BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
JULY 21, 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 (arrived 6:40pm)
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

PRESENTATION – ROBIN LAPIDUSM FCP – SIGNS

Robin Lapidus, Director of FCP discussed the new way finding signs and where they will be located around the Borough.

MAYOR'S REPORT:

Mayor Karrow reported that the Borough was awarded $300,000 of the $675,000 in the final State budget. That is enough to advertise for proposal to do the drawing and design for the construction of the sally port at the Police building. The YMCA also received $250,000 towards the pool.

Mayor Karrow acknowledged Marc Hain for his hard work on the fireworks, Mr. Hain has raised $23,500 this year alone through donations.

Mayor Karrow also reported she had a conversation with the OEM Coordinator about the OEM vehicles and sharing those vehicles with our construction official and other employees, Mayor Karrow received confirmation from the IBank confirming that Remington Vernick has been approved to design all the major projects for the Borough that the IBank is paying 100% of Remington Vernick's fees for designs which includes the second phase of Main Street, Mine Street, PFAS system and any work needed to satisfy the EPA on North Main Street.

Mayor Karrow continued that she appointed Katherine Barca to Alternate #3 on the Planning Board, her term expiring December 31, 2026 and Mayor Karrow requested that Milissa Swingle, the Chair of the Environmental Commission along with the Environmental Commission do a survey of the elements of the streetscape which came about with the disappearance of the tree in front of Mr. POPS and DPW Supervisor, Mike Campion stated a lot of the elements of the streetscape project are now broken, damaged, missing and some of the trees need to be tended to. Ms. Swingle has a list of what work needs to be completed. The Parking Committee is requesting the Council the purchase and installation of articulating lights at Capner Street and the school across from Allen Street, on North Main Street and Allen Street going towards the apartments and at Walnut Brook Drive to cross over to the Church and a messa will be placed to slow down traffic when Mine Street starts its road improvement and the Police Chief would like a Ordinance to be adopted that will allow people to apply for a dumpster for 15 days and then request another 15 days on top of it. Council President Parker stated the Ordinance should read 30 days and then being fined if not picked up instead of keep on requesting more time.

COUNCIL MEMBER REPORTS

COUNCILMAN LEVITT:

Councilman Levitt reported the newsletter has been published and he and Mayor Karrow are in the process of distributing around the Borough.

Councilman Levitt also reported the Borough had a wonderful fireworks show this year, despite the rain and weather and managed it to pull it off. Councilman Levitt thanked Mark Hain for putting it all together, and our sponsors and all the other volunteers who made it possible.

Councilman Levitt continued the Shade Tree Commission meeting was unfortunately canceled due to a lack of quorum. Councilman Levitt stated he would like to put out the call that we have three open spots on the commission and if there are any residents interested in joining, please let myself, the mayor, or Commission Chairwoman Jane Cannon know.

Councilman Levitt stated lastly the Council finally has a new zoning ordinance that amends a few sections of the zoning and Council will be discussing that later tonight.

COUNCILWOMAN FUSARO:

Councilwoman Fusaro thanked Councilman Arias for the cleanup at Tuccamirigan Park.

COUNCIL PRESIDENT PARKER:

Council President Parker reported after a couple meeting with DPW, Police and the BID the Corn, Beer, Tomato festival is officially going to be cancelled for this year, however, they will have Harvest Festival on October 4, 2025 & rain date October 18, 2025 on Main Street, he asked Jack Cust, owner of the Union Hotel to delay the opening to the end of October due to the Harvest Festival. Council President Parker also added that the overflow parking will be at the High School but he would like to discuss erecting a parking deck at 8 Main Street which the Borough owns.

Council President Parker stated there is a stop sign right in front of his house and no one is stopping and there will be another accident there, he is requesting that more notice is given that the stop sign is a head and Council President Parker reminded everyone that there is an art show at the Chamber of Commerce building.

COUNCILMAN ARIAS:

Councilman Arias thanked Marc Hain for all his efforts on the fireworks display and Councilman Arias discussed the cleanup at Tuccamirigan Park and he will be back there this Wednesday, July 23, 2025 and he thanked Sandy Scoops for donating three gallons of ice cream to the Samuel Fleming House for their ice cream social held July 19, 2025.

COUNCIL VICE PRESIDENT LONG:

OEM:

Council Vice President Long thanked Sgt. McNally and Marc Hain for all their hard work at the fireworks display.

POLICE

Motor Vehicle Crashes

Council Vice President Long reported the Police Department had 24 Criminal Investigations and 13 Arrests, the month of June, the department investigated a total of 37 motor vehicle crashes. Out of these, three involved commercial vehicles, and with three of these crashes reported injuries.

Officers are enforcing all stop signs throughout the Borough. The Police Department encourages everyone to remain alert and follow all traffic signage to ensure the safety of our community.

Officers have been actively enforcing traffic laws throughout the Borough, with a particular focus on distracted driving, sign enforcement and speeding. Ensuring roadway safety remains a top priority. If you have a traffic-related concern or complaint about your street, please don't hesitate to contact the Police Department.

Community Policing

Council Vice President Long also reported the Public Safety Day on June 14, 2025 at the Shoppes of Flemington was an outstanding success despite the rain. Hosted by the Flemington Police Department in partnership with the Office of Emergency Management, Fire Department, Rescue Squad and Department of Public Works, the event brought together families and residents of all ages for a memorable day of fun, learning, and engagement. Attendees enjoyed exciting live demonstrations, hands-on experiences with emergency vehicles and equipment, and a wide array of food, crafts, and entertainment. It was a fantastic opportunity for the community to connect with

local first responders, learn about public safety, and enjoy a day filled with positive energy and meaningful interactions.

Council Vice President Long mentioned on September 20, 2025, the Police Department will partner 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.

Community Outreach Opportunity

Council Vice President Long also mentioned the Flemington Police Department is excited to announce the expansion of the Community Engagement & Education Program. This initiative aims to strengthen relationships between law enforcement and residents while enhancing neighborhood safety through education and cooperation. This year, new Community Engagement and Education groups will be formed to provide residents with a platform to voice concerns, learn preventive safety measures, and build proactive relationships with local law enforcement. By working together, we can create a more secure and connected community. If you are interested in hosting a Community Engagement & Education Program on your street,
we encourage you to reach out.

Employees

Council Vice President Long also mentioned on July 7, 2025, two of our newest officers, Adrian Marsiglia and Megan Reed, were officially sworn in by the Mayor. Both officers will begin their training at the Monmouth County Police Academy on July 21, 2025 and are expected to return to the department following their graduation on December 16, 2025.

Community

Road work is currently taking place throughout different areas of the Borough, and the Police Department urges all drivers to slow down and stay alert near construction zones. Please reduce your speed, watch for changing traffic patterns, and remain aware of your surroundings. The safety of workers, officers, and all road users is our top priority. By staying attentive and
cautious, you can help prevent accidents and ensure everyone's well-being. The Police Department ask that you follow all posted signs, listen to directions from traffic flaggers or police officers, and be patient as these important roadway improvements are completed.

LYCEUM

Thursday, July 24, 2025 the next lecture in the Flemington Lyceum lecture series will be taking place at the Hunterdon Chamber of Commerce at 119 Main Street. We will gather in the rear space where the ramp is on the side of the building and music will be performed by Matt Hand at 6:30pm.

Jeff Doshna will be presenting his lecture entitled "Who Lives Here? Housing, Access, and Equity in Our Town, at 7:00PM. At the last lecture, we had some really terrific comments from audience members and some genuinely constructive conversation. People were speaking honestly and engaging in real dialogue. It was actually a lot of fun and people left feeling pretty good from what I could tell.

COUNCILWOMAN ENGELHARDT:
Councilwoman Engelhardt reported the Animal Control report for the month of June had six calls.

Councilwoman Engelhardt also reported Marc Hain got new sponsors to donate to the firework display this year and she would like more sponsorship coming from businesses in Raritan Twp and she requested that East Main Street be discussed at the next parking committee meeting.

Councilwoman Engelhardt continued that she appreciated the person who kindly posted on Facebook regarding the conditions at Tuccamirigan Park and how the clean-up came about
.

PUBLIC COMMENTS – SESSION I:
Bob King from Lone Eagle emailed the following comment:

I would have attended the meeting this evening but I have a conflict. On behalf of Lone Eagle Brewing, I am asking this council to consider adopting a resolution that models what Governor Murphy signed into law in 2024 for extended premise. Here is a link to the article that describes the adopted legislation:

Outdoor seating is a critical component to our business. Last year, George Vallone was kind enough to allow us to use a portion of his parking lot for our outdoor extended seating. With construction about to begin near our place of business, we no longer have access that seating area.

During and post pandemic, we obtained a permit from the town that allowed us to have seating in the parking area directly in front of our building. During that time, there were no incidents or issues. In fact, it created a positive vibe for Flemington. Adopting a resolution in support of the state legislature above, would allow Lone Eagle Brewing to apply for a permit to allow seating in the front our of building once again. This permitting would be required on an annual basis.

We have explored other options such as the side between our buildings and the rear of our new building. The side is limited and doesn't add much space. The rear of the new building is further away creating a long distance for customers to walk with a beverage and creates a more difficult change for our staff to monitor and maintain controls that NJ ABC requires us to have in place.

The business next to Lone Eagle is now a fine working venue (not a food court as originally planned) and requires less parking.

We believe by adopting a resolution in support of what the state allows, will help our business particularly through planned construction at Liberty Village.

I thank you for your consideration and will make every effort to attend the August 11th meeting where hopefully this topic will be on the agenda.

Council discussed Mr. Kings email and agreed that it should go to the Planning Board for approval.

Dave Cuddeback owner of 24-26 Court Street stated a Costco delivery truck damaged the side walk in front of his house, he is worried that someone will trip on it and get hurt. Cuddeback stated that Costco is refusing to pay for the sidewalk. Mayor Karrow stated he should get a copy of the police report and report it to his homeowner's insurance company so they can go after Costco.

Marc Hain from Flemington Borough suggested that the dumpster Ordinance not be locked in to a certain size dumpster.

APPROVAL OF MINUTES:

Regular Session June 23, 2025

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

Executive Session June 23, 2025

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

CONSENT AGENDA:

1. RESOLUTION 2025-109 – RESOLUTION AUTHORIZING THE BOROUGH OF FLEMINGTON TO CONDUCT AN ELECTRONIC TAX SALE PRIOR TO DECEMBER 31, 2025 AND TO CHARGE MAILING FEES ASSOCIATED WITH SAID TAX SALE

WHEREAS, N.J.S.A. 54:5-19.1 permits municipalities to conduct an electronic tax lien sale for unpaid real property taxes and other liens or charges pursuant to rules and regulations promulgated by the Director of the Division of Local Government services; and

WHEREAS, the rule thus promulgated requires a municipality to authorize said electronic tax sale by resolution of the governing body; and

WHEREAS, N.J.S.A. 54:5-104.8 permits municipalities to mail a notice of tax sale in lieu of up to two publications at a cost of up to $25.00 per mailing upon passage of a Resolution by the Governing Body permitting the same; and

WHEREAS, the fees for the tax sale process should be assessed equitably to the delinquent parties and not to the general tax base.

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

1) In accordance with N.J.S.A. 54:5-19.1 the tax sale for the year 2025 shall be conducted electronically.
2) In accordance with N.J.S.A. 54:5-104.8 a fee of $25.00 shall be assessed per mailing, in lieu of up to two publications for all properties included in tax sale before December 31, 2025.

2. RESOLUTION 2025-110 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 15, LOT 27

WHEREAS, on a property known as block 15, lot 27, a.k.a. 39 Bonnell St. a tax sale certificate #24-00007 was sold to TRYSTONE CAPITAL ASSETS LLC on 10/21/24 for a premium of $1,000.00; and

WHEREAS, redemption funds totaling $2,656.33 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 $3,656.33 be issued to TRYSTONE CAPITAL ASSETS LLC and the records of the Tax Collector be accordingly adjusted.

3. RESOLUTION 2025-111 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 5, LOT 12

WHEREAS, on a property known as block 5, lot 12, a.k.a. 54 e Main St. a tax sale certificate #23000001 was sold to PRO CAP 8 FBO FIRSTRUST BANK on 12/4/23 for a premium of $11,400.00; and

WHEREAS, redemption funds totaling $24,036.88 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

$35,436.88 be issued to PRO CAP 8 FBO FIRSTRUST BANK and the records of the Tax Collector be accordingly adjusted.

4. RESOLUTION 2025-112 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 34, LOT 18

WHEREAS, on a property known as block 34, lot 18, a.k.a. 12 Bonnell St. a tax sale certificate #24-00009 was sold to TRYSTONE CAPITAL ASSETS LLC on 10/21/24 for a premium of $1,000.00; and

WHEREAS, redemption funds totaling $2,187.75 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 $3,187.75 be issued to TRYSTONE CAPITAL ASSETS LLC and the records of the Tax Collector be accordingly adjusted.

5. RESOLUTION 2025-113 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 1, LOT 11

WHEREAS, on a property known as block 1, lot 11, a.k.a. 43 N Main St. a tax sale certificate #24-00001 was sold to TRYSTONE CAPITAL ASSETS LLC on 10/21/24 for a premium of $1,000.00; and

WHEREAS, redemption funds totaling $4,964.40 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 $5,964.40 be issued to TRYSTONE CAPITAL ASSETS LLC and the records of the Tax Collector be accordingly adjusted.

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

INTRODUCTION OF ORDINANCE:

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

Ken McCormack, the Borough Fire Marshal stated businesses are opening stores without the Borough knowing they are open and it's not safe. The businesses are not zoned to be there. Council discussed the Ordinance.

WHEREAS, the Borough of Flemington seeks to adopt a uniform procedure for facilitating change of tenancy applications for commercial buildings or spaces; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Flemington, in the County of Hunterdon, State of New Jersey, that a new Section 9-6 shall be inserted into the municipal code thereof, shall be entitled "Commercial Change of Tenancy or Sale), and shall read as follows:

SECTION I.

Section 9-6.1 is hereby created and entitled "Definitions" (all text novel):

As used in this article, the following terms shall have the meanings indicated:

NEW TENANT CERTIFICATE (NTC) AND/OR NEW OWNER CERTIFICATE (NOC)
A permit issued by the Zoning Officer and approved by the Construction Official, upon advice from the Building, Electrical, and Plumbing and Fire Subcode Officials, certifying that the building, structure, premises or part thereof designated in the permit may be used for the proposed specified use or occupancy and that such building, structure, premises or part thereof is in conformity with the Uniform Construction Code of the State of New Jersey. (The Zoning Officer shall be responsible for certification as to compliance with zoning laws, and the Construction Official shall be responsible for certification as to compliance with the Uniform Construction Code.)

NONRESIDENTIAL USE
Property which is not used as a dwelling; this term includes institutional, industrial, commercial and office uses. The nonresidential use may occupy all or any portion of a structure in accordance with Land Development Ordinance of the Borough of Flemington.

SECTION II.

Section 9-6.2 is hereby created and entitled "Non-Residential Buildings" (all text novel):

A. Where there is to be any change in the use or occupancy of any nonresidential building, structure, premises or part thereof, it shall be unlawful to use or permit the use of such property until a New Tenant Certificate (NTC) of occupancy has been approved by the Zoning Officer and issued by the Construction Official.

B. The owner shall be responsible for preventing the use of the nonresidential building, structure, premises or portion thereof until a New Tenant Certificate (NTC) of occupancy has been approved by the Zoning Officer and issued the Construction Official.

SECTION III.

Section 9-6.3 is hereby created and entitled "Enforcement" (all text novel):

A. The Zoning Officer and Construction Official or their designated representatives are empowered to administer and enforce the requirements of this article; provided, however, that only a licensed subcode official, as provided in N.J.A.C. 5:23, will have the power to enforce the Uniform Construction Code in the absence of the Construction Official.

B. All requests for a NTC or NOC as defined herein shall be made utilizing the Borough's designated permit application which is incorporated herein and may be amended from time to time by resolution of the governing body.

SECTION IV.

Section 9-6.4 is hereby created and entitled "Violation" (all text novel):

A. Any individual or individuals who fails to obtain a certificate pursuant to the terms hereof, or violate any subsection hereof, shall, for a first offense, pay a fine of not less than $250; for the second offense, pay a fine not less than $500.00; for the third offense and all subsequent offenses, pay a fine of not less than $1,000. Each violation of a section or subsection of this chapter shall constitute a separate and distinct violation independent of any other section or subsection. Each day's failure to comply with any section or subsection may constitute a separate violation at the sole discretion of the Borough's enforcing agent.

B. Where the defendant is other than a natural person or persons, subsection 9-6.4(A) shall also apply to any agent, superintendent, officer, member or partner who shall alone or with others have charge, care or control of these premises.

SECTION V.

Section 9-6.5 is hereby created and entitled "Appeals" (all text novel):

The owner and/or tenant or his/her lawful agent may appeal the decision of the Zoning Officer by making application before the Zoning Board of Adjustment in the manner prescribed in the Land Development Ordinance of the Borough of Flemington. The owner and/or tenant or his/her agent may appeal the decision of the Construction Code Official before the Construction Board of Appeals pursuant to N.J.A.C. 5:23-2.35.

SECTION VI.

Section 9-6.6 is hereby created and entitled "Effect on Other Legislation" (all text novel):

A. This chapter shall not repeal any requirement of any local, county, state or federal laws or regulations which control the use and/or occupancy of existing or new residential buildings and structures or portions thereof.

B. This chapter shall not repeal any requirement of any local, county, state or federal laws and regulations governing the requirements for new construction or the use or occupancy of any land, structure or building or portion thereof.

SECTION VII.

The permit application referenced in Section III hereof is attached hereto as Schedule A and shall be inserted into the code Section 9-6 of Chapter 9. This permit application may be amended from time to time by resolution of the governing body.

SECTION VIII. 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 IX. 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 X. 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 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 August 11, 2025

Mayor Karrow stated John Tillotson, the Construction Official has agreed to take the position of Zoning Officer

PUBLIC HEARING:

7. ORDINANCE 2025-19 – ORDINANCE OF THE BOROUGH OF FLEMINGTON AUTHORIZING THE LEASE OF BLOCK 39, LOT 11.01 ON THE FLEMINGTON BOROUGH TAX MAP AND BLOCK 29, LOT 2.01 ON THE RARITAN TOWNSHIP TAX MAP, KNOWN AS THE FLEMINGTON-RARITAN BASEBALL COMPLEX TO FLEMINGTON-RARITAN BASEBALL, INC., FOR A PERIOD OF TWENTY-FIVE YEARS (WITH A TWENTY-FIVE YEAR OPTION) FOR NOMINAL CONSIDERATION

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

Michael Kunhs, President of the Flemington-Raritan Baseball thanked the Council for approving the lease.

Mayor Karrow closed the public hearing.

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

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

REGULAR AGENDA:

8. RESOLUTION 2025-114 – RESOLUTION RECOGNIZING THE EFFORTS OF MARC HAIN IN ARRANGING THE FIREWORKS DISPLAY IN THE BOROUGH OF FLEMINGTON

Councilman Arias read the Resolution:

WHEREAS, fireworks displays in the Borough of Flemington brings delight to residents, business owners, officials and visitors; and

WHEREAS, the details involved in successfully arranging a fireworks display are extensive and technical; and

WHEREAS, Borough resident Marc Hain has repeatedly done an impressive job of making all the arrangements necessary to ensure safe and uplifting fireworks displays over the years; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Flemington acknowledge the tremendous job Marc Hain has done in arranging the Borough's fireworks displays.

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Flemington honor and commend Mr. Hain for his efforts on behalf of the Borough.

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

9. RESOLUTION 2025-115 – RESOLUTION APPROVING THE CONTRACT WITH WINDOW WORLD FOR THE WINDOW IMPROVEMENT PROJECT AT BOROUGH HALL, NTE $17,777.00

WHEREAS, the Borough of Flemington has received the following quotes for the replacement of windows at Borough Hall:

Window World	$17,777.00
Hunterdon Siding & Window Co.	$19,940.00
Bullseye Siding LLC	$39,747.94

WHEREAS, it has been that the Window World is the lowest responsible quote.

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 $17,777.00 to Window World for the window improvement project.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funds are available in 5-01-630-216.

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

10. RESOLUTION 2025-116 – RESOLUTION AUTHORIZING THE CREATION OF THE 2025 HUNTERDON COUNTY MUNICIPAL PARKS AND RECREATION GRANT

WHEREAS, the Hunterdon County Board of County Commissioners believes that investing in open space and farmland preservation is essential to maintaining Hunterdon County's high quality of life; and,

WHEREAS, Hunterdon County is home to over 35,000 acres of farmland and open space; and,

WHEREAS, in June of 2024, the Hunterdon County Board of County Commissioners created a *Municipal Parks and Recreation Grant Program* to financially assist its municipal partners with enhancing local parks and recreational opportunities within their jurisdictions; and,

WHEREAS, given significant level of support and interest in the 2024 *Municipal Parks and Recreation Grant Program,* including previous endorsement of the grant program by the Hunterdon County Parks and Open Space Advisory Committee, there is a desire to make another round of funding available as part of the FY25 Hunterdon County Budget; and,

NOW, THEREFORE, BE IT RESOLVED, that the Hunterdon County Commissioner Board does hereby authorize the creation of the 2025 Municipal Parks and Recreation Grant Program and appropriate $1,000,000 from budget account 5-32-00-0001-500; and

BE IT FURTHER RESOLVED, that the application period for this grant program shall open on May 12, 2025, at 9:00 AM and close on August 29, 2025, at 4:30 PM; and,

BE IT FURTHER RESOLVED, that grant applications can be submitted up to a maximum of $100,000. Applicants must match 25% of the total project cost and may use matching funds received from private donations, municipal match, the State of New Jersey, the federal government, or a municipality's share of funds available through the County's Municipal Open Space Grant Program; and

BE IT FURTHER RESOLVED, that applicants shall follow the guidelines and application that has been prepared by the Hunterdon County Department of Planning and Land Use with review and consent by the Parks and Open Space Advisory Committee.

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

11. RESOLUTION 2025-117 – RESOLUTION AUTHORIZING INCREASING THE BID THRESHOLD

WHEREAS, the State of New Jersey has adjusted the bid threshold for contracting units subject to the Local Public Contracts Law effective July 1, 2025; and

WHEREAS, contracting units that have appointed a Qualified Purchasing Agent pursuant to N.J.S.A. 40A:11-9(b) and take advantage of a higher bid threshold pursuant to N.J.S.A 40A:11-3 can have a maximum bid threshold of $53,000.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington that the bid threshold for the Borough be increased to $53,000 and the quote threshold be increased to $7,950.

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.

12. RESOLUTION 2025-117 – RESOLUTION AUTHORIZING INCREASING THE BID THRESHOLD - Duplicate

13. RESOLUTION 2025-118 – RESOLUTION APPROVING DONALD ALA'S ACCUMULATED LEAVE PAY

WHEREAS Donald Ala resigned from the position of Police Officer of the Borough of Flemington effective July 7, 2025; and

WHEREAS is has been determined that he is due the following accumulated leave pay prorated for the year:

212.0	Vacation Hours @ $51.09 per hour = $10,831.08
21.0	Comp Hours @ $51.09 per hour = $1,072.89
$11,903.97	Total Due

BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that the Chief Financial Officer be authorized to pay $11,903.97 to Donald Ala for the paid time off that is due on the next payroll.

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 2025-119 – RESOLUTION APPOINTING THE MUNICIPAL HOUSING LIAISON

WHEREAS, pursuant to N.J.A.C. 5:99 and N.J.A.C. 5:80-26.1 et. seq., the Borough of Flemington is required to appoint a Municipal Housing Liaison for the administration of Borough of Flemington affordable housing program to enforce the requirements of the NJ Fair Housing Act and N.J.A.C. 5:80-26.1 et. seq.; and

WHEREAS, Section 2632 of the Borough of Flemington provides for the appointment of a Municipal Housing Liaison to administer Flemington affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, in the County of Hunterdon and the State of New Jersey that the Borough Clerk is hereby appointed by the Mayor and Council of Borough of Flemington as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with § 2632 of the Borough of Flemington Code.

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

15. RESOLUTION 2025-120 – RESOLUTION APPOINTING KEN MCCORMICK AS THE DEPUTY CONSTRUCTION OFFICIAL

WHEREAS the need exists to hire an deputy construction official to fill in at times when our construction official is not in the office; and

WHEREAS it has been determined that Ken McCormick is qualified to hold this position.

BE IT RESOLVED by the Mayor and Council of the Borough of Flemington that Ken McCormick be hired as the deputy construction official effective July 1, 2025 for a prorated salary of $5,000.

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.

16. RESOLUTION 2025-121 – RESOLUTION AUTHORIZING THE PAYMENTS FOR UTILIZING SPATIAL DATA LOGIC (SDL) IN THE AMOUNT OF $26,900.00 AND EDMUNDS GOVTECH IN THE AMOUNT OF $21,533.01

WHEREAS, a need exists for the Borough to maintain software subscriptions to assist with the recording and reporting of various fees and permits as well as tracking budgetary expenditures;

WHEREAS, the Borough has utilized Spatial Data Logic and Edmunds Govtech for these purposes and the annual subscriptions and hosting fees are currently due.

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 $26,900.00 to Spatial Data Logic and $21,533.01 to Edmunds Govtech for these subscriptions and hosting fees.

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

17. RESOLUTION 2025-122 – RESOLUTION OF THE COUNCIL OF THE BOROUGH OF FLEMINGTON ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE FLEMINGTON PLANNING BOARD

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter "FHA II"); and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP"); and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 and filing that plan within 48 hours with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, in accordance with this statutory procedure, the Borough adopted a binding resolution on January 27, 2025 committing to a Fourth Round Present Need of 74 and Round 4 Prospective Need obligation of 25, subject to applicable adjustments;

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 28, 2025; and

WHEREAS, the Borough received no objections to its round 4 committed present need or prospective need obligations; and

WHEREAS, on March 27, 2025 the Hon. William G. Mennen, J.S.C. executed an Order Fixing the Municipal Obligations for the Borough of Flemington at 74 for the present need obligation 25 for the Round 4 Prospective Need obligation; and

WHEREAS, the Borough's affordable housing planning consultant, Elizabeth McManus, PP, AICP, of Kyle + McManus Associates, has prepared an HEFSP to address the Borough's affordable housing obligations under FHA II; and

WHEREAS, the Flemington Borough Planning Board adopted an HEFSP, prepared by Ms. McManus on June 24, 2025; and

WHEREAS, in accordance with the procedure established by FHA II, the Borough's affordable housing counsel filed the duly adopted HEFSP with the Program created by FHA II within 48 hours from adoption; and

WHEREAS, the Borough Council now wishes to endorse the Housing Element and Fair Share Plan adopted by the Flemington Planning Board and seek approval of the HEFSP by the Program and Court.

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

1. The Borough Council hereby endorses the Fourth Round HEFSP previously adopted by the Flemington Planning Board and attached hereto.

2. The Borough Council hereby directs the Borough's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.

3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.

Beth McManus, the Borough Planner explained the Resolution and the Housing Plan.

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.

18. RESOLUTION 2025-123 – APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE NJDOT FY26 ROAD IMPROVEMENT PROJECT

WHEREAS, Main Street is in need of improvement.

WHEREAS, Terence Vogt P.E., Borough of Flemington Engineer, has prepared a cost estimate for improvements to this street.

NOW, THEREFORE, BE IT RESOLVED that Council of the Borough of Flemington formally approved the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as NJDOT FY26 – Main Street 10 to the Jersey Department of Transportation on behalf of the Borough of Flemington.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Flemington and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approved the execution of the grant agreement.

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.

WORKSESSION – ZONING:

Mayor Karrow stated the Zoning ad-hoc committee consisting of Councilwoman Engelhardt, Councilman Levitt and Council President Parker submitted a draft Zoning Ordinance for discussion. Beth McManus, the Borough Planner explained the Ordinance. Ms. McManus stated the bulk of the changes are in the DB and DBII districts and to a lesser extent to the TC and the VAS districts. The Ordinance updates the purpose of each district and correctly reflects the intent of the district as well as the location and elimintates all of the existing SIC codes. Ms. McManus also stated the actual permitted uses has been amended.

The Council also discussed the height of the buildings on Main Street which would change to three stories in this Ordinance.

PUBLIC COMMENTS – SESSION II:
Robin Lapidus, from FCP stated the first Flemington Food Truck Festival will be held August 9, 2025.

APPROVAL TO PAY THE BILLS:

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $846,954.78

A ***MOTION*** was made by Council Vice President Long to pay the bills. This Motion was seconded by Councilman Levitt 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. PERSONNEL

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 Councilman Levitt with a vote of all ayes.

ADJOURNMENT:

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: September 8, 2025