BOROUGH OF FLEMINGTON
REGULAR COUNCIL MEETING
OCTOBER 27, 2025

Mayor Karrow called the meeting to order at 7:00 p.m. announcing that all laws governing Open Public Meetings Act have been met and that this meeting has been duly advertised.

**SALUTE TO THE FLAG**

Mayor Karrow stated a notice was provided as required. The annual meeting notice is on file in the Office of the Municipal Clerk for public inspection.

**ATTENDANCE ROLL CALL:**

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|---|---|
| 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:**
Chris Corsini, Borough Attorney
Carla Conner, Borough Clerk

**PRESENTATION – 2024 AUDIT**
A presentation was given by Auditor Warren Korecky (via Zoom) and CFO, Bill Hance. The audit for FY2024, dated July 31, 2025, received a clean opinion. The Borough surplus increased from $953,000 to $1,662,000, with a tax collection rate exceeding 97%. A recommendation was made for monthly reconciliation of tax and utility accounts. The CFO will implement a corrective action plan. Utilities remain self-liquidating and compliant.

**MAYOR'S REPORT:**
Mayor Karrow reported Mayor Karrow announced a $70,000 Hunterdon County Parks Program grant for ADA accessibility upgrades. She thanked Mike Campion for co-authoring the grant.

**COUNCIL MEMBER REPORTS**

**COUNCILMAN ARIAS:**
Councilman Arias reported HPC will hold the Twilight House Tours on December 6, 2025, and House & Garden Tours on June 6, 2026.

**COUNCILWOMAN ENGELHARDT:**
Councilwoman Engelhardt reported on the 2025 Trick-or-Treat Candy Assistance Program and the Witches Walk. Councilwoman Engelhardt also reported on the Safe in Hunterdon vigil for domestic violence victims and survivors on October 15, 2025, the rabies clinic is being held November 8, 2025 and the town wide yard sale is November 1 & 2, 2025. Councilwoman Engelhardt also paid tribute to Chief Deborah Gilmartin and Chris Englehart.

**COUNCILWOMAN FUSARO:**
Councilwoman Fusaro reported on the Planning Board Bylaws Committee progress and she reported the library is running smoothly.

**COUNCILMAN LEVITT:**
Councilman Levitt reported he created a new dumpster permit form.

**COUNCIL VICE PRESIDENT LONG:**
**POLICE**
Council Vice President Long reported there were 44 investigations, 20 arrests, and 31 crashes (4 with injuries) in September.

**FIRE**
Council Vice President Long also paid tribute to Chief Gilmartin being the first female Fire Chief in Hunterdon County.

**LYCEUM**
The Lyceum lecture was held on October 15, 2025 at the Hunterdon County Chamber of Commerce. Lecture title: "The Role of the Arts in Supporting Creative Civic Participation" and the next Lyceum lecture will be held November 13, 2025 titled "Youth & Civic Voice: Are we listening to the next generation".

**COUNCIL PRESIDENT PARKER:**
Council President Parker recognized ExxonMobil volunteers for United Way project on Fulper Road. Council President Parker also reported on the Downtown NJ conference, he announced that Robin Lapidus, Director of the FCP resigned from her position, he provided updates on wayfinding signs and stated Courthouse Square will be opened around the holidays and the YMCA pool is 50% of where they need to be in funding.

**PUBLIC COMMENTS – SESSION I:**
Kyle Doremus from the Center for Educational Advancement thanked the Council for approving the Resolution regarding road closures for the Turkey Trot.

Dennis Schoeb from Flemington Borough expressed concerns regarding Main Street Zoning Ordinance and lack of public input. Councilmembers responded, defending the Ordinance process and urging forward progress.

**CONSENT AGENDA:**

1. RESOLUTION 2025-179 – CHAPTER 159 – LOCAL LAW ENFORCEMENT GRANT

**WHEREAS,** N.J.S. 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for an equal amount, and

**WHEREAS,** the Borough of Flemington has received $24,000.00 from the County of Hunterdon and wishes to amend its 2025 budget to include this amount as revenue,

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Borough of Flemington requests the Director of the Division of Local Government Services to approve the insertion of this item of revenue in the budget of the year 2025 in the amount of $24,000.00 which is now available as a revenue from:

Miscellaneous Revenues: Section F: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Public and Private Revenues Offset with Appropriations:

Local Law Enforcement Grant $24,000.00

**BE IT FURTHER RESOLVED** that a like sum of $24,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations: (A) Operations - Excluded from "CAPS": Public and Private Programs Offset by Revenues:

Local Law Enforcement Grant $24,000.00

2. RESOLUTION 2025-180 – CHAPTER 159 – STATE OF NJ RECREATION GRANT

**WHEREAS,** N.J.S. 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for an equal amount, and

**WHEREAS,** the Borough of Flemington has received $73,000.00 from the State of New Jersey and wishes to amend its 2025 budget to include this amount as revenue,

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Borough of Flemington requests the Director of the Division of Local Government Services to approve the insertion of this item of revenue in the budget of the year 2025 in the amount of $73,000.00 which is now available as a revenue from:

Miscellaneous Revenues: Section F: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services - Public and Private Revenues Offset with Appropriations:

State of NJ Recreation Grant $73,000.00

**BE IT FURTHER RESOLVED** that a like sum of $73,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations: (A) Operations - Excluded from "CAPS": Public and Private Programs Offset by Revenues:

State of NJ Recreation Grant $73,000.00

3. RESOLUTION 2025-181 - RESOLUTION AUTHORIZING A CONTRACT WITH CARREGA LANDSCAPE TO ABATE PUBLIC SAFETY HAZARDS AT 35 NORTH MAIN STREET, BLOCK 5 LOT 1 AND AUTHORIZING THE TAX COLLECTOR TO LIEN THE PROPERTY

**WHEREAS**, 35 North Main Street Block 5 Lot 1 is in disrepair; and

**WHEREAS**, there are piles of debris and extremely high grass; 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 Caraga Properties LLC in the amount of $350.00 to abate current hazards and ongoing lawn mowing, snow removal, not to exceed $3,000.00; and

**WHEREAS**, future mowing and snow removal 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 Caraga Properties LLC in the amount of $350.00 to abate the current hazards on Block 5 Lot 1, known as 35 North Main Street.

**BE IT FURTHER RESOLVED**, that the property maintenance officer is authorized to have the property landscaped and beautified and future safety hazards abated in the future if necessary for an additional amount not to exceed $3,000.00.

**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.

4. RESOLUTION 2025-182 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 5, LOT 4

**WHEREAS,** on a property known as Block 5, Lot 4, a.k.a. 30 Hopewell Ave. a tax sale certificate #25-00002 was sold to Dianne Clemente on 9/29/25; and

**WHEREAS,** redemption funds totaling $789.32 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 $789.32 be issued to Dianne Clemente and the records of the Tax Collector be accordingly adjusted.

5. RESOLUTION 2025-183 – RESOLUTION APPROVING A REFUND FOR THE REDEMPTION OF TAX SALE CERTIFICATE ON BLOCK 24, LOT 21

**WHEREAS,** on a property known as Block 24, Lot 21, a.k.a. 65 Broad St. a tax sale certificate #25-00009 was sold to Ram Tax Lien Fund II LP on 9/29/25 for a premium of $11,800.00; and

**WHEREAS,** redemption funds totaling $3,794.08 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 $15,594.08 be issued to Ram Tax Lien Find II LLP and the records of the Tax Collector be accordingly adjusted.

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.

**INTRODUCTION OF ORDINANCE:**

6. ORDINANCE 2025-28 – AN ORDINANCE AMENDING 7A (TRAFFIC SCHEDULES) TO AUTHORIZE A HANDICAPPED PARKING SPOT GRANT AVENUE

**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 on Grant Avenue 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. |
| 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. |

| **Schedule XII, Parking Restricted for Use by Handicapped Persons** | | |
|---|---|---|
| **Name of Street** | **Sides** | **Location** |
| 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. |
| **Grant Avenue** | **South** | **From the southerly curbline of Main St to a point 220 feet westerly of Grant Ave** |

SECTION II. If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION III. Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

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

A ***MOTION*** was made by Councilwoman Engelhardt 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 on November 10, 2025

7. ORDINANCE 2025-29 – AN ORDINANCE AMENDING CHAPTER 26 "ZONING" OF THE BOROUGH CODE

**WHEREAS,** pursuant to N.J.S.A. 40:55D-62b, the Mayor and Council of the Borough of Flemington (the "Council") is authorized and empowered to adopt and amend the zoning ordinances of the Borough of Flemington; and

**WHEREAS,** via adoption of Ordinance No. 2025-15, the Mayor and Council of the Borough of Flemington amended Chapter 26, "Zoning" to alter permitted uses, permitted conditional uses, permitted accessory uses in the VAS, DB, DBII and CB district; and

**WHEREAS,** via adoption of Ordinance No. 2025-15, the Mayor and Council of the Borough of Flemington amended Chapter 26, "Zoning" to modify certain yard and height requirements for the DB district; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Flemington, the County of Hunterdon, that Chapter 26 of the Code of the Borough of Flemington (the "Code"), entitled "Zoning," is hereby amended and supplemented as follows:

***Section I. Section 2620 of the Code, entitled "Downtown Business (DB) District," is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);***

E. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all DB Districts:

| Principal Use and Accessory Buildings | Min Lot Area | Min Lot Width | Min Lot Depth | Front Yard | Min Side Yard | Min Rear Yard | Max Height | Max Impervious Surface Ratio |
|---|---|---|---|---|---|---|---|---|
| Non-Municipal | 7,000 sf | 45' | 100 | Min: 25'(1) Max: 30' | 0' | 20' (4) | 40'(2) | .75 |
| Accessory Buildings (3) | | | | NP | 15' | 30' | 18' | |
| Municipal | 2,000 sf | 20' | 50' | 5' | 5' | 5' | 45' | .8 |

NP = Not Permitted

**(1)** – The front yard depth may be reduced to the average of the setbacks from the streetline of existing buildings on both sides of the subject building. In the event an adjacent lot is vacant, the calculation shall exclude the lot. The calculation of average setback shall utilize buildings on the same side of the street as the subject property, and shall utilize buildings on the same block that are within 200 feet of the subject property.

**(2)** – Or 3 stories, whichever is less.

**(3)** – Properties must also meet standards for particular accessory buildings, structures and uses, including but not limited to solar facilities, in Chapter 26.

**(4) Buildings, or portions thereof, shall not exceed a height of 35' within 50 feet of a property line shared with a permitted single-family detached or two-family dwelling (this excludes apartments on the second and upper floors of principal structures and dwellings located across the street).**

***Section II. Severability***

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Flemington declares that it would have passed the ordinance and each section and subsection thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

***Section III. Effective Date.***

This ordinance shall take effect immediately upon passage and publication according to law.

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

| | |
|---|---|
| Councilman Arias | Yes |
| Councilwoman Engelhardt | No |
| Councilwoman Fusaro | Yes |
| Councilman Levitt | Yes |
| Council Vice President Long | Yes |
| Council President Parker | Yes |

Motion carried.

Public Hearing will be held on November 10, 2025

**REGULAR AGENDA:**

8. RESOLUTION 2025-184 – RESOLUTION APPROVING THE PURCHASE OF PLAYGROUND EQUIPMENT FOR TUCCAMIRGAN PARK, NTE $80,000

**WHEREAS,** the Borough of Flemington has received a quote from Game Time under ESCNJ Contract # 24/25-01 for the purchase of playground equipment; and

**WHEREAS,** this equipment is needed to replace dated equipment at Tuccamirgan Park.

**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 $80,000.00 to Game Time for the purchase of the playground equipment.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer certifies that funds are available in G-02-575-213 and 5-01-630-216.

A ***MOTION*** was made by Councilwoman Engelhardt 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 2025-185 – RESOLUTION AUTHORIZING THE PURCHASE OF AN ALCOTEST 9510 SYSTEM FROM DRAEGER, INC., NTE $23,194

**WHEREAS,** the Borough of Flemington has received a quote from Draeger Inc under Treasury Contract # T-3031 for the purchase of an Alcotest 9510 System; and

**WHEREAS,** this equipment is needed for the Police Department; and

**WHEREAS,** the Borough will be reimbursed approximately $19,000 from the State of New Jersey DDEF for this purchase.

**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 $23,194.00 to Draeger, Inc. for the purchase of the Alcotest.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer certifies that funds are available in 5-01-630-218 and 4-01-630-218.

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 2025-186 – RESOLUTION APPROVING THE PURCHASE OF A CROSSWALK SIGN SYSTEM FROM GLENCO SUPPLY, NTE $17,300

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.

| | |
|---|---|
| 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 were no public comments.

**APPROVAL TO PAY THE BILLS:**

AUTHORIZING PAYMENT OF THE BILLS IN THE AMOUNT OF $2,657,667.00

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.. POTENTIAL LITIGATION – ELECTRONIC SIGN

- It is unknown precisely when the matters discussed in this session will be disclosed to the public.
- Formal action may or may not be taken after the conclusion of the closed session.
- 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 Councilwoman Engelhardt with a vote of all ayes.

**ADJOURNMENT:**

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

ATTEST:

Carla Conner, Borough Clerk

Marcia A. Karrow, Mayor

Adopted: December 8, 2025