ORDINANCE NO. 2025-21

AN ORDINANCE AMENDING CHAPTER 12 "LAND DEVELOPMENT DEFINITIONS" OF THE BOROUGH CODE, CHAPTER 16 "DESIGN AND PERFORMANCE STANDARDS" OF THE BOROUGH CODE, AND 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, the 2022 Land Use Element recommended several revisions to the permitted uses in the VAS, DB and DB II districts; and

WHEREAS, the 2022 Land Use Element states that the Borough should expand permitted uses within the VAS district to include additional entertainment and destination uses and additional uses that will facilitate additional demand for businesses to enhance the district's short and long term viability; and

WHEREAS, there is opportunity for additional uses in the VAS district to be created and for the area to better serve as a destination for residents and visitors; and

WHEREAS, the 2022 Land Use Element states that the Borough should expand permitted uses within the DB district that will advance goals of attracting residents and visitors and creating an active and vibrant downtown, especially during nights and weekends, and recommended new uses for incorporation into the DB district; and

WHEREAS, there is concern about the lack of activity in the downtown as a result of vacant first floor spaces uses; and

WHEREAS, the Borough serves at the County seat and has historically served as a place for law offices and other uses that relate to or benefit from the County offices and County Courthouse;

WHEREAS, the amendments herein to the DB Zoning District are intended to promote the District as the historic center and gathering place in the Borough and to encourage a wider variety of commercial businesses in the downtown that are inviting to residents and visitors alike; and

WHEREAS, the DBII district historically and currently serves as a transition between Main Street, the DB district and the VAS district, as well as residential neighborhoods,

WHEREAS, the DBII district permitted uses should be revised for clarity and to better attract residents and visitors to those areas; however, the uses should be sensitive to the lower intensity nature of the district as compared to the DB district as well as the adjacency of residential neighborhoods.

WHEREAS, there are several land use definitions that should be revised to ensure clarity of the Borough's intention and ease of interpretation.

WHEREAS, clarity to permitted accessory activities in nonresidential zones should be provided to ensure business owners are able to couple their primary business purpose with typical and supportive activities and promotions that will better attract residents and visitors to those businesses and the Borough;

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 1201 of the Code, entitled "Words and Terms Defined," is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

ARTISAN STUDIO

Establishments used for the purpose of display, sale, practice and/or instruction of visual, audio, and performing arts, arts and crafts. This may include**, but is not limited to,** dance studios, photography studios, graphic design, and pottery studios.

BANQUET HALL

A use that is rented by individuals or groups to accommodate functions, including but not limited to banquets, weddings, professional conferences or meetings, and other events and celebrations. It may include, as accessory uses, kitchen facilities for preparing or catering of food, sale of alcoholic beverages, a restaurant, and indoor and outdoor recreation.

INDOOR AND OUTDOOR RECREATION

A use **engaged in recreation and/or entertainment opportunities** such as **bowling** alleys, ice skating or roller-skating rinks, video games, skill-based attractions or electronic amusements. **It may include, as accessory uses, sales or rental of related goods or equipment, and banquet hall space. The use may serve private clubs, organized leagues and/or the general public. The use shall exclude adult uses.**

LEARNING CENTER

A use engaged in specialized instruction that provides on-site education **and** assistance for students. **Instruction may address topics such as but not limited to academic subjects, art, and/or technology and may include education regarding use of equipment or technology. The use excludes health and fitness instruction and classes.**

OFFICE, MEDICAL

A use engaged in providing services for health maintenance, diagnosis (including testing) and treatment of human diseases, pain or other physical or mental condition of patients, and may be out-patient or short-term in-patient. This use shall include, but not be limited to, health services and clinics, urgent care clinics, those for general physicians, surgeons, cardiologists, pulmonologists, ophthalmologists, dermatologists, dentists, chiropractors, psychologists, ambulatory surgical center, cancer treatment center, and endoscopy center, and other various medical specialties. **Service providers may or may not be licensed or certified.**

RETAIL SALES

A use engaged in the sale of goods directly to the consumer available for immediate purchase, including but shall not be limited to uses such as convenience stores, grocery stores, **clothing stores, antique stores, art galleries, and furniture stores.** This shall not include vehicle sales or service, cannabis retail uses, or sale of adult materials.

RETAIL SERVICES

A use engaged in the sale of on-site services directly to the consumer available for immediate purchase, including but shall not be limited to active uses such as nail and hair salons, **shipping and printing services, banks, animal grooming, tailoring, laundry and notary service. Dry cleaning drop off and pick up is included; however, the cleaning and processing of dry cleaned clothing is excluded.** This shall not include medical or **professional** office uses, vehicle service**, car washing,** adult uses, real estate offices or insurance offices. **This shall exclude services related to vehicle sales and service, cannabis, and adult uses.**

THEATERS

A structure used for motion picture viewing, in person or virtual performances for music, dances, plays, and similar performances. The use may include food and beverage service and may include incidental use for private meetings, social events, exhibits, and presentations. **The use excludes adult uses.**

Section II. Section 1634 of the Code, entitled "Connectivity and Complete Streets", is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

...

D. Developments, **excluding single family detached and two-family home lots,** shall provide internal sidewalks creating convenient linkages between the **buildings therein** and all surrounding streets, **and shall facilitate vehicular and pedestrian cross-access to adjacent developments.** Cross-access easements shall be provided for such linkages **where through access cannot be provided at the time of approval.**

Section III. Section 2618 of the Code, entitled "Transition Commercial (TC) District", is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

...

B. Permitted principal uses. In the Transition Commercial Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. The following establishments or uses shall be permitted:

14. Leaning Center.

15. Artisan manufacturing.

16. Residential uses existing as of the date of adoption of this ordinance which may be expanded or enlarged without the need for a use variance. Any such expansion/enlargement should, however, be compliant with any applicable bulk or other requirements.

17. Any combination of one or more permitted, conditional, or accessory uses.

C. Accessory Uses permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use.

...

9. Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/ intermittent or may be a regular occurrence. Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Fire Prevention Code.

D. Conditional uses permitted.

3. Retail sales**, retail services, restaurants and breweries** meeting the following criteria:

...

5. Hotels meeting the following criteria:

a. Lot frontage shall be along and vehicle access shall be provided from Route 12.

Section IV. Section 2619 of the Code, entitled "Community Business (CB) District", is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

Accessory Uses permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use.

10. Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/ intermittent or may be a regular occurrence. Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Fire Prevention Code.

11. Any use which is customary and incidental to the principal use.

C. Conditional Uses Permitted.

Section V. 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~~);

A. Purpose**. The purpose of the Downtown Business (DB) District is to provide an active, mixed-use and inviting destination in the heart of the Borough that is walkable and reflective of the Borough's historic character. This area offers a contrast from the car-oriented commercial corridors predominantly found at the periphery of the Borough and in the region. The DB District is located in the central core of the Borough, along Main Street, encapsulating much of the Borough's historic downtown.**

B. Permitted Principal Uses. In the Downtown Business Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. The following establishments or uses shall be permitted:

1. **Retail Sales.**
2. **Retail Services.**
3. **Restaurants.**
4. **Artisan studios.**
5. **Breweries.**
6. **Indoor recreation.**
7. **Health and fitness facilities.**
8. **Higher education and training.**
9. **Learning centers.**
10. **Theaters.**
11. **Museums.**
12. **Dwellings on floors not including the first floor.**
13. **Offices.**
14. **Medical offices.**
15. **Funeral homes existing as of the date of this ordinance.**
16. **Single-family detached homes existing as of the adoption of this ordinance.**
17. **Municipal Uses.**
18. **Club facilities.**
19. **Any combination of one or more permitted, conditional, or accessory uses. This shall exclude single-family detached homes from being combined with other permitted or conditional uses.**

C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

1. **Uses which are customary and incidental to the principal permitted use(s) on the property.**

...

9. Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/ intermittent or may be a regular occurrence. Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Fire Prevention Code.

D. Conditional Uses Permitted.

4. **Dwellings located on the first floor.**
   a. **The portion of the first floor of the building in which the use is located does not face a public street with the exception that it may include an entrance and associated area that does not exceed 8 feet in width.**
   b. **For lots located north of Capner Street or south of William Street, first floor dwellings may face Main Street provided the subject building exists as of the date of this ordinance and no building addition shall occur along the street facing façade.**
   c. **Parking for all residential uses shall be provided consistent with Section 2629.**

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).

F Additional Regulations.

1. All equipment stored on the site shall be placed within an enclosed building. **This shall not apply to mechanical equipment or building system equipment.**

...2. **Parking shall not be located between a building and the public street.**

Section VI. *Section 2621 of the Code, entitled "Downtown II Business (DB II) District," is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);*

A. **The purpose of the Downtown Business II (DBII) District is to provide a mixed-use and inviting district that acts as a transitional area between the more active areas of the historic downtown commercial core found in DB District and the arts and culture-oriented environment found in the VAS District, as well as residential neighborhoods. The DB II District runs along Mine and Church Streets and is characterized by larger front and side yard setbacks, and more residential dwellings than the DB District, creating a seamless land use transition to lower density areas in the Borough.**

B. Permitted Principal Uses. In the Downtown Business II Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. The following establishments or uses shall be permitted:

1. **Retail Sales.**
2. **Retail services.**
3. **Artisan studios.**
4. **Health and fitnessfacilities.**
5. **Higher educationand training.**
6. **Learning center.**
7. **Museums.**
8. **Apartment(s) on second and upper floors of principal structures.**
9. **Offices.**
10. **Medical offices.**
11. **Single-family detached homes existing as of the adoption of this ordinance.**
12. **Municipal Uses.**
13. **Any combination of one or more permitted, conditional, or accessory uses. This shall exclude single-family detached homes from being combined with other permitted or conditional uses.**

C. Accessory Uses Permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:

9. **Uses which are customary and incidental to the principal permitted use(s) on the property.**

10. **Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/ intermittent or may be a regular occurrence. Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Chapter 8 Fire Prevention Code.**

D. Conditional Uses Permitted.

4. ~~**Any other area, yard, height, and building coverage requirement not herein modified shall apply to any conditional use.**~~ **Restaurants, breweries, indoor recreation, and artisan manufacturing:**

a. The lot in which the use is located shall not be adjacent to a single family or two-family lot in the SF Single Family or TR Transition Residential Districts. This shall not apply to second and upper story apartments or homes located across the street.

5. **Dwellings located on the first floor.**

a. The portion of the first floor of the building in which the use is located does not face a public street with the exception that it may include an entrance and associated area that does not exceed 8 feet in width.

E. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all DB II 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
NonMunicipal	7,000 sf	45'	100	**Min:** 25'(1) **Max: 30'**	0'	50'	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 street

line 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.

F Additional Regulations.

1. All equipment stored on the site shall be placed within an enclosed building. **This shall not apply to mechanical equipment or building system equipment.**

2. Parking shall not be located between a building and the public street.

Section VII. Section 2623 of the Code, entitled "Village Artisan Shopping (VAS) District", is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

B. Permitted principal uses. In the Village Artisan Shopping Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. The following establishments or uses shall be permitted:

...

11. Retail services.

12. Restaurants.

13. Breweries.

14. Museums.

15. Learning centers.

16. Health and fitness facilities on second and upper stories.

17. Office and medical office on second and upper stories.

18. Banquet hall

19. Any combination of one or more permitted, conditional, or accessory uses.

C. Accessory Uses permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use.

...

10. Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/intermittent or may be a regular occurrence. Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Fire Prevention Code.

11. Any use which is customary and incidental to the principal use.

D. Conditional Uses Permitted.

1. **Health and fitness facilities,** office and medical office **located on the first floor.**

   a. Lot frontage shall be along and vehicle access shall be provided from Route 12, or the portion of the first floor of the building in which the use is located does not face a public or private street with the exception that it may include an entrance and associated area that does not exceed 8 feet in width.

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

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
NonMunicipal Accessory Buildings (2)	**.75 ac**	**100'**	200'	**Min: 35'(3)** **Max: 40'**	15'	50'	40'(1)	.82
Municipal	2,000sf	20'	50'	5'	5'	5'	**40'(1)**	**.82**

NP = Not Permitted

(1) – Not more than 30% of the rooflines on the property shall be more than two stories.

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

(3) – The front yard depth may be reduced to the average of the setbacks from the street line 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.

Section VIII. Section 2624 of the Code, entitled "Highway Retail (HR) District", is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

...

B. Permitted principal uses. I In the Highway Retail Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. Commercial uses shall be defined in accordance with their SIC Code

number where shown with a number in parentheses (thus). The following establishments or uses shall be permitted:

...

53. Brewery.

...

C. Accessory Uses permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use.

8. Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/ intermittent or may be a regular **occurrence.** Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Fire Prevention Code.

9. Any use which is customary and incidental to the principal use.

D. Conditional Uses Permitted.

Section IV. Section 2626 of the Code, entitled "Super Shopping (SS) Overlay District", is hereby amended to read as follows (additions are shown as thus; deletions are shown as ~~thus~~);

...

C. Accessory Uses permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use.

9. Activities such as but not limited to parties, "pop up" events, art installations, performances, sales, services, and classes related to activities of or promotions for a permitted or conditional use. Said events shall be subordinate to the principal use and may be temporary/ intermittent or may be a regular occurrence. Any such event shall be subject to applicable standards of the Borough Code, including but not limited to, Chapter 8 Fire Prevention Code.

10. Any use which is customary and incidental to the principal use.

D. Conditional Uses Permitted.

Section X. 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 XI. Effective Date.

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

Introduced: August 11, 2025
Adopted:

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

ORDINANCE NO. 2025-22

AN ORDINANCE AMENDING CHAPTER 34 (FILMING) OF THE BOROUGH'S MUNICIPAL CODE TO CONFORM THE NEW JERSEY FILM COMMISSION GUIDELINES

WHEREAS, the Borough Council wishes to amend Chapter 34 (Filming) of the Borough's municipal code to conform that Chapter with New Jersey Film Commission guidelines;

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 34 (Filming) shall be amended as follows:

SECTION I.

Section 34-1 ("Definitions") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

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

CREW
Actors, extras, crew and all other persons who will participate in the filming.

FILMING
The taking of still or motion pictures, or any incidental activities in connection therewith, using film, videotape or similar recording ~~equipment~~ **medium**, for commercial or educational purposes, intended for viewing on television, ~~or~~ in theaters**, on major linear broadcast network or streaming platforms,** or for institutional uses or for advertising purposes.~~, any portion of which activity occurs on public lands.~~

MAJOR MOTION PICTURE
Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; any film for which the budget is at least $20,000,000; or any recurrent weekly television series programming.

PUBLIC LANDS
Any and every public street, highway, sidewalk or square, public park or playground or other public place within the Borough which is within the jurisdiction and control of the Borough.

SECTION II.

Section 34-3 ("Permit Required; Applications; Information") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

a. No person, firm or corporation shall film or permit filming or any activity in connection therewith within the Borough of Flemington on public land **or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic,** without first obtaining a permit therefor from the Borough Film Commission, which permit shall set forth the location of such filming and the **approved duration of such filming by specific reference to the** date or dates when filming shall take place.

b. Applicants shall apply for a permit at least 30 business days before filming commences. However, this thirty-day period may be waived by the Borough Film Commission **if, in the Commission's judgment, the applicant has obtained all related approvals and adjacent property owners or tenants are notified**.

c. If inclement weather **or other good cause** prevents filming on the dates specified in the permit, the Borough Film Commission may**, at the request of the applicant,** issue a new permit **for filming on other dates subject to full compliance with all other provisions of this chapter** at no additional fee.

d. Permit forms shall be obtained from the office of the Borough Clerk during normal business hours. Applications for such permits shall be in a form approved by the Borough Clerk and shall be accompanied by a permit fee as set forth in § 34-7 hereof.

e. With each permit **application**, the applicant shall provide the following information:

    1. The number of members of the filming crew.

    2. The estimated number and description of types of all vehicles to be used by the crew, including vehicles used for transportation.

    3. A description of arrangements for parking for crew and work vehicles.

    4. A description of sanitary arrangements to be made for crew and bystanders.

    5. A description of crowd control measures.

    6. A description of all location areas for filming or incidental activities.

    7. A description of cleanup methods to be used.

8. A description of any special electrical requirements and the methods of satisfying those requirements, including all electrical permits required.

9. Such information necessary to establish that the applicant can comply with the rules and regulations set forth in § 34-4 hereof.

10. Proof of insurance coverage as follows: combined single limit liability limits of $1,000,000 and aggregate coverage in the amount of $2,000,000. The Borough of Flemington shall be named as an additional insured under the applicant's policy.

    (a) **For bodily injury to any one person in the amount of $500,000 and any occurrence in the aggregate amount of $1,000,000.**

    (b) **For property damage for each occurrence in the aggregate amount of $300,000.**

11. An agreement in writing to indemnify and save harmless the Borough of Flemington from any and all liability**, expenses, claim** or damages from the use of such public lands for such filming.

12. Satisfactory proof of the hiring of an off-duty police officer, if required by the Chief of Police, according to the agreed upon public safety plan, for the times indicated on the permit.

13. ~~12.~~ Such other information as required by the Film Commission necessary to protect the health, safety and welfare of the residents of the Borough.

SECTION III.

Section 34-5 ("General Regulations") is hereby amended as follows (struck through portions are

a. The holder of a permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Borough of Flemington Police Department with respect thereto.

b. The holder of a permit shall conduct filming in such a manner so as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets. The holder shall avoid any interference with previously scheduled activities upon public lands and limit to the extent possible any interference with normal public activity on such public lands. **Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Film Commission, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service**

of notification to adjacent owners shall be submitted to the Film Commission within two days of the requested shooting date.

c. The holder of a permit shall take all reasonable steps to minimize the creation and spread of debris and rubbish during filming and shall be responsible for removing all equipment, debris and other rubbish from the filming location upon the completion of filming or the expiration of the permit, whichever comes first. If the Borough Film Commission determines that the filming will produce excessive debris and other rubbish, the Borough Film Commission may require the posting of a letter of credit, bond or other performance guaranty in addition to the bond required pursuant to § 34-4 herein to cover possible costs incurred.

d. Filming shall take place within the hours agreed upon by the Borough Film Commission and the film company.

e. Each film location shall have an off-duty Borough of Flemington police officer, or a police officer approved by the Borough of Flemington Police Chief, at the film location, the cost of which shall be paid by the film company, **according to the agreed upon public safety plan,** unless the Chief shall determine that no officer is necessary. The Borough Film Commission, upon advice of the Borough Police Chief, reserves the right to require more than one police officer be on site during filming. The cost of said police officer(s) shall be paid by the applicant. In the event that any type of pyrotechnics is part of the filming, the Borough Film Commission may require the presence of a fire inspector and/or fire apparatus, the cost of which shall be paid by the applicant. **Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.**

f. No public street in the Borough may be closed without the express permission of the Mayor and Council.

g. If any inspections such as fire, electrical, building or plumbing are required, the costs shall be paid by the film company. The Borough Film Commission reserves the right, on a case-by-case basis, to require the approval of any Borough Department or agency for activities which such Department or agency oversees or regulates.

h. Copies of the approved permit shall be sent to the Borough Police Department and Fire Department(s) and New Jersey Film Commission at **njfilm@njeda.gov** before filming takes place. The applicant shall permit the Fire Department(s) or other Borough inspectors to inspect the site and the equipment to be used and shall comply with all safety instructions issued by the Fire Department(s) or other Borough inspectors.

i. Reimbursement of certain costs. In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the Borough for any lost revenue, such as repairs to public property or other revenues that the Township was prevented from earning because of filming.

j. **Waiver of requirements of chapter by Film commission. The Film Commission may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Commission determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Commission shall consider the following factors:**

1. **Potential traffic congestion at the location.**

2. **The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.**

3. **The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.**

4. **The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.**

5. **The extent to which the filming may affect adjoining and nearby property owners and occupants.**

6. **The Borough's prior experience with the applicant, if any.**

SECTION IV.

Section 34-7 ("Fees") is hereby amended and replaced in its entirety as follows (all text is novel):

Category	Fee (not to exceed)
Filming permit on public lands or on private property where such filming involves the use of public property (includes first day of filming and nonrefundable filing fee of $100)	$500
Every day thereafter film and television projects with a budget under $20mm	$300 per day plus additional bond as referenced in § 34-4 and § 34-5c herein
Every day thereafter film and television projects with a budget over $20mm	$500 per day plus additional bond as referenced in § 34-4 and § 34-5c herein
Daily filming on private property	No fee charged by the Borough
Public Safety	
Hiring of off-duty police and fire inspections, according to agreed upon public safety plan	The municipality's standard hourly rates for police and fire
Inconvenience fees	
Street closures - less than 10,000 residents	$1,000 per day

Properties in background - or used - in shot	Fee is negotiated between a production company and a private business or residence
Daily prep of business that is being "dressed"	Fee is negotiated between a production company and a private business
Daily filming of business that is "dressed"	Fee is negotiated between a production company and a private business

SECTION V.

Section 34-8 ("Violations and Penalties; Enforcement") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

a. Any person violating this chapter or rules and regulations contained herein shall be subject to a fine not to exceed ~~$1,000~~ **$2,000** or imprisonment for a term not to exceed 90 days, or both **as determined by the Municipal Court Judge**. Each day on which a violation of this chapter occurs shall be considered a separate and distinct violation subject to the imposition of a separate penalty **as determined by the Municipal Court Judge**.

b. The Borough Police Department are hereby designated as the enforcement agency responsible for the enforcement of this chapter.

SECTION VI.

Section 34-10 ("Appeals") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

Any person aggrieved by a decision of the Borough Film Commission denying or revoking a permit **or a person requesting relief** may appeal to the Borough Council. A written notice of the appeal setting forth the reasons for the appeal shall be filed with the Borough Clerk within 10 calendar days of the Borough Film Commission's decision. The Borough Council shall set the matter down for a hearing within 30 calendar days of the day on which the notice of appeal was filed. **The decision of the Borough Council shall be in the form of a resolution supporting the decision of the Film Commission at the first regularly scheduled public meeting of the Borough Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Film Commission shall be deemed to be reversed, and a permit shall be issued in conformity with the application or the relief shall be deemed denied.**

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

Introduced: August 11, 2025
Adopted:

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

ORDINANCE NO. 2025-23

AN ORDINANCE AMENDING CHAPTER 4 (LICENSING) OF THE MUNICIPAL CODE OF THE BOROUGH OF FLEMINGTON TO CREATE A NEW SECTION 4-18 ENTITLED "DUMPSTERS"

WHEREAS, the Borough of Flemington seeks to regulate the placement of dumpsters in the public right-of-way; 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 to Chapter 4 (Dumpsters) shall be created at Section 4-18 and shall be entitled "Dumpsters" and shall appear in the code as follows:

SECTION I.

Section 4-18 is hereby created in Chapter 3 of the municipal code of the Borough of Flemington and shall be entitled "Dumpsters."

SECTION II.

Section 4-18.1 is hereby created and shall be entitled "Purpose" and shall contain the following text (all text novel):

The purpose of this Section is to regulate the encroachment of privately contracted dumpsters in the public right-of-way of the Borough of Flemington.

SECTION III.

Section 4-18.2 is hereby created and shall be entitled "Dumpsters Related To Construction Projects" and shall contain the following text (all text novel):

1. No more than one (1) privately contracted dumpsters shall be permitted in the right-of-way of the Borough of Flemington in association with construction projects underway on properties adjacent to the applicable right-of-way.

2. Any dumpster contracted and situated pursuant to the foregoing shall be no larger than thirty (30) cubic yards and shall be placed in the right-of-way without charge or fee for no more than a period of thirty (30) days.

3. Any dumpster contracted and situated pursuant to the foregoing shall be disclosed and licensed as part of the building permit for the applicable project, with said permit serving as a license to permit the foregoing.

SECTION IV.

Section 4-18.3 is hereby created and shall be entitled "Other Permissible Dumpsters" and shall contain the following text (all text novel):

1. In addition to Section 2 hereof, no more than one (1) privately contracted dumpsters shall be permitted in the right-of-way adjacent to any individual property in the Borough of Flemington in association with domestic cleanups and other associated purposes.

2. Any dumpster contracted and situated pursuant to the foregoing shall be located adjacent to the property where the authorized cleanup is occurring and shall be no larger than thirty (30) cubic yards and shall be placed in the right-of-way without charge or fee for no more than a period of thirty (30) days.

3. A license under this Subsection shall be issued by the Borough Clerk in the manner prescribed in Section 1 hereof (General Provisions) and shall, in the event the requesting party is a tenant and as a prerequisite for the issuance of the license, contain a written authorization on behalf of the property owner consent to the placement of the dumpster adjacent to the owner's property.

SECTION V.

Section 4-18.4 is hereby created and shall be entitled "Penalties; Enforcement" and shall contain the following text (all text novel):

1. Any violation of the durational requirements of a dumpster license shall result in a $50 per day fine for the first ten (10) days of the violation.

2. If the offending dumpster is not removed with the ten (10) day initial penalty period, the Borough of Flemington shall contract to remove the said dumpster with fees and costs associated with said removal assessable and lienable against the property owner and property in question.

3. In addition to the foregoing, any person, firm, corporation or business violating this section shall, upon conviction, pay a fine not exceeding $1,000.00.

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

Introduced: August 11, 2025
Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

ORDINANCE NO. 2025-24

AN ORDINANCE CREATING A NEW SECTION 7-20 (EMERGENCY SERVICES EXCEPTION) TO CHAPTER 7 (TRAFFIC) OF THE BOROUGH CODE TO EXEMPT EMERGENCY SERVICES FROM CERTAIN PARKING RESTRICTIONS

WHEREAS, the Borough Council of the Borough of Flemington wishes to exempt emergency service vehicles operating in the course of a bona fide emergency scenario from certain parking and traffic restrictions found in Chapter 7 (Traffic) of the municipal code; 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 Section 7-20 (Emergency Services Exemption) shall be inserted in Chapter 7 (Traffic) and shall appear as follows:

SECTION I.

Section Section 7-20 ("Emergency Services Exemption"") is hereby created and inserted into the code (all text novel):

Notwithstanding the foregoing, any police, fire, rescue, or other emergency response vehicle operating in the course of responding to a bona fide emergency shall be exempt from the traffic or parking restrictions contained in this Chapter.

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.

Introduced: August 11, 2025
Adopted:

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

ORDINANCE NO. 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

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.

I, Carla Conner, Borough Clerk, hereby certify that the Ordinance #2025-20 published herewith was introduced on first reading at a meeting of the governing body of the Borough of Flemington, County of Hunterdon, held July 21, 2025. The Ordinance will be further considered for final adoption after public hearing, at a meeting of the governing body to be held in the Flemington Borough Hall, 38 Park Avenue, Flemington, NJ 08822, on August 11, 2025, at 7:00 p.m. Copies of this ordinance shall be made available in the Municipal Clerk's office to members of the general public who shall request same.

_____

Carla Conner
Flemington Borough Clerk

RESOLUTION #2025-125

RESOLUTION APPOINTING CHRISTOPHER WILT AS EMERGENCY MANAGEMENT THIRD DEPUTY EFFECTIVE JULY 28, 2025 AND ENDING DECEMBER 31, 2025

WHEREAS the Borough of Flemington Office of Emergency Management is in need of an Emergency Management Coordinator Third Deputy effective July 28, 2025 and ending December 31, 2025; and

WHEREAS Christopher Wilt is qualified for this position;

WHEREAS, during a period of declared emergency by the State or Federal Government, Christopher Wilt will be paid a rate of $30.00 per hour for work approved and assigned by the OEM coordinator for the duration of the declared emergency.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey that Christopher Wilt be appointed to the position of Emergency Management Coordinator Third Deputy effective July 28, 2025 and ending December 31, 2025.

Adopted: August 11, 2025

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this11th day of August, 2025.

_____
Carla Conner, Borough Clerk

RESOLUTION #2025-126

RESOLUTION AUTHRORIZING ERNEST H. FLETCHER ELECTRICAL TO PERFORM THE ELECTRICAL IMPROVEMENTS AT THE POLICE HEADQUARTERS. NTE $16,600

WHEREAS, the Borough of Flemington has received the following quotes for the improvements to the electrical wiring at the police Headquarters located at 200 Main Street:

Ernest H Fletcher Electrical Contractor LLC $16,600.00
Rowe Electric $19,800.00

WHEREAS, the quotes were reviewed by the DPW Manager and the Purchasing Agent and it has been determined that Ernest Fletcher 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 $16,600.00 to Ernest H. Fletcher Electrical Contractor LLC for the electrical improvements to Police HQ.

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

Adopted: August 11, 2025

ATTEST:

_____
Marcia A. Karrow, Mayor

_____
Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this11th day of August, 2025.

RESOLUTION #2025-127

RESOLUTION REAPPOINTING BIANCA WATKINS AS INTERIM MUNICIPAL COURT ADMINISTRATOR

WHEREAS, Bianca Watkins was hired on May 8, 2023 as the Municipal Court Administrator as established in the shared service agreement with Raritan Township; and

WHEREAS, Bianca Watkins is currently considered an Interim Municipal Court Administrator pursuant to N.J.S.A.2B:12-11(e) since she was hired after May 25, 2011 and does not hold a Municipal Court Administrator certificate, and;

WHEREAS, the statue allows the Governing Body to appoint a person as a Municipal Court Administrator that is not a certified Municipal Court Administrator, on an interim basis, for a period not to exceed one year commencing on the date of the appointment; and

WHEREAS, the stature further states "Any person so appointed may, in consultation with the judge of the municipal court, be reappointed as a Municipal Court Administrator, on an Interim basis, for two subsequent one-year terms. The Municipal Court Administrator appointed on an Interim basis may be reappointed for a fourth, and if necessary, a fifth additional one-year term, provided the Municipal Court Administrator is currently enrolled in the certification program and need additional time to complete that program.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, that Bianca Watkins be reappointed as the Interim Court Administrator for a fourth one-year term effective July 21, 2025 to July 21, 2026.

Adopted: August 11, 2025

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

_____

Conner Conner, Borough Clerk

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #25-7-164
REAPPOINTMENT OF INTERIM COURT ADMINISTRATOR BIANCA WATKINS

WHEREAS, Bianca Watkins was appointed by the Township of Raritan as Interim Municipal Court Administrator on July 22, 2022; and

WHEREAS, regulation 6.1 of the Municipal Court Administrator Certification Board and Certification Process (M.C.A.C.B. Reg.6.1) allows a non-certified Municipal Court Administrator to obtain conditional accreditation after successfully completing Phase I and Phase II of the three phases of the Municipal Court Administrator Certification Process; and

WHEREAS, pursuant to N.J.S.A. 2B:12-11(e) the Township Committee can appoint an individual with conditional accreditation as a Municipal Court Administrator on an interim basis, for a period not to exceed one year from the date of appointment; and

WHEREAS, the Statute further states, "Any person so appointed may, in consultation with the judge of the municipal court, be reappointed as municipal court administrator on an interim basis, for two subsequent one-year terms. The municipal court administrator appointed on an interim basis may be reappointed for a fourth, and if necessary, a fifth additional one-year term, provided the municipal court administrator is currently enrolled in the certification program and needs additional time to complete that program;" and

WHEREAS, Ms. Watkins has successfully completed Phases I and II of the Municipal Court Administrator Certification process and has received conditional accreditation; and

WHEREAS, Ms. Watkins has demonstrated her skills, aptitude, and competence as the Interim Municipal Court Administrator over the past year; and

WHEREAS, the Township Administrator and the Municipal Court Judge recommend the reappointment of Ms. Watkins for a fourth term; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and the Municipal Court to reappoint Bianca Watkins as the Interim Municipal Court Administrator for a fourth one-year term.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that Bianca Watkins is hereby reappointed as Interim Municipal Court Administrator for a fourth one-year term effective July 21, 2025, and ending on July 21, 2026.

ROLL CALL VOTE:	Ayes	Nays	Abstain	Absent
Sipos	X			
Fatooh	X			
MacDade	X			
Perry	X			
King	X			

ATTEST:

Donna Kukla, RMC - Township Clerk

TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN

Bob King - Mayor

CERTIFICATION

I, Donna Kukla, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify that the foregoing resolution is a true, complete, and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on July 14, 2025.

Donna Kukla, RMC - Township Clerk

RESOLUTION #2025-128

RESOLUTION APPOINTING MARY ANN EBERLE AS PART-TIME LIBRARY ASSISTANT AT THE FLEMINGTON PUBLIC LIBRARY

WHEREAS, the Flemington Free Public Library Board of Trustees is in need of a part-time Library Assistant; and

WHEREAS, the Flemington Free Public Library Board of Trustees recommends appointing Mary Ann Eberle to the part-time position effective immediately.

THEREFORE, BE IT RESOLVED, that the Mayor and Council accepts Resolution #2025-03 from the Flemington Free Public Library appointing Mary Ann Eberle as the part-time Library Assistant.

THEREFORE, BE IT RESOLVED, that Mary Ann Eberle be appointed to the part-time Library Assistant position effective immediately for an hourly rate of $16.00.

Adopted: August 11, 2025

ATTEST:

_____

Marcia A. Karrow, Mayor

_____

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

_____

Conner Conner, Borough Clerk

FLEMINGTON FREE PUBLIC LIBRARY BOARD OF TRUSTEES
RESOLUTION 2025-03

APPOINTING MARYANN EBERLE AS PART-TIME LIBRARY ASSISTANT

WHEREAS, the Flemington Free Public Library Board of Trustees ("Library Board") has established the position of part-time Library Assistant; and

WHEREAS, the Flemington Free Public Library Board of Trustees has determined that there is a need for a part-time Library Assistant; and

WHEREAS, Maryann Eberle has the necessary experience and qualifications to perform the job duties, and has agreed to serve in the position of part-time Library Assistant at the Flemington Free Public Library; and

WHEREAS, Maryann Eberle's BA in English from The College of New Jersey, work as a volunteer with the Hunterdon County Library and her additional experience as a writer, editor and proofreader, establishes her qualifications for the position of part-time Library Assistant; and

WHEREAS, the Flemington Free Public Library Board of Trustees ("Library Board") is statutorily authorized to hire librarians, and other necessary personnel, and fix their compensation, in accordance with N.J.S.A. 40:54-12, and to approve all expenditures of Library funds in accordance with N.J.S.A. 40:54-13 and N.J.A.C. 15:21-12.4(d).

NOW, THEREFORE, BE IT RESOLVED by the Flemington Free Public Library Board of Trustees that Maryann Eberle is hereby appointed to the position of part-time Library Assistant at the Flemington Free Public Library at an hourly salary of $16.00 effective immediately.

Dated: June 20, 2025

_____
Jane DeHaven, President
Flemington Free Public Library Board of Trustees

I certify that the above is a true copy of Resolution No. 2025-03 approved by the Flemington Free Public Library Board of Trustees at its meeting held on June 20, 2025.

_____
Heidi Marie Hesch, Interim Library Director

RESOLUTION #2025-129

RESOLUTION APPOINTING MARYANN CUCE AS PART-TIME LIBRARY ASSISTANT AT THE FLEMINGTON PUBLIC LIBRARY

WHEREAS, the Flemington Free Public Library Board of Trustees is in need of a part-time Library Assistant; and

WHEREAS, the Flemington Free Public Library Board of Trustees recommends appointing Maryann Cuce to the part-time position effective immediately.

THEREFORE, BE IT RESOLVED, that the Mayor and Council accepts Resolution #2025-04 from the Flemington Free Public Library appointing Maryann Cuce as the part-time Library Assistant.

THEREFORE, BE IT RESOLVED, that Maryann Cuce be appointed to the part-time Library Assistant position effective immediately for an hourly rate of $16.00.

Adopted: August 11, 2025

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

_____

Conner Conner, Borough Clerk

FLEMINGTON FREE PUBLIC LIBRARY BOARD OF TRUSTEES
RESOLUTION 2025-04

APPOINTING MARYANN CUCE AS PART-TIME LIBRARY ASSISTANT

WHEREAS, the Flemington Free Public Library Board of Trustees ("Library Board") has established the position of part-time Library Assistant; and

WHEREAS, the Flemington Free Public Library Board of Trustees has determined that there is a need for a part-time Library Assistant; and

WHEREAS, Maryann Cuce has the necessary experience and qualifications to perform the job duties, and has agreed to serve in the position of part-time Library Assistant at the Flemington Free Public Library; and

WHEREAS, Maryann Cuce's work as a longtime volunteer with the Flemington Free Public Library and her career experience as an educator, establishes her qualifications for the position of part-time Library Assistant; and

WHEREAS, the Flemington Free Public Library Board of Trustees ("Library Board") is statutorily authorized to hire librarians, and other necessary personnel, and fix their compensation, in accordance with N.J.S.A. 40:54-12, and to approve all expenditures of Library funds in accordance with N.J.S.A. 40:54-13 and N.J.A.C. 15:21-12.4(d).

NOW, THEREFORE, BE IT RESOLVED by the Flemington Free Public Library Board of Trustees that Maryann Cuce is hereby appointed to the position of part-time Library Assistant at the Flemington Free Public Library at an hourly salary of $16.00 effective immediately.

Dated: July 18, 2025

Jane M. DeHaven

Jane DeHaven, President
Flemington Free Public Library Board of Trustees

I certify that the above is a true copy of Resolution No. 2025-03 approved by the Flemington Free Public Library Board of Trustees at its meeting held on July 18, 2025.

Heidi Marie Hesch, Interim Library Director

RESOLUTION #2025-130

RESOLUTION AUTHORIZING THE BOROUGH OF FLEMINGTON TO OBTAIN A GRANT FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR $300,000 FOR IMPROVEMENTS TO THE POLICE HEADQUARTERS

WHEREAS, the Borough of Flemington desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately $300,000 to carry out a project to improve and upgrade the Flemington Police Headquarters.

BE IT THEREFORE RESOLVED,

1) that the Borough of Flemington does hereby authorize the application for such a grant; and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Flemington and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

_____	_____
(signature)	**(signature)**
_____	_____
(type or print name)	**(type or print name)**
_____	_____
(title)	**(title)**

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

_____

Carla Conner, Borough Clerk

RESOLUTION #2025-131

RESOLUTION OF THE BOROUGH OF FLEMINGTON CREATING A NEW PLENARY RETAIL CONSUMPTION LICENSE WITH HOTEL/MOTEL EXCEPTION PURSUANT TO N.J.S.A. 33:1-12.20 FOR THE UNION HOTEL PROPERTY

WHEREAS, the Borough of Flemington ("Borough") is authorized pursuant to N.J.S.A. 33:1-12.20 to issue a Plenary Retail Consumption License with Hotel/Motel Exception ("36" license) to a qualifying hotel or motel facility having at least one-hundred (100) sleeping rooms, notwithstanding the general population cap applicable to Plenary Retail Consumption Licenses; and

WHEREAS, the property commonly known as the "Union Hotel," located at 76 Main Street, Flemington, New Jersey 08822, Block 22, Lot 4, is being developed and operated as a qualifying hotel facility under the statute; and

WHEREAS, the Union Hotel, upon completion of redevelopment, will contain at least one-hundred (100) guest sleeping rooms, thereby meeting the statutory minimum under N.J.S.A. 33:1-12.20(a).

WHEREAS, the Borough has determined it to be in the public interest to create a new Plenary Retail Consumption License with Hotel/Motel Exception for said premises;

WHEREAS, the license created by this Resolution shall be identified for Division of Alcoholic Beverage Control purposes as License No. **1009-36-###-001**, with the sequence number ("###") to be assigned by the Division upon issuance;

WHEREAS, this Resolution is adopted in conjunction with Resolution No. 2025-132 awarding the newly created Plenary Retail Consumption License with Hotel/Motel Exception for the Union Hotel property to Stagecoach Liquors LLC, and Resolution No. 2025-133 issuing said license for the 2025–2026 license term, so that the three actions collectively establish, award, and issue the license as a single integrated licensing action in compliance with the requirements of the New Jersey Division of Alcoholic Beverage Control;

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

1. A new Plenary Retail Consumption License with Hotel/Motel Exception, pursuant to N.J.S.A. 33:1-12.20, is hereby created for the premises located at 76 Main Street, Flemington, New Jersey 08822, to be identified as a "36" license.

2. The creation of this license is subject to all provisions of Title 33 of the New Jersey Statutes, the regulations of the New Jersey Division of Alcoholic Beverage Control, and the ordinances of the Borough of Flemington.

3. The Municipal Clerk is authorized and directed to forward a certified copy of this Resolution to the New Jersey Division of Alcoholic Beverage Control.

Adopted: August 11, 2025

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

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Conner Conner, Borough Clerk

RESOLUTION #2025-132

RESOLUTION OF THE BOROUGH OF FLEMINGTON AWARDING A NEW PLENARY RETAIL CONSUMPTION LICENSE WITH HOTEL/MOTEL EXCEPTION TO STAGECOACH LIQUORS LLC FOR THE UNION HOTEL PROPERTY

WHEREAS, Stagecoach Liquors LLC, 5 Bartles Corner Road, Flemington, New Jersey 08822, has filed an application for a new Plenary Retail Consumption License with Hotel/Motel Exception for premises located at 76 Main Street, Flemington, New Jersey 08822; and

WHEREAS, the required application forms, including a sketch of the premises, have been submitted to the Borough and the New Jersey Division of Alcoholic Beverage Control, along with payment of the applicable State ($200) and municipal ($2,500) license fees; and

WHEREAS, public notice of the application was duly published in the *Courier News* on May 8, 2025, and May 15, 2025, in accordance with N.J.A.C. 13:2-2.2; and

WHEREAS, the Flemington Borough Police Department conducted a background investigation of the applicant and its principals, and reported no disqualifications that would prevent issuance of the license; and

WHEREAS, the Mayor and Borough Council find that the applicant satisfies all qualifications for licensure under Title 33 of the New Jersey Statutes, the regulations of the Division of Alcoholic Beverage Control, and applicable Borough ordinances;

WHEREAS, the license awarded by this Resolution shall be identified for Division of Alcoholic Beverage Control purposes as License No. **1009-36-###-001**, with the sequence number ("###") to be assigned by the Division upon issuance;

WHEREAS, this Resolution is adopted in conjunction with Resolution No. 2025-131 creating the new Plenary Retail Consumption License with Hotel/Motel Exception for the Union Hotel property, and Resolution No. 2025-133 issuing said license for the 2025–2026 license term, so that the three actions collectively establish, award, and issue the license as a single integrated licensing action in compliance with the requirements of the New Jersey Division of Alcoholic Beverage Control;

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

1. The application of Stagecoach Liquors LLC for a new Plenary Retail Consumption License with Hotel/Motel Exception for premises located at 76 Main Street, Flemington, New Jersey 08822, is hereby approved and awarded.

2. This award is subject to compliance with all requirements of the New Jersey Division of Alcoholic Beverage Control and the Borough of Flemington.

3. The Municipal Clerk is authorized and directed to transmit a certified copy of this Resolution to the applicant and to the Division of Alcoholic Beverage Control.

Adopted: August 11, 2025

ATTEST:

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Marcia A. Karrow, Mayor

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Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

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Conner Conner, Borough Clerk

RESOLUTION #2025-133

RESOLUTION OF THE BOROUGH OF FLEMINGTON ISSUING A NEW PLENARY RETAIL CONSUMPTION LICENSE WITH HOTEL/MOTEL EXCEPTION TO STAGECOACH LIQUORS LLC FOR THE 2025–2026 LICENSE TERM

WHEREAS, the Borough of Flemington has created and awarded a new Plenary Retail Consumption License with Hotel/Motel Exception to Stagecoach Liquors LLC for the Union Hotel property located at 76 Main Street, Flemington, New Jersey 08822; and

WHEREAS, the applicant has satisfied all pre-issuance requirements, including submission of completed application forms, payment of fees, publication of notice, background investigation, and compliance with applicable statutory and regulatory provisions; and

WHEREAS, the 2025–2026 license term for retail consumption licenses in the Borough of Flemington runs from July 1, 2025, through June 30, 2026;

WHEREAS, this Resolution is adopted in conjunction with Resolution No. 2025-131 creating the new Plenary Retail Consumption License with Hotel/Motel Exception for the Union Hotel property, and Resolution No. 2025-132 awarding said license to Stagecoach Liquors LLC, so that the three actions collectively establish, award, and issue the license as a single integrated licensing action in compliance with the requirements of the New Jersey Division of Alcoholic Beverage Control;

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

1. The Borough hereby issues to Stagecoach Liquors LLC, 5 Bartles Corner Road, Flemington, New Jersey 08822, a Plenary Retail Consumption License with Hotel/Motel Exception for the premises located at 76 Main Street, Flemington, New Jersey 08822, identified as License No. 1009-36-###-001, for the 2025–2026 license term, with the sequence number ("###") to be assigned by the Division upon issuance.

2. The Municipal Clerk is authorized to execute the license certificate and deliver it to the licensee.

3. The Municipal Clerk shall forward a certified copy of this Resolution and all required supporting documentation to the New Jersey Division of Alcoholic Beverage Control.

Adopted: August 11, 2025

ATTEST:

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Marcia A. Karrow, Mayor

Carla Conner, Borough Clerk

CERTIFICATION

I, Carla Conner, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution duly authorized by the Mayor and Council on this 11th day of August, 2025.

Conner Conner, Borough Clerk