

WHEREAS, Flemington Borough requires an elevator inspector in the borough, and

WHEREAS, the Construction Official is recommending the hiring of James Londis as the elevator inspector to conduct inspections in the Borough for $50.00 per hour with a two-hour minimum; and

WHEREAS, Mr. James Londis is fully certified by the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Flemington authorize the hiring of James Londis as the elevator inspector for $50.00 per hour with a two-hour minimum.

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.

15. RESOLUTION 2025-95 – AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO APPROVE A STREET/SIDEWALK OPENING PERMIT PURSUANT TO SECTION 10-1.1 OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON FOR THE INSTALLATION OF A GAS LINE ALONG A PORTION OF BLOOMFIELD AVENUE

WHEREAS, Section 10-1.1 of the municipal code of the Borough of Flemington permits the opening of recently paved roads upon approval of the Director of the Department of Public works upon the showing of "extraordinary conditions," and

WHEREAS, Flemington Center Urban Renewal, LLC, has requested the opening of a portion to Bloomfield Avenue as delineated in the Gas Connection Exhibit attached hereto as Schedule A to connect a necessary gas line; and

WHEREAS, Bloomfield Avenue has been paved within the eight-year exclusion period mandated by Section 10-1.1(c) of the Borough's municipal code; and

WHEREAS, the resolution of the Planning Board of Flemington Borough approving the subject redevelopment project contains the following clause: "The construction of all proposed improvement (pavement, curb, sidewalk, utilities, drainage, etc.) within the current ROW of these public streets will ultimately be subject to review and approval of the Borough Engineer and the Governing Body"; and

WHEREAS, the relevant portion of Bloomfield Avenue is included as a qualified right-of-way (ROW) as referenced in the foregoing clause; and

WHEREAS, Flemington Center Urban Renewal, LLC, has submitted the attached certification in support of the "extraordinary conditions" standard as required pursuant to Section 10-1.1(c) attached hereto as Schedule B; and

WHEREAS, the Michael Campion, the Director of the Department of Public, and the Borough Council, pursuant to the authority granted thereto under the municipal code and the Planning Board resolution, do hereby consent to the issuance of a road opening permit under Section 10-1.1 pursuant to the conditions contained herein;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that a road opening permit may be issued pursuant to Section 10.1-1 of the Borough's municipal code consistent with the foregoing and in compliance with the following conditions:

1. All relevant provisions of Chapter 10 of the Borough's municipal code concerning Excavations must be specifically and strictly complied with by Flemington Center Urban Renewal, LLC.

2. Flemington Center Urban Renewal, LLC shall further comply with all other relevant provisions of the Borough's municipal code.

3. Flemington Center Urban Renewal, LLC must pay all applicable inspection fees as well as any other applicable fee that may be due and owing to the Borough under its municipal code or any other relevant governing authority.

4. All fees assessed for review of this permit application (including engineering and legal fees) shall be payable through Flemington Center Urban Renewal, LLC's project escrow.

5. Flemington Center Urban Renewal, LLC consents to and shall facilitate all relevant inspections necessary to complete the work in question under the supervision of the Borough.

6. Flemington Center Urban Renewal, LLC shall restore, to the satisfaction of the Borough's Engineer and Director of Public Works, Bloomfield Avenue to the structural and physical condition found on the site subsequent to the recent Borough-approved paving work and shall, upon the direction of the foregoing, take whatever remediation steps are deemed necessary to effectuate said restoration, up to and including the application of a final "top coat" of pavement from Main Street to Broad Street consistent with and complementary to the conditions of the redevelopment agreement between the Borough and Flemington Center Urban Renewal, LLC as well as the requirements of the resolution of the Planning Board of the Borough of Flemington.

A ***MOTION*** was made by Council President Parker 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 FID stated FID worked out some issues with the sign review committee and they are approving signs within a couple of hours of seeing them. Ms. Lapidus stated a new business called Pizza & Taco moved into formally Jack's Pizza, David's Flowers opened on the corner of Mine Street, D'Serve signage was approved, the Celtic shop next to the new Teaberry's location is opening soon and Sage & Attachments was approved for a new sign. Ms. Lapidus stated there still are a lot of empty buildings in the Borough for businesses. Ms. Lapidus discussed events and signage/banners in the Borough.

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $688,032.51

A ***MOTION*** was made by Councilman Levitt to pay the bills. This Motion was seconded by Council Vice President Long 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 Councilman Levitt with a vote of all ayes.

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: June 23, 2025